

Supplied By:



A report on the site history and other environmental factors affecting:

**Courtlands, Arundel Road, Tangmere, CHICHESTER, West Sussex
PO18 0JZ
National Grid Reference (site): 491040 106950**

Report Reference
RS12223_1_38

Date
29 June 2004

Prepared For
Landmark (Production Account), 6 - 7 Abbey Court, Eagle Way, Exeter, Devon EX2 7HY

Customer Reference
Sample

A Landmark Information Group Product

Incorporating optional contaminated land insurance from



Recommended by
The Society of Licensed Conveyancers





in association with



Professional Opinion on environmental risk

PASSED

In the professional opinion of Wilbourn Associates the level of environmental risk associated with the information disclosed in the Envirosearch Residential report RS12223_1_38 dated 29 June 2004 for

**Courtlands
Arundel Road
Tangmere
CHICHESTER
West Sussex
PO18 0JZ**

- 1) is unlikely to have an adverse effect on the value of the property as compared to similar properties in similar locations or on its use as a domestic dwelling;
- 2) is not such that the property would be designated "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990.

This professional opinion does not extend to Parts 3 and 4 of the associated Envirosearch Residential 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.

**Philip E. Wilbourn BSc FRICS
Chartered Environmental Surveyor**



This professional opinion forms part of the Envirosearch Residential report and is subject to the associated Terms and Conditions of Business in force from time to time. Further information on the datasets examined in formulating this professional opinion is included in the Envirosearch Residential Practitioner Guide.

OTHER FACTORS: Please note that Parts 3 and 4 of the associated Envirosearch Residential report disclose:

None



INSURANCE cover for loss of value and any costs arising out of unknown and unforeseen risks is **RECOMMENDED**. Please refer to the insurance section at the rear of the associated Envirosearch Residential report for further details.

CONTENTS OF THE REPORT - *The Report is divided into five sections*

Maps

The accurate large-scale Ordnance Survey map confirms the location of the subject property. Please note any descriptive text that may be relevant. The second Location Map is a street map of the neighbourhood, showing 25, 250 and 500 metre radii centred on the property. The Information Map shows the location of any features reported under parts 1, 2.2, 2.3, 4.3 and 4.4. The Flood Map shows flood data up to a radius of 500 metres.

Enquiries and Replies

Main report findings, with information covering three distinct bands of 25 metres, 250 metres and 500 metres. Part 1 of the report provides information up to 500 metres. Part 2 provides information up to 250 metres. Part 3 and Part 4 provide information on an area within 25 metres of the centre of the search unless otherwise stated. The identification of an environmental factor in the report does not necessarily mean that it poses any direct or indirect threat to the subject property.

Useful Contacts

Contact details of useful organisations that should be able to provide further information.

Please contact our helpdesk on 01392 441723 or email helpline@landmark-information.co.uk if you require assistance.

Useful Information

This provides a short guide to assist anyone reading the report to understand the information it contains. Detailed guidance notes are contained in the Practitioner Guide which is available free of charge. Please contact your agent or email helpline@landmark-information.co.uk to obtain a copy.

Insurance

Information on the Envirosearch Residential Insurance option, including a proposal form together with details of cover and pricing.

Houses registered between 1 April 1999 - 31 December 2002 and covered by the NHBC Buildmark scheme probably have insurance against certain costs if contamination occurs within ten years of their construction. From 1 January 2003, NHBC will only provide this cover if building control has been carried out by NHBC Building Control Services Limited. However, insurance covering unknown and unforeseen contamination risks is always recommended by Landmark. Please refer to the Insurance section for information on the Envirosearch Residential Insurance policy from AIG, including a proposal form and details of cover and pricing.

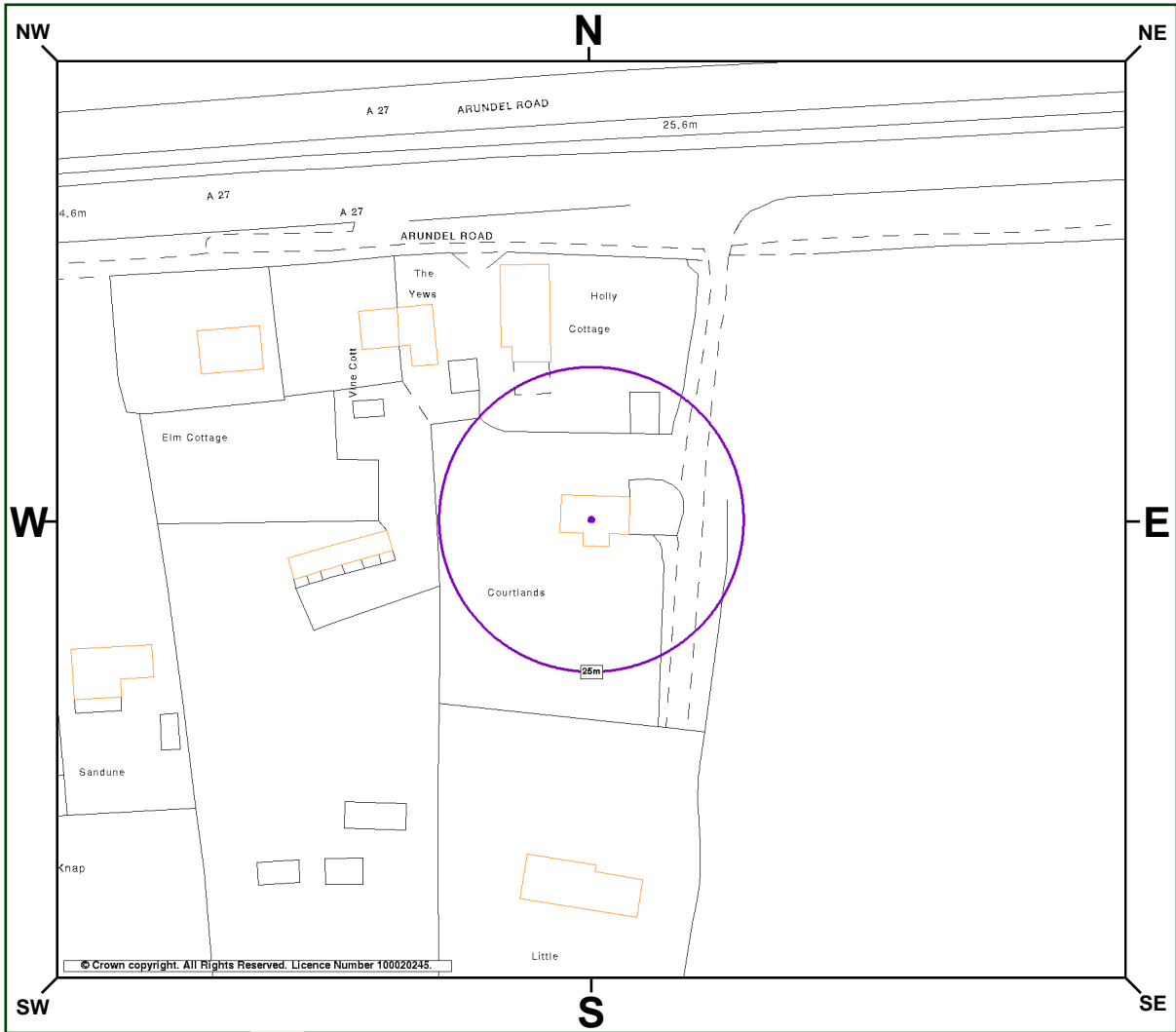
THE PURPOSE AND SCOPE OF THE REPORT

The report is designed to satisfy the concerns raised by the Law Society warning card and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property, obtain a mortgage, seek further mortgage advice, or commence any building works. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. As the report is so detailed, this information can cause concern, but professional advisors will see that further action is suggested on all issues that have been identified.

LIMITATIONS

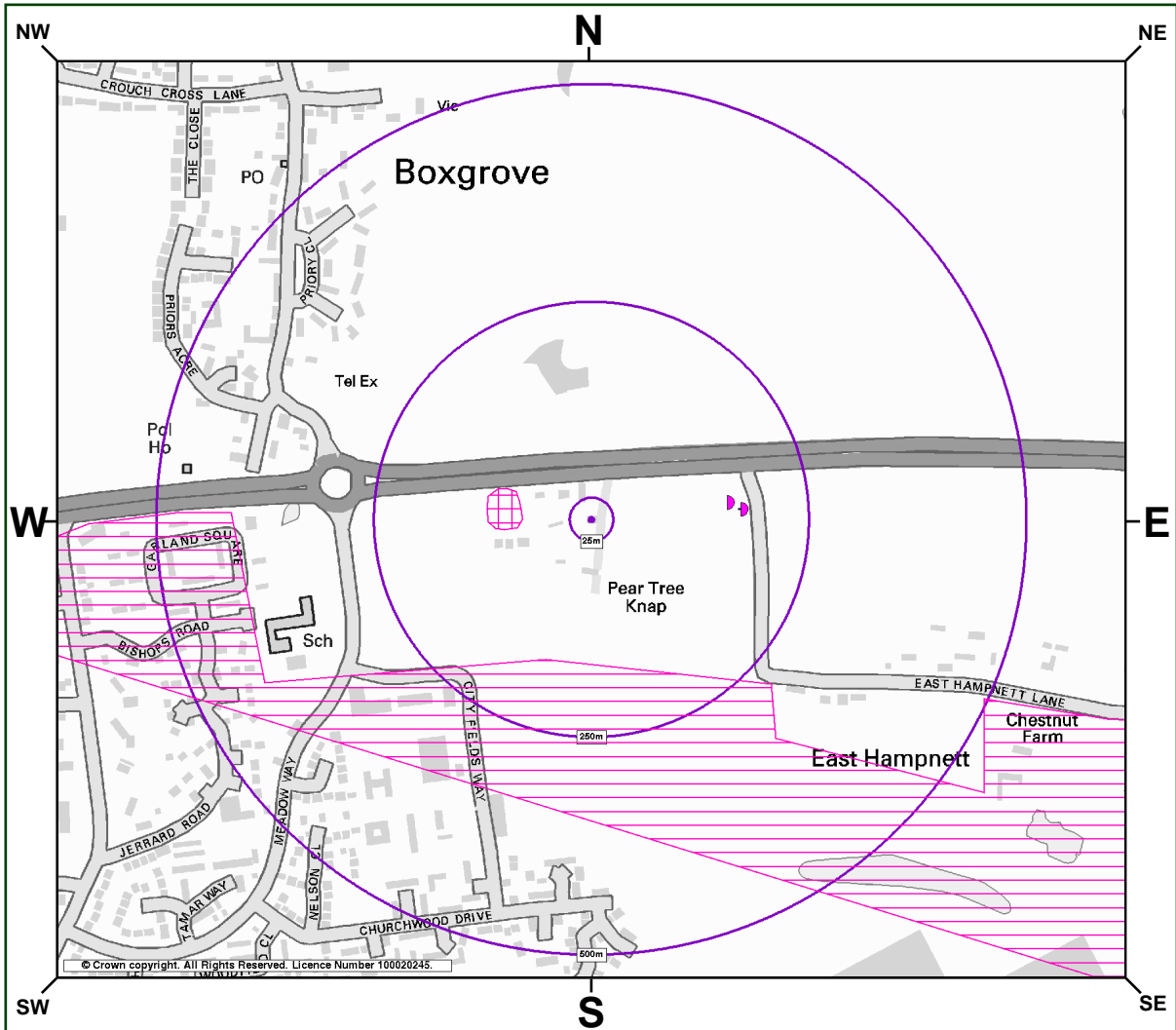
This report has been published by Landmark Information Group Limited ("Landmark") and is supplied subject to our Terms and Conditions of Business, which will have been brought to your attention. It has been prepared on the understanding that it is to be used for an individual residential property transaction 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 Envirosearch 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. NHBC has not itself investigated this site nor evaluated the findings of this particular report. The NHBC statement of approval is confined to the information base used by Landmark to create the report. The methodology for risk assessment and the conclusions drawn therefrom are the responsibility of Wilbourn Associates.

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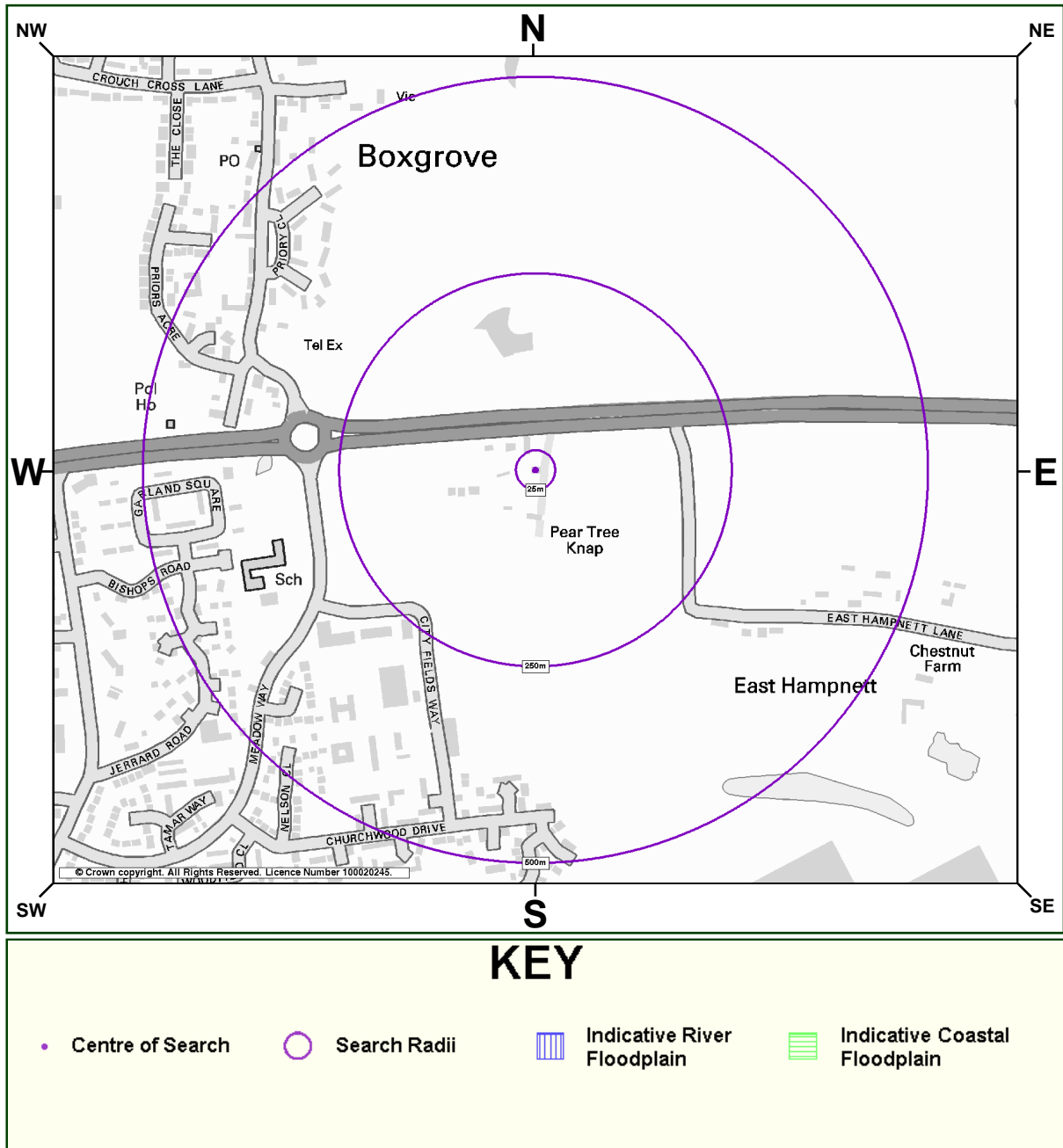
Site
 Courtlands
 Arundel Road
 Tangmere
 CHICHESTER
 West Sussex
 PO18 0JZ

Grid Reference
 Easting 491040
 Northing 106950



General		KEY		Part 2	
●	Centre of Search	Q1.2	Waste Transfer, Treatment or Disposal Site	Q2.2	Potentially Contaminative Use (Point Feature)
○	Search Radii	Q1.2	Point Location of Waste Transfer, Treatment or Disposal Site	Q2.2	Potentially Contaminative Use (Line Feature)
Part 1		Q1.3a	Discharge Consent	Q2.2	Potentially Contaminative Use (Area Feature)
Q1.1a	Potential Landfill Buffer	Q1.3b	Radioactive Substance	Q2.3	Potentially Infilled Land (Point Feature)
Q1.1a	Registered Landfill Site	Q1.3c	Industrial Process	Q2.3	Potentially Infilled Land (Line Feature)
Q1.1b	BGS Recorded Landfill Site	Q1.4	Regulated Air Pollution	Q2.3	Potentially Infilled Land (Area Feature)
Q1.1b	Point Location of BGS Recorded Landfill Site	Q1.5	Storage of Hazardous Substance	Q2.4	Historical Tank or Energy Facility
Q1.1c	Licensed Waste Management Facility (Landfill)	Q1.6	Enforcement, Prohibition or Prosecution	Part 4	
Q1.1c	Licensed Waste Management Facility (Locations)	Q1.7	Contaminated Land Register Entry or Notice	Q4.3	Mast or Pylon
Q1.1d	Local Authority Recorded Landfill Site	Q1.7	Point Location of Contaminated Land Register Entry or Notice	Q4.3	Overhead Transmission Line
Q1.1d	Point Location of Local Authority Recorded Landfill Site			Q4.4	Telecommunication Base Station

(Please refer to the Useful Information Section)



Please note:

The Replies in Part 4 (Sections 4.1 and 4.2) relate only to the area within 25 metres of the centre of the search. This map shows flood data out to a search radius of 500 metres.

Part 1- Standard Environmental Enquiries - Search Radius 500 metres
1.1 a) Does the relevant environment agency have records of any registered landfill sites?

0-25m	No
25-250m	No
250-500m	No

Comments

None

b) Are there any BGS recorded landfill sites?

0-25m	No
25-250m	No
250-500m	No

Comments

None

c) Are there any Licensed Waste Management Facilities?

0-25m	No
25-250m	No
250-500m	No

Comments

None

d) Are there any Local Authority recorded landfill sites?

0-25m	No
25-250m	No
250-500m	No

Comments

None

The following list shows if local authorities covering the area of search have made landfill data available.

Local Authority Landfill Coverage

West Sussex County Council, - Has supplied landfill data	Contact	2
Chichester District Council, - Has no landfill data to supply	Contact	1

Comments

From the information above regarding the availability of Local Authority Recorded Landfill data you may wish to contact one or more of the authorities for further information.

1.2 Does the relevant environment agency have records of any registered waste transfer, treatment or disposal sites?

0-25m	No
25-250m	No
250-500m	No

Comments

None

Part 1- Standard Environmental Enquiries - Search Radius 500 metres
1.3 a) Has the relevant environment agency consented to any discharges?

0-25m	No
25-250m	No
250-500m	No

Comments

None

b) Has the relevant environment agency registered/authorised the keeping/disposal of any radioactive substances?

0-25m	No
25-250m	No
250-500m	No

Comments

None

c) Has the relevant environment agency authorised any industrial processes?

0-25m	No
25-250m	No
250-500m	No

Comments

None

1.4 Are there any sites that are permitted to release discharges into the air?

0-25m	No
25-250m	No
250-500m	No

Comments

None

1.5 Are there any sites authorised by the Local Authority or Health and Safety Executive to store hazardous substances?

0-25m	No
25-250m	No
250-500m	No

Comments

None

1.6 Does the relevant environment agency or Local Authority have records of any enforcements, prohibitions, or prosecutions relating to enquiries 1.1 to 1.5?

0-25m	No
25-250m	No
250-500m	No

Comments

None

1.7 Does the Local Authority have any Contaminated Land Register Entries and Notices?

0-25m	No
25-250m	No
250-500m	No

Comments

None

Part 2- Other Records Showing Land Use - Search Radius 250 metres
2.1 Are there any potentially contaminative industrial sites identified from current published surveys?

0-25m	No
25-250m	No

Comments

None

2.2 Are there any potentially contaminative industrial sites identified from analysis of selected 1:10,000 scale and 1:10,560 scale historical Ordnance Survey maps?

0-25m	No
25-250m	Yes

Potentially Contaminative Industrial Uses (Past Land Use)

Quarrying of sand & clay, operation of sand & gravel pits, Date of mapping: 1951	Bearing	W	80m
Military Land, Date of mapping: 1961	Bearing	S	166m

Comments

The Map indicates the location of potentially contaminative industrial past land uses with the relevant date of mapping. Any features identified have been obtained from the examination of Ordnance Survey maps dating back into the 19th Century. Old industrial sites may be potentially contaminative or may have produced contamination in the ground. The presence of a site does not necessarily mean there is any cause for concern. Refer to the Useful Information section for further information. If you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively extracts of editions of Ordnance Survey Maps are available on www.old-maps.co.uk

2.3 Are there any areas of potentially infilled land identified from analysis of 1:10,000 scale and 1:10,560 scale historical Ordnance Survey maps?

0-25m	No
25-250m	Yes

Potentially Infilled Land (Non-Water)

Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1979	Bearing	W	80m
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Comments

The Map indicates the location of areas of potentially infilled land that may not be identifiable on current maps or visible on site. Any features identified have been obtained from the examination of Ordnance Survey maps dating back into the 19th Century. If an area of land has been filled it may contain inert or potentially contaminative materials. The presence of an area of potentially infilled land does not necessarily mean there is any cause for concern. Refer to the Useful Information section for further information. If you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively extracts of editions of Ordnance Survey Maps are available on www.old-maps.co.uk If the property is on or adjacent to an area of potentially infilled land you may wish to discuss this with your surveyor or other professional advisor.

Part 2- Other Records Showing Land Use - Search Radius 250 metres
2.4 Are there any Historical Tanks and Energy Facilities identified from analysis of selected 1:2,500 scale and 1:1,250 scale historical Ordnance Survey maps?

		0-25m	No
		25-250m	Yes
Historical Tanks And Energy Facilities			
Electrical Sub Station Facilities, Mapping Scale: 1:2,500, Date of Mapping: 1975	Bearing	E	160m
Electrical Sub Station Facilities, Mapping Scale: 1:2,500, Date of Mapping: 1990	Bearing	E	171m

Comments

The Map indicates the location of Historical Tanks and Energy Facilities. Any features identified have been obtained from the examination of 1:2500 and 1:1250 Ordnance Survey National Grid black & white raster mapping published between 1943 and 1996. Historical Tanks and Energy Facilities may be potentially contaminative or may have produced contamination in the ground. The presence of a site does not necessarily mean there is any cause for concern. Refer to the Useful Information section for further information. If you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library.

Part 3- Mining, Subsidence and Radon

- 3.1 Is the area within 25 metres of the centre of the search in an area that may be affected by past, current or proposed underground or surface coal mining activity?** **No**
- Comments**
None
- 3.2 What is the risk of ground subsidence relating to shallow mining in the area within 250 metres of the centre of the search?** **Low**
- Comments**
The British Geological Survey has assessed the area of search as having a low likelihood of property damage from subsidence relating to shallow mining. Further action is unlikely to be required. Nevertheless, surveyors should remain aware that locally uncharted mine workings may be present.
- 3.3 What is the risk of natural ground subsidence in the area within 250 metres of the centre of the search?** **Low**
- Comments**
The British Geological Survey has assessed the area of search as having a low likelihood of property damage from subsidence, therefore further action is unlikely to be required. Nevertheless, surveyors should remain aware that locally raised levels of subsidence hazard may occur. The proximity of trees and areas where trees have been removed should also be considered.
- 3.4 a) Is the area within 25 metres of the centre of the search in a radon affected area?** **No**
- Comments**
None
- b) What level of radon protective measures for new dwellings or extensions to existing ones is required for the area within 25 metres of the centre of the search ?** **None**
- Comments**
None

Part 4- Flooding and Overhead Transmission Lines**4.1 Is the area within 25 metres of the centre of the search in an indicative coastal floodplain?****No****Comments**

The Environment Agency has assessed the area within 25 metres of the centre of the search as not being within a natural indicative coastal floodplain. This position is confirmed by the flood map included at the beginning of this report. You should remain aware that localised flooding can still be possible. If you are concerned about flooding the Environment Agency should be contacted for further information.

4.2 Is the area within 25 metres of the centre of the search in a natural indicative river floodplain?**No****Comments**

The Environment Agency has assessed the area within 25 metres of the centre of the search as not being within a natural indicative river floodplain. This position is confirmed by the flood map included at the beginning of this report. You should remain aware that localised flooding, for example from minor rivers and streams, may still be possible. If you are concerned about flooding the Environment Agency should be contacted for further information.

4.3 Are there any overhead transmission lines, masts or pylons identified on Ordnance Survey digital maps within 250 metres of the centre of the search?**No****Comments**

None

4.4 Are there any actual or currently proposed telecommunication base stations within 250 metres of the centre of the search?**No****Comments**

Although no base stations have been identified from the site clearance database, it should be noted that only base stations that have a power level of above 17 dBW and/or are greater than 30 metres in height and are not confidential have been searched. Further information specifically in relation to mobile phone base stations can be found at <http://www.sitefinder.radio.gov.uk>

Contact 1

Chichester District Council - Environmental Health Department
East Pallant House, 1 East Pallant, Chichester, West Sussex PO19 1TY
Telephone 01243 785166 Fax 01243 776766

Contact 2

West Sussex County Council - Environment & Development
County Hall, Tower Hall, Chichester, West Sussex PO19 1RH
Telephone 01243 777100

Other Contacts

Aon Limited - Envirosearch Residential Insurance Services
Roydsbeck House, Lower Wortley, Leeds LS12 6AB
Telephone 0845 601 4109

Wilbourn Associates
Bridge House, Bridge Street, Sheffield S3 8NS
Website www.environmental-surveyors.com

Envirosearch Residential
Imperial House, 21-25 North Street, Bromley BR1 1SS
Telephone 0870 606 1700
Email helpdesk@homecheck.co.uk
Website www.landmarkinfo.co.uk

The Landmark website contains links to many of our data suppliers which may be of use.

Please note that the Environment Agency/SEPA have a charging policy in place for enquiries.

Envirosearch Incorporates Information from



The following explanatory notes may be of assistance to users of the Envirosearch Residential report. Practitioners are reminded that full guidance notes are contained in the Practitioners Guide.

Professional Opinion

A Professional Opinion in relation to Part IIA of the Environmental Protection Act 1990 is provided by Wilbourn Associates, a Chartered Environmental Surveyor. In many cases the report will be PASSED without referral however, in some cases, entries that may be of concern are revealed by the search, in which case the report is REFERRED free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be PASSED or suggestions made of some FURTHER ACTION that could be taken, in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

The Professional Opinion page also notes positive responses from Part 3 and 4 of the report for easy reference. These parts are not included in the Professional Opinion risk model but should be taken into consideration by the client or practitioner.

Location Maps

The large scale Ordnance Survey location map may show features which are not necessarily otherwise included in the Envirosearch Residential report. You are advised to supplement the information contained in the report with the descriptive text shown on the map.

Part 1

Question 1.1 a

At present no complete national dataset exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. The point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. A point cannot properly define landfill boundaries therefore Landmark constructs a 250 metre "buffer" zone around the point to warn of the possible presence of landfill. The "buffer" zone is shown on the map as an orange hatched area. It may be helpful to note that the actual distance between the centre of the search and the landfill point provided by the data supplier is reported in the Enquiries and Replies section. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section. Where actual boundaries are available the landfill site area is shown on the map as a red hatched polygon.

You should note that landfills identified in this section may have a corresponding entry under Section 1.1c. However, due to limitations of the positional accuracy as explained above, these sites may not be coincidental when shown on the map.

Question 1.1 b

The BGS hold records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Question 1.1 c

Licensed waste management facilities cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the Environment Agency, under Section 64 of the Environmental Protection Act 1990 (Part II) and prescribed by Regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

Question 1.1 d

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974.

Appropriate authorities are listed with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should note the following:

- a) if the response to 1.1d advises that the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is now included in questions 1.1a and 1.1c.
- b) if no data has been made available, for all or part of the search area, you should be aware that a negative response to question 1.1d does not necessarily confirm that no local authority landfills exist.

Question 1.3 a

Identified discharge consents could be for storm water discharges, soakaways or septic tanks.

Question 1.3 b

If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands:

- | | |
|--------------|--|
| Band 1 and 2 | Nuclear licensed sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations |
| Band 3 | Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals |
| Band 4 | Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc. |

Question 1.3 c

Authorisations for industrial processes may be for organic or inorganic chemical processes.

Part 2**Questions 2.2 , 2.3 and 2.4**

The information provided in these questions relate to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map(s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively, extracts of editions of Ordnance Survey maps are available on www.old-maps.co.uk

Question 2.3

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on an historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

Question 2.4

The information provided in this section relates to the point location of historical tanks and energy facilities identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and FStn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 metres of the feature it was describing.

The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features.

NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Part 3**Question 3.3**

This question relates to the risk from natural subsidence. The report shows the highest hazard identified from the five BGS Geo-Hazard datasets, which are: Swelling Clay Subsidence Hazards, Landslip Subsidence Hazards, Gulls and Cambering Subsidence Hazards, Ground Dissolution Subsidence Hazards and Compressible Ground Subsidence Hazards.

Part 4**Question 4.3**

This question identifies the following features taken from Ordnance Survey Land-Line™ mapping: aerial ropeway, chairlift, high voltage electricity transmission lines, pipelines (suspended), ski lifts, electricity pylon, flare stack, lighting tower, radio mast. You should note that the information given in this section of the report relates only to that information shown on the Ordnance Survey map. Not all features may have been identified by the Ordnance Survey and therefore some information may not appear in the report.

Question 4.4

This question identifies telecommunication base stations from the site clearance register maintained by the Radio Communication Agency. It covers stations that are not confidential, have a power level of above 17dBW or are greater than 30 metres in height. Both actual and currently proposed sites are included. Base stations are not necessarily a free standing mast but might equally consist of an antenna attached to an existing building or other structure.

General

If, after reading the details in the Enquiries and Replies section regarding the sites identified in the report, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a property. The findings of the report should be discussed with your professional advisor.

Landmark Information Group has arranged for you to have access to the exclusive Envirosearch Residential Insurance Policy from AIG Europe (UK) Limited, part of one of the World's largest insurance groups. The policy is integral to, and provided only in conjunction with, this Envirosearch Residential Report.

The Envirosearch Residential Insurance Policy is easy to arrange and represents inexpensive yet comprehensive insurance offering protection to the homebuyer or homeowner against the risks of becoming liable for costs associated with contamination present on their land.

For as little as the equivalent of **£5** per year the policy offers the following unrivalled benefits:

A. Extensive Liability Cover

- Against any costs in respect of contamination, already existing and in the ground at the time of purchase of the property, that you are legally obligated to pay, including any liability under Part IIA of the Environmental Protection Act 1990 (and any subsequent amendments) which may arise at any stage of the regulatory process.
- Against any legal expenses that might be incurred, including specialist advice, and the costs involved in repairing any structural damage caused by the contamination or the remedial works, to your own or any adjacent properties.
- Against any claims brought against you for Third Party bodily injury as a result of the contamination.

Up to a limit of £350,000 (depending on the Option you choose) in respect of any one claim, for **10 years** after the date you exchange contracts for your new property or initiate the insurance on your existing property.

B. Loss of value up to £100,000 (again depending on the Option chosen)

- As an added benefit, the policy will also cover you if you sell the property within the 10 year period and the price you are able to obtain is reduced **SOLELY** due to remediation works that have been carried out or are due to be carried out under a statutory notice.
- It will **NOT** cover:
 - Contamination from any source within your boundary that has been identified in the Envirosearch Residential Report and where the source of the contamination is situated within the 25 metre buffer shown in this report.
 - Pollution conditions within the 25 metre buffer identified within the report or on an adjoining property if you know about them and could reasonably expect that such conditions could give rise to a claim under this insurance.
 - Any criminal fines or penalties incurred.
 - Contamination resulting from known underground tanks.
 - Contamination resulting from the existence of asbestos material or lead based paint within any building.
 - Contamination which first occurs after the date of purchase.

There are other conditions and exclusions which are explained in the insurance policy which will be sent to you when you purchase the cover, and which can be viewed on the Landmark website at <http://www.landmark-information.co.uk/insurance.htm>

The cost of this valuable cover is based on the amount of cover you choose to buy, starting at a single premium, **to cover the whole 10 years**, of £50.00, including Insurance Premium Tax. The options are:

Option	Overall Limit of Liability	Loss of Value sub limit	Premium
Option 1	£150,000.00	£50,000.00	£50.00
Option 2	£250,000.00	£100,000.00	£60.50
Option 3	£350,000.00	£100,000.00	£64.70

In each case there is an Excess of £1,000 each claim.

What do you need to do to obtain this valuable protection?

- You can phone the toll free number **0845 601 4109** between 9am and 5pm, Monday to Friday, to purchase the cover by telephone, charging the premium to your credit, debit or Switch card.
- You can complete the enclosed application, and send it with your cheque for the appropriate premium to the address shown on the tear off slip.

In either case, you do not need to take any action until you have exchanged contracts in respect of the purchase of the property.

The Envirosearch Residential Insurance service is operated on behalf of Landmark Information Group Ltd by Aon Limited, a member of GISC.

THESE PAGES DO NOT INCLUDE ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF THE ENVIROSEARCH RESIDENTIAL POLICY AND ARE NOT INTENDED TO BE RELIED UPON BY POTENTIAL INSURED. THE ENVIROSEARCH RESIDENTIAL POLICY AND SCHEDULE NEED TO BE READ TOGETHER IN ORDER TO ESTABLISH THE FULL TERMS AND CONDITIONS OF THE POLICY.

- Q1 What am I actually covered for?** A1 - You will be covered for unknown and unidentified historical pollution at your property existing prior to your purchase that results in clean up costs that you are required to incur, including any related professional fees. Furthermore, cover is provided at the time you sell your property, for any decrease in value resulting from historical pollution.
- Q2 Can I get a higher limit of cover, or extend the period beyond 10 years?** A2 - Not under this scheme, which is for a fixed period at the limits of cover you choose.
- Q3 If I sell the property, does the insurance cover transfer to the new owner?** A3 - No, this insurance is specific to you, and the survey report you have obtained.
- Q4 What level of cover should I buy?** A4 - It is very difficult to try to estimate the costs of cleaning up any contaminated land before the event.
- Q5 Can I get cover for possible contamination that shows up in the Envirosearch Residential Report?** A5 - No. This scheme is not intended to insure against known hazards on your property. You are however covered under this scheme for contamination sources that have been identified outside the 25 metre buffer shown in the report.
- Q6 My Survey Report shows an existing source of potential contamination close by. Am I covered if I am legally liable to investigate and, if necessary, clean up?** A6 - Yes, provided the cause of the pollution on the Survey Report is not within the 25 metre buffer shown in this report, and the contamination already existed in the land at the time of purchase.
- Q7 My new property is close to a facility where toxins and contaminants are known to have been stored. Am I covered if any of these get on to my land?** A7 - Yes, so long as the Survey Report does not show that this facility ever occupied part of the 25 metre buffer identified in the report and that the contamination was there prior to the inception date.
- Q8 Am I covered if my own heating oil or septic tanks rupture or burst, and I have to clean up the land?** A8 - No
- Q9 If there was a source of contamination on my land that was NOT shown in the report, am I still covered?** A9 - Yes, provided all the other terms and conditions of the insurance are met.

What do I need to do next? - Once you have exchanged contracts, either phone **0845 601 4109** to purchase the cover via credit card, or tear off the slip below and send it with your cheque for the premium due for the chosen level of cover, made payable to **Aon Limited**, to:

Envirosearch Residential
Aon Limited
Roydsbeck House
Lower Wortley
Leeds LS12 6AB



Name of Insured		Contact Name <small>(if different than the insured, e.g. Referring solicitor)</small>	
Address of Insured Property:	Courtlands Arundel Road Tangmere CHICHESTER West Sussex <input type="checkbox"/> I confirm this relates to the property I have purchased.	Contact Address: <small>(if not insured property)</small>	
Post Code:	PO18 0JZ	Please Tick the Option you require:	
Property Purchase Date:		Option 1 <input type="checkbox"/> Premium £50.00	The Amount of your Cheque: £ <input style="width: 50px;" type="text"/>
		Option 2 <input type="checkbox"/> Premium £60.50	
		Option 3 <input type="checkbox"/> Premium £64.70	
We would wish to provide you with details of other products relating to your new home. Please tick this box if you DO NOT want to receive these details. <input type="checkbox"/>			

**If the policy document needs to be sent to an address other than the insured address, please complete the contact address details.
Please use BLOCK CAPITALS when filling in this form. Thank You.**