The chances of development being permitted in this location are:

<table>
<thead>
<tr>
<th>Negligible</th>
<th>Low</th>
<th>Low / Medium</th>
<th>Medium</th>
<th>Medium / High</th>
<th>High</th>
</tr>
</thead>
</table>

- Does the subject property / land have development potential? YES
- Does the property/ land have potential as part of a larger development? YES
- Should further investigations be made regarding adjoining land? YES
- Should the property be considered for an alternative use? NO

If the answer is 'yes' to any of the above questions it will be expanded upon further within this report.

SUMMARY

Data Provider
The DevAssist product range of DevAssess, DevAssess Premium, DevCheck, DevProbate and DevCity are services provided by DevAssist. Reports are compiled by DevAssist Ltd. Registered with the Property Codes Compliance Board.

Search Details
This search is subject to DevAssist’s standard terms and conditions which can be sent on request or viewed on our website www.devassist.co.uk.

DevAssist is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code, further details of which can be found at www.pccb.org.uk

If you require help or have any questions regarding this report phone our helpline: Tel: 01342 890010 Email: helpdesk@devassist.co.uk www.devassist.co.uk
It is our conclusion that the existing value as a C3 domestic dwelling is likely to be the optimum use and value of the subject property. There may however be some minor potential for a replacement dwelling dependant on the condition of the existing. The property also has the potential to control the access to future development land (site 1).

Please note: This report is a prediction of where development may take place, but it cannot be guaranteed what will or will not occur in the future.

Searches undertaken to compile this report:

1. Ordnance Survey desk top search to identify development opportunities
2. A desk top inspection of the aerial maps over the identified area
3. Birdseye rotational inspection of the surrounding area
4. Inspection of the Local Plan / LDF

The choices this report presents

This report seeks to establish the development potential of the searched property. You can use this information to decide whether to buy or sell the property, conscious of what value it may have in the future. Your property may sit within a conservation area and, as such, any development may not be favourably looked upon. It may sit next to green belt that is vulnerable to allocation for development. It may control the access to some land with tremendous hidden value. Perhaps the property could itself have an involvement in a development with great financial benefits. It may of course have none of the above in which case you have bought some peace of mind that you are not selling at under market value.

Please note that identified sites may not be developable because other landowners may not sell, or for any other reason that could make the development unviable. Some policies change more frequently than governments. All you can do is make an informed decision by assessing the risk and this report will help.

Finally, please note that we cannot identify single dwellings that are replaced with a more substantial dwelling than the existing. These one for one replacements are generally not economic. When there is a buyer with a special interest, however, the economics are sometimes not considered relevant. Equally, some properties may be converted into flats, which again is almost impossible to predict.

Planning is a subject where you can never say 'never'! There may always be situations when planning permission is considered acceptable.

Next Steps

You may wish to discuss the findings of this report with your legal adviser.

If you have any development or valuation questions arising from this report, or would like to investigate any aspect in greater depth, specialist advice is available on request. Detailed reports are also available on planning and neighbourhood information, valuation of development land, impact and risk. Contact DevAssist on 01342 890010 or email info@dev-assist.co.uk for further information including pricing.

DevAssist is the trading name for DevAssist Ltd. Company No 07915521 England
The chances of development being permitted in this location are:

<table>
<thead>
<tr>
<th></th>
<th>Plot Size (acres)</th>
<th>Capacity (houses)</th>
<th>Capacity (Flats)</th>
<th>Development Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0.45</td>
<td>2</td>
<td>6</td>
<td>Low</td>
</tr>
</tbody>
</table>

The table above provides minimum density guidance only. Please note, densities can be greater or lower on some sites. City centre locations will demand higher densities. The above is designed to guide you in how many dwellings may be built on those identified sites that do not yet have planning history.

Current Zoning in Local Plan

The land is zoned within the settlement/urban area of London Borough of Kingston upon Thames. Development is presumed acceptable when within the settlement, subject to it conforming to development control policies and standards. It is also zoned as a conservation area, which creates a tighter layer of development control and makes development harder to gain consent upon. This may make development unattractive to a developer. Trees and listed buildings may also be a barrier to development proposals in such areas. The land is also zoned as a Special Landscape Area. This will limit the types of development that will be permitted.

Development Potential of the Property

The subject property is 0.25 of an acre (10890sqft). It is currently a 1.5 storey detached dwelling with two storey structures being the dominant type of property in this area. Sometimes such properties display potential for the development of two new build dwellings. This has been carefully considered. In our view any such application for development should be considered speculative and may be refused by the Local Planning Authority. The pattern of development in this location is for large wide fronted detached dwellings. A two for one development on this site would not match this existing pattern and is therefore likely to be refused.

We have also considered the replacement of the existing structure with a more substantial detached dwelling. Whilst this may be supported by the Local Planning Authority, the financial viability of such a proposal will be reduced.

We understand that the freehold of the access road to Fleur House and Pine View is owned by the subject property. This road may be able to provide access to the potential development land shown as site 1. Development of this site may require a number of owners to be willing to sell at the same time which is rarely successful. Whilst there can be no denying the potential for development exists it is generally accepted that land assemblies are unlikely to be developed as so many people are required to participate. If the subject property is to be disposed of we would advise the retention of the road.

The planning history of the subject property is attached for your consideration.

It is our conclusion that the existing value as a C3 domestic dwelling is likely to be the optimum use and value of the subject property. There may however be some minor potential for a replacement dwelling dependant on the condition of the existing. The
property also has the potential to control the access to future development land (site 1). This could create financial rewards to any owner.
## Planning History

### 09/14610/TPO - Tree Preservation Order
- **Fall one Cedar** (MAC/05.36 A.10)
  - **Address:** THE WALL COTTAGE, COOMBE HILL ROAD, KINGSTON UPON THAMES, KT2 5HY
  - **View location on map**
  - **Ward:** Coombe Hill
  - **Date valid:** 23/08/2008
  - **Images:** View Images
  - **Additional info:** Within the Coombe Hill conservation area.
  - **Decision:** Grant Consent (Felling) 16/11/2008

### 06/15166/TPO - Tree Preservation Order
- **Reduce height of few hedge, removal of dead wood from Cedar and crown lift Yew tree.**
  - **Address:** THE WALL COTTAGE, COOMBE HILL ROAD, KINGSTON UPON THAMES, KT2 5HY
  - **View location on map**
  - **Ward:** Coombe Hill
  - **Date valid:** Unknown
  - **Images:** View Images
  - **Additional info:** Within the Coombe Hill conservation area.
  - **Decision:** Grant Consent (Surgery Works) 2/05/2007

### 44467 -
- **Re-roofing of side extensions and new portico.**
  - **Address:** THE WALL COTTAGE, Coombe Hill Road, Kingston Upon Thames, Surrey
  - **View location on map**
  - **Ward:** Coombe Hill
  - **Date valid:** Unknown
  - **Images:**
  - **Decision:** Permit 05/06/1981

### 12032 -
- **Playgroup.**
  - **Address:** THE WALL COTTAGE, Coombe Hill Road, Kingston Upon Thames, Surrey
  - **View location on map**
  - **Ward:** Coombe Hill
  - **Date valid:** Unknown
  - **Images:**
  - **Decision:** Refuse 07/09/1973

### 6352 -
- **Details of roofing Plot F.**
  - **Address:** PLOT F THE WALL COTTAGE, Coombe Hill Road, Kingston Upon Thames, Surrey
  - **View location on map**
  - **Ward:** Coombe Hill
  - **Date valid:** Unknown
  - **Images:**
  - **Decision:** Approve details 19/03/1970

### 5989 -
- **Amended site layout.**
  - **Address:** PLOT F THE WALL COTTAGE, Coombe Hill Road, Kingston Upon Thames, Surrey
  - **View location on map**
  - **Ward:** Coombe Hill
  - **Date valid:** Unknown
  - **Images:**
  - **Decision:** Approve details 24/12/1989

### 5605 -
- **Details of house on Plot F.**
  - **Address:** PLOT F THE WALL COTTAGE, Coombe Hill Road, Kingston Upon Thames, Surrey
  - **View location on map**
  - **Ward:** Coombe Hill
  - **Date valid:** Unknown
  - **Images:**
  - **Decision:** Approve details 22/09/1969

### 5290 -
- **Erect four dwellings with integral garages.**
  - **Address:** PLOT F THE WALL COTTAGE, Coombe Hill Road, Kingston Upon Thames, Surrey
  - **View location on map**
  - **Ward:** Coombe Hill
  - **Date valid:** Unknown
  - **Images:**
  - **Decision:** Details approved 30/06/1969

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**Note:** page 6
<table>
<thead>
<tr>
<th><strong>5251 -</strong></th>
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</thead>
<tbody>
<tr>
<td>Erect four dwellings with integral garages.</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
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<tr>
<td></td>
</tr>
<tr>
<td><strong>Ward:</strong></td>
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<tr>
<td><strong>Date valid:</strong></td>
</tr>
<tr>
<td><strong>Images:</strong></td>
</tr>
<tr>
<td><strong>Decision:</strong></td>
</tr>
</tbody>
</table>
What is DevProbate?
DevProbate is a unique report that contains information about the potential development opportunity that the property may display. It is of particular help in urban areas or where you want to know about hidden value that may exist within a property.

How is the professional opinion reached?
It is reached following an Ordnance Survey desk top search and by using land identification techniques and skills that developers use to identify development opportunities. DevProbate is produced by a team of residential property consultants who are all land buyers with extensive experience identifying where developers will want to prospect. They are trained in land assembly and the planning system, which gives them a tremendous insight into what can and can’t be developed.

Is this just guesswork?
No. The consultants diagnose where the opportunity for development exists. Their experience in the house building industry and extensive knowledge of the planning system gives them the skills to assess what land developers will want to buy.

How accurate is this report?
Whilst every care has been taken in the formation of this report the accuracy of it must be taken in the spirit that it has been written. It is a prediction of where development may take place. We cannot guarantee what will or will not occur in the future. As planning policies and density standards change this may remove or create further areas of development that could not have been foreseen at the time this report was commissioned. It has been written in good faith to provide better information to buyers who would not otherwise understand the planning system or where development may take place. We cannot of course know which land owners will sell to developers, or if at all. This report is based on [our] professional opinion of development opportunities. Please note though that it is a prediction of where development may take place and does not, in any way, guarantee what will or will not occur in the future. Please refer to the ‘Useful Information’ section for details of other data sources used to produce this report.

Hasn’t all the land been developed in urban areas?
No. This is a myth. On average 50-60% of housing land comes from windfall developments within existing urban areas. There are still huge areas of land yet to be developed and, due to a chronic housing shortage, the need to identify land for development is expected to increase further over the next few years. It is inevitable that urban areas will continue to shoulder the vast majority of that burden.

What will this report show that can’t be found in a local authority search?
Apart from road and rail information, a local authority search is restricted to past planning and building regulation history of the property itself. DevProbate considers current and historic planning applications within the boundaries of the property. It is the only report that also identifies where future development may take place.

What will this report show that can’t be found in a planning report?
Whilst a planning report considers current and historic planning information, DevProbate is the only report that considers the future, ie, identifies potential opportunities that a developer would also be looking for that do not yet have relevant planning history.

What will not be shown in the report?
The report will not identify large buildings that, due to their condition or scale, may be suitable for conversion or replaced with another structure that is made up of flats or split vertically. It will not identify one for one replacements, extensions or home improvements. The report does not forecast when developments will take place; it identifies where they might.

How likely is it that development will occur that wasn’t identified in the report?
Planning policies do change. When this happens, some areas of development will be opened up that were not previously accessible. Generally this only happens over a 5 year period. As such, a DevProbate report is useful for the average stay in a property.

Why don’t all planning applications appear on the map?
If there are several planning applications within close proximity of each other, the plan may show these as a single point of reference within a red polygon.

Are there any other benefits in obtaining a DevProbate Search?
Yes. It could indicate some hidden value in an intended purchase, although further advice may be required to provide a better understanding of any value that may exist in the property or any covenants it may benefit from.
This search has been produced by DevAssist Ltd of Crown House, High Street, East Grinstead, West Sussex, RH19 3AF tel: 01342 890010 email info@dev-assist.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- Sets out minimum standards which firms compiling and selling search reports have to meet
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- 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.

The Code’s core principles

Firms which subscribe to the Search Code will:

- Display the 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 all search services comply with the law, registration rules and standards.
- 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 (www.tpos.co.uk). The Ombudsman can award compensation of up to £5,000 to you if he finds 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,
43-45 Milford Street,
Salisbury,
Wiltshire
SP1 2BP
Tel: 01722 333306
Fax: 01722 332496
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

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

DevAssist Complaints Procedure: DevAssist is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. If you want to make a complaint, we will:

Acknowledgement of your complaint 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 fully informed by telephone, letter or email, as you prefer, if we need more time. Provide a final response, in writing, at the latest within 40 working days of receipt. 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.

We will cooperate with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to: Customer Services at DevAssist Ltd, Crown House, High Street, East Grinstead, West Sussex, RH19 3AF. Telephone number: 01342 890010 E-mail address: info@dev-assist.co.uk
Terms & Conditions for DevProbate products.

1. Definitions

"Agreement" means the agreement to which this Schedule is appended.
"Contract" means a contract which is subject to the terms and conditions of this Schedule.
"DevProbate" means DevProbate Limited, registered number 20196429 and whose registered office is situated at 73 Church Rd, New Southgate, London, N11 3BZ.
"Supplier" means any third party who provides data or information to you in connection with the provision of the Services.
"Terms" means these terms and conditions.
"Website" means the website at devprobate.co.uk.

2. Agreement

2.1 The agreement between you and DevProbate shall come into existence when DevProbate accepts your request for the provision of the Services.

2.2 These Terms, as varied from time to time, shall govern the agreement between you and DevProbate on the terms of this Schedule.

3. Services

3.1 You shall make use of the Services in accordance with any applicable statutory requirements or any terms of service to which you are bound and agree to enter into the relevant contract with the Provider.

4. Price and Payment

4.1 The price payable for the Services shall be in pounds sterling as set out in the letter. The price payable for the Services shall include any value added tax or other similar taxes or surcharges, which you shall be additionally liable to pay to DevProbate.

4.2 Payment is due in full from you within 30 days of the date of our invoice (or as agreed), without deduction, cancellation or set-off.

4.3 DevProbate reserves the right to change the price from time to time and the Services will be charged at the price applicable at the date on which an Order is submitted.

4.4 If you fail to pay our invoice within the due date, DevProbate may charge you interest on the outstanding amount at the rate of 4 per cent per annum above base rate (or such other rate as may be agreed in writing) from the due date until payment is made in full.

5. Cancellation of Services

5.1 You may not cancel an Order submitted to us unless you must notify us in writing as soon as reasonably practicable after the Order has been submitted. Unless otherwise agreed by us in writing, you shall remain liable for any expenses or disbursements we may have incurred prior to receiving your notice of cancellation. All expenses or disbursements may be paid in accordance with Term 4.2.

6. Termination

6.1 DevProbate may suspend or terminate any agreement with you without any liability to you in accordance with this Schedule, if you fail to pay for your Services in full within 30 days from the due date, DevProbate may charge you interest on the outstanding amount at the rate of 4 per cent per annum above base rate (or such other rate as may be agreed in writing) from the due date until payment is made in full.

6.2 Termination of this Schedule will not prevent any liability for death or personal injury caused by our own negligence or any other liability the exclusion of which is expressly prohibited by law.

6.3 Unless otherwise agreed in writing, all our rights and remedies in relation to any failure or non-performance by you shall extend to all such terms and Conditions of this Schedule.

7. Events Beyond Our Control

7.1 DevProbate shall not be liable for any loss or inconvenience caused to you or your clients by any event outside our reasonable control, including and without limitation, strikes, lock-outs, riots, civil commotions, adverse weather conditions, local authority requisitions, industrial disputes or acts of nature, legislation or government action, which makes it impossible or impracticable for us to perform our obligations.

8. Warranties and Limitation of Liability

8.1 We provide warranties and accept liability only to the extent stated in this Term.

8.2 We cannot accept any liability for the accuracy of the information contained in the Website.

9. Entire Agreement

9.1 This Schedule contains the whole of the agreement between you and DevProbate in connection with the provision of the Services.

9.2 There are no other agreements or any prior agreements between you and DevProbate.

9.3 DevProbate is registered for Value Added Tax under the number GB 20196429.
INFORMATION ACCURACY INDEMNITY BLOCK POLICY
(DEVASSIST SEARCH –RESIDENTIAL)

To the Policyholder/Intermediary
This document must be revealed to the ultimate insured (including any lender which may be insured by the policy) before conclusion of the insurance contract.

If you are a solicitor, you should disclose this document to your client and/or their lender and/or the purchaser’s solicitors for the benefit of their client and/or their lender prior to the conclusion of the insurance contract. We assume that you are authorised by the Financial Services Authority (FSA) or otherwise licensed (where applicable) to provide insurance mediation activities.

If you are a broker, you should disclose this document in accordance with the FSA rules.

To the Insured
This document provides a summary of the cover provided under the policy purchased. It does not contain the full terms and conditions of the policy and you should therefore read this summary in conjunction with the full policy wording which is available upon request from Northcott Beaton to ensure you are fully aware of the terms and conditions of the cover provided.

The Underwriter of this policy is:-
Stewart Title Limited (“ST”) of 3rd Floor, 6 Henrietta Street, London WC2E 8PS(ST’s address). The Policyholder is Northcott Beaton Limited (“NB”) of 70 Fore Street, Heavitree, Exeter, EX1 2RR

Summary of insurance and cover provided by this policy.
If you are a Buyer (as defined by the policy) who has requested or has been provided with a Devcheck Search (‘the Search’) or if you are a lender to the Buyer or are lending in a remortgage scenario this is an indemnity policy relating to the Search. In the event that information given in the Search is incorrect due to the negligence of or an error by Devassist. If you are a Buyer cover is for your loss being the difference in market value for the Property with the correct information as opposed to that with the information actually supplied in the Search.

The Maximum Liability is the lesser of the purchase price or £1 million in a purchase scenario or the mortgage advance or £1 million in a remortgage scenario.

Significant features or benefits under this policy.
This policy is on an indemnity basis. The purpose of this type of policy is to protect you so that you are reimbursed with the financial loss you may incur which results in a claim under the policy and to ensure that you are placed back in the same position you enjoyed or should have enjoyed prior to the claim (subject to the terms and conditions of the policy). There is a Maximum Liability which we will pay and this is set out in the definition of that term.

Significant Conditions or Exclusions under this policy.
Significant conditions:-

• You must notify us immediately once any inaccuracy in the Search comes to your attention and co-operate fully with all reasonable requests by us for information and documentation and shall, at our expense, take any action required by ST to mitigate any loss or potential loss arising as a result of the Adverse Entry.

• If you knowingly make a claim which is false or fraudulent in any respect the cover provided under this policy shall become void with immediate effect.

• This Policy does not cover any loss which at the time of the loss is insured by any other policy of insurance other than any excess beyond the amount payable under such other policy.

• Any act or omission by you, which in whole or part induces a claim under this policy, will prejudice your position and could void the policy
• you or your professional legal advisors should not take any steps to compromise or settle a claim without ST’s prior written consent

Exclusions:- You are not insured:-

a. In respect of any inaccuracy of which you or your legal representative had knowledge as at the Effective Date and/or

b. In respect of any information which is adverse to the value of the Property and which is actually revealed by the Devcheck Search and/or

c. In respect of any entry in the Devcheck Report relating to any enhancement to the value of the Property by any development opportunity for the Property itself and/or

d. Any information adverse to the value of the Property which becomes apparent after the Effective Date and/or

e. Anything adverse to the value of the Property not covered by the Devcheck Search for example development to large buildings suitable for conversion or replaced with another structure that is made up of flats or split vertically, one for one replacements, extensions or home improvements.

f. Any error or omission by any organisation or third party which provides information or data of any form to Devassist for the purpose of the compilation of the Devcheck Report and/or

g. Where the cover is in respect of a remortgage the cover provided by this policy will apply for to the lender only.

A full list of Conditions and Exclusions is contained in the policy.

What is the Policy term?
There is no fixed term — usually the policy will expire upon your ceasing to be the owner of the property or if you are lending under the terms of a mortgage over the Property the date on which your loan is repaid or the Property ceases to be subject to your mortgage.
Updating the cover.
ST can consider requests to increase or extend cover. ST will however provide advice thereon or recommend how you should proceed. You will need to make your own choice about how to proceed and we recommend that this is done with guidance from your professional legal conveyancing advisor and the Policyholder.

Rights of cancellation.
You have a right to cancel your policy within 14 days of the commencement of the contract or receipt of the policy whichever is later. Where performance of the contract has commenced at your request before expiry of the cancellation period we may require you to pay for the cover actually provided in connection with the policy. The amount will be in proportion to the extent of the cover already provided to you in comparison with the full coverage of the contract.

Claims under this policy

If you wish to notify a claim under this policy, please contact us in writing immediately you become aware of the claim with as much detail as is available for the attention of the Company Solicitor at ST's address.

What if you have a complaint?
If you wish to register a complaint, please contact us by writing to 'The Company Solicitor' at ST's address or, if you are not satisfied with the response, to the Financial Ombudsman Service whose current address is in the Policy.

The Financial Services Compensation Scheme (FSCS)
We are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This will depend on the type of business and the circumstances of the claim. Further information about compensation scheme arrangements is available from the FSCS currently contactable at 7th Floor Lloyds Chambers, Portsoken Street, London E1 6BN.