

RiskView Residential



Contaminated Land

PASSED

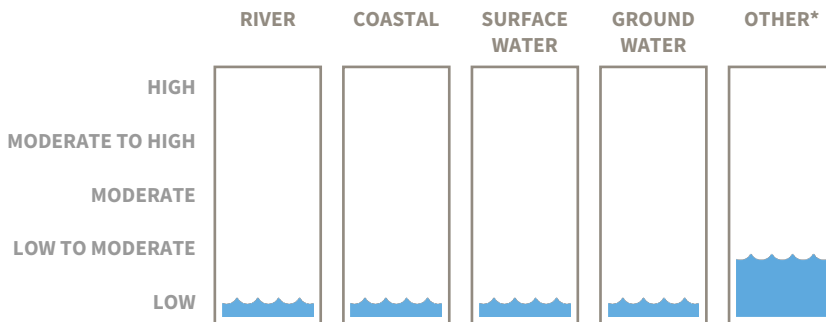
We believe there is no significant risk of contaminated land at or close to the property. Please turn the page for further information.



Flood

PASSED

The property is considered to be at minimal or no risk of flooding. However, you should ask the seller if the property has flooded in the past. The home buyer may wish to visit the online viewer to explore the surrounding area.



*Includes historical flood events, proximity to surface water features and elevation above sea level



Energy & Infrastructure



IDENTIFIED

[CLICK TO VIEW ONLINE VIEWER](#)

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 ONLINE VIEWER](#)

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, SAMPLE, SAMPLE

Report Reference
149556590

National Grid Reference
432530 380340

Customer Reference
SAMPLE_RVR

Report date
11 December 2017



Click here to view the **online viewer** or go to:

<http://landmark.ly/4S0D0z>



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

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

PASSED

Professional Opinion

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 844 9966.

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.



Flood

PASSED

Professional Opinion

Landmark Information Group have identified the property to be within an area that is at a low to moderate risk of flooding. This means that although there is some indication of a possible flood risk, this would be an infrequent event or in the event of flooding, the water depth is likely to be low.

The homebuyer may wish to investigate any additional flood risks to the property highlighted on the flood gauges using the online viewer.

Flood Defences

No river/coastal flood defences have been identified or considered as part of Landmark's overall risk of flooding.

Recommendations

1. Ask the seller and other nearby residents if flooding has historically occurred in the area. If it has, why did it occur, what was the impact and what areas were affected.

Insurance

Buildings and contents insurance should be available and affordable. However, we recommend you obtain buildings and contents insurance terms before exchange of contracts to confirm this.

Flood Risk

Flood risk is based on probability; to understand more about flood and the information reviewed, including flood protection measures, please explore the online viewer or visit the 'Know Your Flood Risk Website at: www.knowyourfloodrisk.co.uk/sites/default/files/FloodGuide_ForHomeowners.pdf

Professional Opinion and Recommendations



Energy & Infrastructure



IDENTIFIED

[CLICK TO VIEW ONLINE VIEWER](#)

Professional Opinion

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.

Recommendations

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 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



IDENTIFIED

[CLICK TO VIEW ONLINE VIEWER](#)

Professional Opinion

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

Former Mining

The property has been identified in an area that might have been used for coal mining in the past.

The property has been identified in an area that might have been used for mining other than coal in the past.

Radon

The property is in an area with an elevated probability of Radon.

Insurance Claims from Subsidence

A high ratio of valid subsidence claims in the postcode compared to the rest of Great Britain. This may indicate a risk of subsidence at the property.

Recommendations

Former Mining

You should obtain a full coal mining report from the Coal Authority to better understand the nature of coal mining operations at and close to your property. Our customer services team would be happy to assist you with getting this. You can call them on 0844 844 9966 or email at helpdesk@landmark.co.uk. Further information is also available from www.gov.uk/government/organisations/the-coal-authority.

As the property has been identified in an area that may have been used for mining you may want to consult a local RICS accredited surveyor and/or review any available geotechnical surveys. Further information may be available from the Minerals and Waste Officer at the County Council and the Local Building Controls Officer.

Professional Opinion and Recommendations

Radon

The property is an intermediate probability radon area as between 3 to 5% of homes are estimated to be at or above the action level. This does not necessarily mean that the property has high radon or that there is cause for concern. Public Health England advises that homes in affected areas should be tested. For further information please contact the Public Health England (see Contacts section) or go to www.ukradon.org

Basic radon protective measures are necessary in the construction of new dwellings or extensions.

Insurance Claims from Subsidence

If you are concerned about the possibility of subsidence, 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. The Royal Institute of Chartered Surveyors (RICS) provide a consumers guide to subsidence which you can see by clicking this link: www.rics.org/Global/RICS-Subsidence.pdf.

For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 844 9966.

Next Steps

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

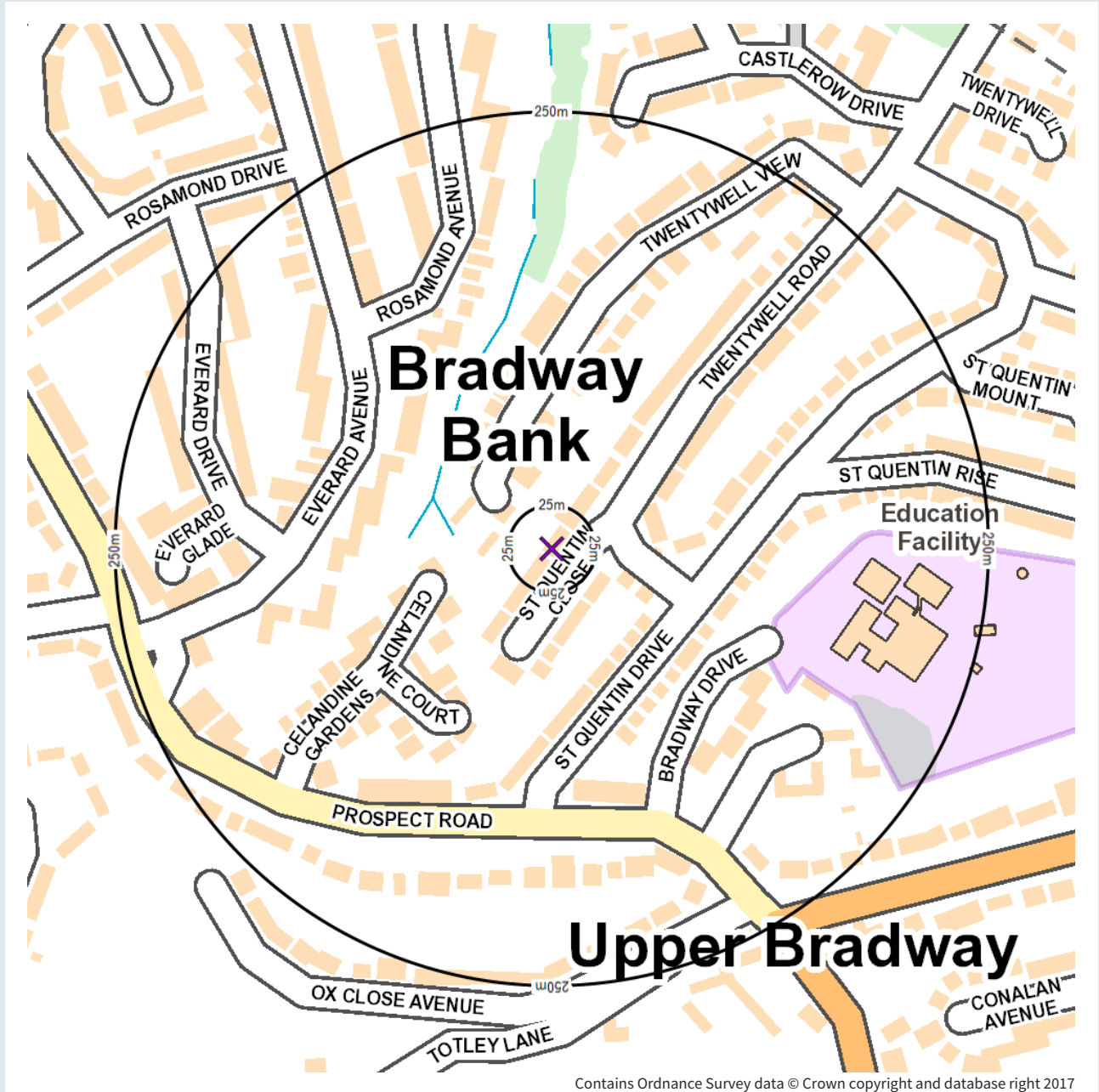
0844 844 9966 or helpdesk@landmark.co.uk

Property Location



Location Plan

The map below shows the location of the property.



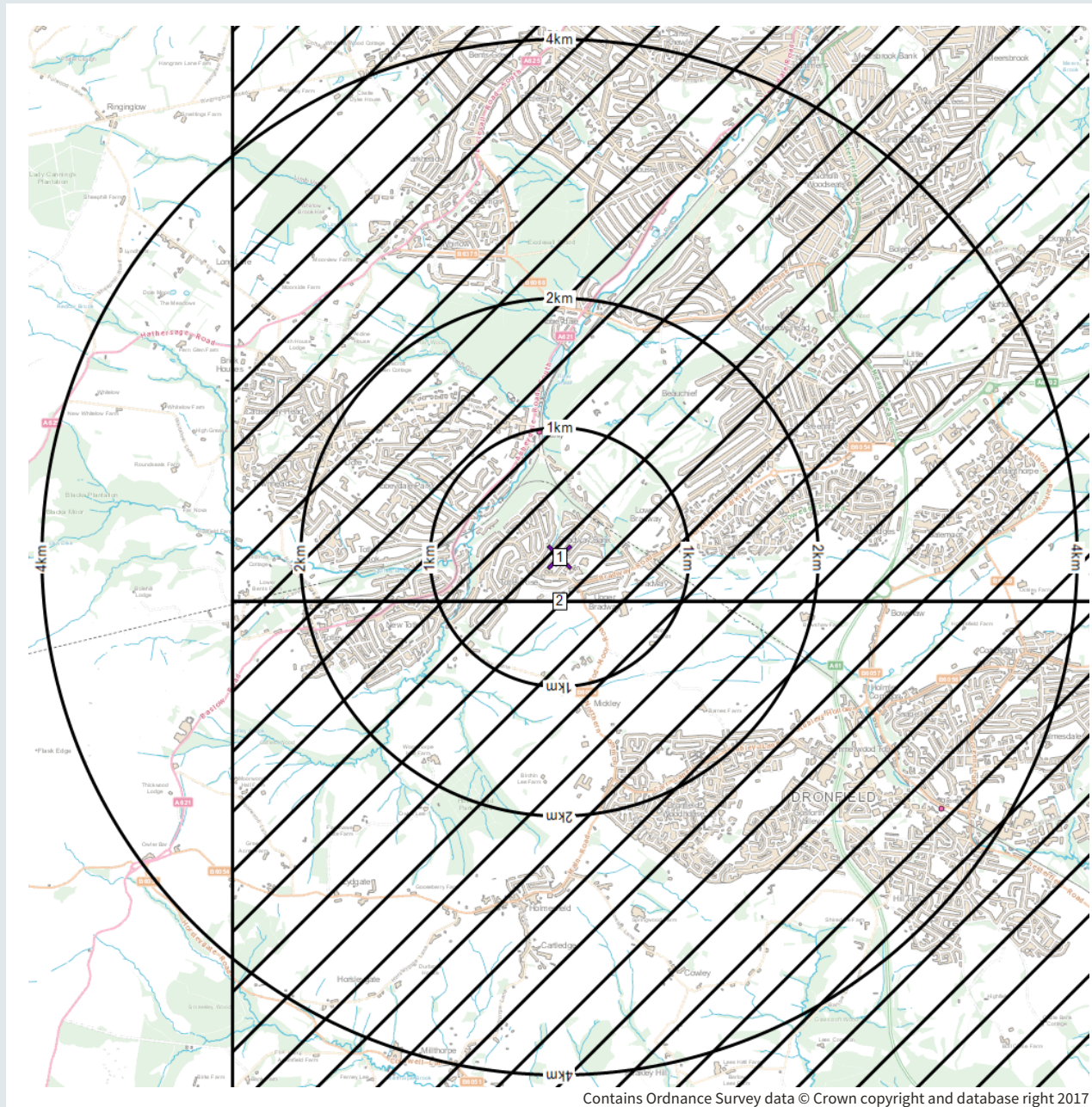
Contains Ordnance Survey data © Crown copyright and database right 2017

-   Property
-  Search Radii

Energy & Infrastructure



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.



- | | | | | | |
|--|--|--|--|--|-----------------------------------|
| | OGA Licensed Exploration Blocks | | HS2 - Track | | Crossrail 1 - Track |
| | OGA Offered Exploration Blocks | | HS2 - Station | | Crossrail 1 - Station |
| | Drilling Locations | | HS2 - Safeguarding Limits | | Crossrail 1 - Safeguarding Limits |
| | Wind Farms | | HS2 - Homeowner Payment Zone 1 | | |
| | Wind Turbines | | HS2 - Homeowner Payment Zone 2 | | |
| | Planning Apps - Wind Energy | | HS2 - Homeowner Payment Zone 3 | | |
| | Planning Apps - Solar Farms | | HS2 - Rural Support Zone | | |
| | Planning Apps - Other Renewable Energy | | HS2 - Extended Homeowner Protection Zone | | |

Energy & Infrastructure

We have highlighted below the Energy & Infrastructure projects at or around the property. Please see the Professional Opinion and Recommendations page for further information.



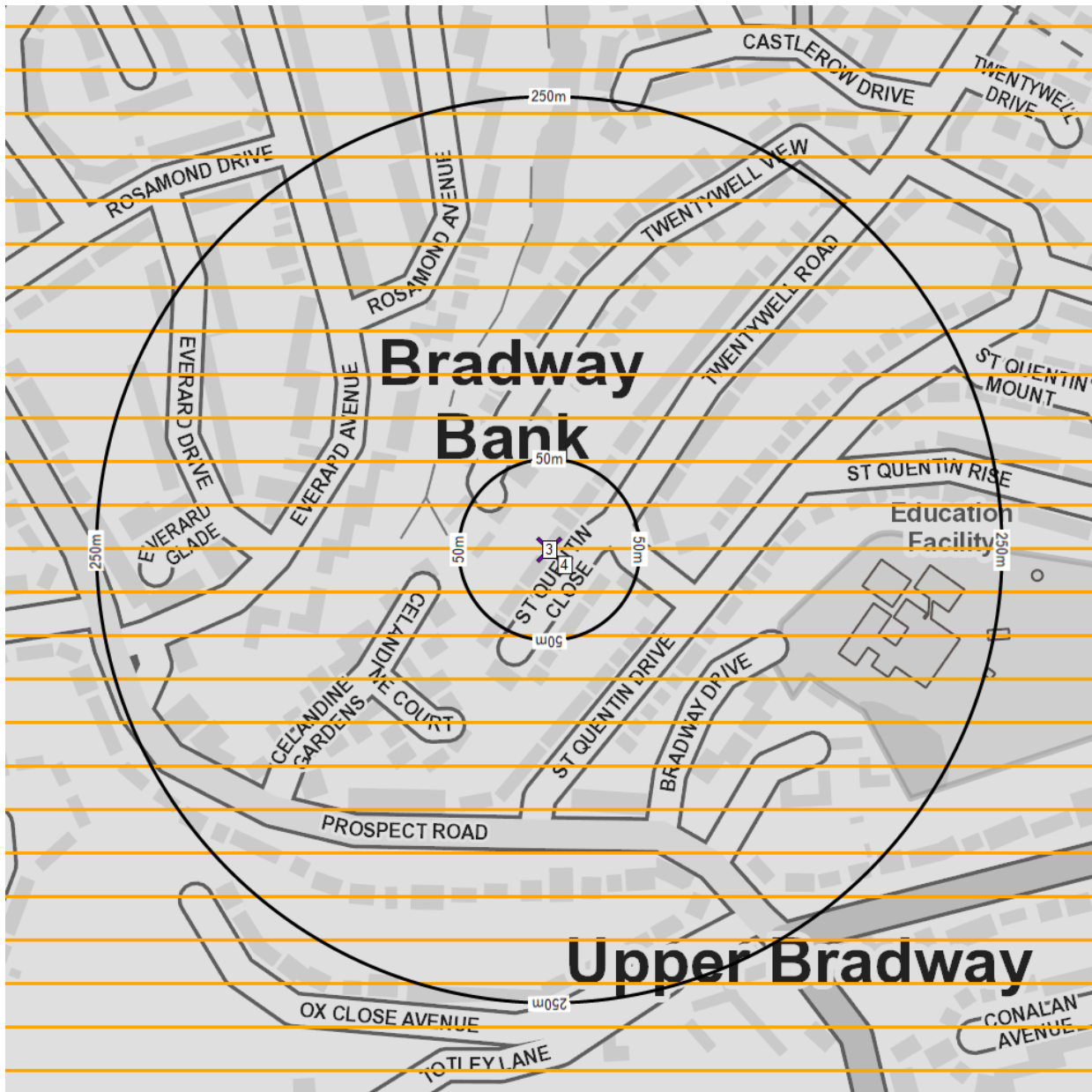
Oil and Gas Exploration and Production

Map ID	Reference	Details	Distance	Contact
OGA Licensed Exploration Blocks				
1	Reference: PEDL301	Licensee: INEOS UPSTREAM LIMITED Type: Petroleum Exploration and Development Licence Administrator: INEOS UPSTREAM LIMITED	On Site	1
2	Reference: PEDL300	Licensee: INEOS UPSTREAM LIMITED Type: Petroleum Exploration and Development Licence Administrator: INEOS UPSTREAM LIMITED	342m	1

Ground Hazards



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.



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	Coalfield Consultation Area		Infilled Land
	Mining from Historical Maps		Landfills
	Mining Cavities		Natural Cavities
	Other Mining		Potential for Ground Stability Hazards - High
	CBSCB Compensation District		Potential for Ground Stability Hazards - Moderate
	Brine Pumping Related Features		
	Brine Subsidence Solution Area		
	Salt Mining Related Features		

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.



Former Mining

Map ID	Details	Distance	Contact
Coalfield Consultation Areas			
3	Name: The Coal Authority	On Site	2
Mining Instability			
4	Mining Evidence: Inconclusive Coal Mining Mining Type: Coal Source: Ove Arup & Partners Boundary Quality: As Supplied	On Site	3



Radon

Map ID	Details	Distance	Contact
Radon Potential			
-	Radon Affected Area: Yes The property is an Intermediate probability radon area (3 to 5% of homes are estimated to be at or above the Action Level). Radon Protection Measures Required: Basic	On Site	4

Ground Hazards



Insurance Claims from Subsidence

There is no map associated with this sub-section. The table below presents the findings of all the data that has been searched as part of this sub-section of the assessment.

Question	Response
What is the subsidence risk rating based on the ratio of valid subsidence claims history of your postcode compared with the rest of Great Britain?	High

What do the risk ratings mean?

The risk ranking represents the ratio of valid subsidence claims located in a postcode expressed as a percentage of the total number of properties found within that postcode as compared to the rest of Great Britain.

Where a notified subsidence claim has been repudiated it is not considered as a valid subsidence claim so is not included in the risk ranking calculation. The analysis is sourced from Crawford and Company Ltd.

Very High: The risk rank of this postcode is within the top 25% of all postcodes that have a recorded history of valid subsidence claims.

High: The risk rank of this postcode falls between 50% and 75% of all postcodes that have a recorded history of valid subsidence claims.

Moderate to High: The risk rank of this postcode falls between 25% and 50% of all postcodes that have a recorded history of valid subsidence claims.

Moderate: The risk rank of this postcode is within the lowest 25% of all postcodes that have a recorded history of valid subsidence claims.

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

Contact	Name	Address	Contact details
1	Landmark Information Group Limited	Imperium Imperial Way Berkshire RG2 0TD	T: 0844 844 9966 E: helpdesk@landmark.co.uk W: www.landmark.co.uk
2	The Coal Authority, Property Searches	200 Lichfield Lane Nottinghamshire NG18 4RG	T: 0345 762 6848 E: groundstability@coal.gov.uk W: www2.groundstability.com
3	Ove Arup & Partners	Central Square Forth Street Tyne and Wear NE1 3PL	T: 0191 261 6080
4	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.

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/4S0D0z>. 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 <http://landmark.ly/4S0D0z>.

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Useful Information

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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.

The Mining Instability data was obtained on licence from Ove Arup & Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such Data is to be made without the prior written consent of Ove Arup & Partners Limited. The Mining Instability data supplied is derived from publicly available records and other third party sources and neither Ove Arup & Partners nor Landmark warrant the accuracy or completeness of such information or 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