

Email: [adrian.taylor@metrorod.co.uk](mailto:adrian.taylor@metrorod.co.uk)

7<sup>th</sup> June 2023

H & S Ormrod  
Pickhill Old Hall  
Pickhill Lane  
Cross Lanes  
Wrexham  
LL13 0UE

**Re: Septic Tank inspection, Cae Li Ca, Farm Bungalow, Malpas, SY14 7LW.**

Following on from our site visit on Wednesday 7<sup>th</sup> June 2023 at the above site, we inspected the septic tank.

**Property Details**

Detached 3 -bedroom detached house, with a large garden area.

**1 Section Septic Tank Inspection.**

We carried out an inspection of the septic tank, and the tank is Block & Render Septic tank, the tank is in good condition and suitable for the size of the property.

The tank is In the back of the property, close to the outbuilding, within the curtilage of the property. The septic tank is located within 30 m of a vehicle access point, and is located more than 7 m away from any habitable part of a building, this therefore confirms that the septic tank is in line with modern building regulations Part H.

**Soakway**

The soakway is a single chamber, with weeping holes in the structure of the soakway tank, and does not discharge to a water course.

**Septic Tank Dimension.**

3.0 meters length x 1.2 meters wide 1.6 meters Depth = 5.52 Cu/Mtrs

**This makes the system compliant with the new regulations from January 2020.**

**METRO ROD LIMITED**

01938 554 050 |

[midwalesandshropshire@metroro.co.uk](mailto:midwalesandshropshire@metroro.co.uk)

| [metrorod.co.uk](http://metrorod.co.uk)

Registered in England and Wales No. 04235803. VAT registration No. 974 9919 44.  
Registered address: 5 Edwin Avenue, Hoo Farm Industrial Estate, Kidderminster, Worcestershire, DY11 7RA

**Front of Property.**



**Septic Tank Location**

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Septic Tank Before Emptying.



Septic tank After Emptying



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**Final Effluent Tank Before Emptying.**



**Final Effluent Tank After Emptying**



**Soakway Chamber**



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## Notes

I hope the enclosed information is of some interest and meets with your approval.  
Should you have any other further questions please do not hesitate to contact me on the number listed above. If you would like to proceed with any of the works listed please confirm your intention in writing quoting an order or reference number.

Yours Sincerely

Adrian Taylor

(Managing Director)

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