We have identified a potential risk of contaminated land at or close to the property. Please turn the page for further information and recommendations.

The property is within, or near to an area that is at a moderate risk of flooding. Please turn the page for further information and recommendations.

We have identified one or more Energy & Infrastructure factors at or close to the property. Please turn the page for further information and recommendations.

We have identified Ground Hazards that could affect the property. Please turn the page for further information and recommendations.

This report is issued for the property described as:

Sample Site
Report Reference: 109974573
National Grid Reference: 518980 429070
Customer Reference: Sample_RVR
Report date: 10 January 2017

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.

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

0844 844 9966

or by email at:

helpdesk@landmark.co.uk

Also available at:
[http://landmark.ly/IYlgDe]
Please see below our recommendations and next steps with regards to the property. These may be copied into your Report on Title if you wish. This information is relevant to a residential property and should not be relied upon in a commercial transaction. No physical site inspection has been carried out or is proposed. This report highlights only the information which we have determined should be drawn to your attention however, other risks may be present. To review the complete information and for a full list of the data used for this report, please see the Useful Information section on the web viewer.

**Contaminated Land**

Landmark Information Group consider the property may be designated as "contaminated land", as defined by Part 2A of the Environmental Protection Act 1990, due to:

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

The RiskView 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.

Please note that no physical site inspection or survey has been carried out or is proposed.

Details of the information Landmark require in order to re-review the property and consider issuing a 'Passed' outcome can be found by following this link http://landmark.ly/KQJTrZ

Further information about contaminated land and the various sources reviewed, can be found on the web viewer. For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 844 9966.

**Flood**

Landmark Information Group consider the property to be in an area which may be susceptible to flooding. While flood defences were found nearby, there is a moderate risk presented by ground water flooding.

The property and surrounding area may be at a risk of groundwater flooding, which will be higher if it has a basement. Further assessment of this potential risk should be considered.

A moderate risk indicates that the likelihood for flood is not high, but nonetheless, flood features are present; flood defences have also been considered. This is explained further in the 'Useful Information' section of the web viewer. Although the property is within an area with some risk of flooding, in most cases insurance should remain available and affordable. However we recommend you obtain buildings and contents insurance terms prior to exchange of contracts.

You should also speak to the seller to confirm whether the property or the surrounding area has flooded before. This information may be contained within the TA6 Property Information Form.

We would recommend formalising a flood action plan to ensure that you are prepared in the event of a flood occurring; appropriate steps should include:

- Sign up to the Environment Agency’s (EA’s) Flood Warning and Flood Alert Service in order to receive updates on impending floods in your area.
- Contacting local community groups and ask if there are any emergency flood plans in place for the area.
Preparing a list of actions to do in the event of a flood including switching off building services (gas, water and electricity), moving valuable items to safe places and putting up any flood protection measures.

Create an evacuation plan and an emergency flood kit that should include warm waterproof clothes, torches, batteries and medical kit.

Flood risk is based on probability; to understand more about flood and the information reviewed, including flood protection measures, see the data presented in the web viewer. For further information or help, please contact your professional adviser or Landmark Customer Services on 0844 844 9966 or the 'Know Your Flood Risk Website' at: www.knowyourfloodrisk.co.uk/sites/default/files/FloodGuide_ForHomeowners.pdf.

**Energy & Infrastructure**

Landmark Information Group have identified Energy & Infrastructure projects that may affect the property or nearby area. These developments and projects have the potential to affect nearby property values. They may also result in added visual impact or noise to the neighbourhood. The impact on property values may also be positive. For instance, being near a new rail link may boost values in the local area.

The property is within 4km of an area licensed by the Oil and Gas Authority (OGA) for the exploration of oil or gas. The issue of a licence does not mean that exploration or production will definitely happen. You should find out from the company that holds the exploration licence what their plans are to prospect for oil and gas in the local area. A lot of this information can be obtained by carrying out an internet search using the licence reference and operator name. Before any drilling activities can begin, the operator must first get planning permission. You may also contact the Local Authority to get details of any current planning applications near to the property.

The property is near to an operational or planned wind farm or wind turbine. Contact RenewableUK for further information about any current wind farms. You can also contact the planning department at the Local Authority to find out more about any planning applications for wind power developments in the area.

The search is limited to the following factors: High Speed 2 (HS2), Crossrail 1, Wind Farms and Turbines, Solar Farms, Other Renewable Power Plants, Areas Licensed for Exploration of Oil and Gas, Oil and Gas Drilling Wells. To understand more about Energy and Infrastructure factors, please refer to the relevant section in the viewer. For further information or help, please contact your professional adviser or Landmark Customer Services on 0844 844 9966.
Ground Hazards

Landmark Information Group have identified the following factors that may either affect the stability of the ground at or close to the property or indicate that the property is located within a radon affected area.

The property is in an area where natural ground instability hazards could occur. If any active ground instability appears to be affecting your property, inform your insurance company, mortgage lender, landlord or get specialist advice from a suitably qualified expert such as a structural surveyor, geotechnical engineer or chartered engineering geologist. If active ground instability does not appear to be affecting your property but the area has a potential for instability, this should be taken into account before starting new buildings or changes in land use.

No physical property inspection or survey has been carried out or is proposed. Our search is limited to Ground Instability from Mining, Natural Ground Instability and Salt Extraction from Brine Pumping issues (see the online viewer for more information). For further information or help, please contact your professional adviser or Landmark Customer Services on 0844 844 9966.

Next Steps

If you require any assistance, please contact our customer service team on:
0844 844 9966 or helpdesk@landmark.co.uk
Property Location

Location Plan
The map below shows the location of the property.

Contains Ordnance Survey data © Crown copyright and database right 2017
The map below shows the location of potentially contaminated land features that may affect the property. We detail the features we believe require your further attention in the table on the following page and also on the Professional Opinion and Recommendations page. If you wish to explore these features and the surrounding area further, please visit the online viewer.
Contaminated Land

We have highlighted below potential contaminated land risks at or around the property. Please see the Professional Opinion and Recommendations page for further information and next steps guidance.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Location</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
</table>
| N/A       | N/A      | **Class:** Gas manufacture & distribution  
**Map Published Date:** 1892-1911 | 13m | N/A |
The map below shows the location of Energy & Infrastructure projects that have the potential to affect the property. We detail the projects we believe require further attention in the table on the following page and also on the Professional Opinion and Recommendations page. If you wish to explore these projects and the surrounding area further, please visit the online viewer.
We have highlighted below the Energy & Infrastructure projects at or around the property. Please see the Professional Opinion and Recommendations page for further information.

### Oil and Gas Exploration and Production

<table>
<thead>
<tr>
<th>Reference</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OGA Licensed Exploration Blocks</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Reference: PEDL183 | Licensee: RATHLIN ENERGY (UK) LIMITED  
Type: Petroleum Exploration and Development Licence  
Administrator: RATHLIN ENERGY (UK) LIMITED | 930m | 1 |
| Reference: PEDL183 | Licensee: RATHLIN ENERGY (UK) LIMITED  
Type: Petroleum Exploration and Development Licence  
Administrator: RATHLIN ENERGY (UK) LIMITED | 1021m | 1 |
| Reference: PEDL183 | Licensee: RATHLIN ENERGY (UK) LIMITED  
Type: Petroleum Exploration and Development Licence  
Administrator: RATHLIN ENERGY (UK) LIMITED | 1381m | 1 |

### Wind Energy

<table>
<thead>
<tr>
<th>Reference</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wind Farms</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| N/A | Name: Hull Waste Water Treatment Works  
Operator: Not Supplied  
Developer: Yorkshire Water Services  
Owner: Not Supplied  
Num turbines: 1 | 2554m | 1 |
| N/A | Name: The Limes (East Riding)  
Operator: Not Supplied  
Developer: Countryside Solutions  
Owner: Not Supplied  
Num turbines: 2 | 2639m | 1 |
<p>| <strong>Wind Turbines</strong> | | | |
| N/A | Name: Hull Waste Water Treatment Works Turbine | 2554m | 1 |</p>
<table>
<thead>
<tr>
<th>Reference</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Planning Applications</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| **Reference: 05/08754/STPLF** | Name: Saltend Wind Turbine  
Operator: Yorkshire Water  
Onshore/Offshore: Wind Onshore  
Turbine Capacity (MW): 1.3  
Total Installed Capacity (MW): 1.3  
Local Planning Authority: East Riding of Yorkshire Council  
Address: Hull Waste Water Treatment Works, Hull Road, Saltend, Hull  
Planning Application Submitted: 07 December 2005  
Operational Date: 01 November 2007  
Planning Permission Granted: 06 March 2006 | 2581m    | 1       |
| **Reference: 11/01980/STPLFE** | Name: The Limes Wind Turbines  
Operator: Countryside Solutions  
Onshore/Offshore: Wind Onshore  
Turbine Capacity (MW): 0.85  
Total Installed Capacity (MW): 1.7  
Local Planning Authority: East Riding of Yorkshire Council  
Address: to the west of Staithes Road at Salt End, Hull  
Planning Application Submitted: 09 May 2011  
Operational Date: 15 January 2015  
Planning Permission Granted: 19 November 2012  
Construction Date: 12 May 2014 | 2603m    | 1       |
The map below shows the location of potential ground hazards that may affect the property. We detail the features we believe require further attention in the table on the following page and also on the Professional Opinion and Recommendations page. If you wish to explore these features and the surrounding area further, please visit the online viewer.
Ground Hazards

We have highlighted below potential ground hazards at or around the property. Please see the Professional Opinion and Recommendations page for further information and next steps guidance.

### Natural Ground Instability

**Details**: Potential for Compressible Ground

**Hazard Potential**: Moderate

**Hazard Guidance**: Avoid large differential loadings of ground. Do not drain or dewater ground near the property without technical advice.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>On Site</td>
<td>2</td>
</tr>
</tbody>
</table>
Useful Contacts

Please see below the contact details of the suppliers referred to within this report. For all other queries please contact:

**Landmark Information Group**
Imperium
Imperial Way
Reading
RG2 0TD

If you require assistance please contact our customer services team on:
**0844 844 9966**

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

<table>
<thead>
<tr>
<th>Contact</th>
<th>Name</th>
<th>Address</th>
<th>Contact details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Landmark Information Group Limited</td>
<td>Imperium Imperial Way Berkshire RG2 0TD</td>
<td>T: 0844 844 9966</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>E: <a href="mailto:helpdesk@landmark.co.uk">helpdesk@landmark.co.uk</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>W: <a href="http://www.landmark.co.uk">www.landmark.co.uk</a></td>
</tr>
<tr>
<td>2</td>
<td>British Geological Survey, Enquiry Service</td>
<td>British Geological Survey Kingsley Dunham Centre Keyworth Nottinghamshire NG12 5GG</td>
<td>T: 0115 936 3143</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>E: <a href="mailto:enquiries@bgs.ac.uk">enquiries@bgs.ac.uk</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>W: <a href="http://www.bgs.ac.uk">www.bgs.ac.uk</a></td>
</tr>
<tr>
<td>3</td>
<td>Argyll Environmental Ltd</td>
<td>1st Floor 98 – 99 Queens Road Brighton BN1 3XF</td>
<td>T: 0845 458 5250</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>F: 0845 458 5260</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>E: <a href="mailto:info@argyllenviro.com">info@argyllenviro.com</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>W: <a href="http://www.argyllenvironmental.com">www.argyllenvironmental.com</a></td>
</tr>
</tbody>
</table>

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.
Useful Information

Guidance for Purchasers of the Property
This report examines whether the property is at risk from any of a specified range of environmental issues, that could affect detrimentally your use or enjoyment of the property; expose you to future liability and expense (for example, cleaning up any contamination on the property) and/or reduce the value of the property. It also details any risk of flooding to an extent or frequency that might affect adversely your ability to obtain suitable insurance cover, your use and enjoyment of the property or its future saleability. Ground instability issues as well as a specified range of major existing or planned energy or infrastructure projects (e.g fracking, HS2, wind & solar farms) that may need further investigation are also detailed where they may impact the property.

More detailed information about risks and projects affecting the property can be viewed on our web viewer. Please click on the image on the front page of this report to access the viewer or visit http://landmark.ly/IfgDe. If you are planning to make changes to the property which will require planning permission, then this is not the correct type of report. You need a SiteSolutions Residence report instead, as it considers additional risks. Please liaise with your professional adviser as to how to request such a report. If you require further assistance, please call the Landmark Customer Services team on 0844 844 9966 or email helpdesk@landmark.co.uk.

Information for Professional Advisers
This report gives details of any issues that we have identified as affecting the property or located nearby, and our recommendations on what to do in relation to these issues. You are authorised to copy the recommendations on the Professional Opinion and Recommendations page into any report on title that you provide to your client.

More information about the issues is available to you and your client via the web viewer. This gives access to maps showing the location and types of data we have identified, an explanation of that data and details about the data providers, together with other information that may be of interest to your client. Please click on the image on the front page of this report to access the viewer or visit http://landmark.ly/IfgDe.

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This report has been published by Landmark Information Group Limited (“Landmark”) and is supplied subject to our Terms and Conditions of Business, which can be found at http://www.landmarkinfo.co.uk/Terms/Show/S15. It has been prepared on the understanding that it is to be used for an individual residential property transaction and should not be used or relied upon in a commercial property transaction. This report is neither a guarantee of the physical condition of the subject property nor a substitute for any physical investigation or inspection. The information in RiskView Residential is derived from a number of statutory and non-statutory sources (see The Practitioner Guide for details). Whilst every effort is made to ensure the details in the report are correct, Landmark cannot guarantee the accuracy or completeness of such information or data, nor identify all the factors that may be relevant. If you are a private individual using this report Landmark recommends that you discuss its contents in full with your professional advisor. The methodology for risk assessment and the conclusions drawn therefrom are the responsibility of Argyll Environmental Ltd.

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The brine subsidence data relating to the Droitwich area as provided in this report is derived from JPB studies and physical monitoring undertaken annually over more than 35 years. For more detailed interpretation contact enquiries@jpj.co.uk. JPB retain the copyright and intellectual rights to this data and accept no liability for any loss or damage, including in direct or consequential loss, arising from the use of this data.

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Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: helpdesk@landmark.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 Search 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 products and services comply with industry registration rules and standards and relevant laws
- 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 (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience 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
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
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