


Envirosearch Residential

Risk Summary

 **Section 1: Contaminated Land** **FURTHER ACTION**

Our environmental consultants, Argyll Environmental Ltd, have identified a potential risk of contaminated land within the vicinity of the property. Please turn the page for further information and refer to the 'Next Steps' pages.

 **Section 2: Flood** **IDENTIFIED**

We consider there to be a risk of flooding within 50m of the search centre. Please **refer to section 2** for further information.

 **Section 3: Energy & Infrastructure** **IDENTIFIED**

We have identified one or more factors such as HS2, energy exploration, wind or solar farms within the vicinity of the property. Please **refer to section 3** for further information and next steps.

 **Section 4: Ground Stability** **IDENTIFIED**

We have identified a factor that may affect the ground stability of the property. Please **refer to section 4** for further information and next steps.

 **Section 5: Radon** **NONE IDENTIFIED**

The property is not considered to be within a radon affected area. Please **refer to section 5** for more information.

 **Section 6: Other Influential Factors** **NONE IDENTIFIED**

No overhead power lines, environmental or other influential factors have been identified within the vicinity of the property. Please **refer to section 6** for more information.

This report is issued for the property described as

Sample Site

Report Reference
109922957_1_1

National Grid Reference
518980 429070

Customer Reference
FURTHERACTION_SAMPLE_PO2

Report Date
10 January 2017

Landmark Contribution

By purchasing this report, the recipient may be eligible for remediation contribution of **up to £100,000** if served with a Remediation Notice by the local authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.

CONTACT DETAILS

If you require assistance please contact our customer services team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

Conveyancer Guidance



Professional Opinion

Contamination Risk: **FURTHER ACTION REQUIRED**

The Envirosearch Residential report dated 10th January 2017 and reference 109922957_1_1, FURTHERACTION_SAMPLE_PO2 has been prepared for

Sample Site

A review of the available historical mapping has identified that the centre of the search is located on or within 25 metres of Gas manufacture & distribution shown on 1892 - 1911 edition maps.

The Envirosearch Residential report uses historical land use drawn from Ordnance Survey County Series maps together with selected National Grid maps at 1:10,560 and 1:10,000 scales. Larger scale mapping has also been considered in order to formulate this Professional Opinion.

The data examined in this risk assessment indicates that there may be a potential source of contamination which may have implications for the property.

In our opinion, there is the potential that the property could be described as "contaminated land" as defined by Part 2A of the EPA 1990.

The professional opinion refers to Section 1 of this report and should always be read in conjunction with the full text of that report. No physical site inspection or survey has been carried out or is proposed.

Please refer to the following 'Next Steps - Contaminated Land' pages for details on information required in order to take advantage of our free re-review service.

Approved by:

Argyll Environmental Ltd



Next Steps - Contaminated Land

We have highlighted a potential risk of contaminated land at or around the property. Details of what we need in order to re-review the property and consider issuing a Passed Certificate are shown below.

For all other environmental factors identified within this report, please refer to the 'Next Steps' detailed within the relevant section.



What information can we accept?

Building Warranty Certificate (NHBC)

- NHBC Certificate or Cover note dated after 1st April 1999 for the property, provided that contaminated land cover is included within the policy.
- Zurich/Premier/LABC certificates with the policy schedule that shows contaminated land or environmental impairment cover is included.

A written comment from the Environmental Health Department (local authority) or Environment Agency including the following:

- Any information regarding past industrial land use(s).
- (if applicable) Information on the nearby landfill site e.g. the nature of the fill materials and the dates of infilling, and whether there are any gas protection measures at the landfill and the property.
- Any site investigations/remedial works carried out at the property or in close proximity.
- Information on any pollution incidents/ records of contamination.
- Whether they have any concerns regarding ground conditions on or adjacent to the property site.

- Whether the site has been risk ranked in accordance with their Contaminated Land Strategy and if so what level has it been assigned (Low, Medium or High; Category 1, 2, 3, etc).

Planning Department (local authority)

- Planning permissions for the site that include conditions associated with contaminated land.
- Written confirmation from the local authority that any relevant conditions have been fully discharged.
(Please note: The above must be provided together.)

Petroleum Officer (local authority)

- (If applicable) A written comment from the petroleum licencing officer confirming the safe removal or decommissioning of the tank.
(Please note: you may also be required to provide written comment from the Environmental Health Department.)

Important note: any contact with the local authority may have an impact on any Contaminated Land Insurance that is either currently in place or that may be purchased at a later stage.



What do I do next?

If you have obtained any of the above further information and would like to take advantage of our free re-review service, **please send it to helpdesk@landmark.co.uk** or alternatively by post to Customer Services, Landmark Information Group, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD.

Next Steps - Contaminated Land

We want to make sure that you obtain and provide sufficient information, which will explain or remove any potential risk of contaminated land.

Please note that the following information is likely to be **insufficient** to enable a Passed Certificate to be issued.



Information that is not sufficient

NHBC certificates dated pre 1999/ for a different property

Local Land Charges Search (Con 29)

This local search states if there are any formal entries for specific recorded incidents only; it does not look at the property in any detail with regards to past land uses on the site/ in the site vicinity and the potential for contamination. The search is not sufficient to fulfil the requirements for a certificate to be issued.

Geotechnical and Site Investigation Reports

These are usually carried out to determine aspects such as foundation requirements for the proposed development. Whilst these provide information about ground composition, they rarely include any soil/ ground testing for contaminants and do not provide information on the intentions of local authority with regard to the site.

Planning Conditions with no evidence of discharge

On their own, planning conditions just advise what needs to be done in order for any development to be completed. We would, therefore, also require written confirmation that all conditions regarding potential or known contamination issues have been fully discharged.

Planning permission documents that do not include conditions relating to contamination issues or remediation of the site cannot be used as evidence to suggest that this has been addressed as part of the development.

Competitor's Reports

Environmental reports produced by competitors of Landmark are often compiled using different datasets and methodologies. The result we provide is based on our trusted expertise and, therefore, we are not willing to revise the result based on the opinion of a competitor.



I do not have additional information

Further Reports

If required, a follow up report can be obtained from Argyll Environmental Ltd, who will carry out further enquiries on your behalf. This report will typically cost £250+ VAT. This cost includes the Local Authority's own search fees and may take around 10-20 working days, dependant on the Authority's response time. Please email: orders@argyllenviro.com quoting the report reference number so that we can process your request efficiently.

If you have any questions please don't hesitate to contact us on **0844 844 9966** or helpdesk@landmark.co.uk