

Off Mains Survey Report Prepared For:

The White House, Manningford Bruce, Pewsey, SN9 6JW.

Date of Survey: 24/03/2025

Engineer: Pete Brown

Order Number: LUSJ-009168



General Pre-Purchase Survey Report:

What type of survey are we attending? Off mains drainage survey.

Weather conditions on the day of the survey: Dry, overcast.

Type of property surveyed: Detached house.

Property construction type: Brick built with thatched roof.

View of the front of the property:



What is the year of build of the property? c.1700s.

Number of bedrooms:

Is the drainage system shared? No

Type of drainage tank at the property: Septic tank with clinker bed.

Is the system emptied/serviced regularly? Yes

Construction / design of the tank at the property: Concrete ring septic tank with brick built clinker bed.

Number of zones in the existing tank: 2

Start of the drainage system: The front and rear of the house.

Location of tank: The tank is located to the right side of the rear garden, close to a watercourse.

Age of the tank (if known): Unknown.

Maximum potential occupancy for the property: 6

Dimensions of the tank: Depth: 1.8m
Diameter: 1200mm

Depth (below ground level) of the inlet pipe into the tank:	400mm
Depth (below ground level) of the outlet pipe from the tank (if applicable):	450mm
Capacity of the tank (below the inlet pipe):	The capacity of the septic tank was calculated to be 2,400 litres below the inlet pipe.
Based on our calculations, is the tank adequately sized for the maximum potential occupancy of the property?	No, the tank is slightly undersized for the potential maximum occupancy of the property.
Is there a manhole chamber upstream of the tank?	Yes
Depth below ground level of the next upstream manhole chamber from the tank:	400mm.
Overall condition of the tank:	Satisfactory
Tank condition - please specify:	N/A
On arrival was the effluent level within the tank at the expected operating level?	Yes
Was there any damage observed to the tank during the inspection?	No
When the tank was emptied, was there any water observed returning to the tank from the outlet?	OtherThe tank was not emptied for the site visit.
Was the outlet pipework accessible from the tank in order to conduct a CCTV survey?	No, the outfall was via a clinker bed chamber with no access to the outfall pipe in the base.
Is the existing discharge functioning correctly?	Yes
is the current system discharging to surface water or ground	Surface Water

Photograph of the general area of the tank:



Are all parts of the drainage system within the boundary of the property? Other

If required, what is access like for plant to the area of the system for potential remedial works? Good.

Is there any removal of hedgerow or trees/shrubs necessary? No

Are there any wells at the property? No

Are there any boreholes at the property? No

Are there any watercourses or seasonal drainage ditches within the boundary of the property? Yes

Are there any watercourses or seasonal drainage ditches in the local area? Yes

Was a dye test carried out to the accessible upstream rainwater pipes? Yes

Were there any cross connections found between the rainwater system and the foul system? No

Where were the cross connections? N/A

Guidance on cross connections from rainwater system to the foul drainage: N/A

Photograph of dye test undertaken



Does the system in place comply with the General Binding Rules for small sewage discharges and current Building Regulations 2010 part H.

No

Explanation on noncompliance with the General Binding Rules or Building Regulations:

Septic tank with clinker bed discharging into a watercourse.

Recommend diverting the system to a complaint in boundary solution, new STP discharging to a new drainage field in the rear garden.

Excavate to the right side of the garden, on the left of the hedge running parallel with the left elevation of the property. Install a new 8 person STP with integral pumped outlet. Inlet invert depth 700mm.

Divert the upstream foul drainage to suit, expose manhole 4 (MH4) and install a new inspection it its place to orientate the drainage towards the rear garden. Remove MH5 and install a new inspection chamber on the junction from run 6, orientate towards the rear garden and reconnect the foul waste gully at the rear right corner. Surface block pave cobbles and gravel.

Install 10m of 110mm pipework from the new upstream drains to the new STP inlet, surface grass.

Recommendations:

Install a new distribution chamber (DC) in the rear garden.

From the new STP outlet, install 50m of pumped outlet pipework to connect to the new DC.

From the DC install a correctly sized drainage field, subject to percolation test results.

Empty, backfill and decommission the existing septic tank and clinker bed, plus MH6.

40m of track mats required, the grass area around the existing septic tank is soft under foot.

Electrical connection to be taken from the main house, from an internal

socket on the rear right corner, 10m from the new tank location, surface grass lawn.

The existing septic tank and clinker bed were dye tested and confirmed to discharge inlet the watercourse.

Additional Comments:

The watercourse looks like it may dry up in the summer months.

There may be plans in the future to sell off the land where the existing septic tank is currently located, the above recommendations will keep the proposed new system within the proposed boundary.

Price for required works:

£

Additional photographs for the report:







Site Plan:

