

**Search REPORT for**  
Mr and Mrs Andrew Smith  
**Purchase of 2 Station Road,**  
**Warmington-on-Sea, Sussex**

Hello,

We have now received and carefully looked through, the searches we submitted for the property.

We can therefore report to you on them, as follows: -

**1. The Local Authority Search**

This standard search asks questions of the various Local Authority departments -

- a) The search reveals a planning permission for a rear extension of the property. We have asked the seller's lawyer to provide copies (although they are not obliged to do so). You may therefore like to obtain copies from the Local Authority's web site or portal for your own interest and for when you come to sell.

**Let us know immediately if you or your surveyor advise there have been any other recent alterations or extensions to the property, so we can check the necessary consents were obtained.**

- b) The search reveals some old planning permissions for the estate generally. We won't ask for copies to be provided but you might like to obtain copies from the Council's web site or portal, for your own interest. They may also be useful for when you come to sell.
- c) The search reveals a **Building Regulation certificates** for the rear extension. The sellers' lawyers have provided a copy which is enclosed.
- d) The search also reveals a **FENSA certificate** (Under the competent person's certificates section) for replacement windows.

We have asked the sellers' lawyer to provide a copy.

- e) The Property is NOT a listed building of course, nor is it in a Conservation area.

- f) The **garage forecourt and access** is NOT an adopted (public) highway. Therefore, you and the other users will have to arrange and pay for any repairs and maintenance of it.

## 2. The Environmental Search

This is an important search revealing matters such as flooding and possible contamination issues that might affect the property.

Our search reveals: -

a) **Historic flooding or a risk of potential flooding.**

It may be that, whilst the area has been flooded or is at risk of flooding, this property is not at risk (perhaps because it is on higher ground).

**Please inspect and seek your surveyor's advice.**

**Please check to make sure you can obtain buildings insurance that will cover flooding, at normal rates and without any high excesses. Let us know if not.**

b) **Contaminated Land.**

The property is on or near, land that may have been contaminated e.g. by a past industrial use. Please see the search for details.

Most modern estates would have had Environmental conditions as part of the planning requirements. Development would not have been allowed until these conditions were complied with.

In addition, if the property had the benefit of an NHBC or similar warranty, it is likely

**However, if you have any concerns then seek your surveyor's advice or speak to the Local Authority.**

If you wish, we can take out an indemnity policy which if needed, will pay for any 'clean up' or loss of value due to contamination issues.

c) **Nearby landfill or 'infilled' land site.**

Development would not have been allowed on such sites without comprehensive provisions such as pile driven foundations. However, properties near such sites could still potentially be affected.

**Check your survey to see if the property has suffered any movement or subsidence and if you have any concerns, speak to your surveyor.**

**Please check to make sure you can obtain buildings insurance that will cover movement or subsidence of the property. (There is normally an excess of £1,000. If more, then this will suggest a greater than normal risk).**

d) **Electricity pylons, mobile phone masts, windfarm turbines etc.**

There are health issues associated with living near such power or radio structures. Inspect to check if there are any close by as this may put buyers off when you come to sell.

**If the search reveals any proposed structures, please make enquiries of the Local Authority for details of the proposals and where they will be built.**

#### e) **Radon Gas**

Radon is a colourless, odourless radioactive gas. It's formed by the radioactive decay of small amounts of uranium that occur naturally in all rocks and soils.

High radon exposure increases the risk of lung cancer.

Public Health England (PHE) is the UK's primary expert on radon and radiation protection. PHE provides resources and advice about radon for the public, including individual householders, industry, education and research.

The [UKradon website](#) has more information about radon, including:

- health risks
- maps of radon-affected areas
- the radon measurement services that PHE offers

The radon map shows the affected areas in the country and percentage of properties affected in the area.

[www.properteco.co.uk/radon-map-of-the-uk](http://www.properteco.co.uk/radon-map-of-the-uk)

### 3. **Water and Drainage search**

The search shows that the property is connected to the mains sewer.

The property is also connected to the mains surface water drainage.

The property is connected to the mains water supply.

The search also shows the current water charges and if they are charged on a rateable value or metered basis.

If not charged by a measured basis (meter) you may like to enquire to see if you might save money by requesting that a meter is fitted.

### 4. **Mining search**

As the property is in an area where mining has taken place, we have commissioned a mining search.

The search reveals historic tin mining.

Such mining of course, ceased in the 1980's so it is unlikely that the property will be affected by movement or subsidence.

**However, check your survey to see if the property has been affected by movement or subsidence.**

**Make sure your buildings insurance will cover the property for movement or subsidence. (There is normally an excess of £1,000).**

As always, please let us know if you have any questions or concerns at all with the results of these searches.

Many thanks.