



Environmental Search

Residential

Passed

*For further details please see
Certificate page of this report.*

Information panel:

Search ID: SOL-173596-262836

Date: Jan 28, 2015

Address: Malvern, Oakhanger, Bordon,
GU35 9JJ

Your Reference: SOL-173596-262836



Passed

Date: Jan 28, 2015	GroundSure Reference SOL-173596-262836	Address Malvern, Oakhanger, Bordon, GU35 9JJ
Grid Ref: 477016,136131	Your Reference: SOL-173596-262836	

GROUNDSURE PROFESSIONAL OPINION

Contaminated Land



PASSED

GroundSure considers that there is not a "High Potential Risk"* that the property will be identified as "Contaminated Land" within the meaning set out in Part 2A of the Environmental Protection Act 1990. Therefore, GroundSure consider that Contaminated Land issues are unlikely to have a significant impact on the security of the property in normal lending scenarios.



Flood

PASSED

The property has not been identified to lie in proximity to areas at risk of pluvial/fluvial or coastal flooding*. No further action is recommended.

*Proximity is defined as within 50m of a pluvial flood risk and within 250m of a fluvial or coastal flood risk



Natural Ground Subsidence

IDENTIFIED

The study site is located in an area where some properties may be affected by Natural Ground Subsidence. Please refer to Section 4.2 for further information.

Key



Issues have been identified. Further investigation is recommended.



No significant issues identified



Some minor issues have been identified which a prudent purchaser may wish to investigate further.





Other considerations

HS2 and Crossrail

The property does not lie within 5km of the proposed High Speed 2 (HS2) train route or within 500m of the proposed Crossrail train route. No further recommendations are necessary.

Radon

The study site is not in a radon affected area, as less than 1% of homes are above the action level. Please refer to the Detailed Findings and Section 4.3 for further information.

Coal Mining

The study site does not lie in an area which may be affected by coal mining

Historic Infilled Land

GroundSure have not identified any past activities that can cause structural problems on or in proximity to the property.

BGS Non-Coal Mining Hazards

The British Geological Survey (BGS) have identified that non-coal mining risks are possible, though rare, at the property. Please refer to Section 5.2 for further guidance.

Energy

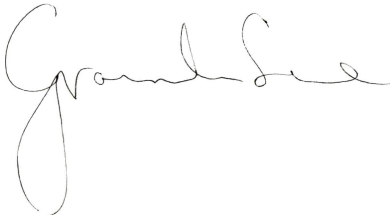
The property has been identified to lie within 5km of one or more of the following:

Existing or proposed oil/gas/shale gas/coalbed methane wells; Existing or proposed wind turbines; Existing or proposed power stations or nuclear installations; Existing or proposed solar farms.

For further information, you may wish to purchase a GroundSure Energy report.

Please note that no physical inspection of the property has been carried out in the preparation of this report. If you would like any further assistance regarding this report, please contact GroundSure on (T) 08444 159 000, email:

info@groundsure.com





Overview of Findings

Factor	Assessment	Section
Past Land Use		
1:10,000 & 1:10,560 scale Historical Data [Nationwide]		
Potentially Contaminative Historical Land Uses	Passed	1.1
Potentially Contaminative Uses	Passed	1.1
Potentially Infilled Land (1:10,000 & 1:10,560 scale survey)	Passed	1.2
Additional Information 1:2,500 scale Historical Data		
Historical Tanks	Passed	1.3
Historical Energy Features	Passed	1.4
Historical Petrol Stations	Passed	1.5
Historical Garage / Vehicle Repair	Passed	1.6
Historical Military / Ordnance Sites	Passed	1.7
Landfill and Waste Sites		
Landfill Sites	Passed	2.1
GroundSure Local Authority Landfill Sites Data	Passed	2.2
Waste Treatment, Transfer or Disposal Sites	Passed	2.3
Environment Agency Licensed Waste Sites	Passed	2.4
Industrial Sites and Processes		
Potentially Contaminative Industrial Sites	Passed	3.1
Petrol & Fuel Sites	Passed	3.2
Part A Authorised Processes	Passed	3.3
Part A (2) and Part B Authorised Processes	Passed	3.4
Radioactive Substance Authorisations	Passed	3.5
Licensed Discharges	Passed	3.6
Dangerous Substance Inventory	Passed	3.7
Dangerous or Hazardous Sites (COMAH or NIHHS)	Passed	3.8
EPA1990 Sites	Passed	3.9
Environment Agency Recorded Pollution Incidents	Passed	3.10
Natural Hazards & Additional Factors		
Is the centre of the site within 250m of a flood risk?	No	4.1
Natural Ground Subsidence	Low	4.2
Radon	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level	4.3
Radon Protective Measures	None	4.4
Mining		
Coal Mining	No	5.1
BGS Non-Coal Mining Hazards	Rare	5.2
Mining Cavities	No	5.3
Natural Cavities	No	5.4
Historical Mining	No	5.5
Historical Underground Workings	No	5.6
Guide to Our Professional Assessment		6
Contact Details		7
Terms and Conditions		



Aerial Photograph



Aerial photography supplied by Getmapping PLC.
© Copyright Getmapping PLC 2015. All Rights Reserved.

Site Name: Malvern, Oakhanger, Bordon, GU35 9JJ

Grid Reference: 477016, 136131



Introduction to Detailed Findings

General - All mapped features within this report are given an identification number. This number identifies the feature on the maps which precede the following data sections. All distances provided are in metres and directions are given as compass headings.

Section 1.1 - Historical maps are a widely recognised source of information for investigating site history. Nevertheless, analysis of mapping at 1:10,560 and 1:10,000 scale will not always provide a complete site history. If you are concerned about the former uses of a site, we would advise additional analysis of planning records and/or more detailed historical mapping.

Please note that the number of records identified relates to areas subject to potentially contaminative former activities and these do not necessarily correspond to the number of sites found within these areas. In the case of the 1:2,500 scale data relating to areas of London and Bristol 100m² areas are referenced. In cases where such information requires further clarification, GroundSure analyse original source mapping and will adjust the assessment of the report accordingly.

Section 1.2 - Systematic analysis of historical maps can highlight areas which, over time, have the potential to have been infilled with various materials. Such areas can relate to such features as ditches, ponds, clay pits, brickfields and quarries. Areas of infill do not always refer to landfill sites, although they may sometimes indicate the presence of such sites. Such areas are normally infilled with inert materials, although in some cases contaminative materials may have been used.

Sections 1.3 to 1.6 – Selected highly contaminative land uses have been extracted from 1:2,500 and 1:1,250 scale historical mapping. This database covers the majority of the UK from the first available map, but where areas of the UK are not covered it is indicated in the report as “No Data Available”. This indicates that no assessment of the risk from these features is included in the report. In this instance if you are still concerned about the former uses of a site, we would advise additional analysis of planning records and/or more detailed historical mapping.

Section 1.7 – Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, GroundSure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots, Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources, and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to GroundSure at the time of compilation.

Section 2 - This information is gathered from a wide range of sources including the Environment Agency (Agency) and the British Geological Survey (BGS). Data supplied by Environment Agency refers to waste management licences required by anyone involved in waste disposal under the Environmental Protection Act 1990. A survey by the BGS undertaken in 1972/3 provides data on some older landfill sites, which were not subject to this legislation.

Section 3.1 – The answer to this question is based on searches of current industrial data provided by PointX.

Section 3.2 – The answer to this question is based on searches of current and recent petrol stations provided by Catalist.

Sections 3.3, 3.5, 3.7 and 3.11 This information is supplied by the Environment Agency.

Section 3.6 – The answer to this question is based on searches of Environment Agency databases referencing discharges to controlled waters (Discharge Consents) as well as controlled discharges of more harmful substances to public sewers (Red List Discharge and Water Industry Referrals).

Section 4.1 – The answer to this question is based upon 250m search radius from the centre of the search location. This information is supplied by JBA Risk Management.

Sections 4.3 to 4.4 – The answer to these questions is based upon information found within 50m of the search centre.

Sections 5.1 to 5.2 – The answer to these questions is based upon information found within 50m of the search centre.

Sections 5.3 and 5.4 – These databases provide an indication of “non-coal” mining and natural ground cavities. They are used to provide an indication that activities that have the potential to cause ground instability issues are present in the general vicinity of the property. However the accuracy of the data is not sufficient to confirm if the property will be directly affected.

Sections 5.5 and 5.6 - Systematic analysis of historical maps can highlight areas where either mining or underground workings have occurred in the past. The information is taken from features presented on historical maps which do not indicate the distance or direction which underground or mining workings extend beneath the surface. e.g features such as mine shafts only indicate the entrance to a mine, and by inference indicate the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g.air shafts for underground railways.

Detailed Findings

1. Past Land Use

1.1 Potentially Contaminative Uses

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

Are there any potentially contaminative past land uses within 250m of the search centre? Yes

Risk Assessment Passed

Guidance: These findings are not of concern. No further action is recommended.

Distance (m)	Direction	Use	Date
156	SW	Unspecified Pit	1956
157	SW	Unspecified Pit	1910
159	SW	Unspecified Pit	1870
227	S	Smithy	1956
229	S	Smithy	1910

1.2 Potentially Infilled Land

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

Are there areas of potentially infilled land within 250m of the search centre ? Yes

Guidance: These findings are not of concern. No further action is recommended.

The following Historical Surface Ground Working Features derived from the Historical Mapping information is provided by GroundSure:

Distance (m)	Direction	Use	Date
156	SW	Unspecified Pit	1956
157	SW	Unspecified Pit	1910
159	SW	Unspecified Pit	1870



1.3 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Are there any historical tanks within 100m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended

1.4 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Are there any historical energy features within 100m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended

1.5 Additional Information – Historical Petrol Station Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Are there any historical petrol stations within 100m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended

1.6 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Are there any historical garage and motor vehicle repair sites within 100m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended



1.7 Historical Military/Ordnance Sites

Analysis of historic military records has identified the following information.

Are there any historical military industrial sites known to GroundSure within 100m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended



Detailed Findings

2. Landfill and Waste Sites

2.1 Landfill Sites

Are there any operational or non-operational landfill sites within 500m of the search centre? **No**

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

2.1.1 Environment Agency Active Landfill Sites

Database searched and no data found.

2.1.2 Environment Agency Historic Landfill Sites

Database searched and no data found.

2.1.3 British Geological Survey / DoE Landfill Site Survey

Database searched and no data found.

2.2 GroundSure Local Authority Landfill Sites Data

Are there any additional Local Authority landfill sites records within 500m of the search centre? **No**

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended

2.3 Waste Sites

Are there any operational or non-operational waste treatment, transfer or disposal sites within 500m of the search centre? **No**

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended



2.4 Environment Agency Licensed Waste Sites

Are there any Environment Agency Licensed Waste Sites within 500m of the search centre?

No

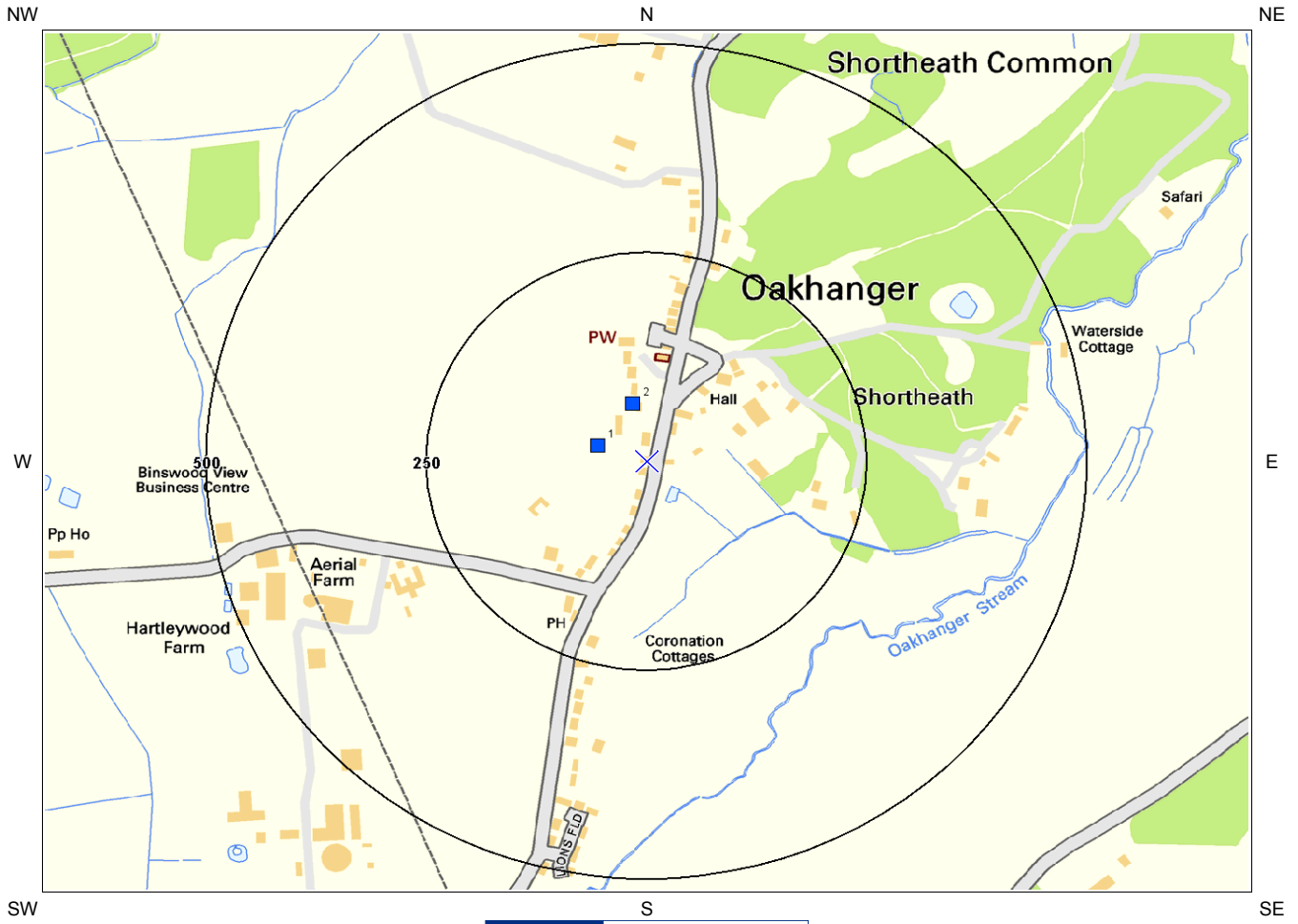
Risk Assessment

Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended

Detailed Findings

3. Industrial Sites and Processes



Industrial Sites and Process Legend



© Crown copyright and database rights 2015. Ordnance Survey license 100035207.

- | | | | | | |
|---------|--------------------|---|--|---|-------------------------------------|
| ✕ | Site Centre | ★ | Potentially Contaminative Industrial Sites | ■ | Dangerous Substances (List 1) |
| — 250 — | Search Buffers (m) | ▲ | Part A Processes | □ | Dangerous Substances (List 2) |
| — 500 — | | ● | Radioactive Consents (Lower Risk) | ● | Petrol & Fuel Sites |
| | | ■ | Red List Discharge Consents | ▲ | Part A(2) and Part B Authorisations |
| | | ⬠ | Sites Determined as Contaminated Land | ◆ | Water Industry Referrals |
| | | ★ | Recorded Pollution Incident | ⬠ | COMAH / NIHHS Sites |
| | | ■ | Discharge Consents | | |

3. Industrial Sites and Processes

3.1 Potentially Contaminative Industrial Sites

Are there any potentially contaminative industrial sites within 250m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.2 Petrol and Fuel Sites

Are there any petrol and fuel sites within 250m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.3 Part A(1) Authorised Processes

Are there any Part A(1) Authorised Processes within 500m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.4 Part A(2) and Part B Authorised Processes and Enforcements

Are there any Part A(2) and Part B Authorised Processes and Enforcements within 250m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.



3.5 Radioactive Substance Authorisations

Are there any radioactive substance authorisations within 500m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended

3.6 Licensed Discharge Consents

Are there any licensed discharge consents within 250m of the search centre? Yes

Risk Assessment Passed

Guidance: These findings are not of concern. No further action is recommended.

The following licenced discharge consents are represented as points on the Industrial Sites and Processes map.

ID	Distance	Direction	Address	Discharge Site Type	Receiving Water	Effluent Type	Status
1	59.0	W	1 Elm Villas, Oakhanger, Hants, 1 Elm Villas, Oakhanger, Hants	Sewage - not water company	Folkestone Beds Strata	Sewage Discharges - Final/treated Effluent - Not Water Company	Lapsed Under Schedule 23 Environment Act 1995
2	71.0	N	Holmwood, Oakhanger, Bordon, Hants, Holmwood, Oakhanger, Bordon, Han, Ts	Sewage - not water company	Folkestone Beds (sand) Strata	Sewage Discharges - Final/treated Effluent - Not Water Company	Lapsed Under Schedule 23 Environment Act 1995

3.7 Dangerous Substance Inventory

Are there any dangerous substance inventory sites within 500m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.



3.8 Dangerous or Hazardous Sites

Are there any COMAH & NIHHS sites within 500m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.9 Sites Determined as Contaminated Land under Part 2A EPA 1990

Does the Local Authority hold information under Section 78R of the Environmental Protection Act 1990 for any sites within 250m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.10 Environment Agency Recorded Pollution Incidents

Are there any Environment Agency recorded pollution incidents within 250m of the search centre? No

Risk Assessment Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.



4. Natural Hazards

4.1 JBA Pluvial, Fluvial and Tidal Flood Risk

Is the centre of the site within 250m of an area at risk of flooding? No

Guidance: The property has not been identified to lie in proximity to areas at risk of pluvial/fluvial or coastal flooding*. No further action is recommended.

*Proximity is defined as within 50m of a pluvial flood risk and within 250m of a fluvial or coastal flood risk.

4.2 Natural Ground Subsidence

What is the potential for natural ground subsidence* within the search area? Low

Guidance: The natural ground subsidence rating is obtained through the evaluation of six natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS). These datasets indicate the hazard posed by the occurrence of: Swell-Shrink Clay, Landslide, Compressible Ground, Collapsible Ground, Dissolution of Soluble Rocks and Running Sand. Many factors may contribute to ground subsidence problems. For instance, significant problems can arise in conurbations underlain by clay rich bedrock, such as over clay strata in the South East of England, or South Wales. Whilst surveyors are normally aware of local problem areas, data provided by the BGS can highlight areas where a significant potential for natural ground subsidence exists and which may need particular consideration.

Where low potential is indicated, this means that there is some potential for natural ground movement to occur but that it is only likely to be of concern if significant changes are made to the ground or use of it. For example, this could include planting trees, changing drainage or building work - before doing anything like this we recommend that you seek professional advice.

*The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.

4.3 Radon Affected Areas

Is the property in a radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

4.4 Radon Protective Measures

Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary

Guidance: Radon is a colourless, odourless radioactive gas which is present in all areas of the United Kingdom, usually at levels that pose a negligible risk to homebuyers. However, in some areas levels of radon are much higher than in others, and in these cases it can pose a health risk. The data supplied by Public Health England (PHE) and the British Geological Survey (BGS) is not able to determine exact Radon levels, as this information can only be obtained through site-specific, in-situ testing. As less than 1% of properties in the area may be radon affected, PHE do not consider that further action is necessary.

The responses given on the level of radon protective measures required are based on a joint radon potential dataset from the Public Health England (PHE) and the British Geological Survey (BGS). No radon protection measures are required for new builds or extensions.



Detailed Findings

5. Mining

5.1 Coal Mining

Is the property within an area which may be affected by past, present or proposed underground coal mining? No
 No further action required.

5.2 BGS Non-Coal Mining Hazards

What is the potential for undermining as a result of underground mineral extraction, excluding coal and minerals extracted as a consequence of coal mining? Rare

The following non-coal mining information is provided by the BGS:

Distance (m)	Direction (m)	Name	Commodity	Assessment of Likelihood
0	On Site	Not available	Sand	Occasional minor mining may have occurred but of restricted extent.

Guidance: The study site lies in an area where hazards because of underground mine workings are rare. The rock types present in this area are such that minor mineral veins may be present within them on which it is possible that there have been attempts to work these by underground methods and/or it is possible that small scale underground extraction of other materials may have occurred. All such occurrences are likely to be restricted in size and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset.

The mining hazard data (not including coal) layer draws together a diverse range of material derived from geology, which constrains distribution, supplemented by literature searches for historic locations and expert knowledge to assemble, interpret, and organise this information. Mining of coal is specifically excluded from this data set and information on Coal Mining areas can be found in Section 5.1.

The data provides an assessment of the likelihood that past underground mining may have occurred in the area. It does not consider the depth of the extraction nor whether any remediation has previously been undertaken. Where extraction of such minerals has taken place in workings close to the surface (meaning to approximately 50m depth) the workings can pose a subsidence risk because they sometimes cause surface collapse. Old mine shafts and other mine openings in such areas can also lead to unexpected surface collapse.

The data provided by the British Geological Survey (BGS) are rated on a five point scale ranging from Rare, through Highly unlikely, Unlikely and Likely to Highly Likely that indicate how likely it is that past underground mining activities may have occurred.



5.3 Mining Cavities

Is the site located in an area of mining cavities?

No

This risk rating is obtained from the mining cavities dataset, which is supplied and digitally combined by Peter Brett Associates. There are no records within 250m of the site.

5.4 Natural Cavities

Is the site located in an area of natural cavities?

No

This risk rating is obtained from the natural cavities dataset, which is supplied and digitally combined by Peter Brett Associates. There are no records within 250m of the site.

5.5 Historical Mining Features from Detailed Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

Are there any Mining features within 500m of the centre of the study site?

No

No further action required.

5.6 Historical Underground Workings Features from Detailed Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

Are there any Historical Underground Working Features within 250m of the centre of the study site?

No

No further action required.



6. Guide to Our Professional Assessment

Introduction

This report is designed for residential conveyancers and their clients and satisfies standard environmental due diligence enquiries, recommended by the Law Society. This information is not always covered by Standard Con 29 Enquiries made to Local Authorities.

Purpose of this Assessment

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

1. Historical land use (compiled from 1:10,000 & 1:10,560 maps)
2. Historical land use (compiled from 1:2,500) - London and Bristol Only
3. Additional Information Historical land use (compiled from 1:1,250 & 1:2,500 maps) – for selected areas.
4. Landfill and waste transfer/treatment or disposal sites (including scrap yards)
5. Current industrial uses (as defined by PointX data)
6. Catalist Petrol Station
7. Part A(1), Part A(2) and Part B Authorisations
8. Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS)
9. Dangerous Substances Inventory Releases (DSI)
10. Radioactive Substance Authorisations (RAS)
11. Discharge and Red List Discharge Consent
12. Sites Determined as Contaminated Land under Part 2A EPA 1990
13. Environment Agency Recorded Pollution Incidents
14. Historic Military / Ordnance Sites

From this information GroundSure provide a statement regarding the likely designation of the property under Part 2A of EPA 1990 and the level of risk associated with the property is either Passed or In Need of Further Assessment. If the site is In Need of Further Assessment it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required. When a site is In Need of Further Assessment then the practitioner may, if required, discuss the case with one of the GroundSure consultants. Where a site is 'In Need of Further Assessment' GroundSure will, on request, attempt to arrange appropriate environmental insurance.

Method Statement

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



Limitations of the Study

This screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for London and Bristol and GroundSure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where no assessment has been made "No Data Available" is presented in the report. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to GroundSure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions under which this service is provided.

Remediation

This report is covered by GroundSure's remediation contribution. For the purpose of this condition, 'Claimant' shall mean one of: (a) the Beneficiary, (b) the purchaser of the site from the Beneficiary or (c) the funder of (a) or (b) as applicable.

This condition shall apply solely to Planval Environmental Residential searches with "Passed" rather than "In Need of Further Assessment" status.

GroundSure may, at its sole discretion without any admission of liability, make a contribution to the Claimant towards the costs of any clean up works required to be carried out under a notice served on a Claimant in respect of a site under Part II (A) Environmental Protection Act 1990 ("Remediation Notice") on the terms of this condition ("Clean up Award").

The Clean up Award: (a) is only available once in respect of a site and to one Claimant only; (b) shall only apply where the site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, a Clean up Award will not be considered in respect of commercial property or to any site being developed or redeveloped whether for residential purposes or otherwise; and (c) shall only apply to contamination or a pollution occurring as at or prior to the date of GroundSure Homebuyers.

The Clean up Award will not be paid in respect of any of the following, including without limitation: (a) asbestos; (b) radioactive contamination arising directly or indirectly from or in connection with ionising radiations or contamination by radioactivity from any nuclear waste or fuel; from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof; (c) naturally occurring materials or their removal except where such materials are present in excess of their natural concentration; (d) any condition caused by acts of war or an act of terrorism; (e) any condition which is known or ought reasonably to have been known to the Claimant prior to the purchase of GroundSure Homebuyers; (f) non-compliance by the Claimant or any other person with respect to the site with any statute, regulation, byelaws complaint, or notice from any regulatory authority; (g) any property belonging to or in the custody or control of the Claimant which does not form a fixed part of the site or the structure; (h) any losses incurred following a material change in use of, alteration or development of the site; or (i) financial loss in respect of loss of rental, profit, revenue, savings, business or any consequential, indirect or economic loss, damages or expenses, including the cost of temporary accommodation or business interruption.

In the event the Claimant wishes to apply for a Clean up Award, it shall notify GroundSure in writing within 3 months of the date of the Remediation Notice. The Claimant shall comply with all reasonable requirements of GroundSure with regard to the commission and conduct of the clean up works to be carried out under the Remediation Notice. In the event that the Claimant breaches this provision including, without limitation, failing to obtain GroundSure's prior written consent in respect of estimates for such works GroundSure shall not be required to pay a Clean up Award.

GroundSure shall only pay a Clean up Award where a Remediation Notice is served within 36 months of the date of GroundSure Homebuyers. The maximum sum of any Clean up Award shall be £60,000 and shall be paid subject to the Claimant having paid to GroundSure an excess in respect of its claim of £5,000. GroundSure reserves the right at any time to withdraw the offer of payment of a Clean up Award.

The Claimant shall take all reasonable steps to appeal such Remediation Notice and mitigate any costs incurred in connection with the remediation works required under the terms of any Remediation Notice. GroundSure reserves the right to withhold or reduce the amount of its Clean up Award in the event of a breach of this condition or an appeal is still active.



7. Contact Details

GroundSure Helpline
Telephone: 08444 159 000
info@groundsure.com



Environment Agency
Tel: 08708 506 506
Solent & South Downs
Guildbourne House - Chatsworth Road, Worthing, BN11 1LD
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



JBA Risk Management
South Barn,
Broughton Hall,
Skipton
BD23 3AE
01756 799919



Local Authority - East Hampshire District Council. Address: Penns
Place, Petersfield, Hampshire, GU31 4EX. Web:
<http://www.easthants.gov.uk/>. Tel: 01730 266 551

British Geological Survey Enquiries
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries



The Coal Authority Property Search Services
200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848 - DX 716176 MANSFIELD 5
Email: groundstability@coal.gov.uk
Web: www.groundstability.com



Public Health England
Public information access office, Public Health England
Wellington House, 133-155 Waterloo Road, London, SE1 8UG
<https://www.gov.uk/government/organisations/public-health-england>
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000



Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



Getmapping PLC
Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444



CoPSO
The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
Tel: 0871 4237191
(www.copso.org.uk)



This report is produced by GroundSure Ltd, whose correspondence address is GroundSure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ (Tel: 08444 159 000, Fax: 01273 763569, Email: info@4c.groundsure.com).



GroundSure's registered address is GroundSure Ltd, c/o Top Right Group Limited, The Prow, 1 Wilder Walk, London W1B 5AP. United Kingdom Registration Number: 3421028. VAT Number 486 4004 42.

AcknowledgementsPointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].

This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by GroundSure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.groundsure.com 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 compensation of up to £5,000 to you if they find that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

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

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE 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 writing, 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: Operations Director, GroundSure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ.
Tel: 08444 159 000. Email: info@4C.groundsure.com

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, E-mail: admin@tpos.co.uk.

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



Terms and Conditions

Full terms and conditions for this report can be found at <http://www.planval.com/terms/environmental>