

Specimen Address, Specimen Town

Professional opinion



ACTION REQUIRED

UK lenders may be concerned by these findings and it could make it more difficult for you to obtain a mortgage for the property.

Homescreen also complies with Law Society practice notes on environmental risk in property transactions.



It is important to be fully informed of all risks associated with a property before completing your purchase.





Please read all the information in this report carefully.

Environmental search results

 **Contaminated Land** **Action Required** p.5

 **Ground Stability** **Identified** p.7

 **Radon** **Passed**

	Flood Risk	Identified	p.4
	Energy	Identified	p.9
	Transportation	Passed	p.10
	Planning Applications	Identified	p.11

Full assessments for these risks are available in other Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

Overview of findings and recommendations

These relate to environmental risks that may affect the enjoyment of the property, health, insurance premiums, property values and/or a lender's willingness to lend.

Contaminated Land

The property is assessed to have potentially significant contamination risks due to the presence of the following potentially contaminative historical land use:

1. Land associated with a gas works with associated tanks between circa 1967 and 1975.

Key recommended next steps:

- if the property was built after 1999, you can find out if its NHBC Buildmark Certificate includes contaminated land cover by emailing a copy of the NHBC certificate to info@groundsure.com, quoting your report reference. If so, our experts will review your report free of charge and, if appropriate, revise to a pass free of charge
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- if the property was built after 1985, consider contacting the planning department of the relevant local authority to clarify any conditions placed in the original planning consent documentation regarding investigation/remediation (cleaning) of contamination on the site. Our experts will review any such conditions identified and if appropriate revise to a pass free of charge
- consider contacting the Contaminated Land Officer within the Environmental Health Department of the relevant Local Authority to ask about previous land use of the area, written details confirming whether the land has been designated 'Contaminated Land' (as defined under Part 2A of EPA 1990), and if the Local Authority plans to take any further action
- if speed is a priority, or other methods have failed, insurance might be the best option. However, at this stage it may be expensive, and it is not always possible to get suitable insurance. Numerous companies offer environmental insurance. If you are considering this option you can get in touch with Groundsure who will be happy to provide further details

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority. Key recommended next steps:

- Groundsure recommends that a full Coal Mining Search is conducted. This can be ordered through the Coal Authority or your preferred search provider

Other considerations

Homescreen

Specimen Address, Specimen Town

Grid reference: 275543 189495

Reference: GSTEST

Your reference: G41299-19

Date: Feb 02, 2018

No additional factors that Groundsure believe require further action have been identified in relation to the property.

Environmental summary



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see the Recommended next steps on **p.2** for further advice



Contaminated Land

Our Contaminated Land searches have found some potentially significant contamination risks. These could include risks relating to industrial processes, petrol stations, or landfill.

Please see **p.5** for further details of the identified issues.

Past Land Use

Identified

Waste and Landfill

Passed

Current Industrial

Passed



Flood Risk

The property is at risk from one or more kinds of flooding. If required, full details on flood features including their location plotted on a map relative to the property, you may wish to purchase a Groundsure Flood report or choose to upgrade to a comprehensive Groundsure Avista report via your preferred searches provider.

For further information, purchase a Groundsure flood report via your searches provider.

**River, Coastal and Surface Water
Flooding** **Identified**



Ground Stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see **p.7** for further details of the identified issues.

Natural Ground Stability

Low

Non-Natural Ground Stability

Identified



Radon

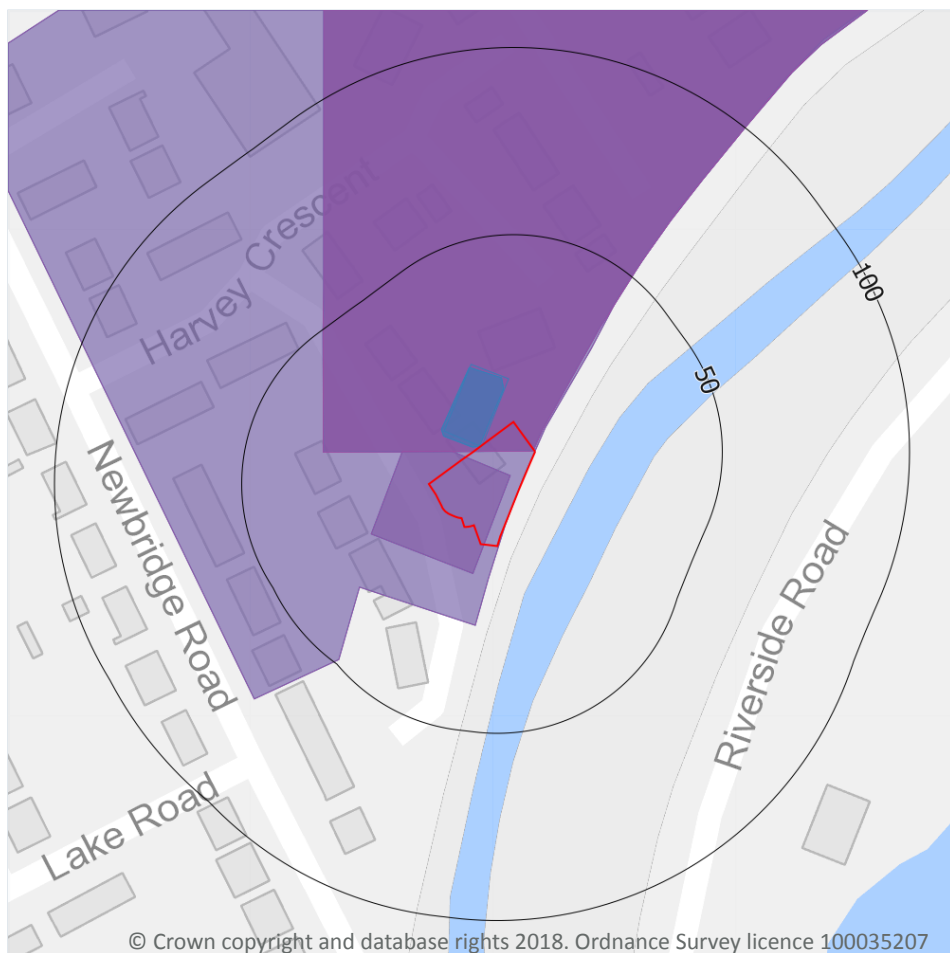
Local levels of radon are considered normal.

Percentage of affected homes in your local area is: Less than 1%.

**Not in a
radon
Affected Area**



Contaminated Land



Site Centre
 Site Outline
 Search buffers in metres (m)

Energy Features
 Tanks

Past Land Use

Potential contamination from storage tanks

Maps suggest storage tanks were located on or near the property in the past. Tanks like this can sometimes store toxic waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which may have caused contamination at this site.

This risk of contamination could affect your ability to get a mortgage or, if the land is found to be contaminated, could entail a legal obligation and associated costs to rectify.

Please see the Recommended next steps on **p.2** for further advice

Distance	Direction	Use	Date
0	on site	Tanks	1975

Distance	Direction	Use	Date
0	on site	Gas Works	1968
0	on site	Gas Works	1967
0	on site	Tanks	1967
0	on site	Gas Works	1975
0	on site	Tanks	1968

These storage tanks were located by Groundsure's experts using detailed historical maps of 25 or 50 inches to the mile. On occasion they turn out not to have been storage tanks, but other structures of similar size and shape.

Previous power station, substation, or other energy feature

An energy feature, such as a substation, transformer or power station, has been located on or near the property in the past. Structures like this can sometimes cause soil or groundwater contamination.

This risk of contamination could affect your ability to get a mortgage or, if the land is found to be contaminated, could entail a legal obligation and associated costs to rectify.

Further enquiries into the risk of chemical contamination or insurance is recommended. Groundsure's experts can help you with this.

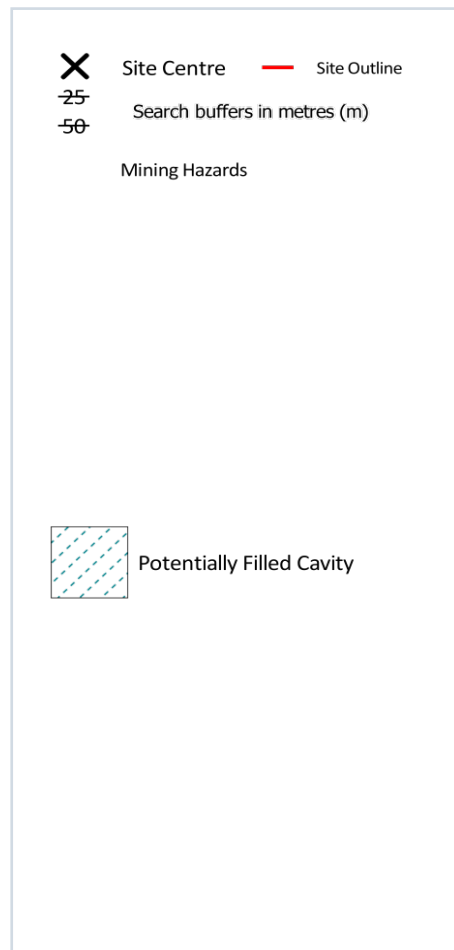
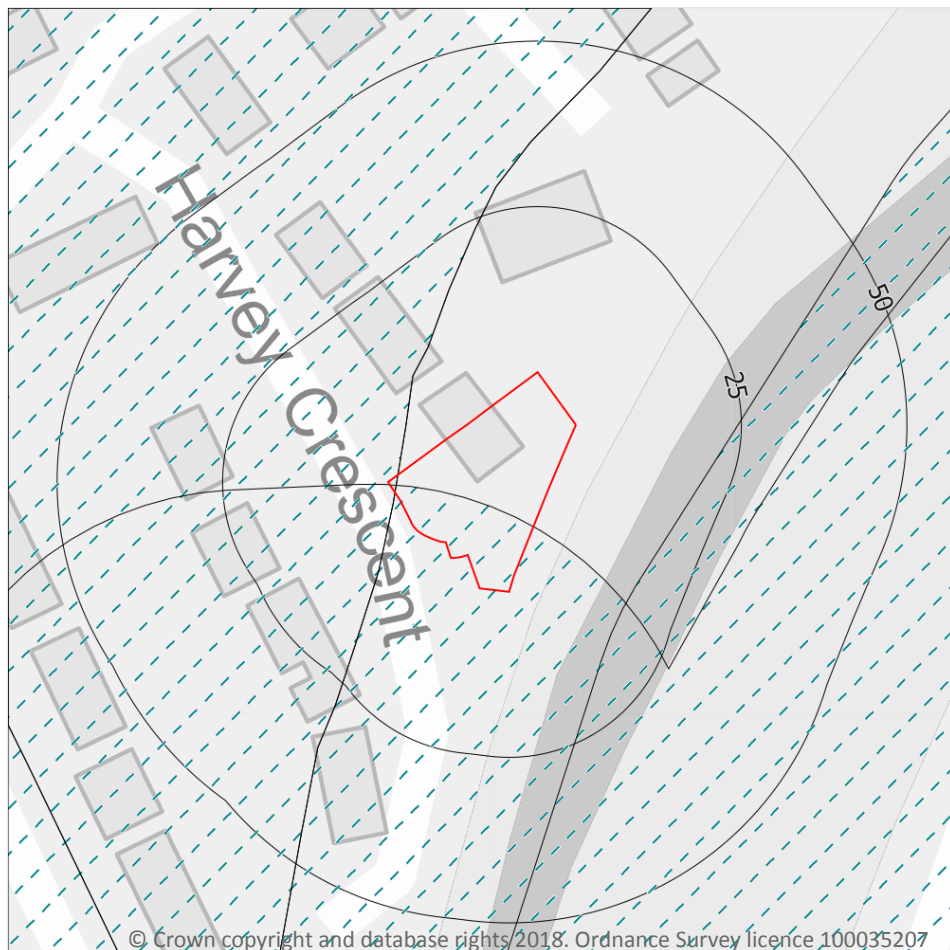
Please see the Recommended next steps on **p.2** for further advice

Distance	Direction	Use	Date
0	on site	Gas Works	1968
0	on site	Gas Works	1967
0	on site	Gas Works	1975

Ground stability



Non-natural ground subsidence



Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see the Recommended next steps on **p.2** for further advice

Ground cavities filled with other materials

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see the Recommended next steps on **p.2** for further advice

Distance	Direction	Use	Date
0	on site	Water Body	1914
0	on site	Water Body	1921
0	on site	Dock	1921
17 m	E	Old Dock	1947

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past mining activity was identified from systematic analysis of Ordnance Survey historical maps. Information is taken from features identified on maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

Energy summary



The property has been identified to lie within 5km of one or more energy features. The Groundsure Homescreen report summarises these on this page.

If required, full details on these energy features including a detailed location plan relative to the property can be available when you purchase a Groundsure Energy report or the comprehensive Groundsure Avista report via your preferred searches provider.



Oil and Gas

Active or planned wells or extraction areas (such as fracking sites) have been identified near the property.

Oil and Gas Areas

Identified

Oil and Gas Wells

Identified



Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Wind

Identified

Solar

Identified



Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Power stations

Identified

Energy Infrastructure

None

Projects

Identified



Transportation summary



The property has not been identified to lie within 5km of one or more transportation features. The Groundsure Homescreen report summarises these on this page.

If required, full details on these transportation features including a detailed location plan relative to the property can be available when you purchase a Groundsure HS2 and Crossrail report or the comprehensive Groundsure Avista report via your preferred searches provider.



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 2.5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

HS2 Route	None
HS2 Safeguarding	None
HS2 Stations	None
HS2 Depots	None



Crossrail 1

The property is not within 250 metres of the Crossrail project.

Crossrail 1 Route	None
Crossrail 1 Stations	None
Crossrail 1 Worksites	None



Railways

The property is not within 250 metres of any railways or railway stations.

Active Railways	None
Railway Stations	None

Planning summary



Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

6 Total applications

If required, full details on these applications including a detailed location plan relative to the property can be available when you purchase a Groundsure Planning Report or the comprehensive Groundsure Avista report via your preferred searches provider.



Planning constraints

No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

Environmental Protected Areas	None
Visual and Cultural Protected Areas	None



Telecoms

There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 500 metres of the property.

Mobile phone masts	None
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Additional searches that are not of concern or relevant to this location

The searches listed below were run against the property and found not to be of concern or represent a risk.

Contaminated Land

Previous use of industrial land
Previous petrol stations
Previous Garages
Land previously used for military purposes
Active or recent landfill
Previous landfill (from Environment Agency Records)
Previous landfill (from British Geological Survey records, 1973)
Previous landfill (from Local Authority and historical mapping records)
Waste site no longer in use
Active or recent waste sites
Active or recent landfill
Active or recent waste sites
Active industrial land use
Active or obsolete petrol stations
Licence for pollutant release
Current and recent pollutant release to water or land
Pollutant release licence to air
Licence for release of Red List toxic substances
Specific intent to release exceptionally toxic liquids
Dangerous Substance Inventory (List 1)
Dangerous Substance Inventory (List 2)
Site storing large quantities of hazardous or explosive substances
Hazardous substance storage/usage
Sites designated as Contaminated Land
Recorded pollution incidents
Current and recent pollutant release to water or land
Pollutant release licence to air

Telecoms

Mobile phone masts
Mobile phone masts planning records

Ground stability

Non-coal mining
Mining cavities
Natural ground subsidence
Natural geological cavities

Energy Infrastructure

Electricity transmission lines and pylons

Planning constraints

Sites of Special Scientific Interest (SSSI)
Internationally important wetland sites (Ramsar sites)
Designated Ancient Woodland
Green Belt
Local Nature Reserves
National Nature Reserves
Special Area of Conservation
Special Protection Areas (for birds)
Conservation Areas
Certificates of Immunity from Listing
National Parks
Areas of Outstanding Natural Beauty
Registered Parks and Gardens
Scheduled Monuments
Listed Buildings
World Heritage Sites



Contaminated Land assessment methodology

As part of this report Groundsure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- historical land use (compiled from 1:10,000 and 1:10,560 maps)
- petrol stations, garages, energy features and tanks (compiled from 1:1,250 and 1:2,500 maps) – for selected areas.
- historic military / ordnance sites
- landfill and waste transfer/treatment or disposal sites (including scrap yards)
- current industrial uses (as defined by PointX data)
- Catalyst petrol station
- Part A(1), Part A(2) and Part B Authorisations
- Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS)
- Dangerous Substances Inventory Releases (DSI)
- Red List Discharge Consent
- sites determined as Contaminated Land under Part 2A EPA 1990
- Environment Agency Recorded Pollution Incidents
- Planning Hazardous Substance Consents

The level of risk associated with the property is either Passed or In Need of Further Assessment. If the site is In Need of Further Assessment it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

Method Statement

In assessing specific site risk, Groundsure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

Limitations of the Study

This screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.

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- sets out minimum standards which firms compiling and selling search reports have to meet
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- provide a final response, in writing, at the latest within 40 working days of receipt
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