

1 Sample Street, Sample Town, SAM PL3

Date: Jan 21 2017

## Lending risk



# Passed

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





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



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

**Please read all the information in this report carefully.**

## Environmental search results

	Contaminated Land	Passed	p.3
	Flood Risk	Negligible	p.3
	Ground Stability	Passed	p.3
	Radon	Passed	p.3
	Transportation	Passed	-
	Energy	Identified	p.4
	Planning applications	23	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.

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

## Avista Action Alert: 1

### Key recommended next steps

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

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

### Further next steps

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

#### 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.

## Environmental summary



## Contaminated Land

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

**No action required**

Past Land Use	None
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Waste and Landfill	None
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Current Industrial	None
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## Flood Risk

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

**No action required**

River and Coastal Flooding	Very Low
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Surface Water Flooding	Negligible
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Groundwater Flooding	Not prone
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Past Flooding	None
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Flood Storage Areas	None
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## Flood insurance rating:

**Green**

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



## Ground Stability

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

**No action required**

Natural Ground Stability	Low - Moderate
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Non-Natural Ground Stability	None
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## Radon

Local levels of radon are considered normal.

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

**No action required**

Energy summary



Oil and Gas

Our search of existing and planned oil and gas exploration, development and production has not identified any results.

No action required.

Oil and Gas AreasNone

Oil and Gas WellsNone



Wind and Solar

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

WindIdentified

SolarIdentified

Please see p.5 for further information



Energy Infrastructure

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

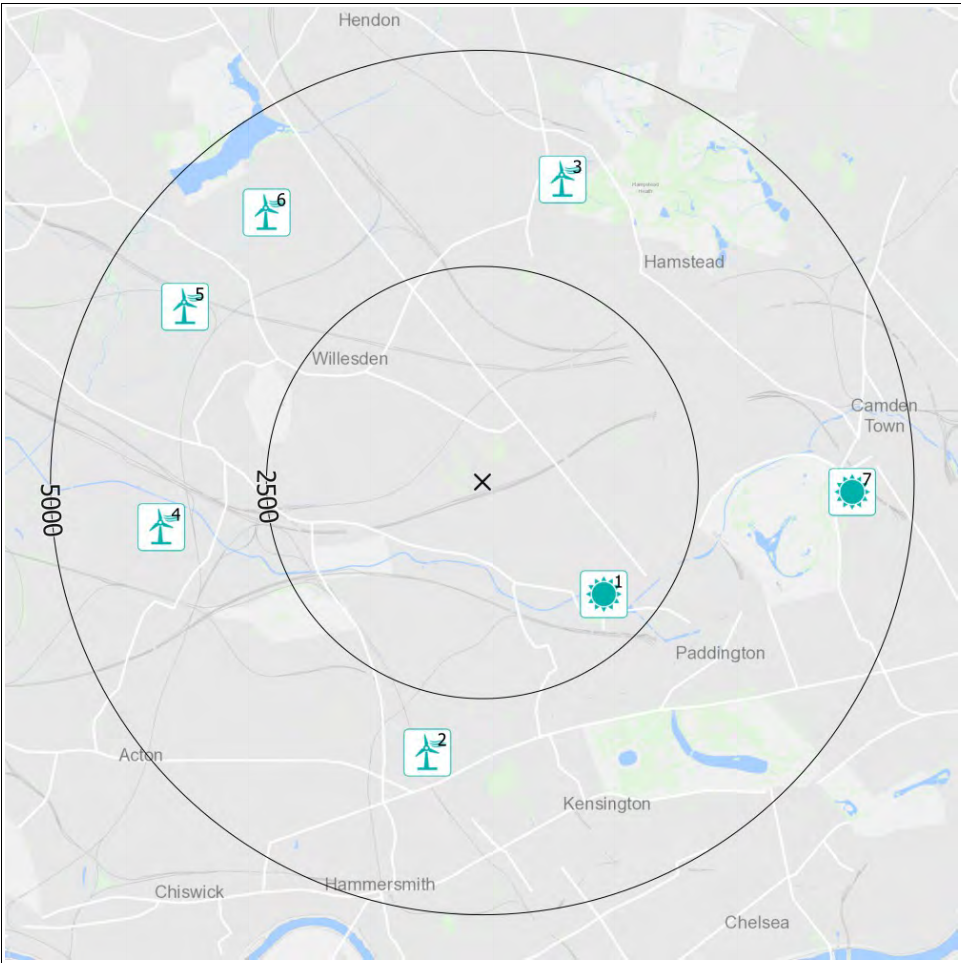
Power StationsIdentified

Energy InfrastructureIdentified

ProjectsNone

Please see p.8 for further information

Wind and solar



X

Site Centre

5000

Search buffers in metres (m)

10000

Single Wind Turbine planning records

Solar Installations (planning records)

Wind

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 5,000 metres of this property. See below for details of the operating company, number of turbines, project and turbine capacity. Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report.

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

ID	Distance	Direction	Details
2	0-5km	S	<div><div>Site Name: Norland House, Poyntner Queensdale Crescent, &amp; Stebbing Houses, Edward Woods Estate, London, W11 4T Planning Application Reference: OB/08/02627 Type of Project: 6 Wind Turbines</div><div>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</div></div>
5	0-5km	NW	<div><div>Site Name: Tesco Great Central Way, London, NW10 0TL Planning Application Reference: 09/0091 Type of Project: 2 Wind Turbines</div><div>Application Date: 16-Jan-09 Planning Stage: Detail Plans Granted Project Details: Scheme comprises construction of 2 micro wind turbines and associated works for a period of 15 years. Approximate Grid Reference: 521050,185330</div></div>

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 5km around the property. This data is updated on a quarterly basis.

#### Proposed wind turbines

A planning application for an individual wind turbine has 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
3	0-5km	N	<div><div>Site Name: 3 Eden Close, , London, NW3 7UL Planning Application Reference: F/00621/08 Type of Project: Wind Turbine</div><div>Application Date: 02-Apr-08 Planning Stage: Detail Plans Refused Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 525420,186810</div></div>
4	0-5km	W	<div><div>Site Name: Site of Metalion Ltd North Acton Road, Park Royal, London, NW10 6PD Planning Application Reference: PP/2012/1952 Type of Project: 10 Commercial Units &amp; 1 Wind Turbine</div><div>Application Date: 10-May-12 Planning Stage: Detailed Plans Submitted Project Details: Scheme comprises application for a replacement planning permission to extend the time limit for implementation of planning permission Ref: P/2007/5239 dated 11/05/2012 for demolition of buildings and construction of two buildings containing 10 units (7 t Approximate Grid Reference: 520770,182780</div></div>



6	0-5km	NW	Site Name: John Kelly Boys Technology Col Crest Road, School Main Building, London, NW2 7SN Planning Application Reference: 08/1205 Type of Project: Wind Turbine	Application Date: 21-Apr-08 Planning Stage: Detail Plans Granted Project Details: Scheme comprises installation of a 4 metre high wind turbine to the roof of school main building. Approximate Grid Reference: 521990,186430
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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 5km around the property. This data is updated on a quarterly basis.

## Solar

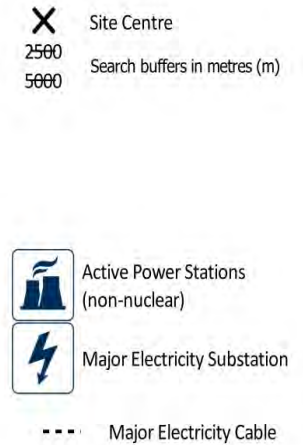
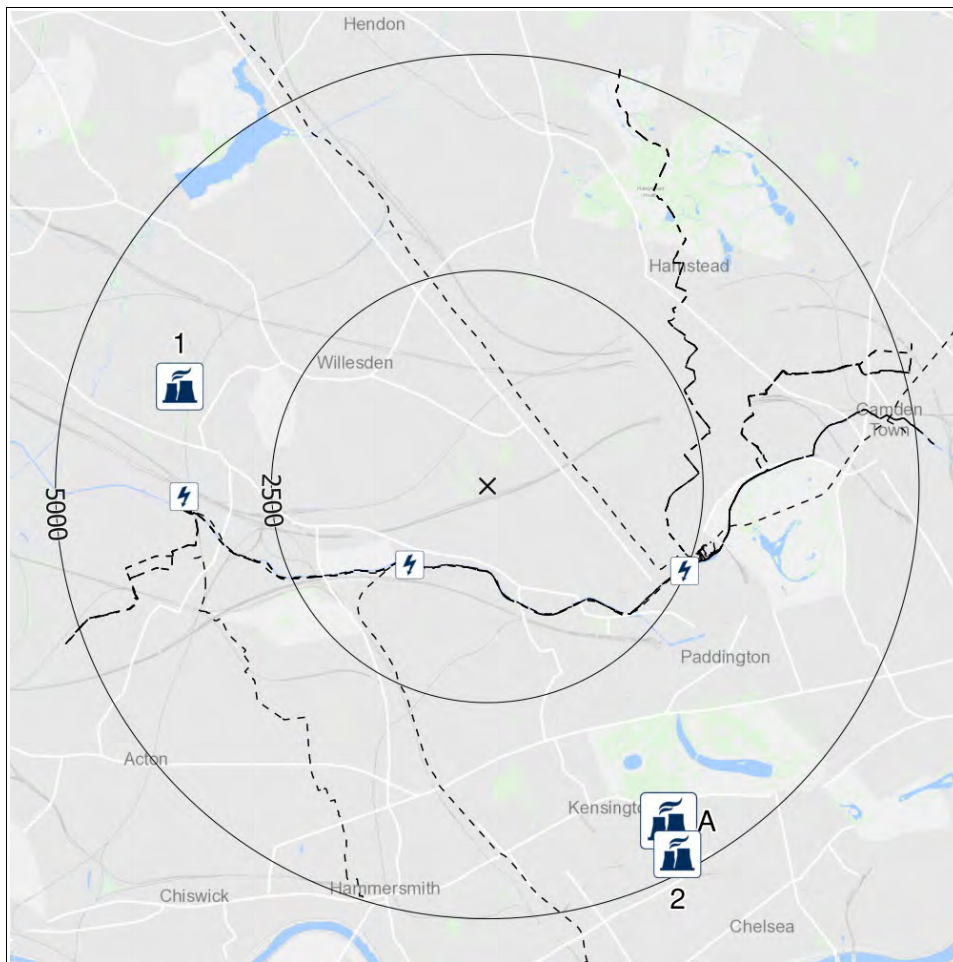
### Proposed solar installations

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
1	0-5km SE	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.
7	0-5km E	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

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

## Energy infrastructure



## Power stations

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

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

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

ID	Distance	Direction	Company Name	Power Station Name	Type of Power Station	Total Capacity (MW)	Operating Since
1	0-5km	W	E.On UK	Taylor's Lane GT, London	gas oil	144	1979



A	0-5km	SE	Imperial College London	South Kensington Campus, Chp Plant, London, SW7 2AZ	Combined Heat and Power	9	No Details
A	0-5km	SE	EDF Energy	London Heat & Power Company (Imperial College), London	Gas	9	2000
2	0-5km	SE	Helix Agencies Limited	Natural History Museum	Combined Heat and Power	1.819	No Details

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

Planning summary

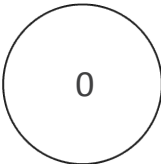


Planning Applications

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.

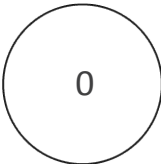
Large projects



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.

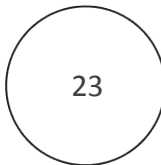
Small projects



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



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

Please see p.16 for further information

Mobile phone masts Identified

See p.16 for further information



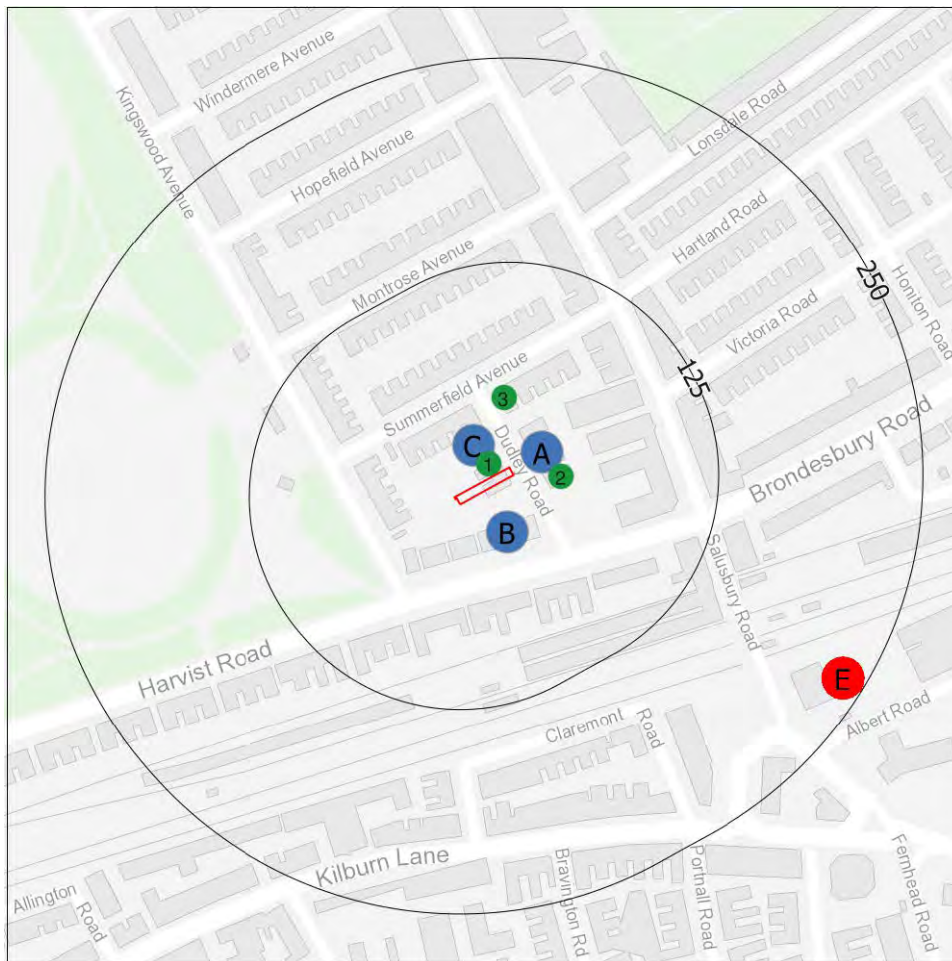
Protected Areas

No 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 NONE

## Planning



- X** Site Centre
- 250
- 500
- Grouped Planning Applications
- House Extension Planning Application
- OFCOM Sitefinder Mobile Masts

## House extensions and small new builds

ID	Distance	Address	Application Ref. and Submission date	Details
C	3	4 Dudley Road, Brent, London, NW6 6JX	Application Date: 12/02/2013 Reference: 13/0390	The proposal comprises of a single storey side and rear extension. Some works proposed to the front garden of the property.
C	3	4 Dudley Road, Brent, London, NW6 6JX	Application Date: 01/02/2013 Reference: 13/0255	The proposal comprises of roof extension by adding a rear dormer window.
1	11	8 Dudley Road, Brent, London, NW6 6JX	Application Date: 24/03/2014 Reference: 14/1112	Single storey side infill extension along with a lean-to glazed roof to dwellinghouse

C	21	12 Dudley Road, Brent, London, NW6 6JX	Application Date: 28/02/2011 Reference: 11/0527	Proposed side extension and demolition of rear extension, Comments and objections cannot currently be submitted for this case as it has not been fully validated.
C	21	12 Dudley Road, Brent, London, NW6 6JX	Application Date: 28/02/2011 Reference: 11/0535	Proposed side extension and demolition of rear extension, Comments and objections cannot currently be submitted for this case as it has not been fully validated.
A	27	2 Dudley Road, Brent, London, NW6 6JX	Application Date: 04/07/2016 Reference: 16/2738	Erection of single storey side and rear extension and loft conversion with a rear dormer window to dwellinghouse.
A	29	7A - 7B Dudley Road, Brent, London, NW6 6JX	Application Date: 08/02/2007 Reference: 07/0371	-
A	32	2 Dudley Road, Brent, London, NW6 6JX	Application Date: 16/11/2016 Reference: 16/4960	Erection of single storey side and rear extension and loft conversion with a rear dormer window to dwellinghouse.
B	34	6b Harvist Road, Brent, London, NW6 6SD	Application Date: 15/05/2015 Reference: 15/2054	Erection of a rear dormer window to second floor flat.
B	34	6b Harvist Road, Brent, London, NW6 6SD	Application Date: 21/01/2014 Reference: 14/0204	Construction of 'L' shaped mansard dormer and 3no roof lights to create additional residential space to existing flat.
2	37	1 Dudley Road, Brent, London, NW6 6JX	Application Date: 31/08/2010 Reference: 10/2328	Erection of rear dormer and alterations including windows. Widen ground floor rear access doors. Raise side elevation cill and replace existing window., Comments and objections cannot currently be submitted for this case as it has not been fully validated.
B	39	6 Harvist Road, Brent, London, NW6 6SD	Application Date: 17/11/2015 Reference: 15/5027	Erection of a single storey side to rear extension and alterations to external stairs to ground floor flat.
B	39	6A Harvist Road, Brent, London, NW6 6SD	Application Date: 06/04/2016 Reference: 16/1374	Proposed erection of a first floor extension to first floor flat (no.6a).
B	39	6 Harvist Road, Brent, London, NW6 6SD	Application Date: 01/02/2016 Reference: 16/0369	Roof alterations to existing extension and enlargement of rear outbuilding to ground floor flat.

B	39	10A Harvist Road, Brent, London, NW6 6SD	Application Date: 10/12/2015 Reference: 15/5357	Alterations to ground floor side and rear elevations of ground floor flat to include 1 new window, 2 new French doors and infilling of 2 existing windows and 1 existing door.
C	40	26 Summerfield Avenue, Brent, London, NW6 6JY	Application Date: 19/03/2009 Reference: 09/0607	-
C	40	26 Summerfield Avenue, Brent, London, NW6 6JY	Application Date: 19/12/2011 Reference: 11/3265	Erection of single-storey extension to side of existing two-storey outrigger and re- paving of path in front garden of dwellinghouse.
C	40	22 Summerfield Avenue, Brent, London, NW6 6JY	Application Date: 04/01/2012 Reference: 12/0061	Erection of a single storey side and rear extension and rear dormer window to dwellinghouse.
C	40	24B Summerfield Avenue, Queens Park, Brent, London, NW6 6JY	Application Date: 30/07/2008 Reference: 08/2207	-
C	42	28 Summerfield Avenue, Brent, London, NW6 6JY	Application Date: 09/01/2014 Reference: 14/0074	Single storey side infill extension to the rear of dwellinghouse.
C	42	28 Summerfield Avenue, Brent, London, NW6 6JY	Application Date: 29/01/2014 Reference: 14/0306	Joint application for ground floor infill extension at rear of properties.
C	44	30 Summerfield Avenue, Brent, London, NW6 6JY	Application Date: 18/06/2012 Reference: 12/1606	Loft conversion.
3	48	20A Summerfield Avenue, Brent, London, NW6 6JU	Application Date: 31/05/2013 Reference: 13/1478	single storey rear extension and part new basement.

## Mobile phone masts

There is a mobile phone mast within 243 metres 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.

ID	Distance	Operator	Type	Antenna Height	Band	Power(dBW)
E	SE	O2	UMTS	15	900	25
E	SE	O2	GSM	15	1800	25.5
E	SE	O2	GSM	15	900	21.3
E	SE	O2	UMTS	15	2100	26.38

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.



## 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

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### IMPORTANT CONSUMER PROTECTION INFORMATION

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- 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.

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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](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

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

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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.
- 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](mailto: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](mailto:admin@tpos.co.uk)

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

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