




Contaminated Land PASSED

We believe there is no significant risk of contaminated land at or close to the property. Please turn the page for further information.



Flood PASSED

The property is not considered to be at a significant risk of flooding and as a result, no further action is deemed necessary. However, you should consider the recommendation on the next page.



Energy & Infrastructure IDENTIFIED

[CLICK TO VIEW THE MAP](#)

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



Ground Hazards IDENTIFIED

[CLICK TO VIEW THE MAP](#)

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:

Address Line 1, Address Line 2, Address Line 3, Town, County, Postcode

Report Reference
75592254

National Grid Reference
491040 106950

Customer Reference
Angela_GL_01_RVR

Report date
23 November 2015

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 any assistance please contact our customer services team on:

0844 844 9966

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

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 View your **interactive map** online now





Professional Opinion and Recommendations

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 it unlikely that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990. Therefore, there should be no adverse effect on the security of the property for normal lending purposes. Please note that no physical site inspection or survey has been carried out or is proposed. To understand more about contaminated land and the various sources they have reviewed, please refer to the Contaminated Land section in the viewer. For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 8449966.



Flood

Landmark Information Group consider the property to be in an area which is not at a significant risk of flooding. While there may be flood features present from one or more sources, the likelihood of flooding is not considered to be sufficient to warrant any additional action. However, a prudent buyer may wish to consider the measures outlined within the web viewer. The flood risk identified is unlikely to affect obtaining insurance at standard terms, however you may wish to obtain insurance terms prior to exchange of contracts. It would be prudent to ask the seller to confirm whether or not they are aware of any previous flooding at the property. In addition, we would draw your attention to the additional advice available on the web viewer which should be considered in order to further assess the risk of flooding at the property and to identify appropriate flood protection measures. Flood risk is based on probability - to understand more about flood and the information reviewed, you are recommended to view the data presented in the web viewer.



Energy & Infrastructure

Landmark Information Group have identified the following Energy and Infrastructure factors that may affect the property or nearby area. The property is near to an operational or planned solar farm. Contact the planning department at the Local Authority to find out more about any planning applications for solar power developments in the area. The search is limited to High Speed 2 (HS2), Crossrail, oil and gas exploration and production, Wind, Solar and Other Renewable Energy. No physical property inspection or survey has been carried out or is proposed. 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 advisor or Landmark Customer Services on 0844 8449966.



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. The property is in an area where Public Health England (PHE) have identified that more than 1% of properties are likely to be above the Action Level for Radon gas. This does not necessarily mean that the property has high radon or that there is cause for concern. PHE advises that homes in affected areas should be tested. For new dwellings or extensions to existing dwellings, ensure that the correct level of protection has been installed. For further information please contact PHE (see Contacts section) or go to <http://www.ukradon.org>



Professional Opinion and Recommendations

No physical property inspection or survey has been carried out or is proposed. Our search is limited to Ground instability from Mining and Natural Ground Instability issues (see the web viewer for more information). For further information or help, please contact your professional adviser or Landmark Customer Services on 0844 8449966.

Next Steps

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

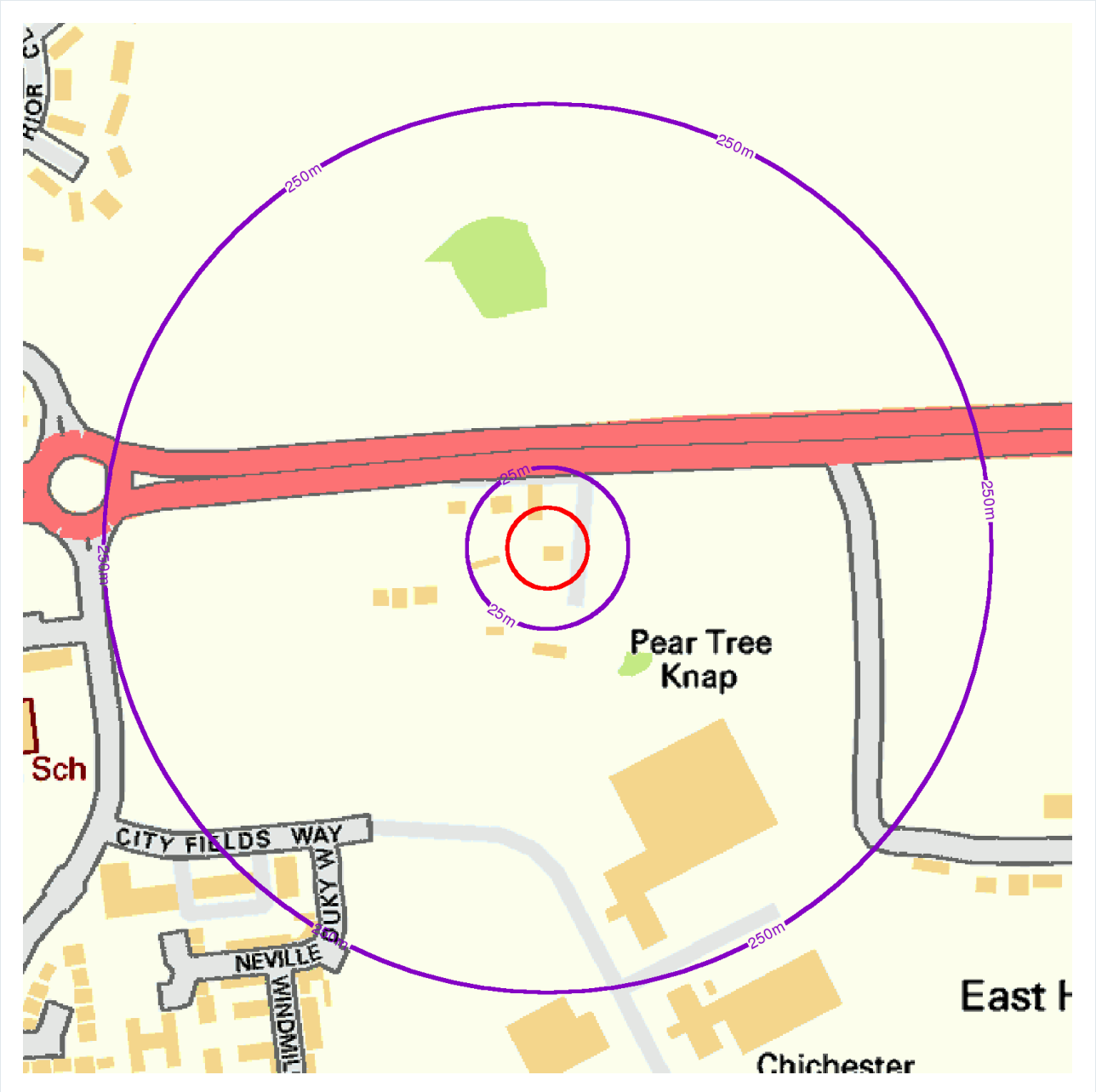


Property Location



Location Plan

The map below shows the location of the property.



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Solar Farms

Reference	Details	Distance	Contact
Planning Applications			
Reference: 14/03894/CPO	Planning App Active: Yes Name: Land at Tangmere Airfield Operator: West Sussex County Council Onshore/Offshore: Solar Photovoltaics Turbine Capacity (MW): Total Installed Capacity (MW): 5 Local Planning Authority: Address: Tangmere Airfield Nurseries, The Old Airfield, Tangmere Road, Tangmere, Chichester Planning Application Submitted: 13 November 2014	848m	1



Natural Ground Instability

Details

Distance

Contact

Potential for Ground Dissolution

Hazard Potential: High

On Site

2

Hazard Guidance: Consider obtaining specialist advice to advise on need for stabilisation work and/or land management plan to maintain stability. Do not dispose of surface drainage into the ground. Maintain drainage infrastructure.

Radon

Details

Distance

Contact

Radon Potential

Radon Affected Area: Yes

On Site

2

The property is in an intermediate probability radon area, as between 1 and 3% of homes are above the action level

Radon Protection Measures: None

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

Contact	Name	Address	Contact details
1	Landmark Information Group Limited	Imperium Imperial Way Berkshire RG2 0TD	T: 0844 844 9952 E: customerservices@landmark.co.uk W: www.landmark.co.uk
2	British Geological Survey, Enquiry Service	British Geological Survey Kingsley Dunham Centre Keyworth Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk
	Argyll Environmental Ltd	1st Floor 98 – 99 Queens Road Brighton BN1 3XF	T: 0845 458 5250 F: 0845 458 5260 E: info@argyllenviro.com W: www.argyllenvironmental.com

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

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 <https://landmarkriskview.co.uk/019r5>. 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 over 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 <https://landmarkriskview.co.uk/019r5>.

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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@jpb.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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This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD.

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- 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.

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- Handle complaints speedily and fairly.
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- Monitor their compliance with the Code.

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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 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
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Email: admin@tpos.co.uk

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

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