Groundsure Avista



Search Details

Prepared for: Hallett & Co Matter: NE631/2

Client address: 11 Bank St, Ashford, TN23 1DA

Property:

3 New Close, London, SW19 2SX

Local Authority:

Groundsure

Nile House, Nile Street, Brighton, BN1 1HW

Date Returned: 14/11/2025

Property type: Residential

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3, New Close, London, SW19 2SX

Key results

 \checkmark

No key issues found

For information

(i) Other mining (non-coal)

page 10 >

(i) Infrastructure

page 23 >

(i) Ground stability

page 17 >

(i) Planning applications

page 33 >

Also searched

Contaminated land liability

✓ Flooding

Coal mining (CON29M)

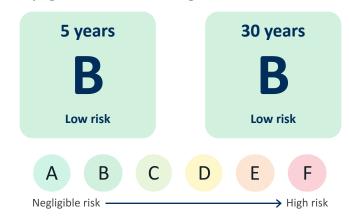
✓ Radon

Planning constraints

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Physical risks

ClimateIndex[™] projects changes in physical risks from **flooding, ground stability** and **coastal erosion**. Please see <u>page 5</u> > for details and guidance.



Transition risks

ClimateIndex[™] covers transition risks including energy efficiency. Please see page 6 > for details.

Site Plan







Contact us with any questions at: info@groundsure.com

01273 257 755

Ref: IT-100136948 Your ref: IT-100136948 Grid ref: 526473 168840 Date: 14 November 2025







To save you time when assessing the report, we only provide maps and data tables of features we have identified to be of note.

You can view a full list of the information we have searched on page 40 >.

Useful contacts

London Borough of Merton: http://www.merton.gov.uk/
20 8274 4901 Environment Agency National Customer Contact Centre (NCCC): enquiries@environment-agency.gov.uk ¬ 03708 506 506

Key results

No key results requiring immediate attention have been identified.

For information

These are findings to be aware of that do not necessarily require immediate action.



Non-coal mining

Mining types: Stone, Unspecified

Past mining activity

An area of worked and infilled ground is recorded to lie close to the northern boundary of the property. We have not confirmed the full lateral and vertical extent of the infilled ground and the nature of in-fill. In-fill or remnant quarry faces may be a potential settlement or subsidence risk.

Current and future mining

According to our archive the property does not presently lie within an area with planning permission for non-coal mineral development. We are not aware of any planned future mining activity.

Next steps for consideration:

Unless there is already a detailed survey available, a prudent purchaser may wish to consider obtaining
a visual inspection looking for visible defects and signs of mining-related settlement or subsidence
effects. This inspection should be carried out by a suitably qualified and experienced person, who could
be sought through www.ricsfirms.com.







The property is indicated to lie within an area that could be affected by natural instability.

The property has a notable shrink swell hazard score and may be susceptible to shrink swell related subsidence.

Next steps for consideration:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider
 potential instability in any future development or alteration of the ground including planting and
 removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings
- if the property is in an area at risk of shrink-swell subsidence and has clay drainage pipes, consideration should be given to replacing these with a modern equivalent
- if a residential property, check whether it benefits from an NHBC guarantee or other builder warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report.

Infilled land has been found in proximity to the property which has the potential to cause ground instability. However, we have determined that these features should not cause any significant issues. A prudent purchaser may wish to conduct a visual inspection of the property, looking for any evidence of cracks and other signs of subsidence if a full structural survey is not conducted.



Transportation

Railways

The property lies within 250m of an active railway.

Next steps for consideration:

 consider visiting the property at different times of day and night in order to gauge relative noise and vibration levels that may result from normal operations. It may also be prudent to check the operational hours for the relevant line(s) and check whether structural surveys at the property have considered the potential for vibration from trains to have resulted in property damage







Energy

Wind

Existing or proposed wind installations have been identified within 5km.

Next steps for consideration:

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

Solar

Existing or proposed solar installations have been identified within 5km of the property.

Next steps for consideration:

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

Power stations

One or more Power Stations have been identified within 5km of the property.

Next steps for consideration:

- visit 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, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area

Electricity transmission lines

Electricity transmission lines have been identified within 50m.

Next steps for consideration:

- ensure the presence of overhead power lines and pylons near the property is considered before the transaction completes
- further information on electromagnetic fields from power lines can be found at <u>www.emfs.info</u>





ClimateIndex™ physical risks



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from flooding, natural ground stability and coastal erosion. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

ClimateIndex™

The risks with the greatest impact on the overall ClimateIndex™ are positioned first in the list(s) below. Any risks that have not been identified at the site have been omitted.





Rating key



The ClimateIndex™ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.

ClimateIndex™ guidance and next steps

Even though there are no further actions necessary at this time, the following links will help provide you with further information about the climate change risks dealt with in this report.

- Click here

 ✓ for more information on climate change risks, our methodology and limitations
- See the <u>.GOV website</u> 7 for updates on the governments policy on reaching Net Zero by 2050

Contact us with any questions at:

01273 257 755



Let's talk about climate

For more information on ClimateIndex™ or our climate related recommendations call us on: 01273 257 755

See our <u>ClimateIndex™ clauses</u> *¬* here for actionable guidance on risks associated with climate change



ClimateIndex™ transition risks

Energy Performance

An Energy Performance Certificate (EPC) contains information about a property's energy use and typical energy costs, alongside recommendations about how to reduce energy use and potentially save money. An EPC also contains an energy efficiency rating: from A (most efficient) to G (least efficient). EPC certificates are valid for 10 years or until a newer EPC is produced. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

We have found an EPC relating to 3, New Close, SW19 2SX UPRN: 48053059

Current EPC rating

F | 44

Certificate date: Valid until:

23rd June 2020 22nd June 2030

Property type: Floor area:

Semi-Detached house 72 sq m

You can visit gov.uk's find an energy certificate service \nearrow to search for the EPC for more detail.

A 92+

B 81-91

C 69-80

D 55-68

E 39-54

F 21-38

G 1-20

Average rating for similar properties in your area

D|67

We have calculated the average rating in your area and determined that this property is **below the** average score for similar type properties of similar size.



Potential EPC rating



An energy assessor has determined the potential level of energy efficiency that could be achieved at the property.

Total cost to improve EPC rating:

Contact us with any questions at:

01273 257 755

£15,095 - £30,610



Your EPC assessor has provided the following next steps to improve the energy efficiency of your home:

| Step | Recommended measures | Indicative cost |
|--------|---|------------------|
| Step 1 | Internal or external wall insulation | £4,000 - £14,000 |
| Step 2 | Floor insulation (suspended floor) | £800 - £1,200 |
| Step 3 | Increase hot water cylinder insulation | £15 - £30 |
| Step 4 | Low energy lighting | £30 |
| Step 5 | Hot water cylinder thermostat | £200 - £400 |
| Step 6 | Heating controls (room thermostat and TRVs) | £350 - £450 |
| Step 7 | Condensing boiler | £2,200 - £3,000 |
| Step 8 | Solar water heating | £4,000 - £6,000 |
| Step 9 | Solar photovoltaic panels | £3,500 - £5,500 |

Letting and energy efficiency regulations

Minimum Energy Efficiency Standards (MEES) require all rented properties let in England and Wales to have a minimum EPC rating of 'E'.

If the property has an EPC rating of D or E it is important that you consider required or planned retrofit costs against any anticipated equity gain.

Conversely, if energy efficiency is improved at the property through investment in recommended measures, you may be able to unlock improved rates through the increasing number of green mortgages on the market from lenders. A number are now looking at incentivising landlords to invest in energy improvement measures, including reduced or tapered rates once works have been completed. This may have a beneficial effect on the annual profitability of the rental.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered.

Government guidelines and proposals (presented in the Government's consultation on <u>Improving the energy performance of privately rented homes in England and Wales</u> \nearrow) are summarised below.









Properties can be exempt from these requirements though this may not pass to the new owner or landlord upon sale. Any exemptions will need to be registered on the PRS Exemptions Register. Click here ↗ for more information on exemptions and how to register them.

Contact us with any questions at:

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Environmental summary



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see the guidance and next steps on page 2 > for further advice.



Contaminated Land

No significant concerns have been identified as a result of the contaminated land searches.



Flooding

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

<u>Click here</u> **才** for further explanation of the flood risk assessment.

| River and Coastal Flooding | Very Low |
|-----------------------------|-----------------|
| Groundwater Flooding | Low |
| Surface Water Flooding | Negligible |
| Past Flooding | Not identified |
| Flood Storage Areas | Not identified |

FloodScore™ insurance rating

Very Low



Radon

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status. Not in a radon affected area





Non-coal mining summary





Mining records

Records relating to recorded mining areas or activity have been identified in the vicinity of the site.

See <u>page 11</u> > for details. The Non-coal mining assessment on <u>page 2</u> > will cover any next steps relating to these features, if applicable.

Mining features **Identified** Not identified Mine plans Researched mining **Identified BritPits** Not identified Not identified **Mineral Planning Areas** Not identified Non-coal mining areas Not identified Mining cavities **Coal mining areas** Not identified **Brine areas** Not identified Not identified **Gypsum** areas Not identified Tin mining areas



Historical features

Historical mapping has identified mining features in the vicinity of the site.

See <u>page 13</u> > for details. The Non-coal mining assessment on <u>page 2</u> > will cover any next steps relating to these features, if applicable.

Non-coal mining Coal and associated mining Industry associated with mining Identified

Not identified

Not identified



Geological features

There are geological features that could indicate the presence of mining operations in the area or other sources of ground instability.

See <u>page 15</u> > for details. The Non-coal mining assessment on <u>page 2</u> > will cover any next steps relating to these features, if applicable.

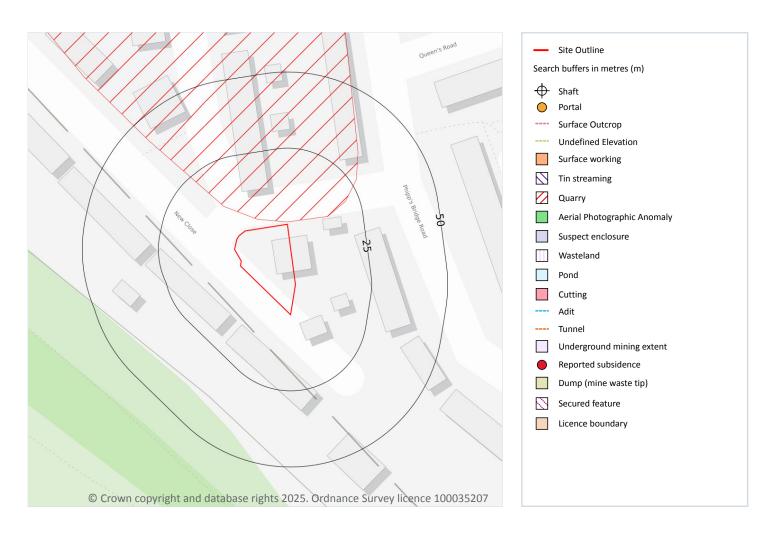
Artificial and made ground Mineral veins

Identified
Not identified



Non-coal mining / Mining features





Surface workings

Surface workings identified from OS, BGS Geological mapping, Lidar data, and mine plans sourced from the BGS and various collections and sources.

| Location | Feature | Mineral | Mining type |
|----------|---------|-----------------|-------------|
| 1m N | Quarry | Sand and Gravel | Stone |

This data is sourced from Groundsure

Researched mining

The property has been found to be either within or in proximity to areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant







risk area and, where possible, specific areas of risk have been captured. Any such risk areas or features in the vicinity of the property are presented on the 'Mining features' map and within the detailed sections on Mine entries, Mineralised veins, Surface workings, Surface features, Underground mine workings or Mine waste tips.

Contact us with any questions at:

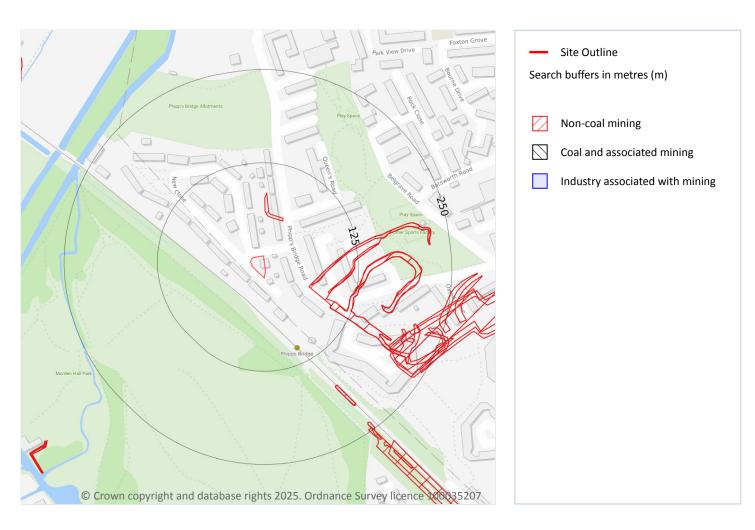
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This data is sourced from Groundsure



Non-coal mining / Historical features





Non-coal mining

Historical land uses identified from Ordnance Survey mapping that involved mining for substances other then coal.

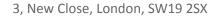
| Location | Land use | Date |
|----------|--------------------------|------|
| 52m N | Ground Workings 18 | |
| 61m E | Ground Workings and Heap | 1952 |
| 63m E | Ground Workings | 1954 |
| 88m E | Ground Workings | 1954 |
| 97m SE | Ground Workings and Heap | 1954 |
| 173m SE | Unspecified Pit | 1952 |

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Ref: IT-100136948 Your ref: IT-100136948





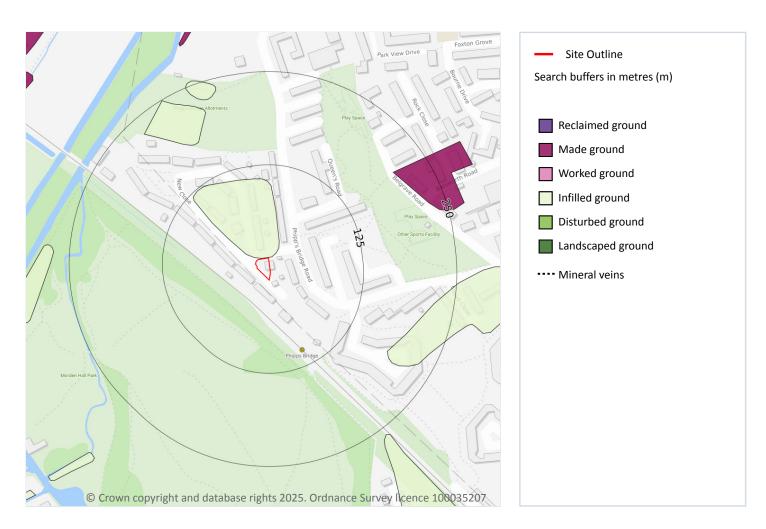
| Location | Land use | Date |
|----------|-----------------|------|
| 174m SE | Unspecified Pit | 1954 |
| 191m SE | Gravel Pit | 1895 |
| 192m SE | Gravel Pit | 1894 |
| 197m SE | Gravel Pit | 1894 |
| 229m E | Ground Workings | 1913 |
| 229m E | Ground Workings | 1913 |
| 238m SE | Ground Workings | 1954 |
| 242m E | Ground Workings | 1954 |
| 245m SE | Gravel Pit | 1868 |

This data is sourced from Groundsure.



Non-coal mining / Geological features 10k





Artificial and made ground (10k)

Details of made, worked, infilled, disturbed and landscaped ground at 1:10 000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

| Location | LEX Code | Description | Rock description |
|----------|-------------|-----------------|----------------------------|
| 1m N | WMGR-UKNOWN | Infilled Ground | Unknown/unclassified Entry |

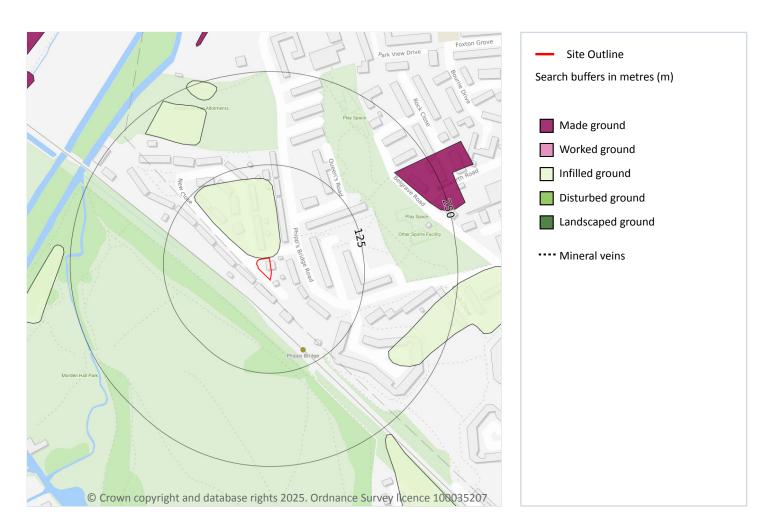
This data is sourced from the British Geological Survey.





Non-coal mining / Geological features 50k





Artificial and made ground (50k)

Details of made, worked, infilled, disturbed and landscaped ground at 1:50 000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

| Location | LEX Code | Description | Rock description |
|---|------------|-----------------|--------------------|
| 1m N | WMGR-ARTDP | Infilled Ground | Artificial deposit |
| This data is sourced from the British Geological Survey | | | |

Contact us with any questions at:

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Ground stability summary





Natural instability

Searches of natural ground stability data have identified potential ground stability risks.

See <u>page 18</u> > for details and <u>page 3</u> > for recommended next steps.

Shrink-swell hazard
Natural ground subsidence
Landslides
Natural cavities
Coastal erosion

Very high
Moderate
Not identified
Not identified
Not identified



Infilled land

Areas of infilled land or landfill have been identified in the vicinity of the site.

See <u>page 22</u> > for details and <u>page 3</u> > for recommended next steps.

Infilled land
Historical landfill sites

Information
Not identified



Sinkholes

No records of sinkholes have been identified in the vicinity of the property.

Reported recent incidents
Recorded incidents (Stantec)
Historical incidents

Not identified Not identified Not identified



Ground stability / Property shrink-swell assessment





Property shrink-swell assessment

This dataset provides information on the susceptibility to shrink-swell subsidence given underlying geological properties, proximity of trees (using Bluesky National Tree Map), and the characteristics of local buildings (type, age, height, and drainage). These multiple inputs contribute to an overall hazard score for shrink-swell subsidence susceptibility; either 'Low', 'Medium', 'High' or 'Very high' ('Non-Plastic' for areas with this kind of underlying geology). The score for each input is also presented (on a scale 1-10, where 10 is a high susceptibility factor) to provide context of the contributing factors. Please note that building characteristics are taken from Office for National Statistics Lower Super Output Area data, and as such are generalised to give the most likely characteristics for the property. Any assigned rating should not be relied upon if the property is a new build.

Contact us with any questions at:

info@groundsure.com ↗

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| Location | Susceptibility | Input factors |
|----------|--|---|
| on site | Hazard score: Very High Description: A very high susceptibility to shrink—swell related subsidence | Tree proximity: 8 Underlying geology: 9 Local building age: 4 Local drainage: 10 Local building height: 10 Local building type: 6 |

This data is sourced from the British Geological Survey.



Ground stability / Shrink-swell clays





Shrink-swell clays

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

| Location | Hazard rating | Details |
|----------|---------------|--|
| On site | Moderate | Ground conditions predominantly high plasticity. |

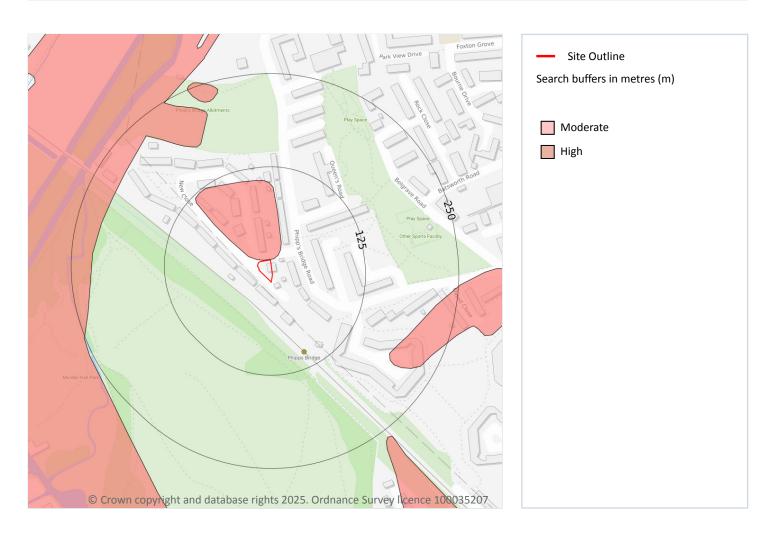
This data is sourced from the British Geological Survey.





Ground stability / Compressible deposits





Compressible deposits

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

| Location | Hazard rating | Details |
|----------|---------------|--|
| 1m N | Moderate | Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site. |

This data is sourced from the British Geological Survey.





Ground stability / Infilled land





Infilling from historical mapping

These are records of areas of land that have been potentilly infilled with unknown materials. Groundsure have identified these areas from our comprehensive collection of historical maps. Depending on the nature of the materials that have been used for infilling there is the potential for these areas to settle over time. As such, any buildings situated on these areas could be at risk from ground instability or subsidence.

| Location | Year of mapping | Land Use | Mapping scale |
|----------|-----------------|----------|---------------|
| 44m SW | 1867 | Cuttings | 10560 |
| 70m E | 1910 | Pond | 10560 |
| 70m E | 1919 | Pond | 10560 |

Contact us with any questions at:

info@groundsure.com ↗

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This data is sourced from Groundsure.





Transportation summary





HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

| HS2 Route | Not identified |
|-------------------|----------------|
| HS2 Safeguarding | Not identified |
| HS2 Stations | Not identified |
| HS2 Depots | Not identified |
| HS2 Noise | Not assessed |
| HS2 Visual impact | Not assessed |
| | |



Crossrail

The property is not within 250 metres of the Crossrail 2 project.

| Crossrail 2 Route | Not identified |
|-----------------------------|----------------|
| Crossrail 2 Stations | Not identified |
| Crossrail 2 Worksites | Not identified |
| Crossrail 2 Safeguarding | Not identified |
| Crossrail 2 Headhouse | Not identified |



Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Please see the guidance and next steps on <u>page 2</u> > for further advice. Additionally, see <u>page 24</u> > for details of the identified issues.

Active Railways and Tunnels
Historical Railways and
Tunnels
Railway and Tube Stations
Underground

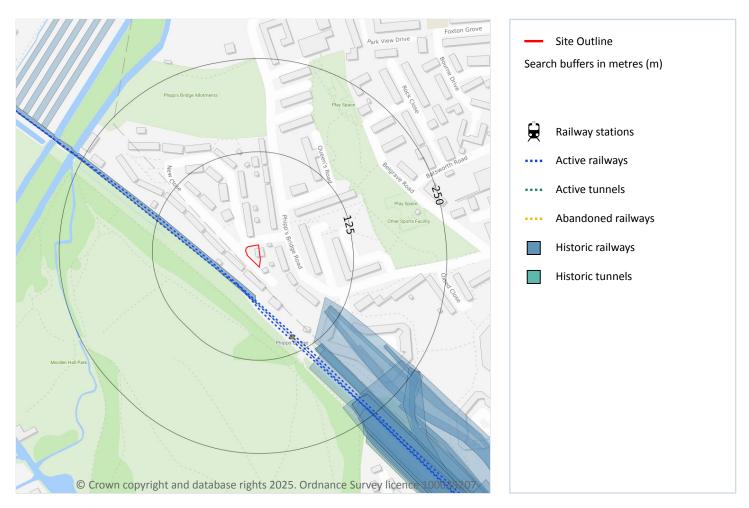
Identified Identified

Not identified Not identified



Transportation / Railways and Underground





Active railways

The property is within 36 metres of an active railway line. Noise from railways varies significantly depending on the condition of the track, the conditions of the trains using the track and the speed of travel.

Groundsure suggests that you visit the property at different times of day in order to gauge the relative noise levels at and around the property. Defra noise maps may also offer an indication of general noise levels in the area, though cannot be used to assess the levels within an individual property. In the future, if you consider the property to be affected by railway noise from passenger trains, Network Rail may be able to assist in investigating this.

Historical railway infrastructure

The property is situated within 250m of a railway or tunnel feature identified on historical mapping. Please note that many historical railways noted in this section will still be in use today.

Please note that for reasons of clarity only the closest record identified will be shown in the table below, though the full extent of records identified can be seen on the map.







| | Distance | Direction | Feature | Year |
|---|----------|-----------|----------|------|
| 3 | 32 m | SW | Railways | 1898 |



Energy summary





Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas
Oil and gas wells

Not identified Not identified



Wind and Solar

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

Please see the guidance and next steps on <u>page 2</u> > for further advice. Additionally, see <u>page 27</u> > for details of the identified issues.

Planned Multiple Wind

Turbines

Planned Single Wind Turbines

Existing Wind Turbines Proposed Solar Farms

Existing Solar Farms

Identified

Identified

Not identified Identified

Not identified



Energy

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

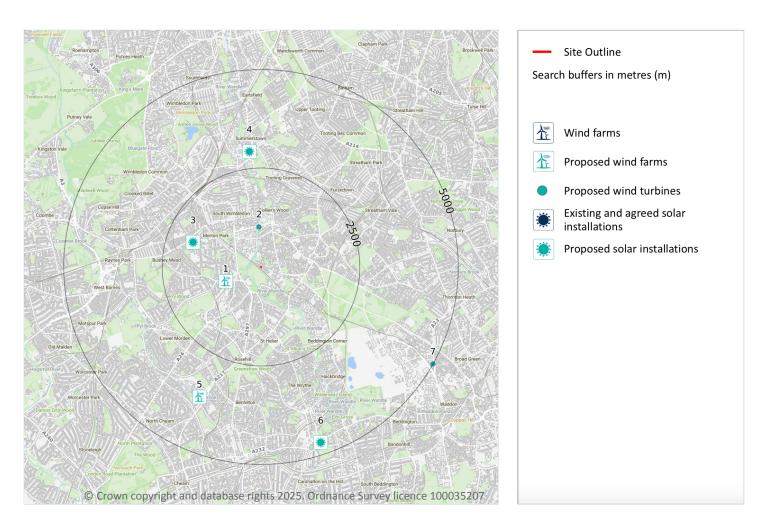
Please see the guidance and next steps on <u>page 2</u> > for further advice. Additionally, see <u>page 31</u> > for details of the identified issues.

Power stations Energy Infrastructure Projects Identified
Identified
Not identified



Energy / Wind and solar





Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 5,000m of the 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. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.



| ID | Distance | Direction | Details | |
|----|----------|-----------|---|--|
| 1 | 959 m | W | Site Name: Merton Civic Centre, 100 London Road, Morden, Merton, Merton, SM4 5DX Planning Application Reference: 06/P2774 Type of Project: 4 Wind Turbines | Application Date: 2006-12-12 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 4 wind turbines on roof of civic centre, maximum height of wind turbine baldes to be no more than 2.5m above apex of plant roof roof. Approximate Grid Reference: 525577, 168474 |
| 5 | 3-4 km | SW | Site Name: Tesco 55 Oldfields Road, Sutton, SM1 2NB Planning Application Reference: A2009/60777 Type of Project: 2 Wind Turbines | Application Date: 2009-01-20 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises siting of two micro wind turbines each up to a height of 10.6 metres and associated works for a period of 15 years involving removal of four car parking spaces. Approximate Grid Reference: 524909, 165538 |

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 5,000m of the property. This data is updated on a quarterly basis. If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the 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.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the 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. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.



| ID | Distance | Direction | Details | |
|----|----------|-----------|--|---|
| 2 | 1-2 km | N | Site Name: Merton Abbey Mills, Watermill Way, Colliers Wood, London, Merton, Central London, SW19 2RD Planning Application Reference: 06/P2005 Type of Project: Wind Turbine | Application Date: 2006-08-24 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a wind turbine measuring 5m by 3m on a 15m high support pole (20m high in total). Approximate Grid Reference: 526423, 169858 |
| 7 | 4-5 km | SE | Site Name: 76 Purley Way, Croydon, CR0 3JP Planning Application Reference: 08/02893/P Type of Project: Wind Turbine | Application Date: 2008-08-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 17.75 metre high wind turbine. Approximate Grid Reference: 530837, 166374 |

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis. If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the 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.

Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the 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 note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

| ID | Distance | Direction | Address | Details | |
|----|----------|-----------|--|--|---|
| 3 | 1-2 km | W | 7 Watery Lane Wimbledon Chase London SW20 9AA | Applicant name: - Application Status: FINAL DECISION Application Date: 24/01/2025 Application Number: 25/P0021 | APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE IN RESPECT OF THE PROPOSED INSTALLATION OF PHOTOVOLTAIC (PV) PANELS, ALONG WITH TWO 5KWH BATTERIES, ONE INVERTER, AND TWO OUTDOOR AIR CONDITIONING (AC) UNITS. |





| ID | Distance | Direction | Address | Details | |
|----|----------|-----------|--|---|---|
| 4 | 2-3 km | N | 67-71 Plough Lane Summerstown SW17 0BW | Applicant name: - Application Status: FINAL DECISION Application Date: 15/01/2025 Application Number: 24/P3298 | APPLICATION FOR PRIOR APPROVAL IN RESPECT OF THE PROPOSED INSTALLATION OF MOUNTED 106.48KW SOLAR PV SYSTEM COMPRISING OF 242 X CANADIAN SOLAR 440W MODULES. |
| 6 | 4-5 km | S | 2 Talbot Road, Carshalton, SM5 3BS | Applicant name: Mr Robert Sutton Application Status: Pending Consideration Application Date: 27/07/2020 Application Number: CLC2020/00129 | Application to clear condition 3 (Materials), 6 (Solar PV Array Details) and 9 (Surface Water Run-Off) of approved application DM2020/00472. Materials schedule Cembrit Westerland brochure Heritage County blend brick data sheet Rose windows collection brochure Condition 9 overview Drainage layout drawing Drainage details drawing Soakage rate calculations Soakaway design calculations Solamatix PV proposal PV panel layout PV panel datasheet Inverter datasheet. |

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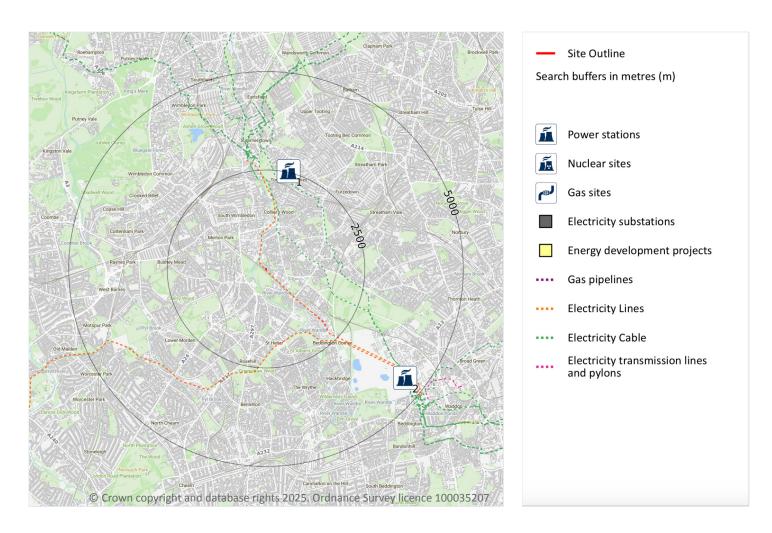
This data is sourced from Serac Tech and Glenigan.





Energy / Energy infrastructure





Electricity transmission lines and pylons

The nearest overhead transmission lines and/or pylon is located 11m from the property.

Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit www.emfs.info \textit{\textit{o}}\$. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website.

This data is sourced from the National Grid. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. However, if the existence of overhead power transmission may have a material impact with regard to the decision to purchase the property, Groundsure recommends contacting these organisations.



National Grid energy infrastructure

There is energy infrastructure, such as electricity or gas transmission or storage taking place on or near to the property. This could include high capacity electricity transmission lines, electricity substations, strategic gas pipes and feeders and other National Grid infrastructure associated with electricity generation and transmission and gas transmission.

This data is sourced from the National Grid.

Power stations

There is an active power station on or near to the 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 (CCGT), 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 the 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 | 2-3 km | N | Powell Energy | St. Georges Hospital | Combined Heat and Power | 4 | No Details |
| 2 | 4-5 km | SE | Thames Water Utilities Ltd | Beddington STW | Combined Heat and Power | 1.652 | No Details |

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.



Planning summary





3

1

Planning Applications

Using Local Authority planning information supplied and processed by Serac Tech dating back 7 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 concerned or considering development yourself.

Home improvement searched to 50m

hed to 50m developments.

Small residential searched to 50m

searched to 75m

Medium residential Please see page 36 > for details of the proposed

developments.

developments.

Large residential searched to 250m

Mixed and commercial searched to 250m

Please see <u>page 36</u> > for details of the proposed developments.

Please see page 34 > for details of the proposed

Please see page 36 > for details of the proposed

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.

In order to understand this planning data better together with its limitations you should read the full detailed limitations on page 44 >.



Planning constraints

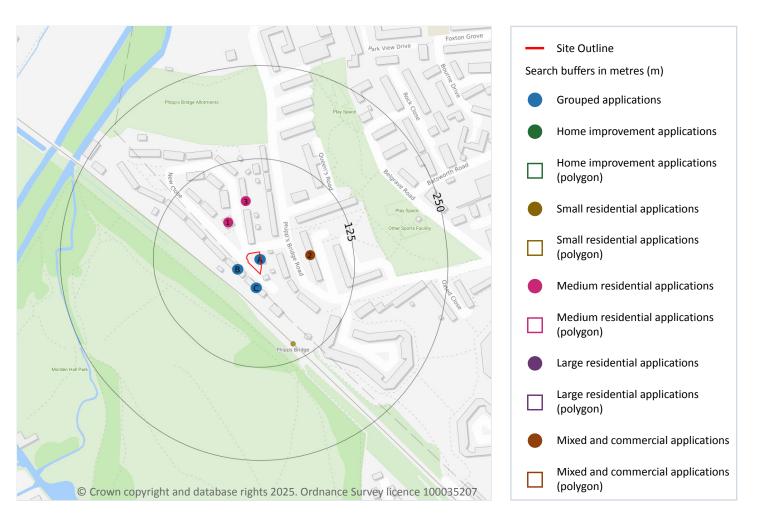
No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

Environmental Protected Areas Not identified Visual and Cultural Protected Not identified Areas



Planning Applications





Home improvement applications searched to 50m

10 home improvement planning applications within 50m from the property have been submitted for planning permission during the last seven years. These applications relate to developments associated with an existing residential address. Please see below for details of the proposed developments.

| ID | Details | Description | Online record |
|--------------------------------------|--|---|---------------|
| ID: A Distance: 0 Direction: on site | Application reference: 21/P0465 Application date: 01/02/2021 Council: Merton | Address: 3 New Close Colliers Wood London SW19 2SX Project: Single Storey Rear Extension Last known status: Approved Decision date: 12/03/2021 | <u>Link</u> ⊅ |



| ID | Details | Description | Online record |
|--|--|--|---------------|
| ID: A Distance: 0 Direction: on site | Application reference: 21/P0500 Application date: 01/02/2021 Council: Merton | Address: 3 New Close Colliers Wood London SW19 2SX Project: Roof Extensions and Alterations (Lawful Development Certificate) Last known status: Approved Decision date: 29/03/2021 | <u>Link</u> ⊅ |
| ID: A Distance: 0 Direction: on site | Application reference: 21/P0531 Application date: 18/02/2021 Council: Merton | Address: 3 New Close Colliers Wood London SW19 2SX Project: Two Storey Rear Extension (Lawful Development Certificate) Last known status: Refused Decision date: 14/04/2021 | Link 7 |
| ID: A Distance: 1 m Direction: E | Application reference: 21/P0877 Application date: 02/03/2021 Council: Merton | Address: 1 New Close Colliers Wood London SW19 2SX Project: Rear Roof Extension (Lawful Development Certificate) Last known status: Approved Decision date: 02/06/2021 | <u>Link</u> ⊅ |
| ID: A Distance: 1 m Direction: E | Application reference: 21/P1173 Application date: 24/03/2021 Council: Merton | Address: 1 New Close Colliers Wood London SW19 2SX Project: Single Storey Rear Extension Last known status: Approved Decision date: 04/06/2021 | <u>Link</u> ⊅ |
| ID: B Distance: 17 m Direction: SW | Application reference: 20/P1850 Application date: 22/06/2020 Council: Merton | Address: 136 New Close Colliers Wood London SW19 2SZ Project: Single Storey Rear Extension Last known status: Approved Decision date: 06/08/2020 | <u>Link</u> ⊅ |
| ID: B Distance: 18 m Direction: SW | Application reference: 21/P3880 Application date: 28/10/2021 Council: Merton | Address: 138 New Close Colliers Wood SW19 2SZ Project: Roof Extension (Lawful Development Certificate) Last known status: Approved Decision date: 16/10/2022 | <u>Link</u> ⊅ |
| ID: B Distance: 18 m Direction: SW | Application reference: 22/P1401 Application date: 12/09/2022 Council: Merton | Address: 138 New Close Colliers Wood SW19 2SZ Project: Roof Extension and Rooflight Installation Certificate Last known status: Approved Decision date: 07/11/2022 | <u>Link</u> ⊅ |
| ID: C Distance: 20 m Direction: S | Application reference: 21/P0867 Application date: 26/02/2021 Council: Merton | Address: 148 New Close Colliers Wood London SW19 2SZ Project: Single Storey Rear Extension Approval Last known status: Approved Decision date: 07/04/2021 | <u>Link</u> ⊅ |
| ID: C Distance: 20 m Direction: S | Application reference: 21/P1264 Application date: 30/03/2021 Council: Merton | Address: 148 New Close Colliers Wood London SW19 2SZ Project: Single Storey Rear Extension Last known status: Approved Decision date: 10/05/2021 | Link 7 |

The data is sourced from Serac Tech







Small residential applications searched to 50m

1 small residential developments within 50m from the property have been submitted for planning permission during the last seven years. Small residential developments are considered to be residential builds of 1-2 dwellings. Please see below for details of the proposed developments.

| ID | Details | Description | Online record |
|--------------------------------------|--|--|---------------|
| ID: A Distance: 0 Direction: on site | Application reference: 21/P3844 Application date: 26/10/2021 Council: Merton | Address: 3 New Close Colliers Wood SW19 2SX Project: 2 Storey House & Extension (New Development) Last known status: Approved Decision date: 13/08/2022 | <u>Link</u> ⊅ |

The data is sourced from Serac Tech

Medium residential applications searched to 75m

3 medium residential developments within 75m from the property have been submitted for planning permission during the last seven years. Medium residential developments are considered to be residential builds of 3-9 dwellings. Please see below for details of the proposed developments.

| ID | Details | Description | Online record |
|--|--|--|---------------|
| ID: A Distance: 0 Direction: on site | Application reference: 22/P2863 Application date: 21/09/2022 Council: Merton | Address: 3 New Close Colliers Wood SW19 2SX Project: 5 Self-Contained Units (Conversion/Extension) Last known status: Approved Decision date: 02/02/2023 | <u>Link</u> ⊅ |
| ID: 1 Distance: 51 m Direction: NW | Application reference: 19/P2684 Application date: 16/07/2019 Council: Merton | Address: 5 New Close Colliers Wood SW19 2SZ Project: 3 Flats (Conversion) Last known status: Approved Decision date: 10/09/2019 | Link 7 |
| ID: 3 Distance: 70 m Direction: N | Application reference: 21/P0085 Application date: 15/12/2020 Council: Merton | Address: 14 New Close Colliers Wood SW19 2SY Project: 4 Flats (Conversion/Extension) Last known status: Approved Decision date: 29/04/2021 | <u>Link</u> ⊅ |

The data is sourced from Serac Tech

Mixed and commercial applications searched to 250m

1 mixed and commercial developments within 250m from the property have been submitted for planning permission during the last seven years. Mixed and commercial developments are considered to be any other development that can be mixed use of commercial and residential development or purely commercial. This section also includes any planning applications that do not have a classification and these could be residential, commercial or a mixture of both. Please see below for details of the proposed developments.







| ID | Details | Description | Online record |
|---|--|---|---------------|
| ID: 2 Distance: 66 m Direction: E | Application reference: 21/P0750 Application date: 16/02/2021 Council: Merton | Address: Flat 21 Cranleigh Court Phipp's Bridge Road Mitcham CR4 3PB Project: Minicab Service Use (Lawful Development Certificate) Last known status: Approved Decision date: 27/05/2021 | <u>Link</u> ⊅ |

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The data is sourced from Serac Tech



Climate change / Flood risk (5 and 30 Years)

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

| Climate change scenario | River/coastal flood depth (cm) | | Surface water flood depth (cm) | |
|-------------------------|--------------------------------|----------|--------------------------------|----------|
| | 5 years | 30 years | 5 years | 30 years |
| Low emissions | < 20 | < 20 | < 20 | < 20 |
| Medium emissions | < 20 | < 20 | < 20 | < 20 |
| High emissions | < 20 | < 20 | < 20 | < 20 |

This data is sourced from Ambiental Risk Analytics.

Climate change / Ground stability (5 and 30 Years)

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here:





knowledge.groundsure.com/methodologies-and-limitations ↗.

| Rainfall scenario | High rainfall | | Average rainfall | | Lower rainfall | |
|------------------------------|-----------------|----------|------------------|---------------|------------------|------------------|
| | 5 years | 30 years | 5 years | 30 years | 5 years | 30 years |
| Likelihood of increased risk | Highly unlikely | Unlikely | Likely | Highly likely | Extremely likely | Extremely likely |

This data is sourced from the British Geological Survey



Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

| Contaminated Land | |
|---|----------------|
| Former industrial land use (1:10,560 and 1:10,000 scale) | Not identified |
| Former tanks | Not identified |
| Former energy features | Not identified |
| Former petrol stations | Not identified |
| Former garages | Not identified |
| Former military land | Not identified |
| Former landfill (from Local Authority and historical mapping records) | Not identified |
| Waste site no longer in use | Not identified |
| Active or recent landfill | Not identified |
| Former landfill (from Environment Agency Records) | Not identified |
| Active or recent licensed waste sites | Not identified |
| Recent industrial land uses | Not identified |
| National Geographic Database (NGD) - Current or recent tanks | Not identified |
| Current or recent petrol stations | Not identified |
| Hazardous substance storage/usage | Not identified |
| Sites designated as Contaminated Land | Not identified |
| Historical licensed industrial activities | Not identified |
| Current or recent licensed industrial activities | Not identified |
| Local Authority licensed pollutant release | Not identified |
| Pollutant release to surface waters | Not identified |
| Pollutant release to public sewer | Not identified |

| Contaminated Land | |
|---|----------------|
| Dangerous industrial substances (D.S.I. List 1) | Not identified |
| Dangerous industrial substances (D.S.I. List 2) | Not identified |
| Pollution incidents | Not identified |
| Flooding | |
| Risk of flooding from rivers and the sea | Not identified |
| Flood storage areas: part of floodplain | Not identified |
| Historical flood areas | Not identified |
| Reduction in Risk of Flooding from Rivers and Sea due to Defences | Not identified |
| Flood defences | Not identified |
| Surface water flood risk | Not identified |
| Groundwater flooding | Not identified |
| Radon | |
| Radon | Not identified |
| Mining features | |
| Mine entries | Not identified |
| Mineralised veins | Not identified |
| Surface workings | Identified |
| Surface features | Not identified |
| Underground mine workings | Not identified |
| Reported subsidence | Not identified |
| Mine waste tips | Not identified |



| Mining features | |
|---------------------------------------|----------------|
| Secured features | Not identified |
| Licence boundaries | Not identified |
| Researched mining | Identified |
| Mining Record Office plans | Not identified |
| BGS mine plans | Not identified |
| Mining records | |
| BritPits | Not identified |
| Mineral Planning Areas | Not identified |
| Non-coal mining areas | Not identified |
| Mining cavities | Not identified |
| Coal mining areas | Not identified |
| Brine areas | Not identified |
| Gypsum areas | Not identified |
| Tin mining areas | Not identified |
| Historical Features | |
| Non-coal mining | Identified |
| Coal and associated mining | Not identified |
| Industry associated with mining | Not identified |
| Geological features | |
| Artificial and made ground (10k) | Identified |
| Linear features - mineral veins (10k) | Not identified |
| Artificial and made ground (50k) | Identified |
| Linear features - mineral veins (50k) | Not identified |
| Natural instability | |
| Property shrink-swell assessment | Identified |
| Shrink-swell clays | Identified |

| Natural instability | |
|---|----------------|
| Landslides | Not identified |
| National landslide database | Not identified |
| Running sands | Not identified |
| Compressible deposits | Identified |
| Collapsible deposits | Not identified |
| Dissolution of soluble rocks | Not identified |
| Natural cavities | Not identified |
| Coastal Erosion | |
| Complex cliffs | Not identified |
| Projections with intervention measures in place | Not identified |
| Projections with no active intervention | Not identified |
| Complex cliffs | Not identified |
| Projections with active management or intervention measures in place | Not identified |
| Projections with no active management plan or intervention | Not identified |
| Infilled land | |
| Infilling from historical mapping | Identified |
| Active landfill sites | Not identified |
| Historical landfill (from Environment Agency records) | Not identified |
| Historical landfill (from Local Authority and historical mapping records) | Not identified |
| Sinkholes | |
| Reported recent incidents | Not identified |
| Recorded incidents (Stantec) | Not identified |



Not identified

Historical incidents



| Transportation | |
|---|--|
| HS2 route: nearest centre point of track | Not identified |
| HS2 route: nearest overground section | Not identified |
| HS2 surface safeguarding | Not identified |
| HS2 subsurface safeguarding | Not identified |
| HS2 Homeowner Payment Zone | Not identified |
| HS2 Extended Homeowner Protection Zone | Not identified |
| HS2 stations | Not identified |
| HS2 depots | Not identified |
| HS2 noise and visual assessment | Not identified |
| Crossrail 2 route | Not identified |
| Crossrail 2 stations | Not identified |
| Crossrail 2 worksites | Not identified |
| Crossrail 2 headhouses | Not identified |
| Crossrail 2 safeguarding area | Not identified |
| Active railways | Identified |
| | |
| Railway tunnels | Not identified |
| Railway tunnels Active railway stations | Not identified Not identified |
| | |
| Active railway stations | Not identified |
| Active railway stations Historical railway infrastructure | Not identified Identified |
| Active railway stations Historical railway infrastructure Abandoned railways | Not identified Identified Not identified |
| Active railway stations Historical railway infrastructure Abandoned railways London Underground and DLR lines | Not identified Identified Not identified Not identified |
| Active railway stations Historical railway infrastructure Abandoned railways London Underground and DLR lines London Underground and DLR stations | Not identified Identified Not identified Not identified Not identified |
| Active railway stations Historical railway infrastructure Abandoned railways London Underground and DLR lines London Underground and DLR stations Underground | Not identified Identified Not identified Not identified Not identified Not identified |
| Active railway stations Historical railway infrastructure Abandoned railways London Underground and DLR lines London Underground and DLR stations Underground Underground stations | Not identified Identified Not identified Not identified Not identified Not identified |
| Active railway stations Historical railway infrastructure Abandoned railways London Underground and DLR lines London Underground and DLR stations Underground Underground stations Oil and gas | Not identified Identified Not identified Not identified Not identified Not identified Not identified |

| Oil and gas | |
|---|----------------|
| Potential future exploration areas | Not identified |
| Wind and solar | |
| Wind farms | Not identified |
| Proposed wind farms | Identified |
| Proposed wind turbines | Identified |
| Existing and agreed solar installations | Not identified |
| Proposed solar installations | Identified |
| Energy | |
| Electricity transmission lines and pylons | Identified |
| National Grid energy infrastructure | Identified |
| Power stations | Identified |
| Nuclear installations | Not identified |
| arge Energy Projects | Not identified |
| Planning Applications | |
| Home improvement applications searched to 50m | Identified |
| Small residential applications searched to 50m | Identified |
| Medium residential applications searched to 75m | Identified |
| arge residential applications searched to | Not identified |
| Mixed and commercial applications searched to 250m | Identified |
| Planning constraints | |
| Sites of Special Scientific Interest | Not identified |
| nternationally important wetland sites Ramsar Sites) | Not identified |
| | |

Special Areas of Conservation

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Not identified



| Planning constraints | |
|---------------------------------------|----------------|
| Special Protection Areas (for birds) | Not identified |
| National Nature Reserves | Not identified |
| Local Nature Reserves | Not identified |
| Designated Ancient Woodland | Not identified |
| Green Belt | Not identified |
| World Heritage Sites | Not identified |
| Areas of Outstanding Natural Beauty | Not identified |
| National Parks | Not identified |
| Conservation Areas | Not identified |
| Listed Buildings | Not identified |
| Certificates of Immunity from Listing | Not identified |
| Scheduled Monuments | Not identified |
| Registered Parks and Gardens | Not identified |
| Climate change | |
| Flood risk (5 and 30 Years) | Identified |
| Ground stability (5 and 30 Years) | Identified |





Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations 7.

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 www.groundsure.com/sources-reference www.groundsure.com/sources-reference <a href="https://www.groundsure.com/sources-reference-ref

Conveyancing Information Executive and our terms & conditions

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- 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
- liaise, at your request, with anyone acting formally on your behalf

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