

Specimen Address, Specimen Town

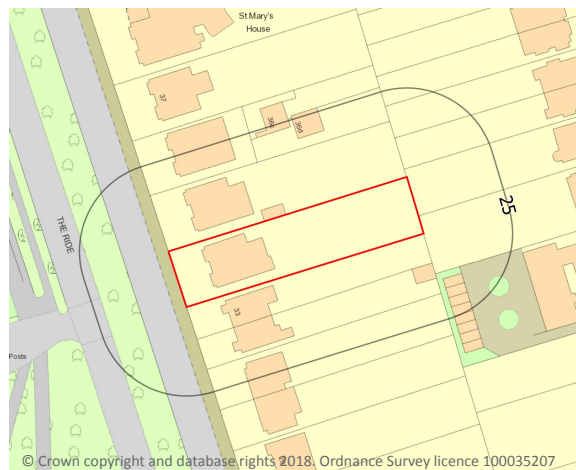
Professional opinion



PASS

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

Homebuyers Plus also complies with Law Society practice notes on environmental risk in property transactions.



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

Please read all the information in this report carefully.

Environmental search results



Contaminated Land

Passed



Flood Risk

Low

p.3



Ground Stability

Passed



Radon

Passed



Energy

Identified

p.6



Transportation

Passed

p.7



Planning Applications

Identified

p.8

Full assessments for these risks are available in other Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

Overview of findings and recommendations

These relate to environmental risks that may affect the enjoyment of the property, health, insurance premiums, property values and/or a lender's willingness to lend.

Groundwater

The property is assessed to have a groundwater flood risk of moderate or higher. 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. Discuss with the seller (and potentially their neighbours) to see if groundwater flooding is common there and what measures are in place to combat it
- consider property level flood prevention measures that may be useful in the 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
- further advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf

Other considerations

These are potential actions associated with non-environmental search returns such as mobile masts and planning constraints.

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 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 section on **p.2** for further advice



Contaminated Land

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

Past Land Use

Passed

Waste and Landfill

Passed

Current Industrial

Passed



Flood Risk

Property's overall risk assessment for river, coastal, surface water and groundwater flooding is low.

River and Coastal Flooding

Very Low

Groundwater Flooding

Moderate

Surface Water Flooding

Negligible

Past Flooding

None

Flood Storage Areas

None

Floodability Rating

Green

The 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

Negligible -
very low

Non-Natural Ground Stability

None



Radon

Local levels of radon are considered normal.

Percentage of affected homes in your local area is: Less than 1%.

Not in a
radon
Affected Area



Flood



JBA Floodability

The property has been rated as **Green**.

This rating is calculated by JBA and is based entirely on JBA's modelled river, coastal, pluvial and groundwater flood risk data. This data is used by a large number of top insurance companies in order to assess flood risk, though individual insurers may also have recourse to further information not used in this assessment such as claim history, and is indicative rather than definitive.

There are some exclusions to the Flood Re scheme and these include; commercial properties (including buy to let), new homes built after 1st January 2009 and blocks of flats with three or more units. Flood Re is designed to run for 25 years, to allow time for the Government, local authorities, insurers and communities to become better prepared for flooding. After this period, the market is expected to return to risk reflective pricing, and properties with flood risks that have not been mitigated may face significantly increased premiums and/or difficulty in obtaining cover.

The JBA Floodability Index is categorised on a fivefold scale and also includes a statement of the possibility of insurance companies ceding the property into the Flood Re scheme (subject to terms, applicant's status and individual insurers' approach to risk, historical flooding events at the property, exclusions to the Flood Re scheme and any other factors which may be relevant):

Green indicates a level of flood hazard such that insurance covering flood risk may be obtainable relatively easily as part of a standard household insurance contract. Very low possibility of insurance companies ceding the property into the Flood Re scheme unless the property has flooded in the past.

Amber indicates a level of flood hazard such that insurance covering flood risk may be available but may be subject to increased premiums and non-standard and/or additional terms. Low possibility of insurance companies ceding the property into the Flood Re scheme unless the property has flooded in the past.

Red indicates a level of flood hazard such that standard priced insurance covering flood risk may be more difficult to obtain. Low to moderate possibility of insurance companies ceding the property into the Flood Re scheme unless the property has flooded in the past.

Black 1 indicates a level of flood hazard such that standard priced insurance covering flood risk may be significantly more difficult to obtain. Moderate to high possibility of insurance companies ceding the property into the Flood Re scheme, especially if the property has flooded in the past.

Black 2 indicates a level of flood hazard such that standard priced insurance covering flood risk may be extremely difficult to obtain. High possibility of insurance companies ceding the property into the Flood Re scheme, especially if the property has flooded in the past.



Groundwater Flooding



— Site Outline
250 Search buffers in metres (m)

JBA groundwater flooding



JBA Risk Management data indicates that the property is in an area with a Moderate risk of groundwater flooding. This data indicates that groundwater levels are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and a 1 in 100 year return period.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body the British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.

Energy summary



The property has been identified to lie within 5km of one or more energy features. The Groundsure Homebuyers Plus report summarises these on this page.

If required, full details on these energy features including a detailed location plan relative to the property can be available when you purchase a Groundsure Energy report or the comprehensive Groundsure Avista report via your preferred searches provider.



Oil and Gas

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

Oil and Gas Areas

None

Oil and Gas Wells

None



Wind and Solar

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

Wind

Identified

Solar

Identified



Energy Infrastructure

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

Power stations

Identified

Energy Infrastructure

None

Projects

None



Transportation summary



The property has not been identified to lie within 5km of one or more transportation features. The Groundsure Homebuyers Plus report summarises these on this page.

If required, full details on these transportation features including a detailed location plan relative to the property can be available when you purchase a Groundsure HS2 and Crossrail report or the comprehensive Groundsure Avista report via your preferred searches provider.



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 2.5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

HS2 Route	None
HS2 Safeguarding	None
HS2 Stations	None
HS2 Depots	None



Crossrail 1

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

Crossrail 1 Route	None
Crossrail 1 Stations	None
Crossrail 1 Worksites	None



Railways

The property is not within 250 metres of any railways or railway stations.

Active Railways	None
Railway Stations	None



Planning summary



Planning Applications

Using Local Authority planning information supplied and processed by Glenigan 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 concerned or considering development yourself.

15 Total applications

If required, full details on these applications including a detailed location plan relative to the property can be available when you purchase a Groundsure Planning Report or the comprehensive Groundsure Avista report via your preferred searches provider.



Planning constraints

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

Please see **p.9** for further details of the identified issues.

Environmental Protected Areas

None

Visual and Cultural Protected Areas

Identified



Telecoms

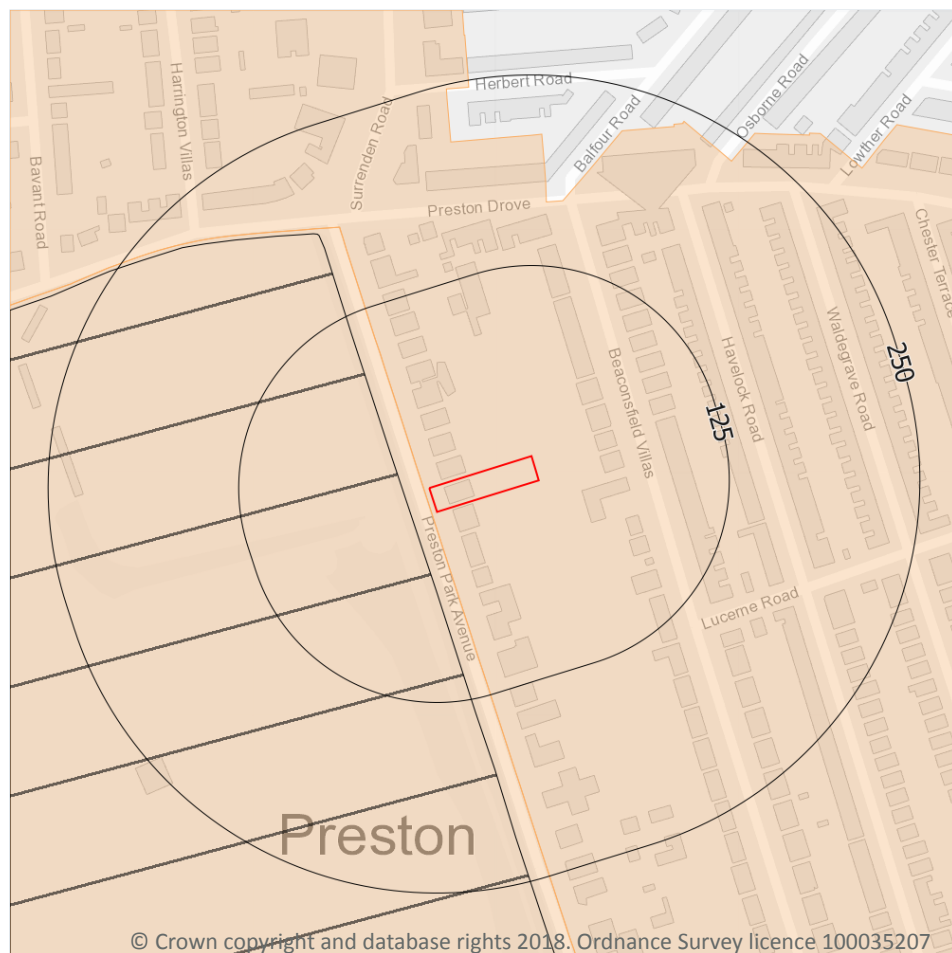
There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 500 metres of the property.

Mobile phone masts

None



Planning constraints



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

Registered Parks and Gardens
 Conservation Areas

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Visual and Cultural Designations

Conservation Areas

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

Distance	Direction	Name	District
0	on site	Preston Park, The City of Brighton and Hove	The City of Brighton and Hove



Distance	Direction	Name	District
4 m	W	Preston Village, The City of Brighton and Hove	The City of Brighton and Hove

Registered Parks and Gardens

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

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

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

Distance	Direction	Name	Grade
17 m	W	PRESTON MANOR AND PRESTON PARK	II

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

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

The searches listed below were run against the property and found not to be of concern or represent a risk.

Contaminated Land

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

Local Nature Reserves

National Nature Reserves
Special Area of Conservation
Special Protection Areas (for birds)
Certificates of Immunity from Listing
National Parks
Areas of Outstanding Natural Beauty
Scheduled Monuments
Listed Buildings
World Heritage Sites

Telecoms

Mobile phone masts
Mobile phone masts planning records

Flood

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

Ground stability

Coal mining
Ground cavities filled with other materials
Non-coal mining
Mining cavities
Natural ground subsidence
Natural geological cavities

Energy Infrastructure

Electricity transmission lines and pylons

Planning constraints

Sites of Special Scientific Interest (SSSI)
Internationally important wetland sites (Ramsar sites)
Designated Ancient Woodland
Green Belt

Contaminated Land assessment methodology

As part of this report Groundsure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- historical land use (compiled from 1:10,000 and 1:10,560 maps)
- petrol stations, garages, energy features and tanks (compiled from 1:1,250 and 1:2,500 maps) – for selected areas.
- historic military / ordnance sites
- landfill and waste transfer/treatment or disposal sites (including scrap yards)
- current industrial uses (as defined by PointX data)
- Catalyst petrol station
- Part A(1), Part A(2) and Part B Authorisations
- Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS)
- Dangerous Substances Inventory Releases (DSI)
- Red List Discharge Consent
- sites determined as Contaminated Land under Part 2A EPA 1990
- Environment Agency Recorded Pollution Incidents
- Planning Hazardous Substance Consents

The level of risk associated with the property is either Passed or In Need of Further Assessment. If the site is In Need of Further Assessment it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

Method Statement

In assessing specific site risk, Groundsure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

Limitations of the Study

This screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.

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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

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- act with integrity and carry out work with due skill, care and diligence
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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 Web: <https://www.tpos.co.uk/>

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- 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
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