

# **Envirosearch** Residential

# Risk Summary



#### Section 1: Contaminated Land

**PASSED** 

We consider there to be no potential risk of contaminated land at or within the vicinity of the property. Please **refer to section 1** for further information.



#### Section 2: Flood

**IDENTIFIED** 

We consider there to be a risk of flooding within 50m of the search centre. Please **refer to section 2** for further information.



#### Section 3: Energy & Infrastructure

**NONE IDENTIFIED** 

No factors such as HS2, Crossrail 1 or 2, energy exploration, solar or wind farms have been identified within the vicinity of the property. Please **refer to section 3** for more information.



#### **Section 4: Ground Stability**

**IDENTIFIED** 

We have identified a factor that may affect the ground stability of the property. Please **refer to section 4** for further information and next steps.



#### Section 5: Radon

**IDENTIFIED** 

We have identified that the property falls within a radon affected area. Please **refer to section 5** for further information and next steps.



#### Section 6: Other Influential Factors

**NONE IDENTIFIED** 

No overhead power lines, environmental or other influential factors have been identified within the vicinity of the property. Please **refer to section 6** for more information.

# This report is issued for the property described as

Wace Morgan Tomleys, 31 Market Street NEWTOWN SY16 2PG

Report Reference **231649031\_1\_1** 

National Grid Reference 310880 291550

Customer Reference
Wace Morgan Envirosearch ESR

Report Date
23 January 2020

#### **Landmark Contribution**

By purchasing this report, the recipient may be eligible for remediation contribution of **up to £150,000** 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

#### **CONTACT DETAILS**

If you require assistance please contact

0844 844 9966

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





# Conveyancer Guidance



### Contamination Risk: PASSED CERTIFICATE

In the professional opinion of Argyll Environmental Ltd. the level of contamination risk associated with the information disclosed in the Envirosearch Residential report dated 23rd January 2020 and reference 231649031\_1\_1, Wace Morgan Envirosearch\_ESR for

Wace Morgan Tomleys, 31 Market Street NEWTOWN SY16 2PG

1) is unlikely that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

2) is unlikely to have an adverse effect on the security of the property for normal lending purposes.

The professional opinion refers to Section 1 of this 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.

Approved by:

**Argyll Environmental Ltd** 



# **Summary of Report Findings**



# Section 1: Contaminated Land

Contamination Risk	0-25m	25-250m	250-500m	See Section
Designated Contaminated Land	No	No	No	1a
Landfill and Waste	No	No	Yes	1b
Potentially Contaminative Activities	No	Yes	Yes	1c
Known Contamination Incidents	No	No	Yes	1d
Other Potential Contaminative Land Uses	Yes	Yes	n/a	1e



### Section 2: Flood

Flood Risk	0-25m	25-250m	See Section
River Flooding	No	Yes	2a
Coastal Flooding	No	No	2b
Surface Water Flooding	No	Yes	2c
Risk of Flooding from Rivers and Sea (RoFRS)	Yes	Yes	2d
Historic Flood Events	No	Yes	2e
Groundwater Flooding	No	Yes	2f



# Section 3: Energy & Infrastructure

Energy & Infrastructure	Result	See Section
New Rail Infrastructure	No	3a
Oil and Gas Exploration and Production	No	3b
Existing or Proposed Wind Farms and Wind Turbines	No	3c
Existing or Proposed Solar Farms	No	3d



# Section 4: **Ground Stability**

Ground Stability Risk	Result	See Section
Man-Made Factors	No	4a
Natural Factors	Yes	4b



### Section 5: Radon

Radon Risk	Result	See Section
Radon Affected Property	Yes	5



# Section 6: Other Influential Factors

Other Factors	Result	See Section
Overhead Power Lines	No	6a
Environmental Constraints	No	6b

# **Property Purchaser Guidance**



### **Understanding This Report**

The purpose of this report is to highlight any potential risk of contaminated land and identify other environmental factors at or around the property. It is necessary for your solicitor to consider these risks as part of their due diligence.

For Contaminated Land, we will state 'Passed' on the front page if our expert consultants have considered there to be no potential risk. If a potential risk of contamination is found, the report will state 'Further Action'. In this case, we include a 'Next Steps' section to help you to decide what to do next.

For all other environmental factors, we will state 'None Identified' on the front page if we consider there is little or no significant risk to the property. If a potential risk is found, we will state 'Identified' and detail the Next Steps within the relevant section of the report.

#### **Section 1: Contaminated Land**

In this section, we highlight on a map, and within our findings pages, if there are any potential contaminated land risks at or around the property. Contaminated land contains substances that are actually or potentially hazardous to health or the environment.

#### Section 2: Flood

In this section, we detail any risks of flooding at or around the property. We consider a number of factors such as river, coastal, groundwater and surface water.

#### Section 3: Energy & Infrastructure

In this section, we provide information on a variety of energy and infrastructure projects and developments which may affect the property and surrounding area, such as High Speed Rail (HS2), Crossrail 1 and 2, solar and wind farms, etc. (only wind and solar farms with a capacity to produce over 1MW of power are shown).

#### **Section 4: Ground Stability**

In this section, we identify if there are any factors present which could affect the ground stability of the property, such as coal mining activities, man-made or natural cavities.

#### Section 5: Radon

In this section, we identify if the property is located in a radon affected area. Radon is a radioactive gas, which occurs naturally in rocks and soils and may be harmful to health.

#### Section 6: Other Influential Factors

In this section, we identify factors that may have an influence on the property or surrounding area, such as overhead power lines or any environmental constraints such as national parks or conservation areas.

### **Next Steps:**

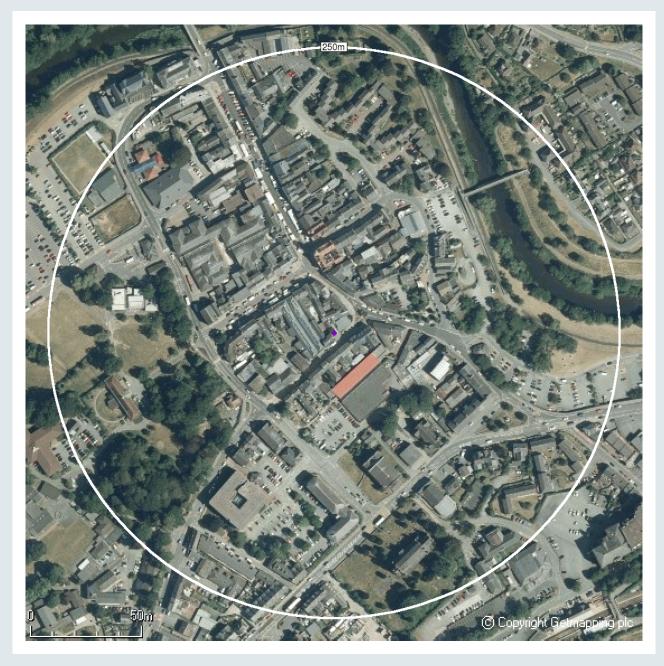
If you require any assistance, please contact our customer service team on: 0844 844 9966 or helpdesk@landmark.co.uk



# Site Location



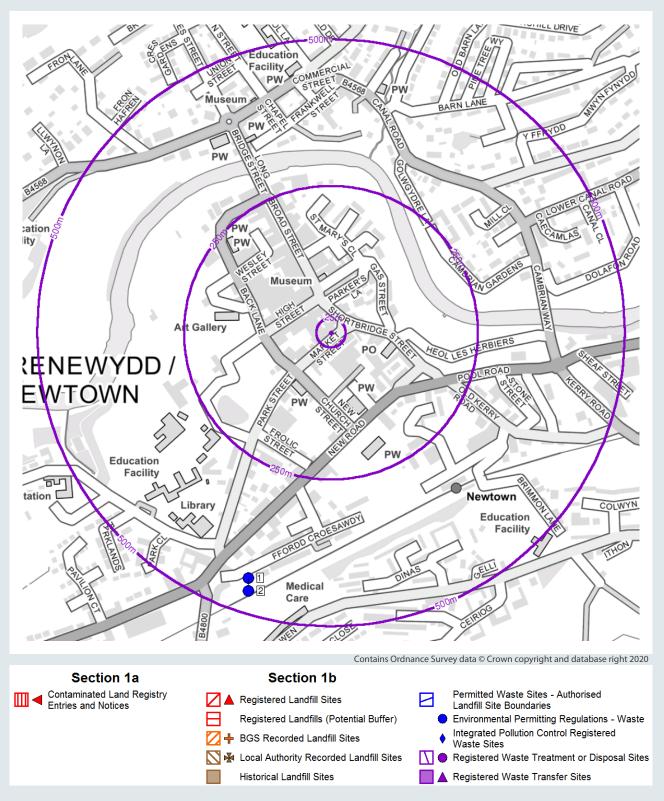
Aerial Photograph
The photograph below shows the location of the property.





# Section 1a and 1b: Contaminated Land, Landfill and Waste

The map below shows the location of the Designated Contaminated Land and Landfill and Waste features highlighted within sections 1a and 1b of this report. Further details are shown on the following pages.





# Section 1a: Designated Contaminated Land

The data within this section tells you whether your property or surrounding area has been identified by the Local Authority as "Contaminated Land" under the Environmental Protection Act 1990. Should there be an indication of contamination, it is not necessarily a cause for concern. Your report will be assessed by our professional environmental consultants who will advise you what, if any, considerations need to be made should you proceed with the property purchase.

Enquiry			Result
Has any contaminate	las any contaminated land been identified within 500m of the property?		
Map ID Reference	Location	Details	Distance Contact
Contaminated Land	Register Entries and Notic	es	
No factors id	lentified for this property		



### Section 1b: Landfill and Waste

The information in this section is telling you about active and historic landfill and waste sites within 500 metres of the property. Having a landfill or waste site near your property does not necessarily mean that you or the property will be affected. However, it is something you need to be aware of, because landfill and waste can have a detrimental effect on the surrounding environment, house value and health. A closed landfill/waste site should be given equal consideration to an active site, because of landfill by-products. For instance, landfill with lots of organic material can continue to produce odours and gas for many years.

Enquiry				Result
Have any landfill and waste s	ites been identified v	vithin 500m of the property?		Yes
Map ID Reference	Location	Details	[	Distance Contact
Registered Landfill Sites				
No factors identified f	or this property			
BGS Recorded Landfill Sites				
No factors identified f	or this property			
Local Authority Recorded Lar	ndfill Sites			
No factors identified f	or this property			
Local Authority Recorded Lar	ndfill Coverage			
The following list deta	ils the Local Authoritie	s that cover the search area who	have made lar	ndfill data available:
Powys County Coun	cil	- Has supplied landfill data		7
	n regarding the availab one or more of the cont	ility of Local Authority Recorded I acts indicated above.	Landfill data y	ou may wish to

Map ID	Reference	Location	Details	Distance	Contact
	cal Landfill Sites				
	No factors identified for	or this property			
Permit	ted Waste Sites - Autho	orised Landfill Site Bou	ındaries		
	No factors identified for	or this property			
Enviro	nmental Permitting Re	gulations - Waste			
1	Reference: KP3395CA	R N S Spares Newtown Powys Powys	<b>Licensed Waste Type:</b> Metal recycling sites (vehicle dismantlers) <b>Operator Name:</b> Taylor Mr Robert And	441m	1
		SY16 1AS	Mrs Susan Jean Lawson  Status: Revoked		
			<b>Date of issue:</b> 20th February 2006 <b>Positional Accuracy:</b> Located by supplier to within 10m		
2	Reference: 47172	The Old Station Yard New Road Railway Terrace Newtown Powys SY16 1AS	Licensed Waste Type: Metal recycling sites (vehicle dismantlers)  Operator Name: Taylor Mr Robert And Mrs Susan Jean Lawson  Status: Revoked  Date of issue: 20th February 2006  Positional Accuracy: Located by supplier to within 10m	441m	1
Integra	ated Pollution Control I	Registered Waste Sites			
	No factors identified for	or this property			
Registo	ered Waste Treatment	or Disposal Sites			
	No factors identified for	or this property			
Registe	ered Waste Transfer Sit	es			
	No factors identified for	or this property			

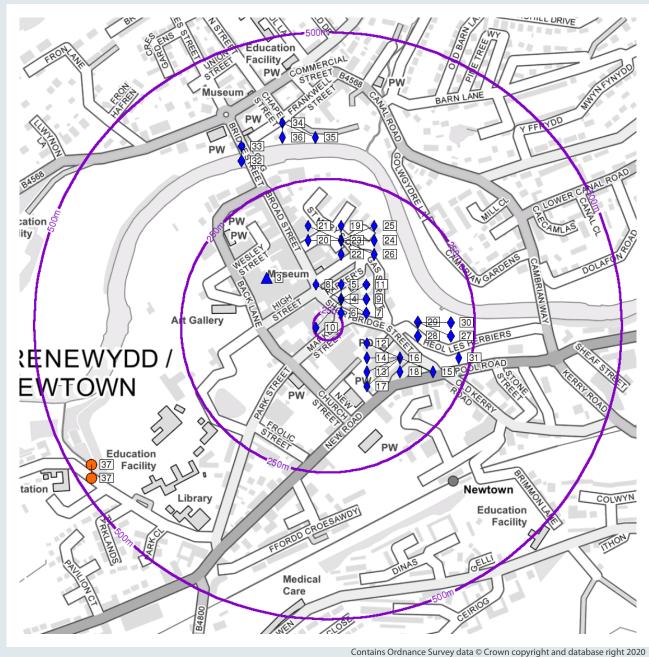
### **Next Steps**

If you would like any further information in respect of the above findings we recommend that you get in touch with those listed in the 'Useful Contacts' section. Each contact reference shown in the above table relates to detailed contact information contained near the back of this report. Further information is also available in the 'Useful Information' section.



#### Section 1c and 1d: Potential and Known Contamination

The map below shows the location of the Potentially Contaminative Activities and Known Pollution Incidents in sections 1c and 1d of this report. Further details are shown on the following pages.



#### Section 1c

- X Radioactive Substances Register
- Planning Hazardous Substance Consents
- Control of Major Accident Hazards Sites (COMAH)
- Notification of Installations Handling Hazardous Substances (NIHHS)
- **Explosive Sites**

#### Section 1d

- Local Authority Pollution Prevention and Control Enforcements
- **Enforcement and Prohibition Notices**
- Planning Hazardous Substance Enforcements
- Prosecutions Relating to **Authorised Processes**
- **Environmental Pollution Incidents**
- Prosecutions Relating to Controlled Waters

Local Authority Pollution Prevention

Local Authority Integrated Pollution

and Controls

Prevention and Control

**Environmental Permitting** 

Consent to Discharge to

Regulations - Industry

Controlled Waters

Integrated Pollution Controls

Result



Enquiry

# Section 1c: Potentially Contaminative Activities

This section describes current and historic licensed activities within 500 metres of the property, which have the potential to cause contamination or have an impact on the environment. The licensed activities could range from pollution to air, land or water; storage or disposal of radioactive substances; or storage of hazardous or explosive materials. Licences may no longer be active, but the nature of the past activity means it could still have an impact.

Enquiry				Result	
Have an	y potentially contam	inative activities be	en identified within 500m of the property?	Yes	
Map ID	Reference	Location	Details	Distance	Conta
Local A	uthority Pollution Prev	vention and Controls	5		
3	Name: Premier	7b Bear Lane	<b>Description:</b> PG6/46 Dry cleaning	132m	2
	Cleaners	Newtown	Status: Permitted		
	Reference: PPC 48		Date of Issue: 24th October 2007		
			<b>Positional Accuracy:</b> Manually positioned to the road within the address or location		
Local A	uthority Integrated Po	llution Prevention A	nd Control		
	No factors identified for	or this property			
Integra	ted Pollution Controls				
	No factors identified for	or this property			
Environ	mental Permitting Re	gulations - Industry			
	No factors identified for	or this property			
Consen	t to Discharge to Cont	rolled Waters			
4	Name: Severn Trent	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	51m	1
	Water Limited <b>Reference:</b> S/01/04428/O	Newtown Newtown	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
			<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			Discharge Environment Type: Ereshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Effective		
			Date of Issue: 9th May 1972		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		

# Section 1

Map ID	Reference	Location	Details	Distance	Conta
5	Name: Severn Trent	Storm Overflow No	<b>Type:</b> Sewerage Discharge	51m	3
	Water Limited Reference:	2 Cambrian Gardens	<b>Discharge Type:</b> Sewage Effluent Discharge-Storm Effluent		
	CS/01/04428/O2	Newtown	Property Type: Storm Water Sewer		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Not Supplied		
			Date of Issue: 9th May 1972		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
6	Name: Severn Trent	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	51m	1
	Water Limited	Newtown Newtown	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
			Property Type: Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Effective		
			Date of Issue: 9th May 1972		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
7	Name: Severn Trent	Ladywell Culvert	Type: Sewerage Discharge	51m	1
	Water Limited <b>Reference:</b> S/01/04428/O	Newtown Newtown	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
			<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Effective		
			Date of Issue: 9th May 1972		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		

Map ID	Reference	Location	Details	Distance	Conta
8	Name: Hafren	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	51m	1
	Dyfrdwy Cyfyngedig <b>Reference:</b> S/01/04428/O	Reference: Newtown	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
			<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Effective		
			<b>Date of Issue:</b> 18th December 2018		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
9	Name: Hafren	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	51m	1
	Dyfrdwy Cyfyngedig <b>Reference:</b> S/01/04428/O	Short Bridge Street Newtown Sy16 1aa	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
			<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Effective		
			<b>Date of Issue:</b> 18th December 2018		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
10	Name: Hafren	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	51m	1
	Dyfrdwy Cyfyngedig <b>Reference:</b> S/01/04428/O	Short Bridge Street Newtown Sy16 1aa	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
	3,61,61123,6		Property Type: Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Effective		
			Date of Issue: 18th December 2018		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		

Map ID	Reference	Location	Details	Distance	Cont
11	Name: Severn Trent	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	51m	3
	Water Limited Reference:	Newtown Newtown	<b>Discharge Type:</b> Public Sewage: Storm Sewage Overflow		
	S/01/04428/O	Newtown	<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			<b>Status:</b> Pre National Rivers Authority Legislation where issue date < 01/09/1989		
			Date of Issue: 9th May 1972		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
12	Name: Severn Trent	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	134m	3
	Water Limited Reference:	Newtown Newtown Newtown	<b>Discharge Type:</b> Public Sewage: Storm Sewage Overflow		
	S/01/04428/O		<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			<b>Receiving Water:</b> River Severn (Non Tidal)		
			<b>Status:</b> Pre National Rivers Authority Legislation where issue date < 01/09/1989		
			Date of Issue: 9th May 1972		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
13	Name: Severn Trent	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	134m	1
	Water Limited <b>Reference:</b> S/01/04428/O	Newtown Newtown	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
	3,01,01120/0		Property Type: Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Effective		
			Date of Issue: 9th May 1972		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		

Map ID	Reference	Location	Details	Distance	Conta
14	Name: Severn Trent	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	134m	1
	Water Limited <b>Reference:</b> S/01/04428/O	Newtown Newtown	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
			<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Effective		
			Date of Issue: 9th May 1972		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
15	Name: Severn Trent	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	134m	1
	Water Limited	Newtown Newtown	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
			<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			<b>Receiving Water:</b> River Severn (Non Tidal)		
			Status: Effective		
			Date of Issue: 9th May 1972		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
16	Name: Hafren	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	134m	1
	Dyfrdwy Cyfyngedig <b>Reference:</b> S/01/04428/O	Short Bridge Street Newtown Sy16 1aa	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
			<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Effective		
			Date of Issue: 18th December 2018		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		

Map ID	Reference	Location	Details	Distance	Conta
17	Name: Hafren Dyfrdwy Cyfyngedig Reference:	Ladywell Culvert Short Bridge Street Newtown Sy16 1aa	<b>Type:</b> Sewerage Discharge <b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water	134m	1
	S/01/04428/O	3).0.00	Company <b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal) Status: Effective		
			<b>Date of Issue:</b> 18th December 2018		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
D R	Name: Hafren Dyfrdwy Cyfyngedig Reference: S/01/04428/O	Ladywell Culvert Short Bridge Street Newtown Sy16 1aa	Type: Sewerage Discharge  Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company  Property Type: Sewerage Network - Sewers - Water Company	134m	1
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal) Status: Effective		
			<b>Date of Issue:</b> 18th December 2018		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
19	Name: Severn Trent Water Limited Reference: CS/01/04428/O3	Storm Overflow No 3; Rear of Dysart Terrace Newtown	Type: Sewerage Discharge  Discharge Type: Sewage Effluent Discharge-Storm Effluent  Property Type: Storm Water Sewer  Discharge Environment Type: Freshwater Stream/River	148m	3
			Receiving Water: River Severn (Non Tidal) Status: Not Supplied		
			Date of Issue: 9th May 1972  Positional Accuracy: Located by supplier to within 100m		

Map ID	Reference	Location	Details	Distance	Conta
20	Name: Severn Trent	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	148m	1
	Water Limited <b>Reference:</b> S/01/04428/O	Newtown Newtown	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
			<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Effective		
			Date of Issue: 9th May 1972		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
21	Name: Severn Trent	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	148m	1
	Water Limited Reference: S/01/04428/O	Newtown Newtown	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
			<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Effective		
			Date of Issue: 9th May 1972		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
22	Name: Severn Trent	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	148m	1
	Water Limited <b>Reference:</b> S/01/04428/O	Newtown Newtown	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
			<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			<b>Receiving Water:</b> River Severn (Non Tidal)		
			Status: Effective		
			Date of Issue: 9th May 1972		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		

Map ID	Reference	Location	Details	Distance	Conta
23	Name: Hafren	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	148m	1
	Dyfrdwy Cyfyngedig <b>Reference:</b> S/01/04428/O	Short Bridge Street Newtown Sy16 1aa	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
			<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Effective		
			Date of Issue: 18th December 2018		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
24	Name: Hafren	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	148m	1
	Dyfrdwy Cyfyngedig <b>Reference:</b> S/01/04428/O	Short Bridge Street Newtown Sy16 1aa	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
			<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Effective		
			Date of Issue: 18th December 2018		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
25	Name: Hafren	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	148m	1
	Dyfrdwy Cyfyngedig <b>Reference:</b> S/01/04428/O	Short Bridge Street Newtown Sy16 1aa	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
			<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Effective		
			Date of Issue: 18th December 2018		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		

Map ID	Reference	Location	Details	Distance	Conta
26	Name: Severn Trent	Ladywell Culvert	<b>Type:</b> Sewerage Discharge	148m	3
	Water Limited  Reference: S/01/04428/O	Newtown Newtown	<b>Discharge Type:</b> Public Sewage: Storm Sewage Overflow		
		Newtown	<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			<b>Status:</b> Pre National Rivers Authority Legislation where issue date < 01/09/1989		
			Date of Issue: 9th May 1972		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
27	Name: Severn Trent	Post Office Cso	<b>Type:</b> Sewerage Discharge	153m	1
	Water Limited	Shortbridge Street	<b>Discharge Type:</b> Public Sewage: Storm		
	<b>Reference:</b> Tsc1586	Sy16 1aa	Sewage Overflow		
		3910144	<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn		
			Status: Varied under EPR 2010		
			<b>Date of Issue:</b> 3rd September 2010		
			<b>Positional Accuracy:</b> Located by supplier to within 10m		
28	Name: Severn Trent	Shortbridge Street	<b>Type:</b> Sewerage Discharge	153m	1
	Water Limited <b>Reference:</b> Tsc1758	O/S No26	<b>Discharge Type:</b> Public Sewage: Storm Sewage Overflow		
		Sy16 1aa	<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: R.Severn		
			Status: Varied under EPR 2010		
			Date of Issue: 3rd September 2010		
			<b>Positional Accuracy:</b> Located by supplier to within 10m		

Map ID	Reference	Location	Details	Distance	Conta
29	Name: Severn Trent	Post Office Cso	<b>Type:</b> Sewerage Discharge	153m	3
	Water Limited <b>Reference:</b> Tsc1586	Shortbridge Street	<b>Discharge Type:</b> Public Sewage: Storm Sewage Overflow		
		Sy16 1aa	<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn		
			Status: Varied under EPR 2010		
			<b>Date of Issue:</b> 3rd September 2010		
			<b>Positional Accuracy:</b> Located by supplier to within 10m		
30	Name: Severn Trent	Shortbridge Street	<b>Type:</b> Sewerage Discharge	153m	3
	Water Limited <b>Reference:</b> Tsc1758	O/S No26	<b>Discharge Type:</b> Public Sewage: Storm Sewage Overflow		
		Sy16 1aa	<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: R.Severn		
			Status: Varied under EPR 2010		
			<b>Date of Issue:</b> 3rd September 2010		
			<b>Positional Accuracy:</b> Located by supplier to within 10m		
31	Name: Severn Trent	Ladywell Culvert	Type: Sewerage Discharge	229m	3
	Water Limited <b>Reference:</b> 28	Newtown Newtown	<b>Discharge Type:</b> Public Sewage: Storm Sewage Overflow		
		Newtown	<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn		
			<b>Status:</b> Pre National Rivers Authority Legislation where issue date < 01/09/1989		
			<b>Date of Issue:</b> 27th February 1959		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		

Map ID	Reference	Location	Details	Distance	Cont
32	Name: Severn Trent Water Limited	Ponthafren Longbridge Cso	Type: Sewerage Discharge  Discharge Type: Public Sewage: Storm	340m	1
	Reference: Tsc1571	Sy16 2dy	Property Type: Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn		
			Status: Varied under EPR 2010		
			<b>Date of Issue:</b> 3rd September 2010		
			<b>Positional Accuracy:</b> Located by supplier to within 10m		
33	Name: Severn Trent	Ponthafren	<b>Type:</b> Sewerage Discharge	340m	3
	Water Limited <b>Reference:</b> Tsc1571	Longbridge Cso	<b>Discharge Type:</b> Public Sewage: Storm Sewage Overflow		
		Sy16 2dy	<b>Property Type:</b> Sewerage Network - Sewers - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn		
			<b>Status:</b> Varied under EPR 2010		
			Date of Issue: 3rd September 2010		
			<b>Positional Accuracy:</b> Located by supplier to within 10m		
34	Name: Severn Trent	The Crescent Storm	Type: Sewerage Discharge	355m	1
	Water Limited <b>Reference:</b> S/01/05872/O	Overflow (No4) Newtown Powys	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
	3, 3, 4, 3, 2, 3, 3		<b>Property Type:</b> Sewerage Network - Pumping Staions		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Effective		
			Date of Issue: 9th May 1972		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		

# Section 1

Map ID	Reference	Location	Details	Distance	Conta
35	Name: Severn Trent	The Crescent Storm	<b>Type:</b> Sewerage Discharge	355m	3
	Water Limited Reference:	Overflow (No4) The Crescent	<b>Discharge Type:</b> Public Sewage: Storm Sewage Overflow		
	S/01/05872/O	Newtown Powys	<b>Property Type:</b> Sewerage Network - Pumping Station - Water Company		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			<b>Status:</b> Pre National Rivers Authority Legislation where issue date < 01/09/1989		
			Date of Issue: 9th May 1972		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
36	Name: Hafren	The Crescent Storm	<b>Type:</b> Sewerage Discharge	355m	1
	<b>Reference:</b> Po Lor Ne	Overflow (No4) Ponthafren Longbridge Newtown Sy16 2bw	<b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company		
			<b>Property Type:</b> Sewerage Network - Pumping Staions		
			<b>Discharge Environment Type:</b> Freshwater Stream/River		
			Receiving Water: River Severn (Non Tidal)		
			Status: Effective		
			Date of Issue: 15th April 2019		
			<b>Positional Accuracy:</b> Located by supplier to within 100m		
Radioa	ctive Substances Regis	ter			
	No factors identified fo	or this property			
Plannin	ng Hazardous Substand	ce Consents			
	No factors identified for	or this property			
Contro	l of Major Accident Ha	zards Sites (COMAH)			
	No factors identified for	or this property			
Notifica	ation of Installations H	andling Hazardous Su	bstances (NIHHS)		
	No factors identified for	or this property			
Explosi	ve Sites				
	No factors identified for	ar this property			

#### **Next Steps**

If you would like any further information in respect of the above findings we recommend that you contact the relevant Local Authority or the Environment Agency/Natural Resources Wales. Contact details can be found in the 'Useful Contacts' section of this report. Further Information is also available in the 'Useful Information' section.



# Section 1d: Known Contamination Incidents

The data within this section describes unpermitted activity in your area (e.g. polluting incidents, or exceedance of permitted allowance) where the activity led to a prosecution or enforcement of regulations. Whilst all of these records are historic, the nature of the incident may have long term effects.

/lap ID	Reference	Location	Details	Distance	Conta			
Local A	uthority Pollution Prev	vention and Control	Enforcements					
	No factors identified for this property							
Enforce	ement and Prohibition	Notices						
No factors identified for this property								
Plannir	ig Hazardous Substand	ce Enforcements						
No factors identified for this property								
Prosect	utions Relating to Auth	norised Processes						
	No factors identified for	or this property						
Enviror	nmental Pollution Incid	dents						
37	Reference: 397397	Not Supplied	Incident Type: Pollution Incident - Environmental Impact - Water: Significant Incident	468m	1			
			Incident Date: 9th May 2006					
			<b>Positional Accuracy:</b> Located by supplier to within 10m					
			<b>Pollutant Type:</b> Oils And Fuel: Gas And Fuel Oils					

### **Next Steps**

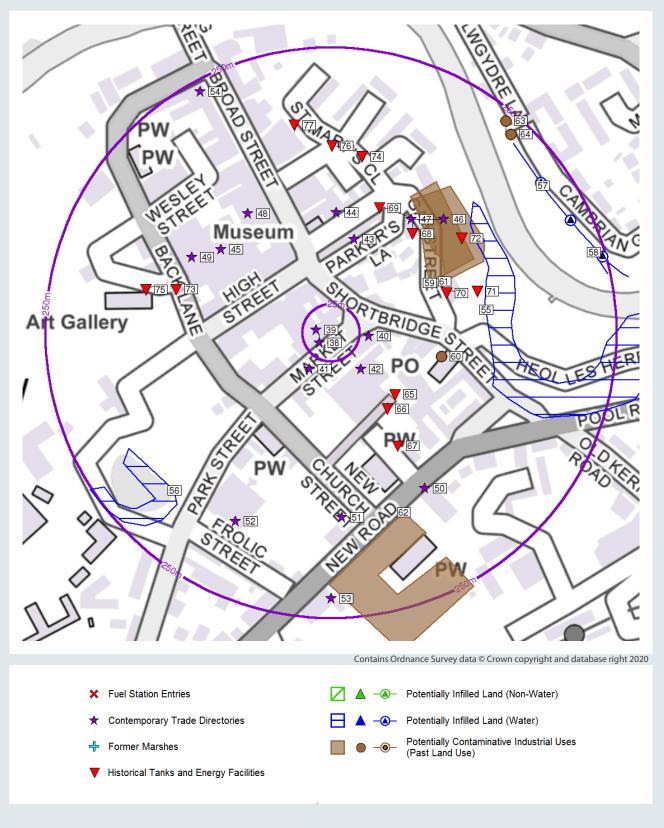
If you would like any further information in respect of the above findings we recommend that you contact the relevant Local Authority or the Environment Agency/Natural Resources Wales. Contact details can be found in the "Useful Contacts" section of this report. Further information is also available in the "Useful Information" section.

Section 1



### Section 1e: Other Potential Contaminative Land Uses

The map below shows the location of the Other Potential Contaminative Land Uses highlighted within section 1e of this report. Further details are shown on the following pages.





# Section 1e: Other Potential Contaminative Land Uses

This section describes either current or historic activity, which could be considered to be contaminative. This section makes no statement about whether the activity requires a licence; however our environmental experts deem that the activities described in this section could lead to potential contamination. The information is taken from a variety of sources including trade directories, Landmark's extensive historical map collection and analysis of historic activity. Records are highlighted due to the potential for contamination to exist.

Enquiry	Result
Have any other potential sources of contamination been identified within 250m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
Fuel Sta	ation Entries				
	No factors identified for	or this property			
Conten	nporary Trade Director	y Entries			
38	Name: B J Electrical	30 Market Street Newtown Powys SY16 2PD	Classification: Electrical Goods Sales, Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	11m	-
39	Name: B J'S Electrical	30 Market Street Newtown SY16 2PD	Classification: Electrical Goods Sales, Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	14m	-
40	Name: J Woodroffe	Unit 2 Tasey House Market Street Newtown Powys SY16 2PQ	Classification: Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	33m	-
41	Name: Hunting & Fishing	Market St Newtown Powys SY16 2PD	Classification: Gunsmiths Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	38m	-
42	Name: Splash The Colour	7 Ladywell Centre Newtown Powys SY16 1AF	Classification: Printers Status: Inactive Positional Accuracy: Automatically positioned to the address	42m	-

Map ID	Reference	Location	Details	Distance	Contac
43	Name: Severn Paint & Wallpaper Stores	16 Severn Street Newtown Powys SY16 2AQ	Classification: Wallpapers & Wall Coverings Status: Inactive Positional Accuracy: Automatically positioned to the address	85m	-
44	Name: Launderama	5 Severn Street Newtown Powys SY16 2AQ	Classification: Laundries & Launderettes Status: Active Positional Accuracy: Automatically positioned to the address	106m	-
45	Name: Electrovision	Bear Lanes Newtown Powys SY16 2QZ	Classification: Electrical Goods Sales, Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	121m	-
46	Name: Charles Humphreys	Severn Square Newtown SY16 2AE	Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	122m	-
47	Name: Charles Humphreys & Co	Severn Square Newtown SY16 2AE	Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	122m	-
48	Name: Currys	7-8 Broad Street Newtown Powys SY16 2LU	Classification: Electrical Goods Sales, Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	128m	-
49	Name: Premier Dry Cleaners Ltd	7b Bear Lanes Newtown SY16 2QZ	Classification: Dry Cleaners Status: Active Positional Accuracy: Automatically positioned to the address	139m	-
50	Name: Imprint	New Road NEWTOWN Powys SY16 1BD	Classification: Printers Status: Active Positional Accuracy: Automatically positioned to the address	159m	-

Map II	Reference	Location	Details	Distance	Contact
51	Name: Mechanical Engineering Services	Second Floor St. David House New Road Newtown Powys SY16 1RB	Classification: Mechanical Engineers Status: Inactive Positional Accuracy: Manually positioned to the address or location	162m	-
52	Name: The Wales Environment Trust	Ladywell House Park Street Newtown Powys SY16 1JB	Classification: Waste Disposal Services Status: Inactive Positional Accuracy: Automatically positioned to the address	186m	-
53	Name: Travis Perkins Plc	New Road Newtown Powys SY16 1AS	Classification: Builders' Merchants Status: Active Positional Accuracy: Automatically positioned to the address	233m	-
54	Name: Tanat Valley Coaches	22 Broad Street Newtown Powys SY16 2NA	Classification: Bus & Coach Operators & Stations Status: Inactive Positional Accuracy: Automatically positioned to the address	241m	-
Forme	er Marshes				
	No factors identified f	or this property			
Poten	tially Infilled Land (Non	ı-Water)			
	No factors identified f	or this property			
Poten	tially Infilled Land (Wat	er)			
55	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)  Map Published Date: 1963	138m	-
56	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)  Map Published Date: 1963	195m	-
57	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)  Map Published Date: 1963	226m	-
			Unknown Filled Ground (Pond, marsh,	241m	

Map I	D Reference	Location	Details	Distance	Contac
Poter	ntially Contaminative	Industrial Uses (Past L	and Use)		
59	Not Supplied	Not Supplied	Class: Factory or works - use not specified Map Published Date: 1963	97m	-
60	Not Supplied	Not Supplied	Class: Leather tanning & dressing Map Published Date: 1891	99m	-
61	Not Supplied	Not Supplied	Class: Gas manufacture & distribution  Map Published Date: 1891 - 1903	110m	-
62	Not Supplied	Not Supplied	Class: Cemetery or Graveyard  Map Published Date: 1891	170m	-
63	Not Supplied	Not Supplied	Class: Natural and man-made textile manufacture and products  Map Published Date: 1891	233m	-
64	Not Supplied	Not Supplied	Class: Factory or works - use not specified Map Published Date: 1903 - 1938	235m	-
Histo	rical Tanks And Energ	gy Facilities			
65	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities  Positional Accuracy: Positioned to location of cartographic text  Date of Mapping: 1989	77m	-
66	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities  Positional Accuracy: Positioned to location of cartographic text  Date of Mapping: 1989	79m	-
67	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities  Positional Accuracy: Positioned to location of cartographic text  Date of Mapping: 1989	114m	-
68	Not Supplied	Not Supplied	Type: Potential Tanks  Positional Accuracy: Positioned to location of cartographic text  Date of Mapping: 1989	120m	-
69	Not Supplied	Not Supplied	Type: Potential Tanks  Positional Accuracy: Positioned to location of cartographic text  Date of Mapping: 1967 - 1985	123m	-

Map ID	Reference	Location	Details	Distance	Contact
70	Not Supplied	Not Supplied	Type: Gas Industry Facilities  Positional Accuracy: Positioned to location of cartographic text  Date of Mapping: 1967 - 1977	125m	-
71	Not Supplied	Not Supplied	Type: Tanks  Positional Accuracy: Positioned to location of cartographic text  Date of Mapping: 1977	134m	-
72	Not Supplied	Not Supplied	Type: Gas Industry Facilities  Positional Accuracy: Positioned to location of cartographic text  Date of Mapping: 1967 - 1977	142m	-
73	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities  Positional Accuracy: Positioned to location of cartographic text  Date of Mapping: 1989	142m	-
74	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1985	159m	-
75	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities  Positional Accuracy: Positioned to location of cartographic text  Date of Mapping: 1977 - 1985	159m	-
76	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1989	163m	-
77	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities  Positional Accuracy: Positioned to location of cartographic text  Date of Mapping: 1989	187m	-

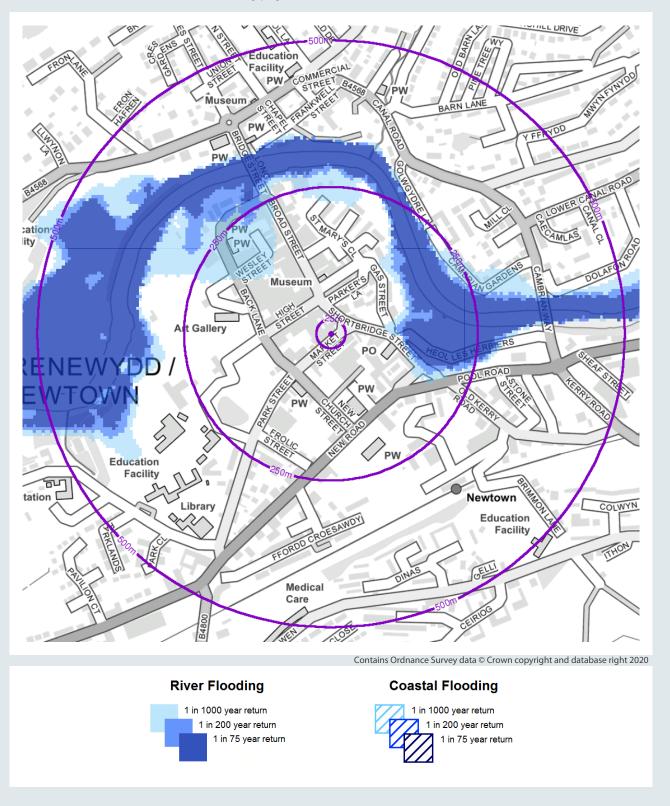
# **Next Steps**

If you would like any further information in respect of the above findings we recommend that you contact our Customer Services Team, whose details can be found in the 'Useful Contacts' section of this report. Further Information is also available in the 'Useful Information' section.



# Section 2a and 2b: River and Coastal Flooding

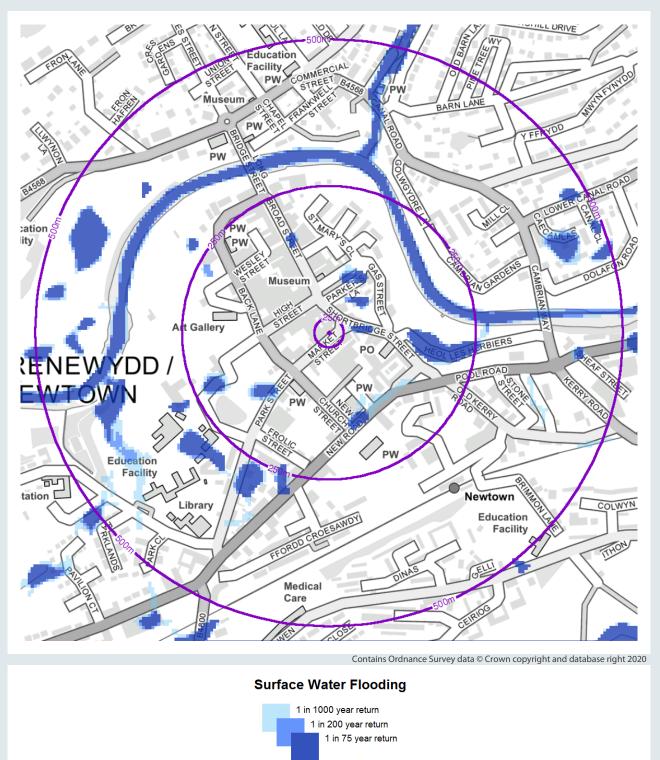
The map below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.





### Section 2c: Surface Water Flooding

The map below shows the location of potential surface water flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.





# Section 2a: River Flooding

River flooding mainly happens when the river catchment (that is the area of land that feeds water into the river and the streams that flow into the main river) receives greater than usual amounts of water (for example through rainfall or melting of snow). The amount of runoff depends on the soil type, catchment steepness, drainage characteristics, agriculture and urbanisation as well as the saturation of the catchment. The extra water causes the level of the water in the river to rise above its banks or retaining structures. The result is a worst-case scenario and assumes the failure of any defences which may be present.

Enquiry	Result	Contact
Is there a potential risk of river flooding within 250m of the property?	Yes	-



#### Section 2b: Coastal Flooding

Coastal flooding is the inundation of land caused by sea water rising above normal tidal conditions due to the effects of severe weather conditions (a combination of storm surge, tides and river inflow). The result is a worst-case scenario and assumes the failure of any defences which may be present.

Enquiry	Result	Contact
Is there a potential risk of coastal flooding within 250m of the property?	No	-



#### Section 2c: Surface Water Flooding

Surface water flooding results from rainfall running over ground before entering a watercourse or sewer. It is usually associated with high intensity rainfall events (typically greater than 30mm per hour) but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting) or otherwise has low permeability.

Enquiry	Result	Contact
Is there a potential risk of surface water flooding within 250m of the property?	Yes	-

### **Next Steps**

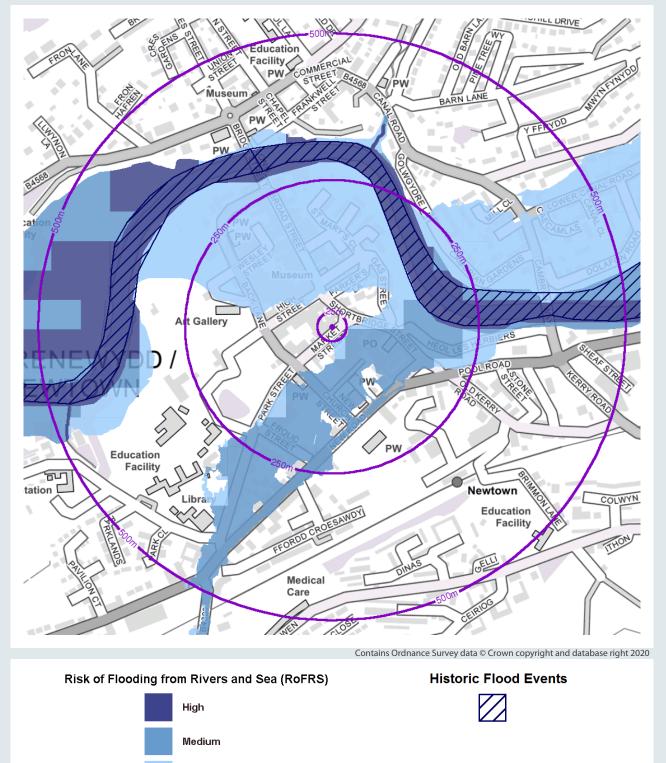
If you wish to gain more detailed information on the type and likelihood of your property being impacted by a flood event and the potential impact on insurance, we recommend that you purchase our Landmark Flood Report. If you would like more information please contact your Search Provider or our Customer Services Team on 0844 844 9966 or email helpdesk@landmark.co.uk.

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2020.



### Section 2d and 2e: RoFRS and Historic Flood Events

The map below shows the location of RoFRS and Historic Flood Events. Further details are shown on the following pages.



Low

Very Low



# Section 2d: Risk of Flooding from Rivers and Sea (RoFRS)

The Risk of Flooding from Rivers and Sea (RoFRS) database provides an indication of river and coastal flood risk at a national level using a 50m grid as used by many insurance companies. The RoFRS data product has been created by calculating the actual likelihood of flooding to areas of land within the flood plain of an extreme flood and considers the probability that the flood defences will overtop or breach. The risk level is divided into four categories 'Low', 'Medium', 'High', and 'Very Low'.

Enquiry	Result
Is there a risk of flooding identified within 250m of the property based on the Risk of	Yes
Flooding from Rivers and Sea (RoFRS)?	

Map ID Reference	Location	Details	Distance	Contact
Risk of Flooding from Rivers a	and Sea (RoFRS)			
<b>Reference:</b> 1843579	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	22m	1
<b>Reference:</b> 1843629	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	27m	1
<b>Reference:</b> 1853011	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	28m	1
<b>Reference:</b> 1843593	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	56m	1
<b>Reference:</b> 1828657	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	57m	1
<b>Reference:</b> 1852980	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	121m	1
Reference: 1843574	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	123m	1
<b>Reference:</b> 1815529	N/A	Flood Risk Assessment: High Catchment Area: Not Supplied	155m	1
<b>Reference:</b> 1843563	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	155m	1
Reference: 1828560	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	178m	1
<b>Reference:</b> 1842876	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	181m	1

Map ID	Reference	Location	Details	Distance	Contact
	<b>Reference:</b> 1876521	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	197m	1
	<b>Reference:</b> 1852961	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	205m	1
	<b>Reference:</b> 1865600	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	205m	1
	<b>Reference:</b> 1865610	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	211m	1
	<b>Reference:</b> 1843652	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	212m	1
	<b>Reference:</b> 1843583	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	223m	1
	<b>Reference:</b> 1875194	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	225m	1
	<b>Reference:</b> 1876514	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	227m	1
	Reference: 1843601	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	240m	1
	<b>Reference:</b> 1828519	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	245m	1



### Section 2e: Historic Flood Events

The Historic Flood Events shows the individual areas of all historic flood events recorded by the relevant agency. This information is a useful tool to identify homes and businesses that may have experienced flood problems in the past. An area affected by a historic flood event may now be protected through an increase in flood management schemes and defences, meaning that it may not necessarily flood again. Equally the absence of a historic flood event does not mean that flooding has never occurred in an area, but that the agency do not have a record of it.

Enquiry	Result
Have any Historic Flood Events occurred within 250m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact	
Historic Flood Events						
	Event Name: Oct 1998	N/A	<b>Flood Event Type:</b> Historic Flood Event - Fluvial	153m	1	
	Reference: 997		Flood Source Code: Main River			
			<b>Flooding Cause:</b> Channel Capacity Exceeded (no raised defences)			
			<b>Flood Event Start Date:</b> 26th October 1998			
			Flood Event End Date: 31st October 1998			



### Section 2f: Groundwater Flooding

Enquiry	Result	Contact
What is the risk of Groundwater Flooding within 250m of the property?	Moderate	4

Comment: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1% annual probability of occurrence. Further consideration of the local level of risk and mitigation, by a suitably qualified professional, is recommended.

### **Next Steps**

If you wish to gain more detailed information on the type and likelihood of your property being impacted by a flood event and the potential impact on insurance, we recommend that you purchase our Landmark Flood Report. If you would like more information please contact your Search Provider or our Customer Services Team on 0844 844 9966 or email helpdesk@landmark.co.uk.



### Section 3a: New Rail Infrastructure

High Speed Rail Link and Crossrail 1 and 2 are new rail links proximity to which is likely to have an impact on surrounding areas

Enquiry	Result
Is the property within 2km of the proposed HS2 rail development?	No
Is the property within 2km of the proposed Crossrail 1 or 2 rail developments?	No



## Section 3b: Oil and Gas Exploration and Production

Any areas to be explored for their energy potential by the oil & gas industry must be licensed by the Oil and Gas Authority. Such exploration includes areas subject to hydraulic fracturing ("fracking") investigation.

Enquiry	Result
Is the property within 4km of an area licensed for onshore energy exploration and production?	No
Is the property within 4km of an area that has been offered for licensing for the onshore exploration oil and gas by the Oil and Gas Authority?	No
Is the property within 4km of a well used for energy exploration or extraction?	No



## Section 3c: Existing or Proposed Wind Farms and Wind Turbines

Wind energy is one of several alternative energy sources; however, the location of wind farms or turbines can be contentious due to visual and auditory impact on the surrounding area. The information in this section gives insight into whether there are wind farms or turbines (planned or existing) in the vicinity of the report location. Planning Applications showing a "Planning Application Refused" status are reported as active as they can be resubmitted or appealed until Planning Permission has expired, or they are withdrawn or abandoned by the Applicant. We detail only those wind power developments which generate between 1MW and 50MW of power.

Enquiry	Result
Is the property within 4km of existing or proposed wind farms or wind turbines?	No



## Section 3d: Existing or Proposed Solar Farms

Solar energy is one of several alternative energy sources; however, the location of a solar farm can be contentious due to its visual impact on the surrounding area. The information in this section gives insight into whether there are solar farms (planned or existing) in the vicinity of the report location. Planning Applications showing a "Planning Application Refused" status are reported as active as they can be resubmitted or appealed until Planning Permission has expired, or they are withdrawn or abandoned by the Applicant. We detail only those solar developments which generate between 1MW and 50MW of power.

Enquiry	Result
Is the property within 2km of existing or proposed solar farms?	No

## **Next Steps**

In order to gain more detailed information regarding the potential impact of HS2, Crossrail 1 and 2, Energy Production, Wind Farms or Solar Farms on your property we recommend that you purchase an Argyll Energy & Infrastructure report. If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844** 9966 or email helpdesk@landmark.co.uk.



## Section 4a: Man-Made Factors

Enquiry	Result	Contact
Is the property within 25m of a Coal Mining Affected Area?	No	-
What is the potential for ground instability relating to non-coal mining within 50m of the property?	Highly Unlikely	5

Comment: The British Geological Survey has assessed that hazards because of underground non-coal mine workings in this area are highly unlikely. It should be noted that there is always the possibility of excavations that are outside of the scope of this dataset which could affect ground stability.



## Section 4b: Natural Factors

Enquiry	Result	Contact
Are there any Natural cavities within 250m of the property?	No	-
What is the potential for natural ground instability in the area within 50m of the property?	Moderate	5

Comment: The British Geological Survey has assessed the area of search as having moderate potential for natural ground instability. This does not necessarily mean there is cause for concern in terms of the property's stability. Active subsidence will be dependent on local conditions, such as the proximity of trees or areas where trees have been removed, which require an inspection of the site to identify the nature of the ground on which the property is built. A house buyers survey is advised to look for signs of property damage that may indicate poor natural ground conditions.

## **Next Steps**

This section has highlighted that ground stability is an area of concern, meaning that your property may be affected by subsidence or land-heave. If you would like any further information in respect of the above findings we recommend that you purchase our Homecheck Mining and Subsidence Report. Please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@landmark.co.uk.

Radon Section 5



## Section 5: Radon Findings

The information within this section tells you whether the property is located in a radon affected area. Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Exposure to particularly high levels of radon may increase the risk of developing lung cancer, and is therefore something you need to be aware of.

Enquiry	Result	Contact
Is the property in a radon affected area?	The property is in a radon affected area, as between 1 and 3% of homes are above the action level	6
What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?	No radon protective measures are necessary in the construction of new dwellings or extensions	6

## **Next Steps**

The level of radon concentration can only be established by having the building tested. Action should be taken if the indoor radon level is measured and found to be above 200 becquerel's per cubic meter. If you would like any further information we recommend you contact Public Health England, whose details can be found in the 'Useful Contacts' section of this report.

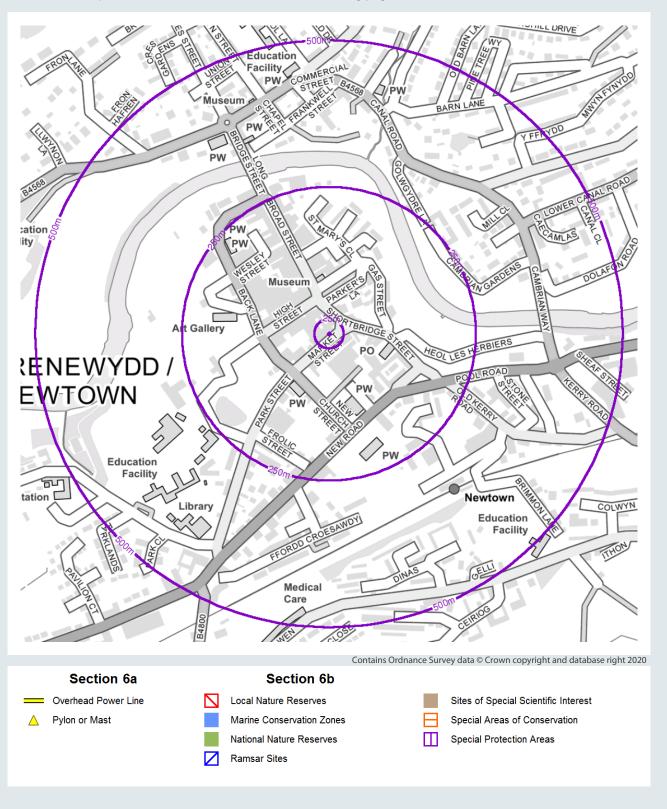
### **Further Action**

Airtech Environmental Systems can advise on radon testing kits, which cost £39.36 including VAT and can run from 7 days to 3 months. They also have a team of surveyors on hand to provide recommendations and advice for any properties above the target level of 100 becquerel's per cubic meter or action level of 200 becquerel's per cubic meter. Airtech Environmental Systems can provide a report, recommendations and a quotation for any recommended works. For more detailed information please call their free-phone number 0800 378017.



## Section 6a and 6b: Other Influential Factors

The map below shows the location of any Overhead Power Lines highlighted within Section 6a of this report. It also shows the location of any Environmental Constraints that are from datasets recognised as being relevant to Part 2A of the Environmental Protection Act 1990, that are highlighted in Section 6b of this report. Further details are shown on the following pages.





## Section 6a: Overhead Power Lines

This section of the report contains information on pylons and overhead power lines. Overhead lines can be contentious and may have a visual impact on the surrounding area. Please note that Overhead Transmission Lines are extracted from Ordnance Survey Landline data in MasterMap and only show significant lines; if the pylons and lines are not shown on the mapping then they will not be reported.

Enquiry	Result	Contact
Are there any Overhead Power Lines within 250m of the property?	No	-



Enquiry

## Section 6b: Environmental Constraints

This section provides information on areas which have been designated as having environmental or historical importance; as such there may be constraints on property or land developments or alterations.

Is the property within 250m o	of an area likely to b	e impacted by Environmental Constraints	? No	
Map ID Reference	Location	Details	Distance Co	ntact
Ancient Woodland				
No factors identified fo	or this property			
Areas of Outstanding Natural	Beauty			
No factors identified fo	or this property			
Boundaries - National Parks				
No factors identified fo	or this property			
Country Parks				
No factors identified fo	or this property			
Environmentally Sensitive Are	eas			
No factors identified fo	or this property			
Forest Parks				
No factors identified fo	or this property			
Local Nature Reserves				
No factors identified fo	or this property			
Marine Conservation Zones				
No factors identified fo	or this property			

# Other Influential Factors

## Section 6

Map ID	Reference	Location	Details	Distance Conta
Nation	al Nature Reserves			
	No factors identified fo	or this property		
Nation	al Parks			
	No factors identified fo	or this property		
Nation	al Scenic Areas			
	No factors identified fo	or this property		
Nature	Improvement Areas			
	No factors identified fo	or this property		
Ramsa	r Sites			
	No factors identified fo	or this property		
Sites o	f Special Scientific Inter	est		
	No factors identified fo	or this property		
Specia	l Areas of Conservation			
	No factors identified fo	or this property		
Specia	l Protection Areas			
	No factors identified fo	or this property		
World	Heritage Sites			
	No factors identified fo	or this property		

# **Useful Contacts**

Please see below the contact details of all those 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	Natural Resources Wales	Ty Cambria 29 Newport Road Cardiff CF24 0TP	T: 0300 065 3000 E: enquiries@naturalresourceswales.gov. uk
2	Powys County Council Public Protection Department	Neuadd Maldwyn Severn Road Welshpool Powys SY21 7AS	<b>T:</b> 01597 826662 <b>F:</b> 01597 826669 <b>W:</b> www.powys.gov.uk
3	Environment Agency National Customer Contact Centre (NCCC)	PO Box 544 Templeborough Rotherham S60 1BY	T: 03708 506 506 E: enquiries@environment-agency.gov.uk
4	Landmark Information Group Limited	Imperium Imperial Way Reading Berkshire RG2 0TD	T: 0844 844 9966 F: 0844 844 9951 E: helpdesk@landmark.co.uk W:www.landmark.co.uk
5	British Geological Survey Enquiry Service	British Geological Survey Environmental Science Centre Nottingham Nottinghamshire NG12 5GG	T: 0115 936 3143 F: 0115 936 3276 E: enquiries@bgs.ac.uk W:www.bgs.ac.uk
6	Public Health England Radon Survey, Centre for Radiation, Chemical and Environmental Hazards	Chilton Didcot Oxfordshire OX11 0RQ	T: 01235 822622 F: 01235 833891 E: radon@phe.gov.uk W:www.ukradon.org
7	Powys County Council	County Hall Llandrindod Wells Powys LD1 5LG	<b>T:</b> 01597 826000 <b>F:</b> 01597 826230 <b>W:</b> www.powys.gov.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

## **Useful Contacts**

The Landmark website contains links to many of our data suppliers which may prove useful. Please note that the Environment Agency/Natural Resources Wales/SEPA have a charging policy in place for enquiries.

## **Useful Information**

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 2A of the Environmental Protection Act 1990 is provided by Argyll Environmental Ltd. 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.

#### Flood Risk

A limited flood risk screening exercise is included in this report designed to satisfy basic flood risk screening due diligence including consideration of river, coastal, surface water and groundwater flooding. Where a potential flood risk is "Identified" you may wish to consider commissioning a more detailed flood risk screening report. When there is "None Identified" this does not indicate that there is not risk of flooding at the property, but that the risk of flooding from the sources screened (river, coastal, surface water and groundwater) within the vicinity of the property is such that the risk may not be considered significant.

#### **Positional Accuracy**

We locate data in a variety of ways according to information provided to us and subsequent in-house research. If data is provided as a point on the ground, we provide a "positional accuracy" which tells you how confident we are of the actual location.

#### Section 1b: Landfill and Waste

At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear for Registered Landfill data, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as a red hatched area. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section.

The BGS holds 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.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the relevant agency, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

#### **Section 1c: Potentially Contaminative Activities**

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

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.

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licensed under the Open Government Licence.

#### Section 1e: Other Potential Contaminative Land Uses

This section relates 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

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 a 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.

The point locations of historical tanks and energy facilities are 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 F Stn (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 meters 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.

## **Useful Information**

#### **Section 2: Flood Findings**

Sections 2a, b and c of the report provide data on modelled extents of river, coastal and surface water flooding generated by JBA Risk Management, a market leader in flood risk assessment commonly engaged by insurers to assess flood risk. The data has been modelled for several perils or return periods: 1 in 75, 1 in 200 or 1 in 1000 which relate to areas with a 1.3%, 0.5% and 0.1% annual probability of flooding in any one year respectively. Properties at risk of flooding during a 1 in 75 year event are typically considered to be at a high risk of flooding. The data has been generated to provide a UK wide screening tool and as a result may have inherent limitations. In addition, there may be areas of the country which are modelled to varying degrees of accuracy based on currently available topographical information.

Section 2d of the report provides data relating to the Risk of Flooding from Rivers and Sea (RoFRS) dataset provided by the environment relevant agency. Each agency has used its own data to further assess the risk of river or coastal flooding to the area of land located within an extreme flood zone. It was originally conceived to guide where flood defences were most needed. The risk assessment takes into account a variety of hypothetical levels of rainfall or coastal flooding (both in terms of intensity and duration) and certain flood defences, which it assumes will work effectively. The data generated considers a 50m<sup>2</sup> area and assigns a risk level (either low, medium or high). The model does not differentiate between properties within the grid square, nor does it predict the depth of any resultant flood (merely the risk of a flood occurring). The RoFRS data does not include flood risk from very small catchments areas as these are not considered reliable for UK-wide flood risk assessments, nor does it consider the potential impacts of climate change on flood risk or provide coverage in Scotland. The assessment is regularly updated and Landmark uses the latest version supplied by RoFRS. Many insurers use RoFRS as a guide to where to offer flood risk insurance cover.

Section 2e of the report includes information relating to records of historical flooding provided by the Environment Agency/Natural Resources Wales. It should be noted that the historical flood event database is not comprehensive. Further details regarding the nature of any historical flood events are not supplied in this report, but can be obtained by contacting your local agency office.

Section 2f of the report provides data relating to the risk of groundwater flooding and is provided by GeoSmart, a leading independent scientific environmental consultancy specialising in water, land and sustainable development. Through research and development, building on their expertise in addressing groundwater flooding issues for the Environment Agency/Natural Resources Wales and other clients in the UK, GeoSmart has developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in England and Wales. This differs from other suppliers of data regarding groundwater flooding which only report on the susceptibility of groundwater flooding. Susceptibility merely has to be identified, whereas risk must be quantified. The resulting data is a 5x5m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). GeoSmart's classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 100 years.

The data is a general purpose indicative screening tool, and is intended to provide a useful initial view for a wide variety of applications. However, it does not provide an alternative to a site specific assessment, and a detailed risk assessment should be used for any site where the impact of groundwater flooding would have significant adverse consequences.

#### Section 3: Energy & Infrastructure Findings

The Energy & Infrastructure section has been designed to satisfy standard due-diligence enquiries for residential and commercial sites. It is a limited, desk-based screen - we would recommend purchasing an Argyll Energy & Infrastructure report for further information. The report does not include data on all UK energy and Infrastructure projects, nor does Landmark Information Group make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Landmark Information Group cannot guarantee that all land uses or factors of concern will have been identified by the report. Landmark Information Group is unable to comment directly with regards to the potential effect these key energy or infrastructure projects will have on the value of nearby properties. We would recommend contacting an appropriate surveyor who can provide a valuation. While every effort is made to ensure accuracy, Landmark Information Group cannot guarantee the accuracy or completeness of such information or data. We do not accept responsibility for inaccurate data provided by external data providers. For further information regarding the datasets reviewed within our analysis, please contact our customer services team on 0844 844 9966. Crossrail 2 data is sourced from consultation documents as published by the Department of Transport

#### **Section 5: Radon Findings**

Due to the nature of way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property /site in Great Britain is at or above the "Action Level" for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m-3 or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area and can also be used to advise house buyers and sellers in Scotland. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007) Radon: Guidance on protective measures for new buildings and BR376 (BRE, 1999) Radon: Guidance on protective measures for new dwellings in Scotland.

Disclaimer: "Some of the responses contained in this section are based on data and information provided by the Natural Environment Research Council (NERC) or its component bodies the British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC, BGS nor Public Health England where applicable, gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law."

#### **Section 6b: Environmental Constraints**

The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

## **Useful Information**

#### General

If after reading the details in this report regarding the sites identified, 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.

#### 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.

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/515. 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. The methodology for risk assessment and the conclusions drawn therefrom are the responsibility of Argyll Environmental Ltd.

Houses registered between 1st April 1999 and 31st 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 1st January 2003, NHBC will only provide this cover if building control has been carried out by NHBC Building Control Services Limited.

#### **Landmark Standard Terms and Conditions**

Full Terms and Conditions can be found on the following link: http://www.landmarkinfo.co.uk/Terms/Show/515

If you experience difficulties accessing our Terms and Conditions, please copy and paste the link directly into your browser, you will then be able to access our Terms and Conditions from there. Should you still experience difficulties, please telephone our Customer Service Team on 0844 844 9966.

#### **Copyright Statement**

The data supplied for this Envirosearch Residential report falls under the following copyrights: © Landmark Information Group and/or its Data Suppliers 2020; © Environment Agency and database right 2020; ©Experian Ltd 2020; Produced in whole or in part under licence from, and based in whole or in part from copyright material of © Thomson Directories Limited; © The Coal Authority owns the copyright to this data and the coal mining information used to produce it; © Peter Brett Associates LLP 2020; © Ofcom copyright 2020; © Natural England 2020 material is reproduced with the permission of Natural England, http://www.naturalengland.org.uk/copyright; © HS2 Ltd and licensed under the Open Government Licence; © GeoSmart Information Limited 2020; Contains Natural Resources Wales information @ Natural Resources Wales and Database Right. All rights Reserved; Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right; Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Some features of this information are based on digital spatial data licensed from the Centre for Ecology & Hydrology © NERC (CEH). Defra, Met Office and DARD Rivers Agency © Crown copyright. © Cranfield University. © James Hutton Institute. Contains OS data © Crown copyright and database right 2020. Land & Property Services @ Crown copyright and database right; Ordnance Survey @ Crown copyright and/ or Database Right. All rights reserved. Licence 100022432.

Landmark works in association with:

















## Search Code





#### 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
- 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

## Search Code





### Complaints Procedure

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- 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 wirting, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Landmark Information Group Ltd Landmark UK Property Imperium Imperial Way Reading RG2 0TD

Tel: 0844 844 9966 Email: helpdesk@landmark.co.uk Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs):

Tel: 01722 333306 Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.