

5 Sample Street, Sample Town, SAM PL3

Date: Jan 20 2018

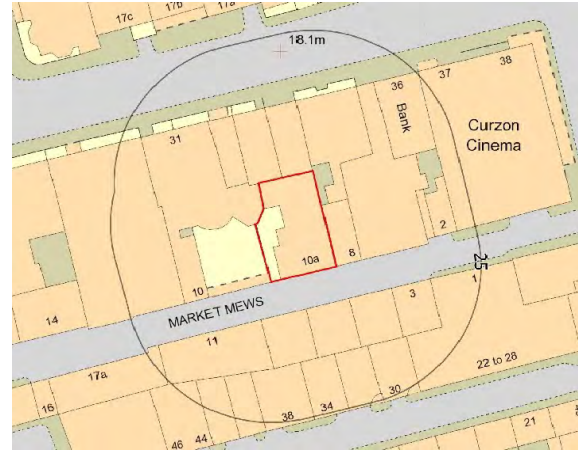
Lending risk



**Action
required**

UK lenders may be concerned by these findings and it could make it more difficult for you to obtain a mortgage 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	Action required	p.3
	Flood Risk	Negligible	p.3
	Ground Stability	Further assessment	p.3
	Radon	Passed	p.3
	Transportation	Passed	-
	Energy	Identified	p.4
	Planning applications	79	p.10

Next steps indicator



Based on the environmental search results for this property, we have proposed a number of next steps.

Extrapolating the time, costs and complexity associated with these, the score above indicates any likely impact on transaction timings.

The recommended next steps are likely to impact transaction completion timings.

Avista Action Alert: 5

Key recommended next steps

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

Contaminated Land

This property is assessed to have significant contamination risks. Key recommended next steps.

- If the property was built after 1999, you can find out if its NHBC Buildmark Certificate includes contaminated land cover by emailing a copy of the NHBC certificate to avista@groundsure.com, quoting your report reference. If so, our experts will review your report free of charge and, if appropriate, revise to a pass free of charge.
- If the property was built after 1985, consider contacting the planning department of the relevant local authority to clarify any conditions placed in the original planning consent documentation regarding investigation/remediation (cleaning) of contamination on the site. Our experts will review any such conditions identified and if appropriate revise to a pass free of charge.
- Consider contacting the Contaminated Land Officer within the Environmental Health Department of the relevant Local Authority to ask about previous land use of the area, written details confirming whether the land has been designated 'Contaminated Land' (as defined under Part 2A of EPA 1990), and if the Local Authority plans to take any further action.
- If speed is a priority, or other methods have failed, insurance might be the best option. However, at this stage it may be expensive, and it is not always possible to get suitable insurance. Numerous companies offer environmental insurance. If you are considering this option you can get in touch with your usual contact at Groundsure for further details.

Groundwater

The property is assessed to lie within an area that is likely to be susceptible to groundwater flooding below ground level.

Key recommended next steps:

- If the house has a basement or other section below ground, investigate whether tanking is possible. This is a process where basement areas are sealed with a watertight material to prevent groundwater seeping in.
- Look at the search result in the context of its locality. Is groundwater flooding common there and what measures are in place to combat it?
- Consider property level flood prevention measures that may be useful in this property, such as flood gates and barriers or airbricks.
- Consider conducting a visual check at the property looking for water staining, damp patches or mould growth. Be aware of any damp smells. It is also worth checking the survey to see if any of these things have been reported.

Ground stability

This property is assessed to lie within an area that either has a moderate to high risk of natural ground subsidence or non-natural ground subsidence risks are present. Key recommended next steps:

- Consider having a structural survey conducted by a Structural Surveyor to determine whether or not the property is affected. Note that any such structural survey will supersede the Groundsure report.
- Consider conducting a visual check at the property looking out for cracks and other signs of subsidence.
- Consider contacting the relevant Local Authority to ask for records of the property and local area relating to subsidence.
- Remember that professional advice should be sought before altering the ground in any way at this property, including by planting trees.

Further next steps

These are related to identified results that may affect the value or enjoyment of this property.

Oil and Gas

Oil and Gas extraction, exploration or development has been identified within 10km of the property. Key recommended next steps:

- Consider visiting the operator's website for further information.
- Consider visiting the area in order more accurately to assess the impact this extraction site 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.

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.

Energy infrastructure

The property lies within 500m of energy or gas transmission infrastructure. Key recommended next steps:

- Ensure the presence of overhead power lines and pylons near the property is considered before the transaction completes.

Power stations

One or more Power Stations have been identified within 5km of the property. This may include a nuclear installation. 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.

Mobile phone masts

The property lies within 500m of an existing or planned mobile phone mast. Key recommended next steps:

- Ensure the presence of a mobile phone mast near the property is considered before the transaction completes.

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.

Environmental summary



Environmental searches are designed to ensure that any hazards and risks associated with this property including clean-up costs are identified.



Contaminated Land

We have identified potential contamination risks associated with this property.

In addition to the following information, please refer to the recommended and further actions on p.2

Action required

Past Land Use **Identified**

Waste and Landfill None

Current Industrial None

See p.5 for further information



Flood Risk

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

No action required

River and Coastal Flooding Very Low

Surface Water Flooding Negligible

Groundwater Flooding **Potential below ground**

Past Flooding None

Flood Storage Areas None

Flood insurance rating:

Green

This insurance rating is compiled by JBA the UK's leading flood expert.

See p.6 for further information



Ground Stability

This property, or the area within 25 metres of it, is assessed to have potential for natural or artificial ground subsidence.

In addition to the information below, please refer to the recommended and further actions on p.2

Natural Ground Stability **Moderate - High**

Non-Natural Ground Stability None

See p.7 for further information



Radon

Local levels of Radon are considered normal.

Percentage of affected homes in your local area is: LESS THAN 1%

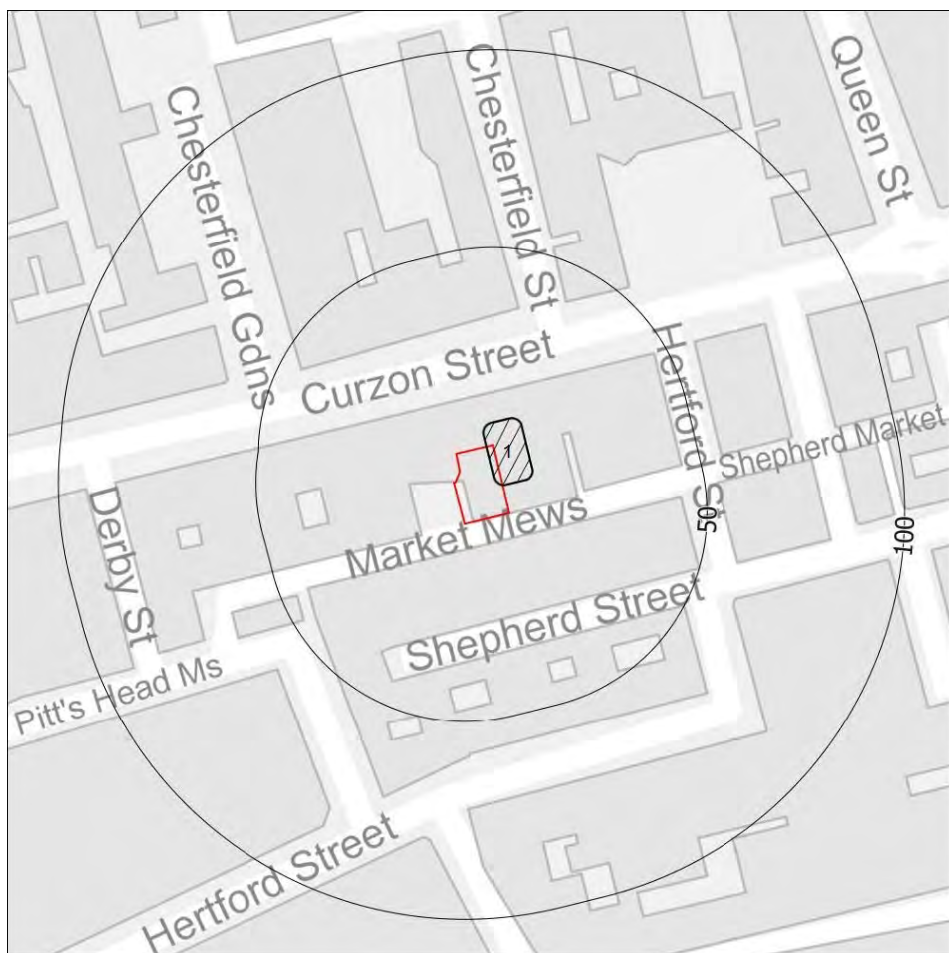
No action required



Contaminated Land



Past land use



X Site Centre
50 Search buffers in metres (m)
100



Historical tanks

Potential contamination from storage tanks

Maps suggest storage tanks were located on the property in the past. Tanks like this can sometimes store toxic waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which may have caused contamination at this site.

ID	Distance	Direction	Details	Date
1	On site	-	Unspecified Tank	1959

This risk of contamination could affect your ability to get a mortgage or, if the land is found to be contaminated, could entail a legal obligation and associated costs to rectify.

Please refer to the Avista Action Alert section of this report on p.2 for next steps.

These storage tanks were located by Groundsure's experts using detailed historical maps of 25 or 50 inches to the mile. On occasion they turn out not to have been storage tanks, but other structures of similar size and shape.

Flood



Potential for groundwater flooding

Geological data suggests that the property is in an area with a **potential below ground** potential susceptibility to groundwater flooding.

Groundsure recommends further investigation into groundwater flooding at the property and location.

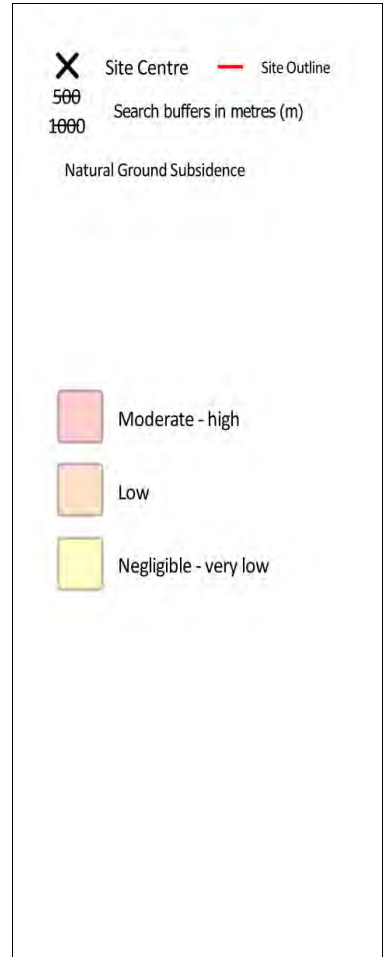
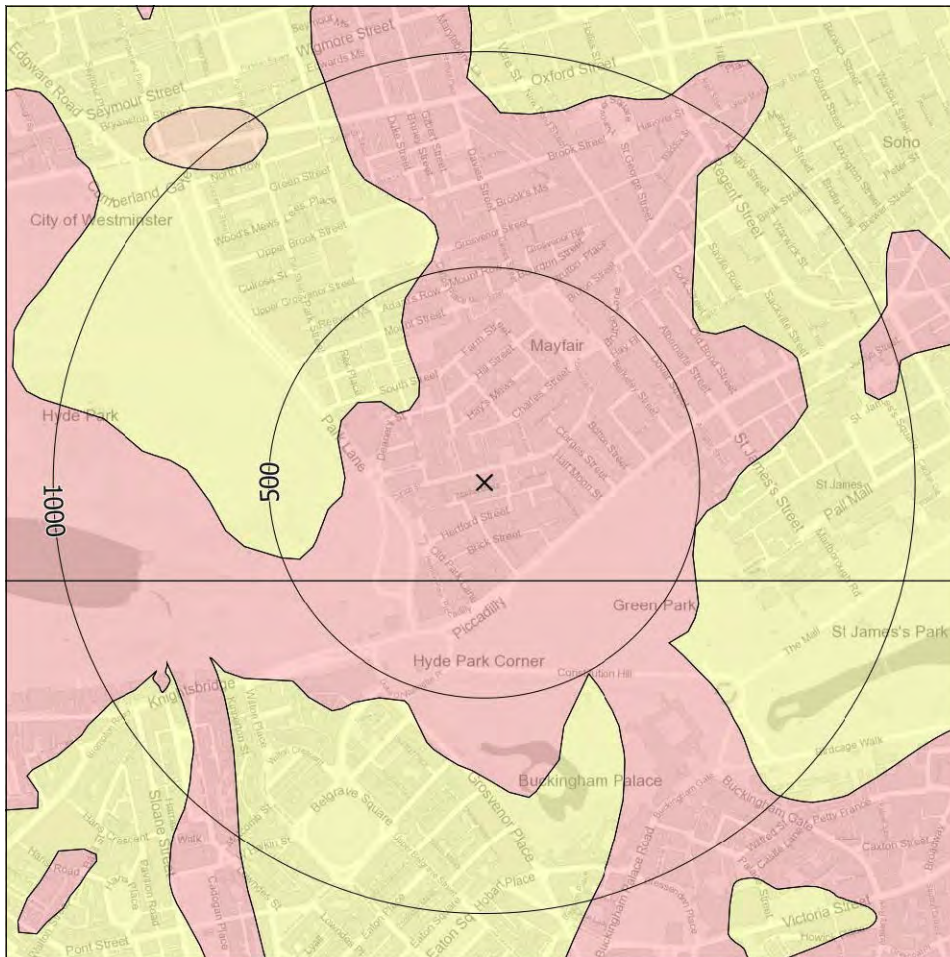
Please refer to the Avista Action Alert section of this report on p.2 for next steps.

Please note, the data used in this search cannot be used on its own to indicate the risk of groundwater flooding. This also applies to making planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the individual residential property scale. Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

Ground Stability



Natural ground subsidence



Natural ground subsidence

This property is at a moderate to high degree of risk of natural ground subsidence. This kind of structural risk can cause problems at a property in the long term and may entail costs to resolve.

Please refer to the Avista Action Alert section of this report on p.2 for next steps.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.

Energy summary



Oil and Gas

Our search of existing and planned oil and gas exploration, development and production sites has identified results.

Please note that this includes fracking, conventional oil and gas and coalbed methane.

Oil and Gas Areas None

Oil and Gas Wells Identified

See p.9 for further information



Wind and Solar

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

Wind Identified

Solar Identified

See p.10 for further information



Energy Infrastructure

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

Power Stations Identified

Energy Infrastructure Identified

Projects None

See p.13 for further information



Oil and gas



X Site Centre — Site Outline
5000
10000 Search buffers in metres (m)



Conventional Oil and Gas

Oil and gas wells

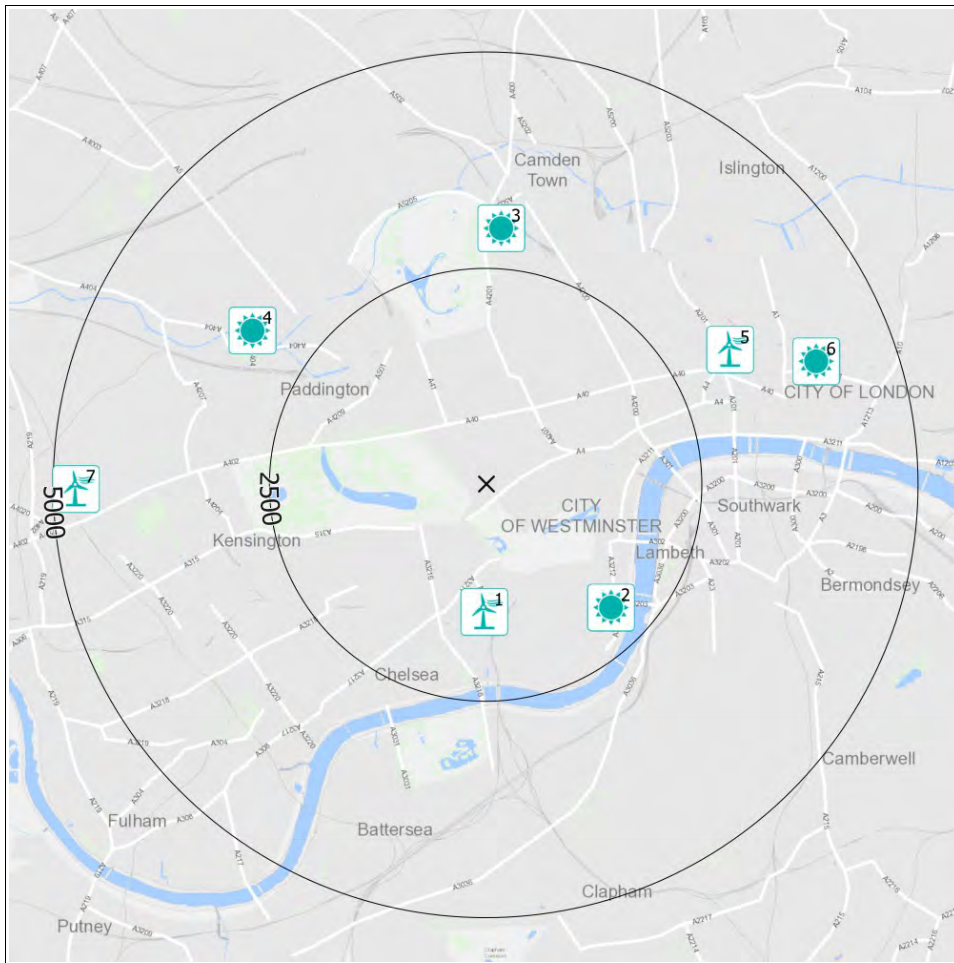
Oil, gas, shale gas or coalbed methane extraction

A well or extraction site for one of the above fuels has been located near this property. The type of extraction site is shown below.

ID	Distance	Direction	Details
1	5-10km	NW	Site Name: WILLESDEN 1 Operator: D'ARCY Type: Conventional Oil and Gas Intent: Exploration DECC References: LR/14- 1 Licence Number: A161 Date of first drilling: 06/11/1947 Date of well completion: 13/01/1948 Licence Expiry: 13/01/1953

The database used to gather this information shows all existing and historic licensed oil, gas, shale gas and coalbed methane extraction sites, and is supplied by the Oil and Gas Authority (OGA). It shows all wells that fall within, or formerly fell within, a UK Petroleum Exploration and Development License (PEDL) or its historical equivalent. These wells may have been licensed in any one of the 14 licensing rounds that have been undertaken by DECC or any of its predecessors. The data within this section of the report shows wells which were licensed as far back as 1910. This dataset is obtained from DECC and Groundsure endeavour to update this on a monthly basis. The presence of a well in this database does not mean that any active exploration or production is occurring, and homebuyers may wish to check whether the well is noted to have a 'completed by' date within the data, which would indicate that no further activity is likely to take place at the site.

Wind and solar



X Site Centre **—** Site Outline
5000 Search buffers in metres (m)
10000

-  Single Wind Turbine planning records
-  Solar Installations (planning records)
-  Multiple Wind Turbine planning records

Wind

Proposed wind farms and turbines

A wind farm or group of 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	
1	0-5km	S	<p>Site Name: Mountbarrow House 12 Elizabeth Street, London, SW1W 9RB Planning Application Reference: 14/12078/FULL Type of Project: 2 Wind Turbines</p>	<p>Application Date: 08-DEC-14 Planning Stage: Detail Plans Granted Project Details: Scheme comprises installation of two archimedes screw wind turbines at rear main roof level. Approximate Grid Reference: 528580,178760</p>

7 0-5km W

Site Name: Norland House, Poyntner
Queensdale Crescent, & Stebbing Houses,
Edward Woods Estate, London, W11 4T
Planning Application Reference:
OB/08/02627
Type of Project: 6 Wind Turbines

Application Date: 12-Sep-08
Planning Stage: Detailed Plans Submitted
Project Details: Scheme comprises this
Council is asked for its observations on an
application received by hammersmith and
fulham council for installation of 2 wind
turbines on the roof of each tower block (6
in total).
Approximate Grid Reference:
523860,180180

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.

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
5	0-5km	NE	<p>Site Name: 31 - 35 Kirby Street, , London, EC1N 8TE Planning Application Reference: 2008/4126/P Type of Project: Office & Wind Turbine (Extension/Alterations)</p> <p>Application Date: 28-Aug-08 Planning Stage: Detailed Plans Submitted Project Details: Scheme comprises refurbishment of building including construction of a part one part three storey plus basement rear extension, rear lift shaft extension at roof level, new solar panels, wind turbine, air-conditioning units and parapet railings at roof l Approximate Grid Reference: 531420,181790</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 10km around the property. This data is updated on a quarterly basis.

Solar

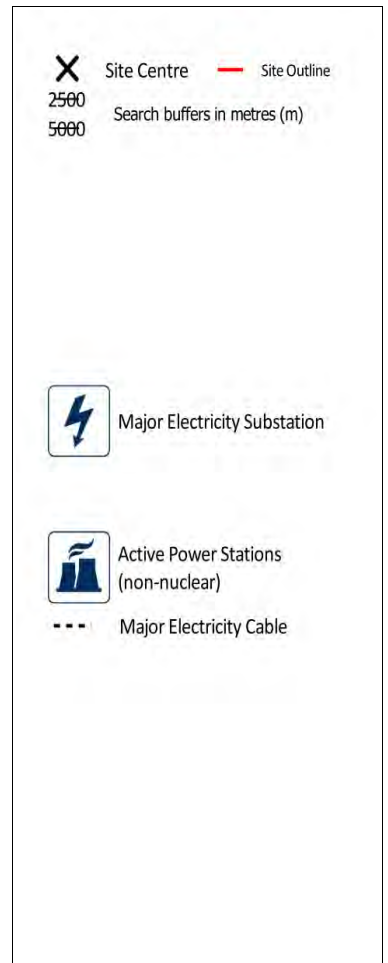
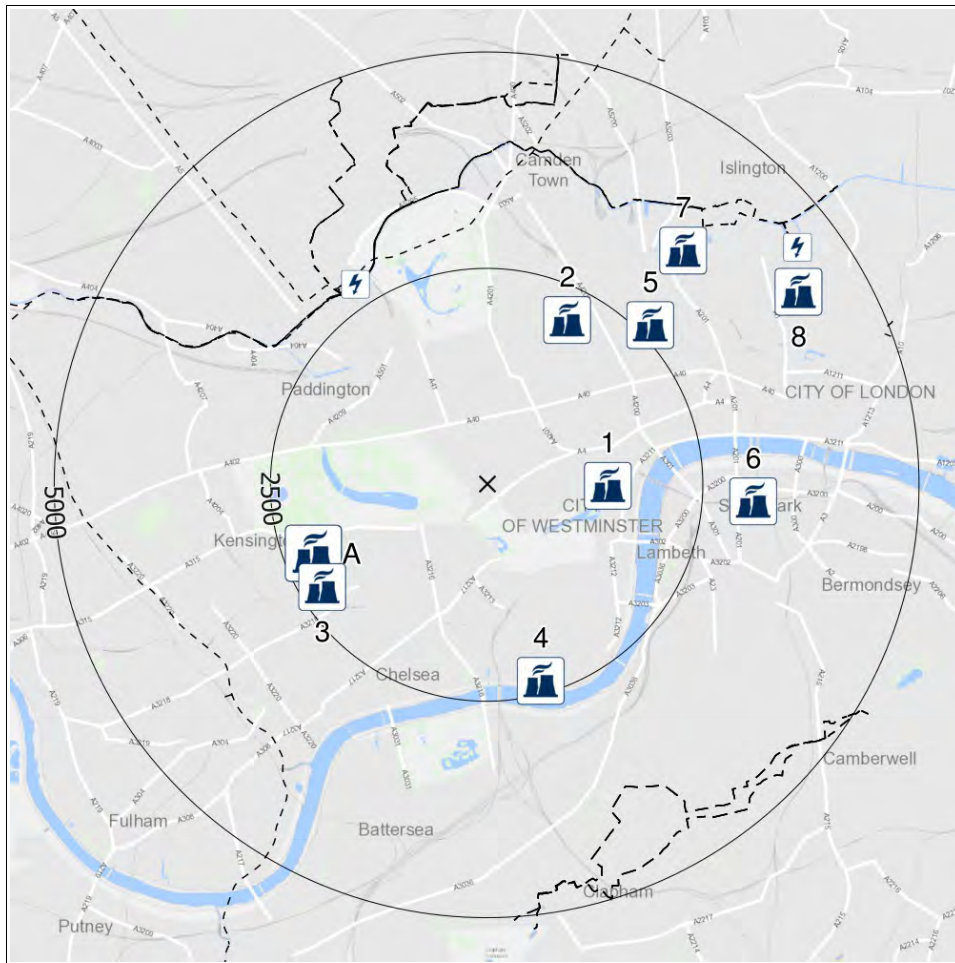
Proposed solar installations

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	
2	0-5km SE	Abell House & Cleland House John Islip Street London SW1P 4LH	Applicant name: Not Available Application Status: Approval of Details (Full PP) Application Date: 11/06/2013 Application Number: 13/05508/ADFULL	Details of strategy identifying opportunities for the accommodation of photovoltaic panels pursuant to Condition 25 of planning permission dated 21 March 2012 (RN: 11/03034).
3	0-5km N	Site Central Regents Park Barracks, Albany Street, Camden, London, NW1 4AL	Applicant name: Secretary of State Application Status: Approval of Details Application Date: 25/06/2013 Application Number: 2013/3879/P	Details for condition 5 (chartered engineer) of planning permission 2012/6550/P decided 06/02/2013 for the erection of a two storey extension to site central building for use as officers and conference suite (class B1A) erections of single storey substation and installation of plant and photovoltaic panels
4	0-5km NW	31 Bristol Gardens, London, W9 2JQ	Applicant name: Mrs Margot Von Maltzahn Application Status: Application for full Planning Permission Application Date: 23/06/2015 Application Number: 15/05626/FULL	Installation of six photovoltaic panels on the rear pitch to 31 Bristol Gardens.
6	0-5km E	Roman House, Wood Street, London, EC2	Applicant name: Berkeley Homes (Captial) PLC Application Status: Submission of details (Planning) Application Date: 05/08/2013 Application Number: 13/00802/MDC	Details of mechanical plant mountings, a plant noise assessment and photovoltaic panels pursuant to conditions 7, 8 and 12 of Planning Permission 11/00295/FULMAJ dated 23.12.2011.

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

Energy infrastructure



Power stations

Power stations

There are active power stations 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	0-5km	E	Cofely District Energy Ltd	Mod Main Building	Combined Heat and Power	4.9	No Details
2	0-5km	NE	Utilicom Ltd	University College London, Gower Street Heat And Power Ltd	Combined Heat and Power	2.944	No Details
A	0-5km	SW	EDF Energy	London Heat & Power Company (Imperial College), London	Gas	9	2000
A	0-5km	W	Imperial College London	South Kensington Campus, Chp Plant, London, SW7 2AZ	Combined Heat and Power	9	No Details
3	0-5km	SW	Helix Agencies Limited	Natural History Museum	Combined Heat and Power	1.819	No Details
4	0-5km	S	Citywest Homes	Pump House	Combined Heat and Power	3.2	No Details
5	0-5km	NE	Great Ormond Street Hospital For Children NHS Trust	Great Ormond Street Hospital	Combined Heat and Power	1.409	No Details
6	0-5km	E	Transport For London	Palestra, Transport for London	Combined Heat and Power	1.034	No Details
7	0-5km	NE	Cofely District Energy Ltd	Soas Chp, The Boiler House	Combined Heat and Power	1.45	No Details
8	0-5km	NE	London Borough Of Islington	Bunhill Heat And Power	Combined Heat and Power	1.95	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

7

Large developments 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

52

Small developments 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

20

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



Telecoms

There are mobile masts, mobile phone base stations or planning applications for mobile masts identified within 500 metres of the property.

Mobile phone masts

Identified

See p.28 for further information



Protected Areas

Protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

Environmental Protected Areas

None

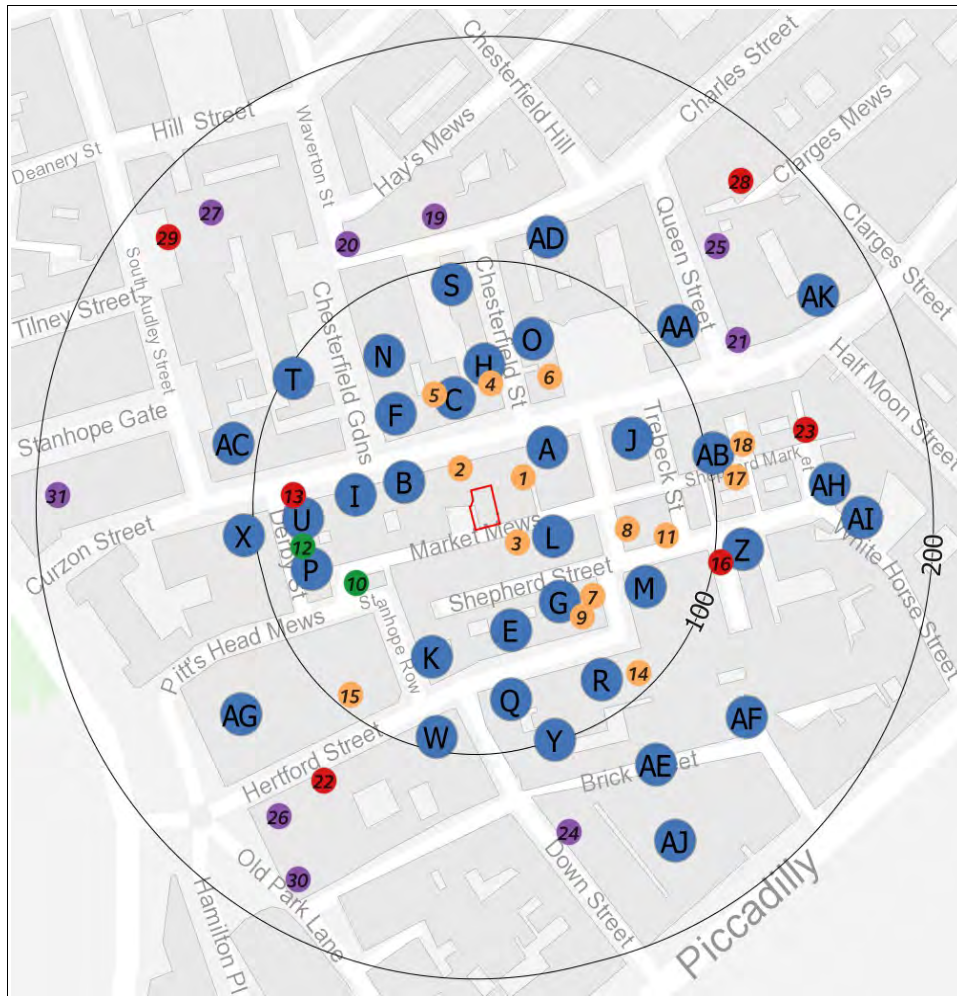
Visual and Cultural Protected Areas

Identified

See p.31 for further information



Planning



- X** Site Centre
- 250
- 500
- Grouped Planning Applications
- Mobile Mast Planning Records
- House Extension Planning Application
- Large Project Planning Application
- OFCOM Sitefinder Mobile Masts
- Small Project Planning Application

Large projects

Large developments 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.

ID	Distance	Direction	Address	Application Ref. and Submission date	Status
U	34	S	42 Shepherd Street, Westminster, W1J 7JL	Application Date: 13/09/2011 Reference: 11/07767/FULL	Scheme comprises of external alterations to the front and rear elevations, and excavation to create an enlarged basement to provide additional floorspace to an existing single family dwelling.

G	61	W	27 - 28 Curzon Street, Central London, W1J 7TJ	Application Date: 21/08/2015 Reference: 15/07744/FULL	Scheme comprises construction of new and replacement rear second floor structures to enclose enlarged terrace for use in association with casino (sui generis), installation of replacement plant at main roof level, installation of replacement canopy at front ground floor level and removal of timber screens from roof level. internal alterations. [site includes 27 Curzon Street].
U	71	E	55 Shepherd Market, Westminster, W1J 7PU	Application Date: 23/12/2009 Reference: 09/10299/FULL	Scheme comprises excavation of 4 & 5 Hertford Street to form sub-basement plant room; removal of top of mansard roof and replacement with ventilation grill at 5 Hertford Street; reinstatement of windows on first and second floors of 2 Hertford Street and 2 Trebeck Street; installation of awnings together with alterations including installation of partition walls, staircases, floor over courtyard, access balconies, disabled access lift, alterations to floor levels and removal of fabric to create new or enlarged openings in connection with use as a private members restaurant, retail and 7 self-contained flats (includes 2, 4, 6 & 8 Trebeck street; 2, 3, 4 & 5 Hertford street; 55 Shepherd market; and 20 Shepherd street). The associated works include sewer system, infrastructure, enabling and landscaping.
U	75	E	2-8 Trebeck St, 2-5 Hertford St, 35 Shepherd Market &, 20 Shepherd Street, Westminster, W1J 7JQ	Application Date: 09/06/2009 Reference: 09/03464/FULL	Scheme comprises alterations during the course of construction to a scheme granted listed building consent 16th November 1999 for external alterations including new shopfronts and construction of glazed extension to rear of 55 Shepherd Street namely alterations to basement, ground, first, second and third floors, and roof level of 2-8 Trebeck Street, 2-5 Hertford Street and 35 Shepherd Market, including the installation of partition walls, staircases, floor over courtyard, plant room and alterations to floor levels, access balconies, disabled access lift and removal of fabric to create new or enlarged openings.
U	76	E	2-8 Trebeck Street, 20 Shepherd Street, 2-5 Hertford Street, & 20 Shepherd Street, Westminster,	Application Date: 08/07/2010 Reference: 10/05612/FULL	Scheme comprises use of first floor from residential to private members restaurant use (ancillary kitchen) and internal and external alterations in connection with use as a private members restaurant, retail and

W1J 7JQ

seven self-contained flats.

U	81	SE	Carrington House, 6 Hertford Street, Westminster, W1J 7RG	Application Date: 10/06/2011 Reference: 11/05288/FULL	Scheme comprises use of basement, part ground and part first floor areas of Carrington House to provide 2 flats (1 studio, 1 one bedroom and 1 two bedrooms class C3), private members gym (class D2), office space (class B1), floorspace for use ancillary to the new private members' restaurant of 5 Hertford Street (sui generis) and associated works including two storey extension at basement and ground floor level to the rear of the building and plant. The associated works include access roads, enabling, infrastructure, sewer systems and landscaping.
B	85	NW	8 Chesterfield Gardens, 8 Chesterfield Street, Westminster, W1J 5BQ	Application Date: 16/09/2013 Reference: 13/09356/FULL	Scheme comprises excavation under 8 Chesterfield Street through to and including Ancaster House to create sub-basement levels, alterations to the mansard roof on Ancaster House. Construction of single storey extension at third floor level facing Waverton Street. Installation of replacement side and rear dormer windows, demolition and rebuilding of rear porch and construction of new access gate, stair and railing to front of Ancaster House. Installation of replacement front door to 8 Chesterfield Street. Creation of new lightwells to rear of both buildings and internal works including reinstatement of original features to both buildings. Rebuilding of brick boundary wall and replacement of railings, demolition of dividing walls within courtyard, creation of concealed car lift and platform goods lift to courtyard and associated landscaping to site, all in connection with the existing single family dwelling.

Small projects

309 small developments 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
U	6	E	8 Market Mews, Westminster, W1J 7BZ	Application Date: 07/01/2008 Reference: 08/00400/FULL	Scheme comprises construction of rear ground floor extension and addition of first floor terrace area.
U	13	E	36 Curzon Street, Westminster, W1J 7TU	Application Date: 20/06/2007 Reference: 07/05373/CAC	Scheme comprises installation of planters and awning to shopfront entrance.
U	13	E	Flat 18, 36 Curzon Street, Westminster, W1J 7TU	Application Date: 17/02/2014 Reference: 14/01452/FULL	Scheme comprises Installation of 2 x replacement condenser units at rear sixth floor level.
U	13	E	36 Curzon Street, Westminster, W1J 7TU	Application Date: 20/06/2007 Reference: 07/05372/FULL	Scheme comprises installation of awning to shopfront.
U	14	E	36 Curzon Street, Westminster, W1J 7TU	Application Date: 04/04/2016 Reference: 15/11063/FULL	Scheme comprises installation of air conditioning condenser unit and associated acoustic enclosure on rear balcony at xx floor level.
U	19	NE	Flat 4, 36 Curzon Street, Westminster, W1J 7TU	Application Date: 28/09/2012 Reference: 12/09183/FULL	Scheme comprises installation of air conditioning at in internal lightwell at first floor level.
1	20	NW	32 Curzon Street, Westminster, W1J 7WS	Application Date: 22/07/2015 Reference: 15/06069/LBC	Scheme comprises internal alterations at basement, ground, first, second & third floors.
U	22	SE	5 Market Mews, Westminster, W1J 7BY	Application Date: 24/05/2013 Reference: 13/04304/FULL	Scheme comprises Installation of three air conditioning units behind a timber screen to the rear roof.

U	26	SE	3 Market Mews, Central London, W1J 7BY	Application Date: 29/05/2015 Reference: 15/04179/FULL	Scheme comprises alterations and extensions to the single family house (Class C3) including subterranean excavation to create a single storey basement, construction of a rear extension at ground floor level, provision of a terrace at first floor level, raising of the closet wing by 0.4 metres, installation of air condenser units within rooftop plant enclosure and other external works.
U	30	S	32 Shepherd Street, Westminster, W1J 7JJ	Application Date: 21/12/2009 Reference: 09/10270/FULL	Scheme comprises installation of 2 external air conditioning units with acoustic enclosures at roof level.
U	34	SE	Mayfayre House, 22 - 28 Shepherd Street, Westminster, W1J 7JH	Application Date: 30/09/2010 Reference: 10/08465/FULL	Scheme comprises conversion of rooftop plant room into residential use (class C3) with new plant enclosure to the rear in connection with the division of the penthouse into 2 flats (1 two bedroom and 1 three bedroom).
U	34	SE	Mayfayre House 22- 28, 22 - 28 Shepherd Street, Westminster, W1J 7JH	Application Date: 02/09/2009 Reference: 09/06641/FULL	Scheme comprises conversion of plant room at roof level to provide additional accommodation associated with the use as serviced apartments (sui generis) and sub-division of fifth floor apartment into two separate serviced apartments and associated alterations at roof level.
U	36	NE	Penthouse, 37 Curzon Street, Westminster, W1J 7TX	Application Date: 11/04/2013 Reference: 13/03289/FULL	Scheme comprises use of the first floor and second floors as 4 three bedroom flats (Class C3); associated internal and external alterations including installation of new plant within rooftop plant room and demolition of partitions at first and second floor levels.
U	36	NE	37a Curzon Street, Westminster, W1J 7TX	Application Date: 18/10/2011 Reference: 11/07536/FULL	Scheme comprises installation of recessed fully openable shopfront, relocation of external extract duct.
U	36	NE	38 Curzon Street, Westminster, W1J 7TY	Application Date: 16/07/2012 Reference: 12/07108/LBC	Scheme comprises internal reconfiguration to third floor, including alterations to hall and stair lobby, new partitions and alteration/formation of new doorways.

U	36	NE	37a Curzon Street, Westminster, W1J 7TX	Application Date: 07/03/2011 Reference: 11/01448/FULL	Scheme comprises installation of two air conditioning units including an acoustic housing at roof level.
U	37	SW	42 Shepherd Street, Westminster, W1J 7JL	Application Date: 15/06/2015 Reference: 15/05314/FULL	Scheme comprises infill of lightwell at basement and ground floor and installation of opening rooflight with installation of air conditioning condenser to first floor terrace.
G	40	W	Worcester House, 30 Curzon Street, Westminster, W1J 7TN	Application Date: 02/08/2007 Reference: 07/06761/FULL	Scheme comprises use of third and fourth floors from ancillary offices to casino use (sui generis) in connection with the casino, and formation of an enclosure to below fourth floor level to accommodate proposed upgrade and extension of elevator shaft, alteration to third floor windows and installation of balustrade railings to the terrace at the rear (includes no. 31).
G	40	W	Worcester House, 30 Curzon Street, Westminster, W1J 7TN	Application Date: 02/08/2007 Reference: 07/06762/LBC	Scheme comprises formation of new links between 30/31 curzon street at basement, ground, second and fourth floor levels and provision of hoist between kitchens at basement to third floor at 30 to improve disabled access and minor alterations to modern partitions at 30 on basement, third and fourth floor and on basement and fourth floors at 31 curzon street.
G	40	W	Worcester House, 30 Curzon Street, Westminster, W1J 7TN	Application Date: 23/03/2007 Reference: 07/02628/LBC	Scheme comprises construction of new links between 30 and 31 curzon street at basement, ground, second and fourth floor levels, provision of hoist between kitchens at basement to third floor at 30, extending lifts at 30 to improve disabled access and construction of small glass lift lobby at the rear of third floor of 30 and minor alterations to third and fourth floors of 30.
G	40	W	Worcester House, 30 Curzon Street, Westminster, W1J 7TN	Application Date: 23/03/2007 Reference: 07/02627/FULL	Scheme comprises use of third and fourth floors to casino use (sui generis) in connection with the casino, construction of an enclosure at third floor level to accommodate proposed upgrade, extension of elevator shaft and alterations to third floor windows and terrace to the rear and relocation of plant.
U	44	E	Al Sultan Restaurant, 51 - 52 Hertford Street, Westminster, W1J 7ST	Application Date: 07/07/2014 Reference: 14/06106/FULL	Scheme comprises installation of a partially openable shopfront.

B	49	N	17a Curzon Street, Westminster, W1J 5HS	Application Date: 31/03/2009 Reference: 09/02513/FULL	Scheme comprises construction of a roof extension at rear sixth floor level to provide additional office accommodation (class B1), alterations to fire escape and use of seventh floor rear flat roof as a terrace and associated balustrade.
B	49	N	17a Curzon Street, Westminster, W1J 5HS	Application Date: 31/03/2009 Reference: 09/02512/FULL	Scheme comprises alterations and extension at roof level including re cladding of facades, new windows and infilling of plant area to provide additional office accommodation, use of 7th floor\front and rear roof as terraces and associated balustrade, construction of plant screen enclosure at roof level and 14 air conditioning units.
B	49	N	17A Curzon Street, Westminster, W1J 5HS	Application Date: 09/04/2008 Reference: 08/03201/FULL	Scheme comprises installation of new shopfront and glazed canopy.
B	49	N	17a Curzon Street, Westminster, W1J 5HS	Application Date: 01/02/2013 Reference: 13/00484/FULL	Scheme comprises construction of a roof extension at rear sixth floor level to provide additional office accommodation (class B1), use of the flat roof at sixth floor level as a terrace, alterations to the balustrade at sixth floor level, alterations to fire escape and use of seventh floor rear flat roof as a terrace and associated balustrade.
B	49	N	17a Curzon Street, Westminster, W1J 5HS	Application Date: 31/03/2008 Reference: 08/02869/FULL	Scheme comprises installation of one air conditioning chiller in rear basement lightwell within an acoustic enclosure.
B	49	N	17a Curzon Street, Westminster, W1J 5HS	Application Date: 01/06/2009 Reference: 09/04301/FULL	Scheme comprises relocation of mechanical plant to main roof and four air conditioning units within an acoustic enclosure at seventh floor level rear terrace and use of external plant space on seventh floor level into office space; and recladding of brick work.
U	51	SE	25 Shepherd Street, Westminster, W1J 7HY	Application Date: 17/06/2010 Reference: 10/04786/CAC	Scheme comprises demolition of Mews House at 25 Shepherd Street.
B	53	N	16b Curzon Street, Westminster, W1J 5HP	Application Date: 13/12/2011 Reference: 11/10075/FULL	Scheme comprises installation of new external CCTV cameras and associated internal wiring and equipment, reinstatement of four new windows at lower ground floor level.

U	53	SE	23 Shepherd Street, Westminster, W1J 7HY	Application Date: 10/12/2010 Reference: 10/10939/CAC	Scheme comprises demolition of the mews house.
B	54	NW	Riyad Bank House, 17b Curzon Street, Westminster, W1J 5HX	Application Date: 14/01/2011 Reference: 11/00447/FULL	Scheme comprises replacement of entrance doors and windows at ground floor level on the front elevation, replacement of air conditioning units within an acoustic enclosure at rear sixth floor level.
B	58	NW	4 Chesterfield Gardens, Westminster, W1J 5BG	Application Date: 05/03/2012 Reference: 12/02084/FULL	Scheme comprises Installation of three air conditioning units to the rear basement lightwell. Installation of a door to allow the use of the rest of the lightwell as a garden.
B	58	NW	4 Chesterfield Gardens, Westminster, W1J 5BG	Application Date: 03/11/2011 Reference: 11/09869/FULL	Scheme comprises installation of new air conditioning units in lightwells to be installed.
B	58	NW	4 Chesterfield Gardens, Westminster, W1J 5BG	Application Date: 22/07/2011 Reference: 11/06039/LBC	Scheme comprises internal alterations to all levels of the building.
U	58	S	42 - 43 Hertford Street, & 27-29 Shepherd Street, Westminster, W1J 7SJ	Application Date: 24/03/2009 Reference: 09/02333/FULL	Scheme comprises Use of 42-43 hertford street as 7 residential units (1 studio, 2 one-bedroom, 2 two bedroom and 2 three bedroom flats), installation of mansard roof incorporating plant room, demolition and redevelopment of mews houses at 27/29 shepherd street to provide two 3-storey single family houses with 2 off street parking spaces.
U	58	S	41 Hertford Street, Westminster, W1J 7SJ	Application Date: 26/04/2010 Reference: 10/04128/FULL	Scheme comprises use of 42-43 Hertford Street as 7 residential units (1 studio, 1 one bedroom, 4 two bedrooms, 1 three bedrooms flats), construction of mansard roof incorporating plant roof, demolition and redevelopment of mews houses at 27/29 Shepherd Street to provide 2 three storey single family houses with two off street parking spaces.
U	60	SE	44 Hertford Street, Westminster, W1J 7DP	Application Date: 16/09/2011 Reference: 11/08422/FULL	Scheme comprises installation of air conditioning units within the roof and associated louvres on the front and rear elevations at roof level.

G	61	W	27 - 28 Curzon Street, Westminster, W1J 7TJ	Application Date: 10/10/2016 Reference: 16/09221/LBC	Scheme comprises installation of structure to enclose flat roof at rear second floor level, installation of replacement plant at main roof level, installation of replacement canopy at front ground floor level of 27 Curzon Street and removal of timber screens from roof level. internal alterations.
G	62	W	28 Curzon Street, Westminster, W1J 7TJ	Application Date: 31/08/2007 Reference: 07/07668/LBC	Scheme comprises internal decorative alterations.
G	62	W	28 Curzon Street, Westminster, W1J 7TJ	Application Date: 06/11/2007 Reference: 07/09664/FULL	Scheme comprises construction of glazed canopy above part of roof terrace at rear of 27, new opening in half height brick wall separating the flat roofs at the rear of 27 and 28, modifications to timber trellis screens, removal of sash window, masonry sill and rendered masonry below sill in splay to bay window at rear of 28, replacement door, all works are at rear of building at second floor level.
G	62	W	28 Curzon Street, Westminster, W1J 7TJ	Application Date: 18/11/2008 Reference: 08/09999/FULL	Scheme comprises installation of externally mounted air conditioning condenser at first floor flat roof level, associated internal alterations.
G	62	W	28 Curzon Street, Westminster, W1J 7TJ	Application Date: 07/12/2006 Reference: 06/09820/FULL	Scheme comprises internal alterations at ground floor level, installation of trellis screen on parapet wall and two new chiller units at rear second floor flat roof level with associated air ducts and pipework.
B	63	NE	16 Curzon Street, Westminster, W1J 5HP	Application Date: 25/06/2009 Reference: 09/04721/FULL	Scheme comprises use of first, second and third floors as a language school (class D1), for a temporary period of 10 years.
B	64	N	1 Chesterfield Street, Westminster, W1J 5JF	Application Date: 22/02/2007 Reference: 07/01727/FULL	Scheme comprises use of basement and ground floors from professional/financial services (class A2) to offices (class B1).
U	64	SE	48 Hertford Street, Westminster, W1J 7SP	Application Date: 26/07/2011 Reference: 11/06926/FULL	Scheme comprises alterations to shopfronts.

U	65	E	2 Hertford Street, Westminster, W1J 7RW	Application Date: 16/12/2014 Reference: 14/12430/FULL	Scheme comprises change of use of part ground and part first floors, second and third floors to private members club use in connection with private members club (Sui Generis). Together with associated external and internal alterations.
2	67	SE	Archeson House, 46 Hertford Street, Westminster, W1J 7DP	Application Date: 17/08/2015 Reference: 15/07614/FULL	Scheme comprises use of first to fourth floors as 4 flats (Class C3) and internal alterations. (land-use swap with 2-6 Stanhope Row, 16-17 Market Mews, 16 Stanhope Row and 36-37 Hertford Street).
U	71	E	55 Shepherd Market, Westminster, W1J 7PU	Application Date: 17/06/2011 Reference: 11/05480/FULL	Scheme comprises use of the basement, ground and first floors as private members restaurant and ancillary use sui generis.
U	71	E	55 Shepherd Market, Westminster, W1J 7PU	Application Date: 28/10/2011 Reference: 11/10195/FULL	Scheme comprises alterations to the shopfronts and new awnings to the external elevations.
U	72	NE	38 Curzon Street, Westminster, W1J 7TU	Application Date: 18/01/2016 Reference: 15/12071/FULL	Scheme comprises replacement of doors to residential entrance and cinema exit and new metal panels to the sides of the stepped entrance.
U	72	NE	38 Curzon Street, Westminster, W1J 7TU	Application Date: 18/01/2016 Reference: 15/12072/LBC	Scheme comprises replacement of doors to residential entrance and cinema exit and new metal panels to the sides of the stepped entrance. replacement of pinned signage lettering.

House extensions and small new builds

ID	Distance	Direction	Address	Application Ref. and Submission date	Details
U	6	E	8 Market Mews, Westminster, London, W1J 7BZ	Application Date: 05/06/2007 Reference: 07/04917/FULL	-
U	26	SE	3 Market Mews, Westminster, London, W1J 7BY	Application Date: 09/06/2015 Reference: 15/04180/FULL	Demolition of existing building and redevelopment of a four storey replacement single family dwelling (Class C3) including subterranean excavation to create a basement, provision of a terrace at first floor level to the rear, and terrace and installation of air condenser units at lower ground floor level and associated works.
U	30	S	30 Shepherd Street, Westminster, London, W1J 7JJ	Application Date: 20/06/2016 Reference: 16/05345/FULL	Alterations to the front elevation at ground floor level to include the relocation of the front door ,enlarging the garage entrance, install stone cladding and replacement of existing second floor balustrade with new glass balustrade.
U	30	S	32 Shepherd Street, Westminster, London, W1J 7JJ	Application Date: 10/08/2009 Reference: 09/06385/FULL	Alterations to the mansard roof.
U	30	S	30 Shepherd Street, Westminster, London, W1J 7JJ	Application Date: 01/06/2015 Reference: 15/04826/FULL	Alterations to the front elevation at ground floor level to include the relocation of the front door and enlarging the garage entrance.
U	31	SE	30 Shepherd Street, Westminster, London, W1J 7JJ	Application Date: 08/06/2007 Reference: 07/05036/FULL	-
U	35	S	40 Shepherd Street, Westminster, London, W1J 7JL	Application Date: 27/09/2012 Reference: 12/09610/CAC	Extension at rear basement level and at rear first, second and third floor levels in association with the existing use of the property as a single family dwelling. Installation of solar panels at main roof level with balustrading.

U	35	S	40 Shepherd Street, Westminster, London, W1J 7JL	Application Date: 06/12/2007 Reference: 07/10673/FULL	-
U	35	S	40 Shepherd Street, Westminster, London, W1J 7JL	Application Date: 27/09/2012 Reference: 12/08353/FULL	Extension at rear basement level and at rear first, second and third floor levels in association with the existing use of the property as a single family dwelling. Installation of solar panels at main roof level with balustrading.
U	35	S	40 Shepherd Street, Westminster, London, W1J 7JL	Application Date: 12/02/2007 Reference: 07/01375/FULL	-
U	36	NE	Flat 4, 37 Curzon Street, Westminster, London, W1J 7TX	Application Date: 06/12/2012 Reference: 12/11748/FULL	Internal alterations at sixth floor level and extension to the rear at seventh floor level to enable the enlargement of the flat and the introduction of a platform lift from sixth to seventh floor.
U	36	NE	Penthouse, 37 Curzon Street, Westminster, London, W1J 7TX	Application Date: 30/10/2015 Reference: 15/10503/LBC	Internal alterations at first and second floor levels.
U	38	SW	42 Shepherd Street, Westminster, London, W1J 7JL	Application Date: 22/09/2010 Reference: 10/07874/FULL	Construction of a fourth floor roof extension.
U	38	SW	42 Shepherd Street, Westminster, London, W1J 7JL	Application Date: 30/11/2011 Reference: 11/11505/FULL	Erection of roof extension at fourth floor level with terrace at front, alterations to front and rear facades and basement excavation.
U	38	SW	42 Shepherd Street, Westminster, London, W1J 7JL	Application Date: 13/09/2011 Reference: 11/07767/FULL	Redevelopment of the property to include an extension at basement level; a roof extension at fourth floor level; infill of the lightwell at ground floor level and creation of a terrace at fourth floor level. External alterations to the front and rear elevations.
G	40	W	Worcester House, 30 Curzon Street, Westminster, London, W1J 7TN	Application Date: 24/05/2010 Reference: 10/04350/FULL	Installation of canopy with living roof over existing roof terrace at rear third floor level of casino.
G	40	W	11 - 15 Market Mews, Westminster, London, W1J 7BZ	Application Date: 25/11/2014 Reference: 14/11404/FULL	Erection of replacement staircase enclosure at rear first and second floor levels and installation of replacement roof to single storey rear extension; both in connection

with use of first and second floors as a dwellinghouse (Class C3).

G	40	W	30 Curzon Street, Westminster, London, W1J 7TN	Application Date: 23/12/2010 Reference: 10/11111/LBC	Internal alterations at ground and first floor levels.
U	44	E	51 - 52 Hertford Street, Westminster, London, W1J 7ST	Application Date: 16/04/2010 Reference: 10/03332/FULL	Use of first and second floors to create 2 x 2 bedroom residential units (Class C3) and use of part basement for associated storage and part ground for access.
U	44	E	51 - 52 Hertford Street, Westminster, London, W1J 7ST	Application Date: 04/03/2011 Reference: 11/00098/FULL	Use of first and second floors to create 2x2 bedroom residential units (Class C3) and use of part basement for associated storage and part ground for access. Alterations and enlargement to windows at third floor level; installation of two air conditioning units at first and second floor level in lightwell; new external lighting on front facade at first floor fascia level.

Mobile phone masts

Mobile phone masts

There is a mobile phone mast within 57m of this property. See below for details of the mast and its location.

Please note that this data may be incomplete or out of date and Groundsure recommends checking for any entries in the Mobile Phone Mast Planned section, as masts added since 2012 may appear there instead.

Distance	Direction	Operator	Type	Antenna Height	Band	Power(dBW)
57	E	Vodafone	GSM	6	900	7.5
59	E	O2	GSM	6	900	9.68
83	W	Orange	GSM	4	1800	15.1
90	W	O2	GSM	4	900	9.5
110	E	Orange	GSM	3.4	1800	13.5
115	E	Three	UMTS	22	2100	23.05
119	E	O2	GSM	22	900	24
119	E	O2	UMTS	22	900	26

119	E	O2	UMTS	22	2100	29.5
140	SE	Orange	UMTS	7	2100	15.5
140	SE	Orange	GSM	7	1800	15.4
145	SW	Three	UMTS	100	2100	17.4
149	E	Vodafone	GSM	3	900	7.5
152	SW	T-Mobile	GSM	98.1	1800	26
152	SW	T-Mobile	GSM	100	1800	25
152	SW	T-Mobile	GSM	98.1	1800	25
154	SW	Vodafone	GSM	114	900	24.5
154	SW	Vodafone	GSM	114	900	24.4
157	E	O2	GSM	5	900	13.89
157	E	O2	UMTS	5	2100	15.7
174	SE	T-Mobile	UMTS	2.5	2100	3
174	SE	T-Mobile	GSM	3	1800	-1
184	NE	Airwave	TETRA	34	400	19
189	NW	Vodafone	GSM	4	900	7.5
208	SE	O2	GSM	3	900	5.39
223	N	Orange	GSM	31	1800	30.5
223	N	Orange	UMTS	31	2100	30.3
236	E	Vodafone	GSM	3.5	900	7.5

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder. The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

Mobile phone masts planning records

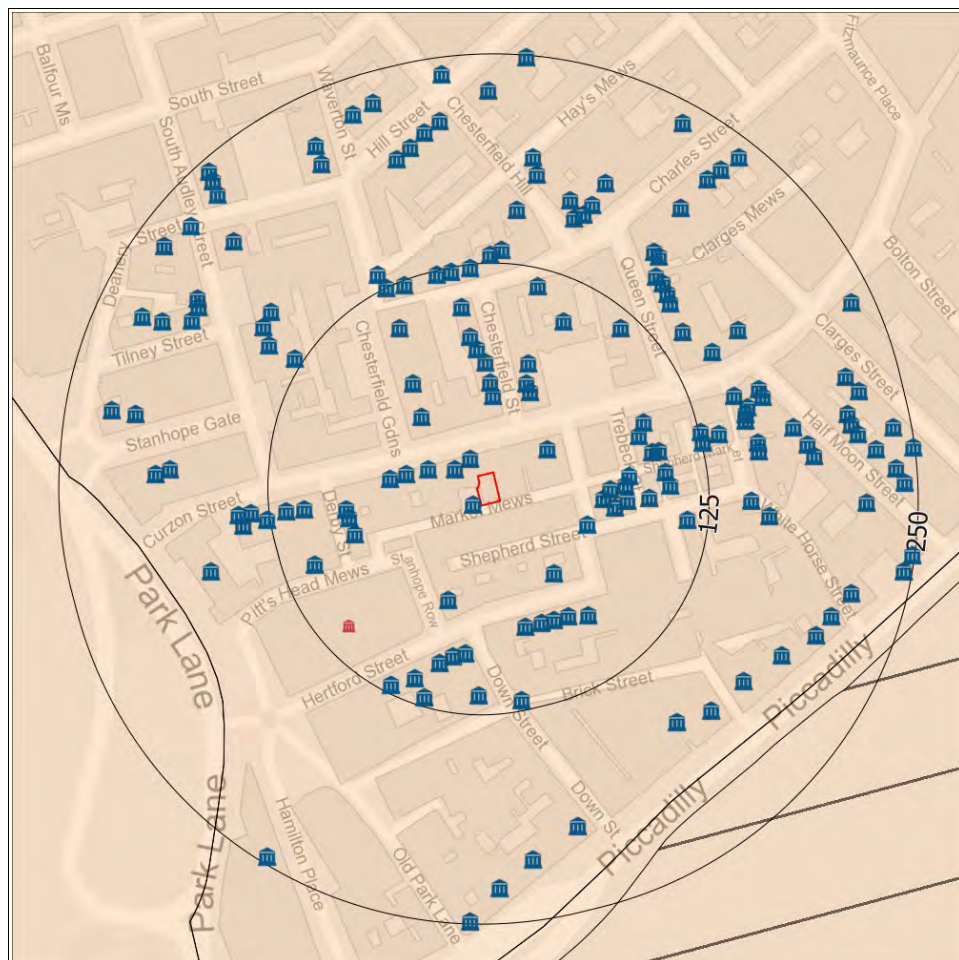
Planning permission has been sought for a new mobile phone mast within 116.0 of the property.

As this information is normally updated quarterly, the mast could already have been built or may be in the planning stages. Further details on the progress of the application should be available on the Local Authority's planning website.

Distance	Direction	Applicant Detail	Details
116	E	Application number: No Details Application date: Sep 24 2013 Applicant: UK Broadband Ltd	Scheme comprises installation of 3 antennas and 4 (300mm) dish antennas onto the wall of the plant room located on the buildings roof, 1 equipment unit, plus ancillary works.
142	SW	Application number: No Details Application date: Apr 20 2009 Applicant: Urban Wimax	Scheme comprises installation of 16 small antennae and 5 microwave dishes with 1 equipment cabinet located at roof level of the hilton hotel.
142	SW	Application number: No Details Application date: Mar 29 2006 Applicant: Vodafone Ltd	Scheme comprises installation of six 300mm diameter transmission dishes and ancillary development.
248	E	Application number: No Details Application date: Jan 3 2007 Applicant: B T	Scheme comprises installation of telecommunication equipment to lamp post.



Planning restrictions



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

Registered Parks and Gardens
 Certificate of Immunity from Listing
 Listed Buildings
 Conservation Areas

Visual and cultural designations

Conservation Areas

This property is in 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	Mayfair, City of Westminster	City of Westminster

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

Your new home has also been checked against the following data. No issues or concerns have been identified in these areas:

FLOOD

Data

Flood storage areas: part of floodplain
JBA Insurability 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

Data

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

OIL AND GAS

Data

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

ENERGY INFRASTRUCTURE

Data

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

TRANSPORTATION

Data

HS2 route: nearest centre point of track
HS2 alternative route: nearest centre point of track
HS2 route: nearest overground section
HS2 Safeguarding Areas
HS2 stations
HS2 depots
Crossrail 1 route
Crossrail 1 stations
Crossrail 1 worksites
Railways
Railway stations

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>.