

Specimen Address
Date: May 31, 2017

Lending risk



Passed

Groundsure has not identified significant risks likely to restrict any reasonable mortgage application for this property.

Avista also complies with Law Society best practice notes on property transactions.



It is important to be fully informed of all risks associated with a property before completing your purchase.

Please read all the information in this report carefully.

Environmental search results



Contaminated Land

Passed



Flood Risk

Negligible



Ground Stability

Passed



Radon

Passed



Transportation

Passed



Energy

Identified

p.7



Planning applications 6

p.13

Next steps indicator

Avista Action Alert

1

2

3

4

5

Minimal actions identified

Only minimal next steps have been recommended, which should not impact the completion of this transaction.

Avista Action Alert score: 1

Key recommended next steps

These relate to an environmental risk that may affect health / insurance premiums and / or a lender's willingness to lend.

No environmental risks that Groundsure believe require further action have been identified in relation to the property

Further actions

These are next steps associated with non-environmental search returns; on matters of energy and transport infrastructure, mobile masts and planning restrictions.

Visual and cultural designations

The property lies within 50m of a visually or culturally protected site or area. Key recommended next steps:

- Seek further guidance from the local planning department on any likely restrictions if considering any property development.

Solar

Existing or proposed solar installations have been identified within 5km of the property. Key recommended next steps:

- Use the details given in the report to find out more about the potential impacts on this property by contacting the operating company and / or Local Authority.
- Consider visiting the area in order more accurately to assess the impact this solar farm would have on this property.

Wind

Existing or proposed wind installations have been identified within 5km. Key recommended next steps:

- Use the details given in the report to find out more about the potential impacts on this property.
- Consider contacting the operating company and the relevant Local Authority for further information.
- Consider visiting the area in order more accurately to assess the impact this wind development would have on this property.

Power stations

One or more Power Stations have been identified within 5km of the property. Key recommended next steps:

- Consider visiting the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website.
- Additionally, consider approaching the Air Pollution department of the Local Authority which may hold additional information regarding any air quality impacts in the area.
- If a nuclear installation has been identified, consider visiting <http://www.hse.gov.uk/nuclear/regulated-sites.htm> for further information on the site.

Environmental summary



Environmental searches are designed to ensure that any hazards and risks associated with this property including clean-up costs are identified and considered alongside the investment in or purchase of a property.



Contaminated Land

No significant concerns have been identified as a result of the Contaminated Land searches.

No action required



Flood Risk

No significant concerns have been identified as a result of the flood risk searches.

No action required



Ground Stability

No significant concerns have been identified as a result of the ground stability searches.

No action required.

Past Land Use

None

River and Coastal Flooding

Very Low

Natural Ground Stability

Negligible - very low

Waste and Landfill

None

Surface Water Flooding

Negligible

Non-Natural Ground Stability

None

Current Industrial

None

Groundwater Flooding

Limited potential

Past Flooding

None

Flood Storage Areas

None

Flood Insurance Rating

Green



Radon

Local levels of Radon are considered normal. Percentage of affected homes in your local area is: LESS THAN 1%

No action required

Energy summary



Oil and Gas

No active or planned wells or extraction areas (such as fracking sites) identified near the property.

No action required



Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.



Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Oil and Gas Areas

None

Wind

Identified

Power stations

Identified

Oil and Gas wells

None

Solar

Identified

Energy Infrastructure

None

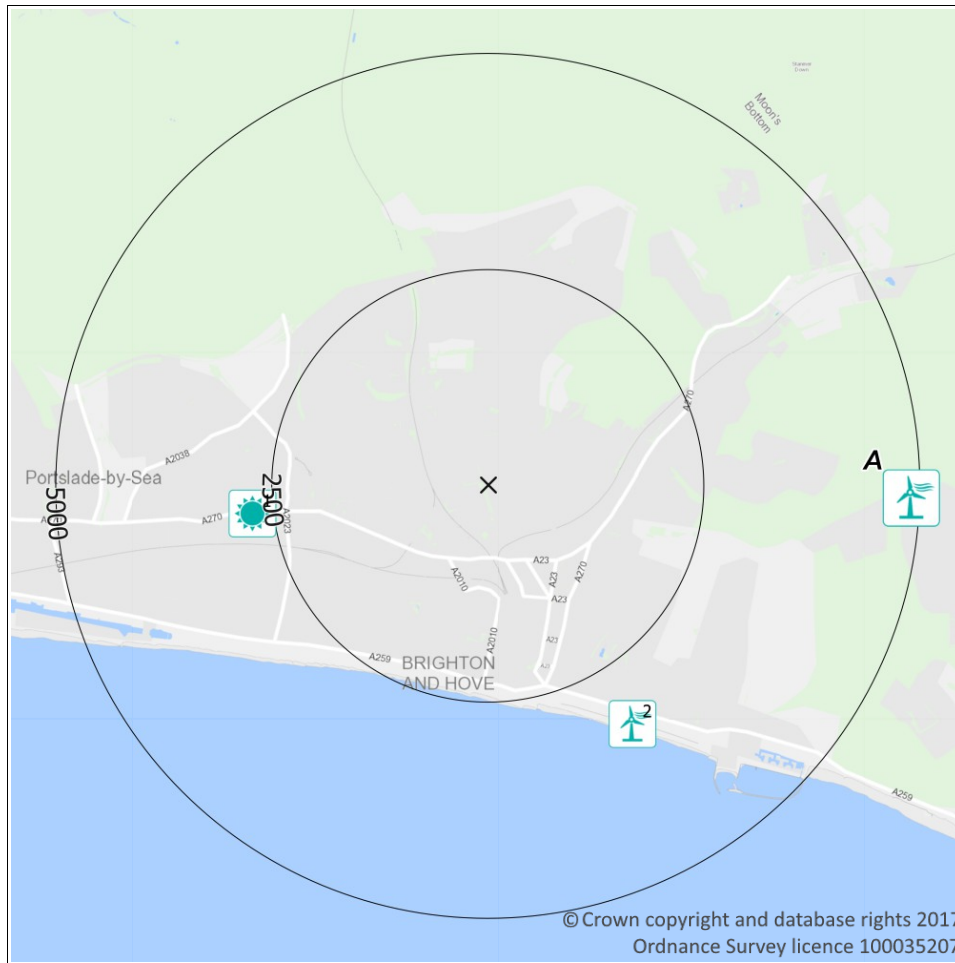
Please see p.8 for further information



Projects



None

Please see p.11 for further information

Wind and solar



 Site Centre
  Site Outline
 2500 Search buffers in metres (m)
 5000

 Single Wind Turbine Planning Records
 Solar Installations (planning records)

Solar

Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to this property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also that the presence of planning permission is not an indication of permission having been granted. See below for details of the proposals.

ID	Distance	Location	Details
1	2-3km	185 Old Shoreham Road, Hove	Applicant name: - Application Status: - Application Date: - Application Number: BH2013/03973 Installation of ground mounted free standing photovoltaic array in rear garden.

The data is sourced from the public register of planning information and is updated on a weekly basis.

Wind

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000 metres of this property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report.

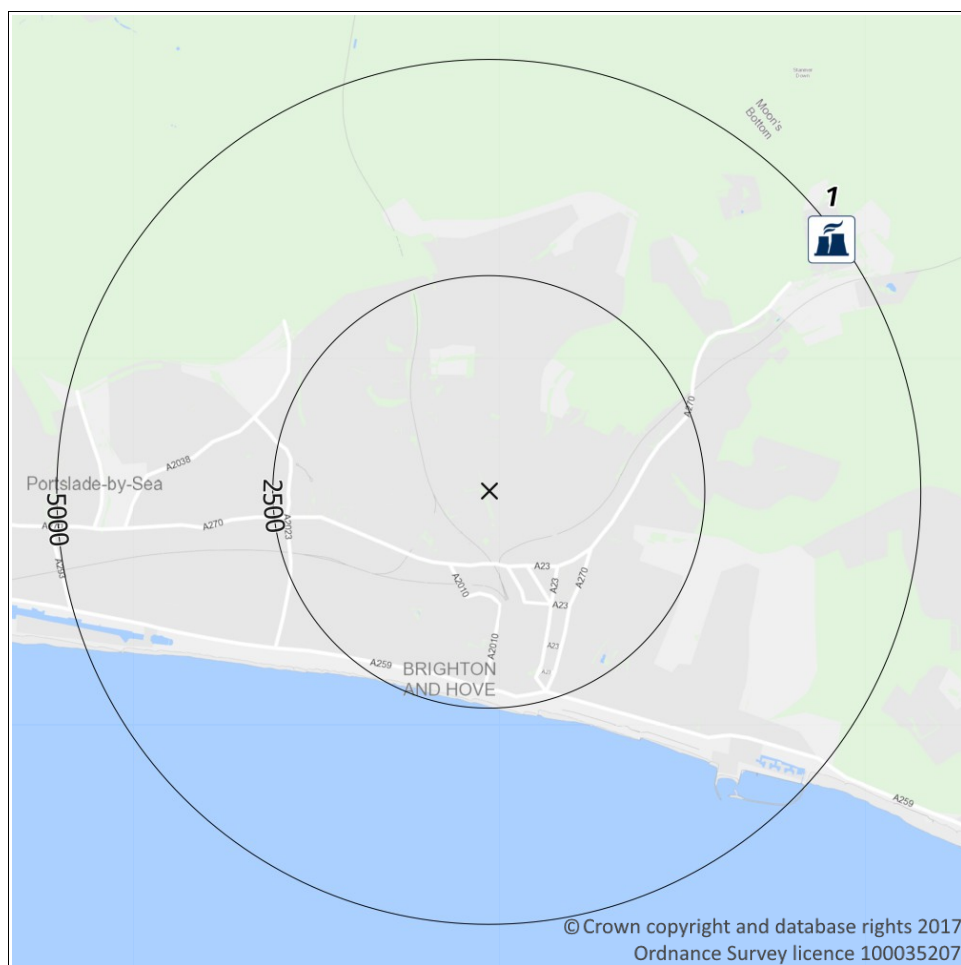
If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase this property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

ID	Distance	Direction	Details
2	3-4km	SE	Site Name: Gracies Place 286 Madeira Drive, Adjacent Peter Pan Playground, Brighton, East Sussex, BN2 1EN Planning Application Reference: BH2013/01829 Type of Project: Cafe & Wind Turbine Application Date: 03/06/2013 Planning Stage: Detailed Plans Submitted Project Details: Scheme comprises drive brighton east cliff application to extend time limit for implementation of previous approval bh2010/00511 for the construction of cafe, incorporating solar panels and a wind turbine. Approximate Grid Reference: 532440,103580
A	4-5km	E	Site Name: The Science Park Sea View Way, , Brighton, East Sussex, BN2 6NT Planning Application Reference: BH2014/00320 Type of Project: Wind Turbine Application Date: 11/02/2014 Planning Stage: Detail Plans Refused Project Details: Scheme comprises replacement of single blade wind turbine with three bladewind turbine. Approximate Grid Reference: 535660,106220


ID	Distance	Direction	Details
A	4-5km	E	<p>Site Name: Woodingdean Business Park Sea View Road, Adj To Falmer Road (B2123), Woodingdean, Brighton, East Sussex, BN2 6NX</p> <p>Planning Application Reference: BH2010/01454</p> <p>Type of Project: Commercial Development/Wind Turbine</p> <p>Application Date: 28-May-10</p> <p>Planning Stage: Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of industrial and storage buildings with associated offices and a wind turbine together with provision for access, servicing, parking and landscaping.</p> <p>Sustainable Information This development has been designed to achieve BRE</p> <p>Approximate Grid Reference: 535670,106180</p>
A	4-5km	E	<p>Site Name: Woodingdean Business Park Sea View Road, Adj To Falmer Road (B2123), Woodingdean, Brighton, East Sussex, BN2 6NX</p> <p>Planning Application Reference: BH2011/00255</p> <p>Type of Project: Commercial Development/Wind Turbine</p> <p>Application Date: 07-Feb-11</p> <p>Planning Stage: Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of industrial and storage buildings with associated offices and a wind turbine together with provision for access, servicing, parking and landscaping.</p> <p>Sustainable Information This development has been designed to achieve BRE</p> <p>Approximate Grid Reference: 535670,106180</p>

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications involving two or more wind turbines, within 5,000 metres around the property. This data is updated on a quarterly basis.

Energy infrastructure



X Site Centre **—** Site Outline
2500 Search buffers in metres (m)
5000

 Active Power Stations
(non-nuclear)

Power stations

Power stations

There is an active power station near to this property. **Power stations can cause air pollution issues and may not be visually pleasing.**

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (GT), Gas/Oil, Coal Gas, Diesel Gas, HP Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase this property, Groundsure recommends making independent enquiries with the operating company listed.

ID	Distance	Direction	Company Name	Power Station Name	Type of Power Station	Total Capacity (MW)	Operating Since
1	4-5km	NE	University of Sussex	University of Sussex	Combined Heat and Power	1.16	No Details

This data is supplied by the Digest of United Kingdom Energy Statistics (DUKES).

Planning summary



Planning Applications

Using information supplied by Local Planning Authorities dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed.

We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are considered or considering development yourself.

Large Projects within 250m

0

Large developments within 250m have been submitted for planning permission near to the property during the last ten years.

Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 Million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

Small Projects within 125m

3

Small developments within 125m have been submitted for planning permission near to the property during the last ten years.

Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

House Extensions and Small New Builds within 50m

3

House extensions or new builds within 50m for 1-2 properties have been identified near to the property. Please see below for details of the proposed developments.



Planning restrictions

Protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas. See p.16 for details of the type of protected area.

Environmental Protected Areas

None

Visual and Cultural Protected Areas

Identified



Telecoms

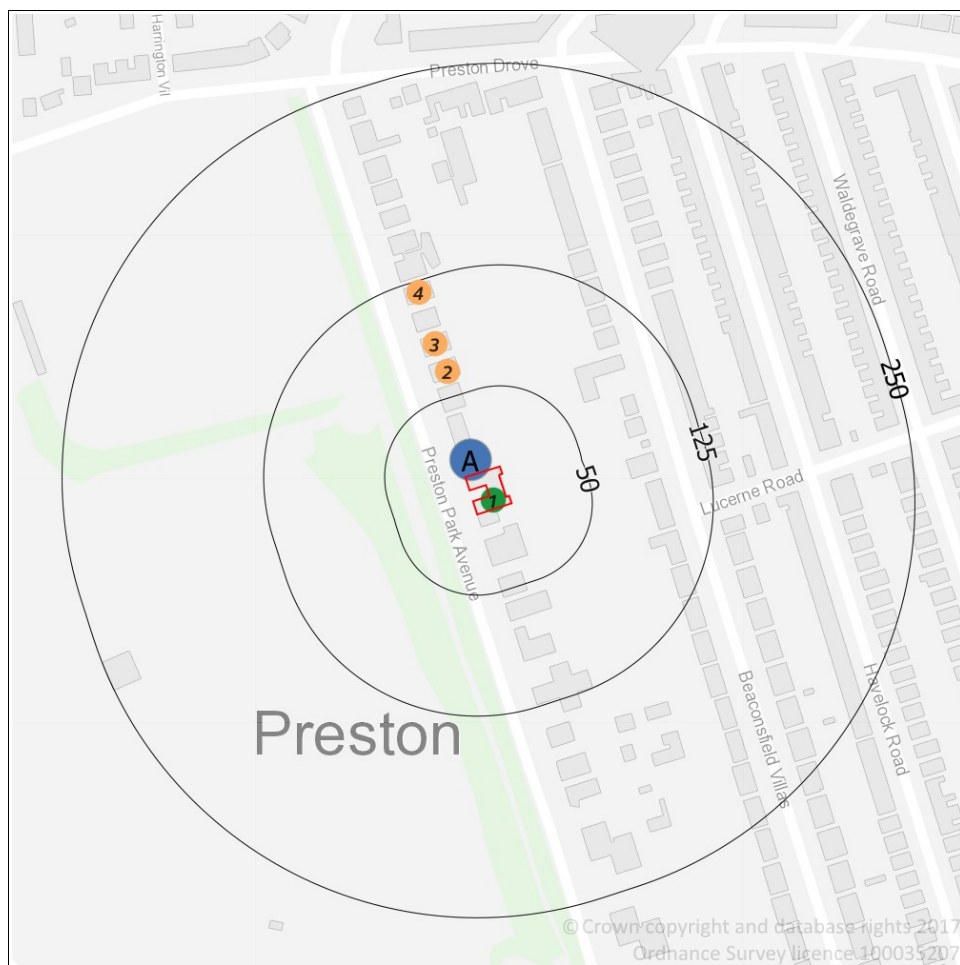
There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 500 metres of the property.

No action required

Mobile phone masts

None

Planning



X Site Centre
125 Search buffers in metres (m)
250

● Grouped applications and/or mobile mast records

● House Extension Planning Application

● Small Project Planning Application

Small projects within 125m

3 small developments within 125m have been submitted for planning permission near to the property during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

ID	Distance	Direction	Address	Application Ref. and Submission date	Details
2	66	N	34 Preston Park Avenue, Brighton, East Sussex, BN1 6HG	Application Date: 03/03/2016 Reference: BH2016/00584	Scheme comprises conversion of residential care home (C2) to 4 two bedroom and 1 three bedroom flat (C3) with construction of a two storey rear extension, revised fenestration and associated alterations.
3	84	N	35 Preston Park Avenue, Brighton, East Sussex, BN1 6HG	Application Date: 04/08/2014 Reference: BH2014/02254	Scheme comprises change of use from house (C3) to business office (B1).

ID	Distance	Direction	Address	Application Ref. and Submission date	Details
4	118	N	39 Preston Park Avenue, Brighton, East Sussex, BN1 6HG	Application Date: 24/05/2016 Reference: BH2016/01883	Scheme comprises construction of single storey offices (B1) with other associated alterations.

House extensions and small new builds within 50m

3 house extension and small new builds within 50m have been submitted for planning permission near to the property during the last ten years.

ID	Distance	Direction	Address	Application Ref. and Submission date	Details
1	0	on site	9 Preston Park Avenue, Brighton, East Sussex, South East, BN1 6HJ	Application Date: 25/05/2016 Reference: BH2016/01572	Erection of two storey dwelling (C3) on land to rear of existing dwelling.
A	9	N	29a Preston Park Avenue, Brighton, East Sussex, South East, BN1 6HG	Application Date: 14/10/2009 Reference: BH2009/02505	-
A	9	N	29A Preston Park Avenue, Brighton, East Sussex, South East, BN1 6HG	Application Date: 05/02/2010 Reference: BH2010/00315	-

Planning restrictions



X Site Centre **—** Site Outline
125 Search buffers in metres (m)
250



Registered Parks and Gardens



Conservation Areas

Visual and cultural designations

Conservation Areas

This property is in or within 50m of a Conservation Area, meaning that there will be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees on the property.

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in a beautiful or architecturally interesting place to live. See Historic England's website for more information:

<https://historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/>

ID	Distance	Direction	Conservation Area Name	District
1	0.0	on site	Preston Park, The City of Brighton and Hove	The City of Brighton and Hove
2	13.0	W	Preston Village, The City of Brighton and Hove	The City of Brighton and Hove

Registered Parks and Gardens

This property contains, or is in close proximity to a registered park or garden, which is a designed landscape considered of historic interest.

Although the inclusion of an historic park or garden on the register in itself brings no additional statutory controls, local authorities are required by central government to consider registration material in planning terms, so local planning authorities must take into account the historic interest of the site when determining whether or not to grant planning permission.

This could result in a particularly pleasant location, but it should also be expected to significantly affect the owner's ability to develop on the site.

ID	Distance	Direction	Name	Grade
3	26.0	W	PRESTON MANOR AND PRESTON PARK	II

Please see Historic England's website for further information: <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/pag-faqs/>

Additional searches that are not of concern or relevant to this location

This property has also been checked against the following data. No issues or significant concerns have been identified in these areas:

Contaminated Land

Previous industrial use of land
Potential contamination from storage tanks
Previous power station, substation, or other energy feature
Previous petrol stations
Previous garages
Land previously used for military purposes
Active or recent landfill
Previous landfill (from Environment Agency Records)
Previous landfill (from British Geological Survey records, 1973)
Previous landfill (from Local Authority and historical mapping records)
Waste site no longer in use
Active or recent waste sites
Active industrial land use
Active or obsolete petrol stations
Previous licence for pollutant release
Current and recent pollutant release to water or land
Pollutant release licence to air
Low level radioactive substance authorisations
Licence for low level liquid pollutant releases
Licence for release of red list toxic substances
Specific intent to release exceptionally toxic liquids
Dangerous industrial substances (D.S.I. List 1)
Dangerous industrial substances (D.S.I. List 2)
Site storing large quantities of hazardous or explosive substances
Hazardous substance storage/usage
Sites designated as Contaminated Land
Recorded pollution incidents

Flood

Flood storage areas: part of floodplain
Risk of flooding from rivers and the sea
Surface water flood risk
Potential for groundwater flooding
Historic flood areas
Areas benefiting from flood defences
Flood defences
Proposed flood defences

Ground stability

Coal mining
Non-coal mining and natural geological cavities
Natural geological cavities
Mining cavities
Geological cavity filled with other materials

Oil and gas

Oil, gas, shale gas or coalbed methane extraction
Proposed oil, gas, shale gas or coalbed methane extraction
Oil and gas exploration areas
Potential future exploration areas

Wind and solar

Existing and agreed solar installations
Wind farms

Proposed wind farms

Energy infrastructure

Electricity transmission lines and pylons
High voltage electricity transmission lines
High pressure gas pipelines
Nuclear power stations
Energy infrastructure: national scale energy generation or transmission planned

Transportation

HS2 route: nearest centre point of track
HS2 route: nearest overground section
HS2 Safeguarding Areas
HS2 safeguarding
HS2 Rural Support Zone
HS2 Extended Homeowner Protection Zone
HS2 stations
HS2 depots
Crossrail 1 route
Crossrail 1 stations
Crossrail 1 worksites
Railways
Railway stations

Planning

Large projects
Mobile phone masts
Mobile phone mast planning records

Planning restrictions

Sites of Special Scientific Interest
Internationally important wetland sites (Ramsar sites)
Special Area of Conservation
Special Protection Areas (for birds)
National Nature Reserves
Local Nature Reserves
Designated Ancient Woodland
Green Belt
World Heritage Sites
Areas of Outstanding Natural Beauty
National Parks
Listed buildings
Certificates of Immunity from listing
Scheduled Monuments

Search Code and Groundsure terms and conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints:

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if they find that you have suffered actual 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 TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ.

Tel: 08444 159 000. **Email:** info@groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): **Tel:** 01722 333306, **E-mail:** admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link:

<https://www.groundsure.com/terms-and-conditions-sept-2016/>

Important consumer protection

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see <https://www.groundsure.com/remediation> for full details.

Data Providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Avista report. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.