



Vipul Goel <vipulgoel.123@gmail.com>

Re: 48 Jade Gardens Colchester CO4 5FG

3 messages

Joanna Crosby <JCrosby@haywardmoon.co.uk>

Wed, Dec 16, 2020 at 2:27 PM

To: "vipulgoel.123@gmail.com" <vipulgoel.123@gmail.com>, "aggarwal.ankita@gmail.com" <aggarwal.ankita@gmail.com>

Cc: Taylor Newman <TNewman@haywardmoon.co.uk>

Dear Vipul and Ankita

The results of the Homebuyer Search and PlanSearch have now been issued and I attach a copy. The front sheet of both gives a concise summary but please do take the time to read through these. They contain a wealth of information which is not part of the legal conveyancing process but may well have a practical impact on your decision to buy the property.

I would remind you that the purpose of these reports is to assist you in identifying issues including the following:-

Contamination

Land in England and Wales has a legacy of contamination in soil mainly caused by industrial and domestic pollution. Although most soil contains some contaminants, the levels of risk posed are usually very low. Some land however can have an unacceptable level of risk. Since 1990 local authorities have had a statutory duty to maintain a register of contaminated land which poses an unacceptable level of risk, however such registers are incomplete as they can only be created over a period of time. Just because land is not recorded as being on a register of contaminated land does not mean it is not contaminated. It simply means that the local authority has not yet recorded it as such.

Broadly speaking the person who caused or permitted the land to be contaminated is responsible for the costs of cleaning it. However, if that person cannot be found or is insolvent then liability can fall upon a subsequent landowner. Accordingly it is important to establish whether or not land is likely to be contaminated, not only from the point of view of the harm that it may cause to your health or the health of others, but also by reason of the potential costs. The cost of remediating contaminated land can be substantial.

Unless the land is already registered with the local authority as being contaminated, then it is not possible to establish whether or not land is contaminated otherwise than by way of ground inspections involving soil tests and boreholes. It is however possible to take a reasoned view of whether or not land is likely to be contaminated based upon past historical records of uses of the land and nearby land.

Flooding

Suffering a flood can be a distressing and expensive experience. Flooding can occur not just from obvious sources such as rivers or the sea, but also from ground water which would overwhelm the drainage system. Just because the property may be distant from a river or on higher ground does not mean it will not suffer from flooding. There is no way of being certain that a property will never flood but a reasoned view can be obtained by examination of past historical records and consideration of ground conditions.

Natural Ground Subsidence

The geology of the rock beneath the property can have an effect upon the stability of the property. Some areas are more prone to natural ground movements than others. On site investigations are the only way of establishing the true geology but a reasoned view can again be taken by analysis of historical records.

The search has identified the property may lie within an area that can be affected by natural ground subsidence and if you have any concerns in this respect, you should refer this to your surveyor.

Energy

Production of energy takes various forms, some of which may be more obvious than others. The proximity of the property to wind farms, solar farms or other forms of power station may affect your wish to buy the property. Some forms of mineral extraction such as fracking may not always be obvious from above ground.

The search has revealed energy infrastructure within the vicinity of the property. If you would like me to carry out an additional Groundsure Search to obtain further information in this respect please let me know. The cost of the search is £36.00.

Planning

The local authority search which is conducted as part of the conveyancing process will only disclose planning decisions relating to the property being purchased. It will not disclose planning decisions which relate to nearby properties. These can however have a significant effect on the value or desirability of a property. The planning search result shows details of nearby planning decisions divided into small projects, large projects and house extensions. Of course this only shows decisions and is a snapshot in time.

The search has revealed several planning entries within close proximity of the property, copies of the Decision Notices can be found by following the links next to the entries. For your ease of reference, I attach a copy of the Planning Application under reference 191521 in respect of the construction of a Pumping Station.

If there are any aspects of the reports that are of concern to you that you wish to be investigated further please do let me know – there may be some issues that we can help with, but most will be more relevant for you to discuss with your surveyor.

Regards,

My details
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Joanna Crosby

Director

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CHRISTMAS PERIOD

Our offices will be closed over the Christmas period from 5 pm on Wednesday 23rd December and will reopen at 9 am on Monday 4th January 2021.

We wish you a Merry Christmas and a Happy New Year from everyone at Hayward Moon

COVID-19 In line with the current Government guidelines in respect of Covid-19, our offices will be **CLOSED** from Tuesday 24th March 2020. All staff will be working remotely and will be contactable via phone and email, but please do not attend the offices. Please rest assured that we are putting these procedures in place to best protect our clients and staff and keep your transaction proceeding as normally as possible under the circumstances.

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3 attachments

-  **Groundsure Homebuyers.pdf**
600K
-  **Groundsure Planning.pdf**
575K
-  **G017900001 DC_20_01184-FULL_PLANNING_-_GRANT-7600468.pdf.pdf**
141K

Vipul Goel <vipulgoel.123@gmail.com>
To: GOEL Vipul <vipul.goel@axa-insurance.co.uk>

Wed, Dec 16, 2020 at 3:34 PM

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Vipul Goel <vipulgoel.123@gmail.com>
To: Joanna Crosby <JCrosby@haywardmoon.co.uk>
Cc: Teylor Newman <TNewman@haywardmoon.co.uk>, "aggarwal.ankita@gmail.com" <aggarwal.ankita@gmail.com>

Thu, Dec 17, 2020 at 6:44 PM

Hi Joanna

Thanks. I am fine to proceed looking at reports below.

Please let me know if any further information is required. Also, has there been a response on my initial queries?

Thanks

Vipul

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