

Report on Searches

Unit C2 and C5, Mercury Business Park, Hele Cross, Bradninch, Devon, EX5 4BL

Prepared for Edwards SSAS – Richard Kenneth Edwards & Mandy Edwards

Local Land Charges Search (and enquiries of Local Authority)

A search of the local land charges register shows matters such as compulsory purchase orders, tree preservation orders, planning enforcement notices and financial charges registered against a property. You should note that the search result provides a snapshot of the register on the date of the search. Local land charges registered after the date of the search will still bind a property.

The local land charges search was provided by Mid Devon District Council on 12 August 2024. The result of the search reveals various local land charges entries registered against the Property. The most recent entries are in respect of the planning permission and highways agreement for the development. The result of the search did not show any entries that adversely affect the Property.

The replies to the local authority enquiries revealed the following information:

- (a) The road leading from Poundapitt Farm to Weaver Bridge is a highway maintainable at public expense. The roads within the development are privately owned, and the transfer deed deals with rights over these estate roadways.

The search reveals there is currently no Community Infrastructure Levy charging in place. This is a planning charge, introduced as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area.

- (b) The search reveals planning and building regulations consents which affect the property, mainly in connection with the development. The seller's solicitors are obliged to supply copies of any consents for works which their clients have carried out during their ownership but are not obliged to provide copies of permissions over 20 years' old. Many Solicitors will not supply copies of permissions which are over 10 years old.

The search reveals planning permission for the development dated 28/02/2020 for the erection of mixed use business units (Classes B1, B2 & B8), and managers office (1.9ha). We enclose a copy of the Decision Notice relating to the original planning permission and as there are a number of documents associated with this,

we enclose a link for the planning portal should you wish to review this further.
<https://planning.middevon.gov.uk/online-applications/applicationDetails.do?keyVal=Q02WLMKS07T00&activeTab=summary>

The Seller's solicitor has also supplied evidence of compliance with pre-commencement conditions as required pursuant to the planning permission with ref 19/01808/MARM. Block C has been signed off by buildings regulations to shell construction only. There was also a further application in 2022 for non material amendments to Block C and I enclose a copy of that decision notice also. #

We have not attended the Site and so if you are aware of any discrepancies from the planning to the actual buildings on the ground then you must let us know as soon as possible.

You should ensure that your intended use of the property falls within previous use classes B1, B2 and B8. If you have any concerns, you should discuss this with the planning department at North Devon District Council.

Should you wish to carry out any alterations or additions to the property in the future, whatever the nature, we strongly recommend that you seek the guidance of the planning and building control department at the local authority.

Drainage and Water Search

As instructed by you, we have not carried out this search but are able to provide the following from our review of previous drainage and water searches for this Estate.

As the property is constructed to a shell specification, the result of the historic search reveals the Estate is not connected to the mains water supply and foul and surface water do not drain into a public sewer. Our enquiries have revealed that the water and sewage at the property/estate are private and the intention is for it to remain as such.

There are various deeds of easement in favour of the estate over three adjoining properties where the water and surface drainage flows through. We will provide more detail in respect of the private drainage in our pre-contract report. Please refer to that report in due course and let me know if you have any further questions.

Environmental Search

The result of the historic search reveals:

- (a) A negligible flood risk. The report provided by Groundsure confirms that the risk in this respect is negligible and there is no further action is required.
- (b) A low-moderate risk of the land being contaminated due to its previous use. The search advises that the land uses are not considered a significant risk however if there is a redevelopment, the planning process is likely to require further contaminated land investigations. The developer would have had to satisfy this point prior to their development of the property.

The environmental search is an exception report and can only speak as to the data from which it is derived. That data should be robust but not absolutely conclusive. For example in some areas – perhaps former industrial sites, the records for long historic use may have been lost and no longer readily available. There are some areas of the country which feature particular environmental issues – for example Radon Gas is a common issue in the South West, as is Tin Mining in Cornwall. In relation to the results of these reports we do not have nor purport to have specialist environmental knowledge. What we can do, in the rare case where there is concern at the results, is to refer you to the environment agency for further advice or guidance on what to do - <http://www.environment-agency.gov.uk/default.aspx>.

We recommend that you acquire as much information as you feel is prudent in relation to environmental and climatic matters generally. Given the ongoing and continuous review of matters such as flooding, pollution and climate change more generally, this search cannot possibly cover such a far-reaching and ever changing subject. Fortunately very few properties locally have specific issues. That does not detract from the need to ensure that future environmental change as well as historic data before committing to the purchase. If you have any concerns generally in relation to the environmental issues affecting this property you must please let us know.

If the property or land has suffered from past industrial contamination and the original contaminator cannot be located, then you could be required to pay the costs of any required remedial work. This is why we obtain an Environmental Search. The Environmental Search is based on historical data from the general area and cannot cover any new or localised contamination. It is important that you satisfy yourself that there are no concerns or if there

are, that you report these to your surveyor who can then assess whether further specialist advice is needed.

However, you should note that we are not surveyors and we are therefore unable to advise you on the information or data revealed by this search result. Should you therefore have any concerns or worries in relation to the same, you must seek the expert advice of a surveyor practising in this field as without such advice you will be proceeding to an exchange of contracts at your own risk.

Climate Change Index -

The Property passed the climate search dated 29 July (which formed part of the Environmental Search results).

As climate models are continually evolving we recommend carrying out a new climate search in 10 years or when a significant change in the business is proposed (either moving premises/selling off assets etc), whichever is sooner. We are not qualified to advise any further on this search result.

Mining Search

A Mining Search is not required for the property.

Index map search

An index map search confirms whether a property is registered at the Land Registry (and, if so, the title numbers under which it is registered). If a property is not registered, an index map search will show whether a property is subject to any pending applications for registration or any cautions against first registration.

The result of our index map search confirmed that the Property is registered under the title number DN520811.