



# FastSearch Limited

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## PERSONAL LOCAL AUTHORITY SEARCH REPORT

**Search Instructed By:**

Mrs Jones  
Legal Matters & Co  
71 Any Street  
Any Town  
County  
YY5 1XX

**Property / Land Searched:**

17 Any Street  
Any Town  
County  
YY3 5XX

**Client Reference:**

REF/CN/Sample

**Search Conducted By:**

Andy Hale

**Search Prepared By:**

Andy Hale  
FastSearch Limited  
First Floor South Suite  
The Geans, 3 Wycombe Road  
Prestwood, Great Missenden  
Buckinghamshire. HP16 0NZ

**Instruction Received:**

DD/MM/YYYY

**Search Date:**

DD/MM/YYYY

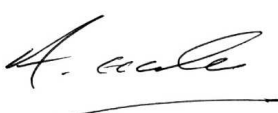
**Delivered by Email:**

DD/MM/YYYY

**THIS SEARCH MUST NOT BE INCLUDED IN A HOME INFORMATION PACK**



**ENQUIRIES OF THE LOCAL AUTHORITY – CON29 “REQUIRED” (2007 Edition)**

<b>(A) Search Conducted at: (Local Authority)</b>	<b>(B) Land / Property</b>
<p><b>Name:</b> Any District Council</p> <p><b>Address:</b> Any Street Any Town County YY3 5XX</p>	<p><b>Address:</b> 17 Any Street Any Town County YY3 5XX</p>
<b>(C) Other roadways, footways and footpaths in respect of which a reply at Enquiry 2 is required:</b>	<b>(D) Attachments</b>
<p><b>Details:</b></p>	<p><b>Optional Enquiries / Additional Searches:</b> Environmental Search Chancel Check Search Drainage &amp; Water Search</p>
<b>(E) Fees</b>	<b>(F) Reply To:</b>
<p><b>Payable by:</b> Legal Matters &amp; Co 71 Any Street, Any Town, County. YY5 1XX</p>	<p><b>Name:</b> Mrs Jones <b>Address:</b> Legal Matters &amp; Co, 71 Any Street, Any Town, County. YY5 1XX</p>
<b>(G)</b>	<b>(H) For HIP regulations compliance only</b>
<p>The following questions have not been answered as this information has not been made available by the Local Authority.</p> <p><b><i>All questions have been answered</i></b></p>	<p>a) Name of Vendor: <b><i>N/A</i></b> b) Name of Estate Agent: <b><i>N/A</i></b> c) Name of HIP Provider: <b><i>N/A</i></b> d) Name of Solicitor/Conveyancer: <b><i>N/A</i></b> FastSearch has a contractual relationship / personal relationship with: <b><i>Legal Matters &amp; Co</i></b></p>
<b>Account No:</b> ACC001	<b>Client Ref:</b> REF/CN/Sample
<p><b>Signed:</b></p>  <p><b>On behalf of FastSearch Limited</b> <b>Dated:</b> DD/MM/YYYY</p>	<p><i>Your personal data will be handled strictly in accordance with the requirements of the Data Protection Act. We require it to pass on to the relevant Authority(ies) in order to carry out the necessary searches.</i></p>

***This report has been prepared following a search of property-related information held by the above Local Authority including, for example, local land charges, planning and roads data. Copies of records identified in this report can be obtained direct from the Local Authority.***

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## ENQUIRIES OF THE LOCAL AUTHORITY – CON29 “REQUIRED” (2007 Edition)

### 1. PLANNING AND BUILDING REGULATIONS

#### 1.1 Decisions and pending applications

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications -

- |  |   |
|--|---|
| (a) A planning permission;   | <i>See page 13 for planning applications / permissions affecting the property</i> |
| (b) A listed building consent;   | <i>None</i>   |
| (c) A conservation area consent;   | <i>None</i>   |
| (d) A certificate of lawfulness of existing use or development;  | <i>None</i>   |
| (e) A certificate of lawfulness of proposed use or development;  | <i>None</i>   |
| (f) Building regulation approval;  | <i>B.156823 – Front porch. Full plans approval: 02/03/05</i>                      |
| (g) A building regulation completion certificate; and  | <i>Work completed 05/07/05</i>  |
| (h) Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme? | <i>None</i>   |
| How can copies of any of the above be obtained?  | <i>On application to the Local Planning Authority</i>                             |

#### Please note:

- (1) This reply does not cover other properties in the vicinity of the property.
- (2) As from 1st April 2002, the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation.

**There are NO entries in the register of local land charges against this property**

## 1.2 Planning designations and proposals

What designations of land use for the property or the area, and what specific proposals for the property, are contained in any current adopted or proposed development plan?

Details of proposals, policies and constraints which determine land use in the location of the property and the surrounding area.

As detailed in District Local Plan to 2011 adopted in October 2006 and updated 28<sup>th</sup> September 2007. Proposals from the current Local Development Framework (LDF) Consultation are also included below where applicable.

Policy No:	Policy Title
<b>The property is located in an area in which the following policies and / or proposals apply</b>	
CON1	<p><b>Conservation Area</b></p> <p>(1) The district council will require proposals for new development in conservation areas to preserve or enhance its special character or appearance.</p> <p>(2) Proposals will be assessed against the conservation area character survey for that area where produced.</p>
<b>The property is located in an area which borders areas in which the following policies and / or proposals apply</b>	
E10	<p><b>Employment Areas (From approx 1m west)</b></p> <p>The development of land for employment generating uses will be permitted on sites identified as employment areas on the proposals map. On such sites planning permission will not be granted for uses falling outside classes B1,B2 and B8 of the use classes order 1988</p>
	<p><b>Proposals from the Local Development Framework Consultation</b></p> <p><i>FIS6 - Former Industrial Site – Proposed Mixed Uses (From approx 10m west)</i></p> <p><i>IRL5 - Indicative new road line (From approx 40m west)</i></p>

### Please note:

- (1) This reply reflects policies or proposals in any existing development plan and in any formally proposed alterations or replacement plan, but does not include policies contained in planning guidance notes.
- (2) The Adopted Local Plan including the Adopted Alterations to it contain a range of policies to guide and control development. The policies which could be relevant are numerous and depend on the type of development proposed. If you are proposing a change of use or other development as defined in planning legislation, you are advised to contact the Local Authority's Planning and Environmental Department to identify the relevant Local Plan Policies.

## 2. ROADS

Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

- |  |                   |
|--|-------------------|
| (a) Highways maintainable at public expense  | <b>Any Street</b> |
| (b) Subject to adoption and, supported by a bond or bond waiver.                         | <i>None</i>       |
| (c) To be made up by a local authority who will reclaim the cost from the frontagers; or | <i>None</i>       |

- (d) To be adopted by a local authority without reclaiming the cost from the frontagers? *None*

**Please note:** The reply to this enquiry is restricted to highways maintainable at the public expense within the meaning of the Highways Act 1980 (Section 36). If the road, footpath or footway is not publicly maintained the Council will not express an opinion as to what rights of access exist over it. An affirmative reply does not imply that the public highway directly abuts the boundary of the property

**For information: There is a public right of way (Footpath) abutting the rear boundary. Route code: PRW29-2, Length: 413m**

### 3. OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? How can copies of relevant documents be obtained?

*Copies can be obtained on application to the Local Planning Authority*

#### 3.1. Land required for Public Purposes

Is the property included in land required for public purposes? *No*

#### 3.2. Land to be acquired for Road Works

Is the property included in land to be acquired for road works? *No*

#### 3.3. Drainage Agreements and Consents

Do either of the following exist in relation to the property:

- (a) An agreement to drain buildings in combination into an existing sewer by means of a private sewer; or *See note below*
- (b) An agreement or consent for (i) a building, or (ii) extension to a building on the property, to be built over, or in the vicinity of a drain, sewer or disposal main? *See note below*

**Please note:** The Council no longer answers questions relating specifically to drainage. Enquiries about drainage should be made of the local sewerage undertaker

**Informative:** We recommend that you contact the Water Company responsible for providing services to the location of the property and/or requisition an official CON29DW. The Water Company for the region is Thames Water Utilities Ltd, Property Insight, PO Box 3189, Slough SL1 4WW. DX 151280 Slough 13. T: 0118 925 1504. F: 0118 923 6655/57. E [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk), [www.twpropertyinsight.co.uk](http://www.twpropertyinsight.co.uk)

#### 3.4. Nearby Road Schemes

Is the property (or will it be) within 200 metres of any of the following:

- (a) The centre line of a new trunk road or special road specified in any order, draft order or scheme; *No*
- (b) The centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; *No*
- (c) The outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) construction of a roundabout (other than a mini roundabout); or (ii) widening by construction of one or more additional traffic lanes; *No*

- |     |   |  |
|-----|---|--|
| (d) | The outer limits of (i) construction of a new road to be built by a local authority; (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes;    | No   |
| (e) | The centre line of the proposed route of a new road under proposals published for public consultation; or   | <b>Yes – Proposed new spine road detailed in the Council's LDF proposals</b> |
| (f) | The outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (ii) construction of a roundabout (other than a mini roundabout); or (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation? | No   |
- Please note:** A mini-roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches

### 3.5. Nearby Railway Schemes

Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail? No

**Please note:** This reply relates to proposals that have been formally notified to the Council and where it is possible to identify the likely route. Proposals within amusement or leisure parks, funfairs or that are only for private and personal use are not included.

### 3.6. Traffic Schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in Box B) which abut the boundaries of the property-

- |     |  |    |
|-----|--|----|
| (a) | Permanent stopping up or diversion;    | No |
| (b) | Waiting or loading restrictions;       | No |
| (c) | One way driving;                       | No |
| (d) | Prohibition of driving;                | No |
| (e) | Pedestrianisation;                     | No |
| (f) | Vehicle width or weight restriction;   | No |
| (g) | Traffic calming works e.g. road humps; | No |
| (h) | Residents parking controls;            | No |
| (i) | Minor road widening or improvement;    | No |
| (j) | Pedestrian crossings;                  | No |
| (k) | Cycle tracks; or                       | No |
| (l) | Bridge building;                       | No |

**Please note:** The replies to these enquiries relate to schemes that affect roads, footways and footpaths mentioned in Box B or Box C to which the property has a boundary and that fall within 200 metres of the property. We will normally give information on schemes at public consultation stage. It is possible that the scheme will not be implemented as a result of this consultation

### 3.7. Outstanding Notices

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this Schedule:

- |                      |    |
|----------------------|----|
| (a) Building works;  | No |
| (b) Environment;     | No |
| (c) Health & safety; | No |
| (d) Housing;         | No |
| (e) Highways; or     | No |
| (f) Public health;   | No |

### 3.8. Contravention of Building Regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations? *There are none affecting the property*

### 3.9. Notices, Orders, Directions and Proceedings under Planning Acts

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:

- |  |    |
|--|----|
| (a) An enforcement notice;   | No |
| (b) A stop notice;   | No |
| (c) A listed building enforcement notice;  | No |
| (d) A breach of condition notice;  | No |
| (e) A planning contravention notice;   | No |
| (f) Another notice relating to breach of planning control;   | No |
| (g) A listed building repairs notice;  | No |
| (h) In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation; | No |
| (i) A building preservation notice;  | No |
| (j) A direction restricting permitted development;   | No |
| (k) An order revoking or modifying planning permission;  | No |
| (l) An order requiring discontinuance of use or alteration or removal of building or works;  | No |
| (m) A tree preservation order; or  | No |
| (n) Proceedings to enforce a planning agreement or planning contribution?  | No |

### 3.10. Conservation Area

Do the following apply in relation to the property:

- |  |   |
|--|---|
| (a) The making of the area a Conservation Area before 31 August 1974; or   | <b>Yes – The Any Town Conservation Area was designated in August 1969</b> |
| (b) An unimplemented resolution to designate the area a Conservation Area? | No  |

### 3.11. Compulsory Purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property? No

### 3.12. Contaminated Land

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property):

- (a) A contaminated land notice; No
- (b) In relation to a register maintained under section 78R of the Environmental Protection Act 1990:-  
(i) a decision to make an entry; or No  
(ii) an entry; or No
- (c) Consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice? No

**Please note:** A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated.

Additional information may be available via the Environmental Information Regulation 1992 upon application to FastSearch Limited. A charge may be made for the provision of such information.

### 3.13. Radon Gas

Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency? **Yes – Between 1% & 3% of homes area above the action level**

**Please note:** Radon Affected Areas are designated by the National Radiological Protection Board. It is recommended that the level of radon gas should be measured in all properties within Radon Affected Areas.

The present owner or (for a new property) the building, should be asked whether protective measures were incorporated in the construction of the property; whether radon levels have been measured in the property; whether the results were at or above the Action Level (prescribed by the NRPB) and if so, whether remedial measures were installed and whether the radon levels were retested and confirmed the effectiveness of the measures.

A guide containing further information about Radon Affected Areas is available free from DEFRA Warehouse Publications, 6000, London SW1A 2XX (tel: 08459 556000, fax: 020 8957 5012) or from DEFRA Radioactive Substances Division, Zone 4/E7, Ashdown House, 123 Victoria Street, London SW1E.

#### **Please note:**

- 1 *References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.*
- 2 *The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying Council*
- 3 *This Form should be read in conjunction with the guidance notes available separately.*
- 4 *"Area" means any area in which the property is located.*

- 5 *References to 'the Council' include any predecessor Council and also any council committee, sub-committee or other body or person exercising powers delegated by the Council and their "approval" includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Council and County Council.*
- 6 *Where relevant, the source department for copy documents should be provided.*

#### **Additional Enquiries**

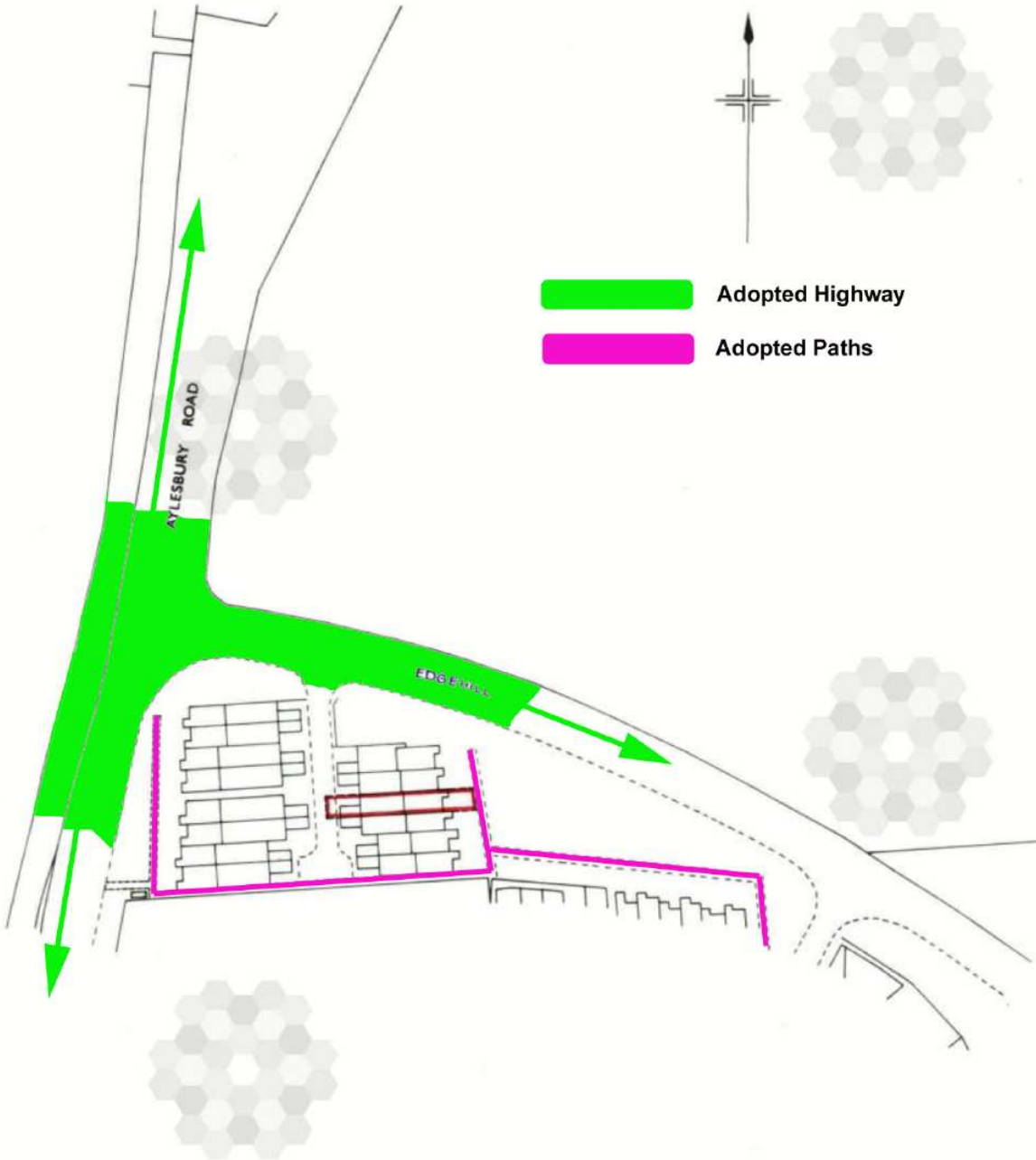
<b>Questions</b>	<b>Reply</b>
<p>Details of any current and historic planning application received by the Council since 1<sup>st</sup> January 2004 for land and property within a 25 metre radius of the boundaries of the property.</p>	<p><b>See page 13 for details.</b></p> <p><i>If you require further details of approvals you may inspect the Public Register of Planning Applications at the Planning Department, Any District Council.</i></p>

# APPENDICES

1. Site & Highways Plan
2. Planning History & Close Proximity Applications
3. The Search Code
4. Terms & Conditions

H.M. LAND REGISTRY		TITLE NUMBER	
		ON 44053	
ORDNANCE SURVEY PLAN REFERENCE	SP 7006	SECTION M	Scale 1/1250 Enlarged from 1/2500
COUNTY OXFORDSHIRE	DISTRICT SOUTH OXFORDSHIRE	© Crown copyright 1976	

THAME PARISH



**Planning Application History for Land & Properties within a 25 Metre  
Radius of the Property**

<b>Date</b>	<b>Application No</b>	<b>Land / Property Address</b>	<b>Description</b>	<b>Decision</b>	<b>Decision Date</b>
<b>Applications affecting the property, not detailed on part 3 of the register</b>					
02/04/98	98/59896/FP	17 Any Street	Demolition of existing dwelling and erection of 2 semi-detached dwellings	Application Refused	19/07/98
<b>Surrounding Properties</b>					
01/02/08	08/12345/FP	1 Neighbourhood Address	Single storey rear extension	Application Permitted	25/05/08
05/04/07	07/12345/FP	3 Neighbourhood Address	Erection of a conservatory	Application Permitted	29/08/07

# THE SEARCH CODE

## Important Consumer Protection Information

This search has been produced by FastSearch Limited, First Floor South Suite, The Geans, 3 Wycombe Road, Prestwood, Great Missenden, Buckinghamshire. HP16 0NZ, which is registered with the Property Codes Compliance Board as a subscriber to the Search Code.

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which organisations compiling and/or selling search reports have to meet. This information is designed to introduce the Search Code to you.

By giving you this information, your search organisation is confirming that they keep to the principles of the Search Code. This provides important protection for you.

## The Code's main commitments

The Search Code's key commitments say that search organisations will:

- Provide search reports which include the most up-to-date available information when compiled and an accurate report of the risks associated with the property.
- Deal promptly with queries raised on search reports.
- Handle complaints speedily and fairly.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all search services comply with relevant laws, regulations and industry standards.

## Keeping to the Search Code

How search organisations maintain compliance with the Search Code is monitored independently by the Property Codes Compliance Board (PCCB). If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final resolution after your complaint has been formally considered or if the firm has exceeded the response timescales, you may refer your complaint to the Independent Property Codes Adjudication Scheme (IPCAS). IPCAS can award compensation of up to £5,000 to you if it finds that you have suffered loss as a result of your search provider failing to keep to the Code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to IPCAS.**

IPCAS Contact Details:

Telephone: 020 7520 3800  
Email: [info@idrs.ltd.uk](mailto:info@idrs.ltd.uk)

You can also get more information about the Property Codes Compliance Board from our website at: [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

**PLEASE ASK YOUR SEARCH ORGANISATION IF YOU WOULD LIKE A COPY OF THE FULL SEARCH CODE**

### **Declaration\***

"To the best of our knowledge neither the person who prepared or conducted this report has any previous relationship or business relationship with any person involved in the sale of the property being the subject of this report"

### **Complaints**

We have a formal written complaints procedure for handling complaints speedily and fairly and we will tell you what this is. If you wish to make a complaint, it will be handled as follows:

- The complaint will be acknowledged within 5 working days of its receipt.
- A complaint will normally be dealt with fully within 20 working days of the date of its receipt. If there are valid reasons for the consideration taking longer, you will be kept fully informed in writing or via telephone or email as you prefer and receive a final written response at the very latest within 40 days of receipt.
- At your request, we will liaise with counselling organisations acting on your behalf.
- A final decision will be in writing.
- If you are not satisfied with the final outcome, you may refer the complaint to the Independent Property Codes Adjudication Scheme and we will give you contact details.
- We will co-operate fully with the independent adjudicator during the consideration of a complaint and comply with any decision.
- Any complaints should be sent to FastSearch Limited, First Floor South Suite, The Geans, 3 Wycombe Road, Prestwood, Great Missenden, Bucks. HP16 0NZ

### **Terms of Preparation of Search\***

This search report has been prepared with reasonable care and skill by trained staff. Any responsible person may copy or issue a copy of this report for the purposes of complying with any of the following provisions: Regulations 5, 6, 8(i)(ii), 8(k), 8(l) and 24 of the Home Information Pack (no.2) Regulations 2007 and sections 156(1), (2) and (11) of the Housing Act 2004.

**\* (Relevant to searches conducted for the purposes of inclusion in a Home Information Pack (HIP))**

## TERMS & CONDITIONS

### Definitions

1. In these terms and conditions, the following words shall have the following meanings:

'We', 'us' and 'our' are references to FastSearch Limited

'Report' means local/drainage and/or water report prepared by us in respect of the Property.

'Property' means the address or location supplied by the Customer or Client in the Order for the Report.

'Order' means any request completed by the Customer or Client requesting the Report.

'Customer' means the person, company, partnership or other organisation placing an Order either on their own behalf as a Client, or as an agent for the Client.

'Client' means the seller, buyer, potential buyer and a lender in respect of the Property who is the intended recipient of the Report and has an actual or potential interest in the property.

### Agreement

2. We agree to supply the Report to the Client subject to these terms and the Client indicates their acceptance of these terms when placing an order for the Report or when relying on the information in the Report.

### The Search Report

3. We will produce the Report with reasonable care and skill and it is provided to the Client on the basis that they acknowledge and agree to the following:

3.1 The information in the Report reflects that available to us on the date the Report was produced.

3.2 The information contained in a Report can change on a regular basis and we cannot be responsible to the Client for any change in the information after the date on which the Report was produced and sent to the Client or for any inaccuracies, omissions or errors on a public register.

3.3 The Report is produced for use in relation to individual domestic property transactions only and is for the Property supplied in the Order.

3.4 The Report is intended for the personal use of the client.

3.5 Copies of the Report may be made for inclusion in a Home Information Pack, to comply with the provisions in the HIPs Regulations 2007 and the Housing Act 2004.

### Liability and Insurance

4. We shall not be liable for any acts or omissions of any party for whom we are not responsible.

4.1. We shall not be liable for any incorrect entry or omission in the records searched held by the local authority

4.2. We accept liability for any incorrect interpretation of the records held by the local authority or any omission of such data made available by the local authority

4.3 We accept liability for death or personal injury arising from our negligence.

4.4 We have insurance in place to meet the requirements of paragraphs 1(i)(ii) & 4(h) of schedule 6 to the Home Information Pack Regulations to protect the Client against negligence by us and with regard to information to be included in reports for inclusion in Home Information Packs. Run-off cover is provided by Hardy Conveyancing Insurances, underwritten by Syndicate 382 at Lloyd's of London Authorised and regulated by the Financial Services Authority.

## **Price and Payment**

5. The price payable for the Report is inclusive of VAT, unless otherwise stated.

5.1 Unless the Client has an account with us for payment of the Reports, we must receive payments for Reports in full before the Report is produced.

## **Confidentiality**

6. All instructions and information received by us shall be dealt with by us in strictest confidence.

## **Copyright**

7. The copyright and intellectual property rights in the Report shall remain our property.

7.1 The client agrees to respect and not to alter any trademark, copyright notice or trading name which appears on the Report.

7.2 The Client agrees to indemnify us against any costs, claims and damage suffered by us as a result of any breach by them of the copyright terms in paragraphs 7 and 7.1.

## **General**

8. If any of term is held to be invalid or unenforceable, that provision or part of that provision shall be taken to be removed from these terms and the remaining terms will continue in full force and effect.

8.1 These terms shall be governed by English law and shall be subject to the jurisdiction of the English Courts

**June 2009**