



Contaminated Land

FURTHER ACTION
[CLICK TO VIEW THE MAP](#)

We have identified a potential risk of contaminated land at or close to the property. Please turn the page for further information and recommendations.



Flood

PASSED

The property is considered to be at a low risk of flooding. Buildings and Contents Insurance should remain available and affordable. Please turn the page for further information.



Energy & Infrastructure

NONE IDENTIFIED

We have not identified any relevant Energy & Infrastructure factors at or around the property. Please turn the page for further information.



Ground Hazards

IDENTIFIED
[CLICK TO VIEW THE MAP](#)

We have identified Ground Hazards that could affect the property. Please turn the page for further information and recommendations.

This report is issued for the property described as:

39, Whitehaven Drive, STOKE-ON-TRENT, ST1 5QJ

Report Reference
81276475

National Grid Reference
388070 348400

Customer Reference
sample1_RVR

Report date
10 May 2016

Landmark Contribution

By purchasing this report, the recipient may be eligible for remediation contribution of **up to £100,000** if served with a Remediation Notice by the local authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.


CONTACT DETAILS

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

0844 844 9966

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

Explore your property results:

 View your **interactive map** online now





Professional Opinion and Recommendations

Please see below our recommendations and next steps with regards to the property. These may be copied into your Report on Title if you wish. This information is relevant to a residential property and should not be relied upon in a commercial transaction. No physical site inspection has been carried out or is proposed. This report highlights only the information which we have determined should be drawn to your attention however, other risks may be present. To review the complete information and for a full list of the data used for this report, please see the Useful Information section on the web viewer.



Contaminated Land

Landmark Information Group consider the property may be designated as "contaminated land", as defined by Part 2A of the Environmental Protection Act 1990, due to:

The local authority registers show that the site is located on or within 25 metres of a site that has been identified as a 'special site', which is a subset of "contaminated land" as defined at section 78A(2) of Part 2a of the Environmental Protection Act 1990. This is located at Brookfields Marl Pit, Central Forest Park, Hanley, Stoke-On-Trent, Staffordshire, ST4 1RJ. As a result there is a potential for significant ground contamination to exist beneath the property.

Environment Agency/Natural Resources Wales data has identified a former landfill on or within 25 metres of the site. The landfill located at Waterloo Road, Cobridge, Stoke On Trent, Staffordshire is recorded under reference EAHL24001 as having accepted Deposited Waste included Household Waste.

A review of the available historical map data has identified that the site is located on or within 25 metres of unknown filled ground.

A review of the available historical mapping has identified that the site is on or within 25 metres of Metal casting/foundries shown on 1955 edition maps. The RiskView Residential report uses historical land use drawn from Ordnance Survey County Series maps together with selected National Grid maps at 1:10,560 and 1:10,000 scales. Larger scale mapping has also been considered in order to formulate this Professional Opinion.

Please note that no physical site inspection or survey has been carried out or is proposed. Details of the information Landmark require in order to re-review the property and consider issuing a 'Passed' outcome can be found by following this link <http://landmark.ly/KQJTrZ>

Further information about contaminated land and the various sources reviewed, can be found on the web viewer. For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 8449966.



Flood

Landmark Information Group consider the property to be at a low risk of flooding.

While there may be flood features present from one or more sources, the likelihood of flooding is not considered to warrant any additional action. More information is present in the web viewer.

However, you should speak to the seller to confirm whether the property or the surrounding area has flooded before; this information may be contained within the TA6 Property Information Form.

It is recommended that you obtain buildings and contents insurance terms prior to exchange of contracts.

Flood risk is based on probability; to understand more about flood and the information reviewed, including flood protection measures, see the data presented in the web viewer. For further information or help, please contact your professional adviser or Landmark Customer Services on 0844 8449966 or the 'Know Your Flood Risk Website' at: www.knowyourfloodrisk.co.uk/sites/default/files/FloodGuide_ForHomeowners.pdf.



Professional Opinion and Recommendations



Energy & Infrastructure

Landmark Information Group have not identified any Energy & Infrastructure factors at or near to the property. The search is limited to High Speed 2 (HS2), Crossrail, oil and gas exploration and production, Wind, Solar and Other Renewable Energy. There may be other forms of energy developments planned in your area - you should contact your Local Authority for further information. For additional information or help, please contact your professional adviser or Landmark Customer Services on 0844 8449966.



Ground Hazards

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

The property has been identified as being within a coal mining affected area and as such we recommend that a coal mining report is purchased from the Coal Authority to better understand the implications. Further information can be obtained from <https://www.gov.uk/government/organisations/the-coal-authority>

The property is in an area where natural ground instability hazards could occur. If any active ground instability appears to be affecting your property, inform your insurance company, mortgage lender, landlord or get specialist advice from a suitably qualified expert such as a structural surveyor, geotechnical engineer or chartered engineering geologist. If active ground instability does not appear to be affecting your property but the area has a potential for instability, this should be taken into account before starting new buildings or changes in land use.

No physical property inspection or survey has been carried out or is proposed. Our search is limited to Ground instability from Mining and Natural Ground Instability issues (see the web viewer for more information). For further information or help, please contact your professional adviser or Landmark Customer Services on 0844 8449966.

Next Steps

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

0844 844 9966 or helpdesk@landmark.co.uk

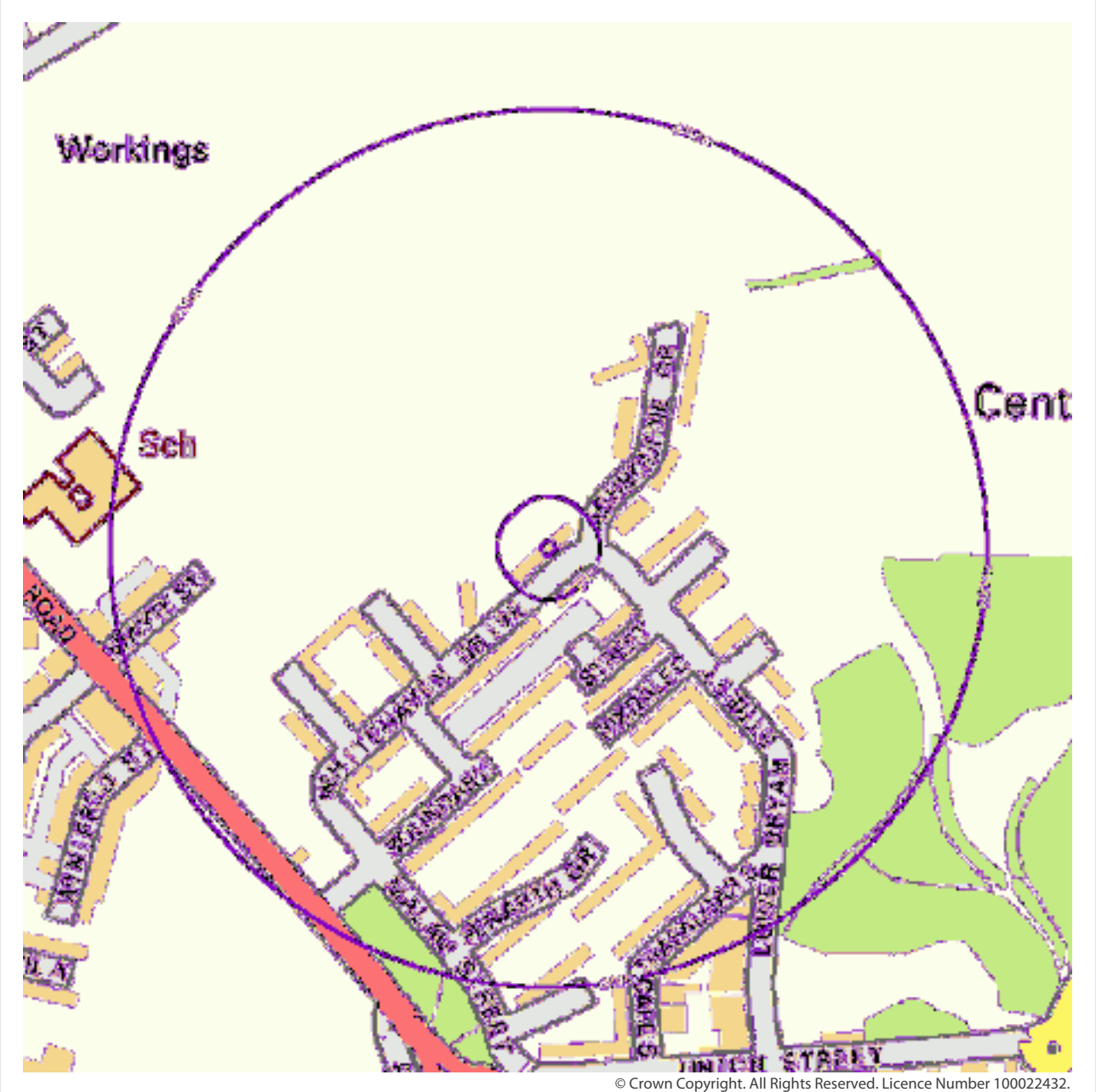


Property Location



Location Plan

The map below shows the location of the property.

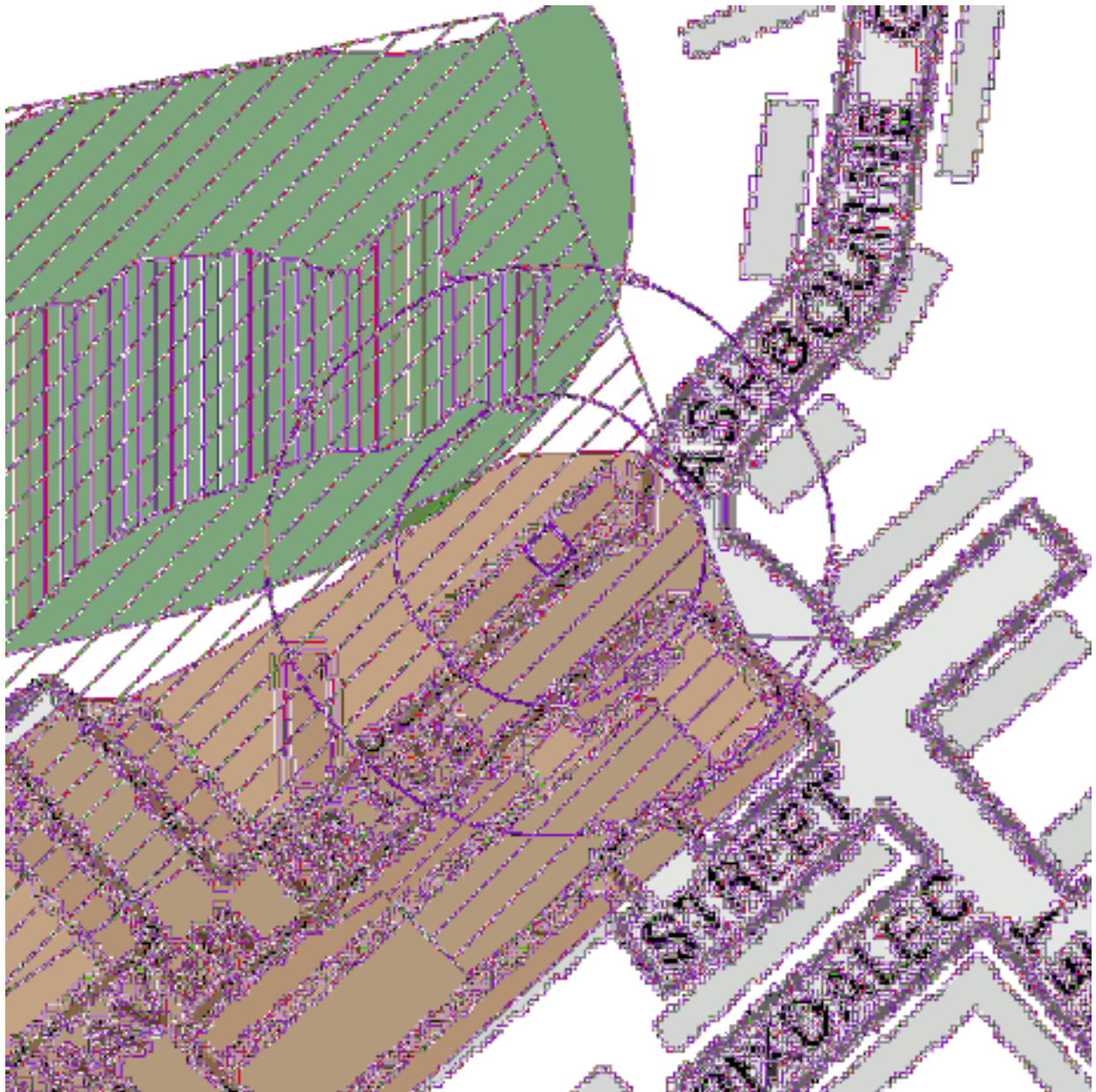




Contaminated Land



The map below shows the location of potentially contaminated land features that may affect the property. We detail the features we believe require your further attention in the table on the following page and also on the Professional Opinion and Recommendations page. If you wish to explore these features and the surrounding area further, please visit the online viewer.



© Crown Copyright. All Rights Reserved. Licence Number 100022432.

- | | | | |
|--|--|--|---|
| | Contaminated Land Register Entries and Address | | Potentially Contaminated Industrial Use (Past Land Use) |
| | Registered Landfill Sites | | Potentially Infilled Land (New Sites) |
| | Registered Landfills (Fetentel Buffer) | | Potentially Infilled Land (Older) |
| | BASS Forwarded Landfill Sites | | Historical Tanks and Energy Facilities |
| | Local Authority Landfill Sites | | |
| | Historical Landfill Sites | | |
| | Permitted Waste Sites - Authorised Landfills | | |
| | Environmental Permitting Regulations - Sites | | |
| | Registered Waste Treatment or Disposal Sites | | |
| | Registered Waste Transfer Sites | | |
| | | | Planning Hazardous Substance Consents |
| | | | Control of Major Accident Hazard Sites (COMAH) |
| | | | Notification of Inappropriate Handling Hazardous Substances (NIHHS) |
| | | | Exclusive Sites |
| | | | Fuel Storage Entries |
| | | | Contemporary Trade Directory Entries |
| | | | Potentially Contaminated Industrial Use (Past Land Use) |
| | | | Potentially Infilled Land (New Sites) |
| | | | Potentially Infilled Land (Older) |
| | | | Historical Tanks and Energy Facilities |



Designated Contaminated Land

Reference	Location	Details	Distance	Contact
Contaminated Land Register Entries and Notices				
Reference: 8848/001/22990/2001	Brookfields Marl Pit Central Forest Park Hanley Stoke-On-Trent Staffordshire ST4 1RJ	Contamination Notice Type: Environmental Protection Act Part IIA: Remediation Work Being Carried Out Date of Issue: 24 June 2002 Status: Environmental Protection Act (1990) Section 78H(7) Remediation Statement - Remediation Work Being Carried Out	23m	1



Landfill and Waste

Reference	Location	Details	Distance	Contact
Historical Landfill Sites				
Name: Adjacent To Central Forest Park Reference: EAHLD24001	Waterloo Road, Cobridge, Stoke On Trent, Staffordshire	Specified Waste Type: Deposited Waste included Household Waste Date of Issue: First Input Date: Last Input Date:	16m	2



Other Potential Contaminative Land Uses

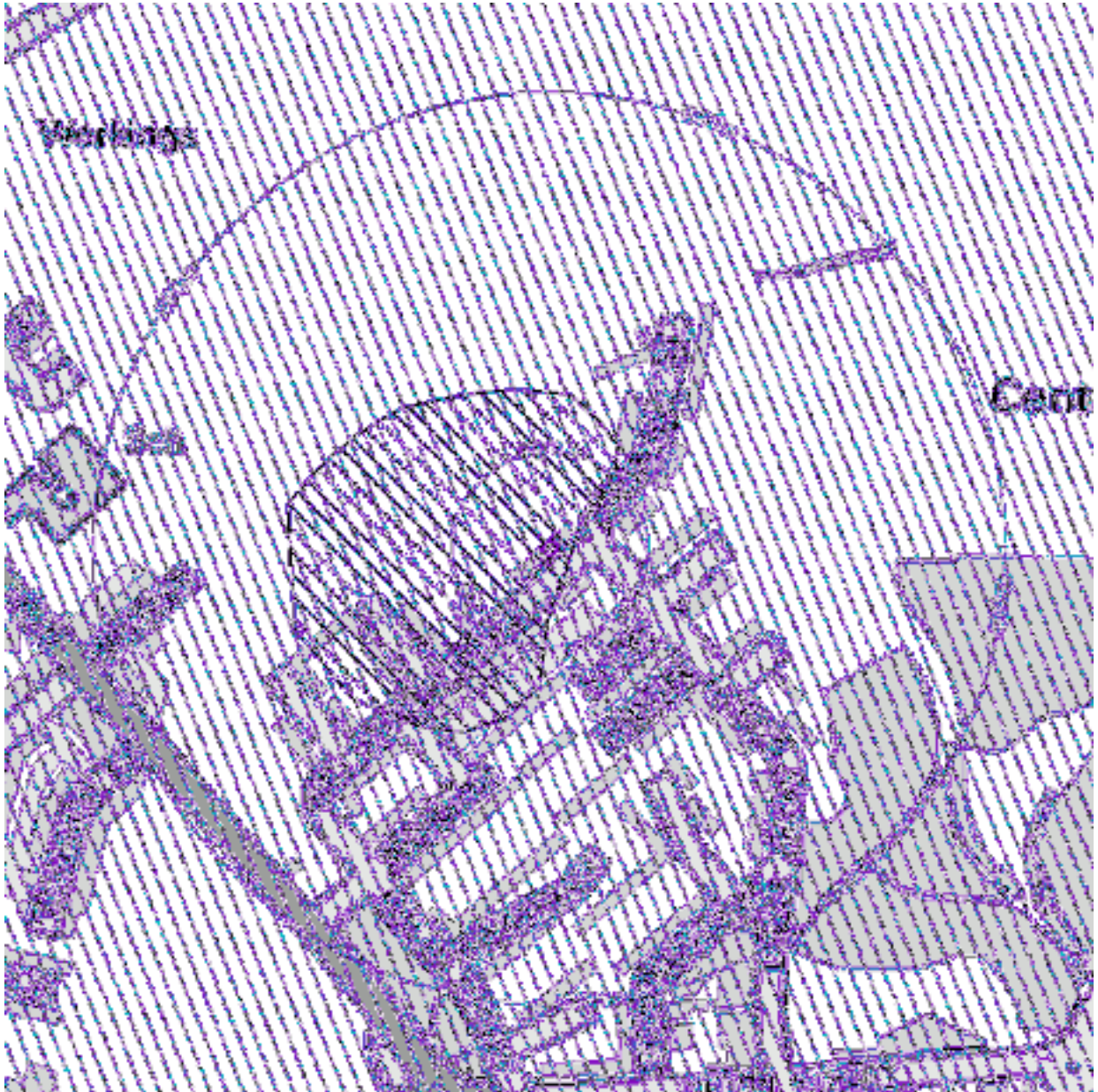
Reference	Location	Details	Distance	Contact
Potentially Infilled Land (Non-Water)				
N/A	N/A	Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1995	On Site	N/A
Potentially Contaminative Industrial Uses (Past Land Use)				
N/A	N/A	Class: Metal casting/foundries Map Published Date: 1955	On Site	N/A



Ground Hazards



The map below shows the location of potential ground hazards that may affect the property. We detail the features we believe require further attention in the table on the following page and also on the Professional Opinion and Recommendations page. If you wish to explore these features and the surrounding area further, please visit the online viewer.



© Crown Copyright. All Rights Reserved. Licence Number 100022432.

	Coal Mining Affected Areas		Lowest		Highly Likely
	Man-Made Mining Geolites		Moderate		High
	Salt Mining Related Features				Potential for Ground Dissolution Specific Hazards
	Salt Mining - Brine Compression Zones				Potential for Brining or Swelling Clay Ground Stability Hazards
	Brine Subsidance Solution Area				Potential for Collapse Ground Stability Hazards
	Brine Pumping Related Features				
	Natural Mining Features				
					Non Coal Mining Areas of Great Interest



Former Mining Areas

Details

Distance

Contact

Coal Mining Affected Areas

Name: The Coal Authority

On Site

3



Natural Ground Instability

Details

Distance

Contact

Potential for Compressible Ground

Hazard Potential: Moderate

On Site

4

Hazard Guidance: Avoid large differential loadings of ground. Do not drain or dewater ground near the property without technical advice.



Useful Contacts

Please see below the contact details of the suppliers referred to within this report. For all other queries please contact:

Landmark Information Group

Imperium
Imperial Way
Reading
RG2 0TD

If you require assistance please contact our customer services team on:

0844 844 9966

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

Contact	Name	Address	Contact details
1	Stoke-on-Trent City Council, Pollution Control Unit	PO Box 634 Civic Centre Glebe Street ST4 1RJ	T: 01782 232143 W: www.stoke.gov.uk
2	Environment Agency, National Customer Contact Centre (NCCC)	PO Box 544 Templeborough S60 1BY	T: 03708 506 506 E: enquiries@environment-agency.gov.uk W:
3	The Coal Authority, Property Searches	200 Lichfield Lane Nottinghamshire NG18 4RG	T: 0345 762 6848 E: groundstability@coal.gov.uk W:
4	British Geological Survey, Enquiry Service	British Geological Survey Kingsley Dunham Centre Keyworth Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk
	Argyll Environmental Ltd	1st Floor 98 – 99 Queens Road Brighton BN1 3XF	T: 0845 458 5250 F: 0845 458 5260 E: info@argyllenviro.com W: www.argyllenvironmental.com

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.



Guidance for Purchasers of the Property

This report examines whether the property is at risk from any of a specified range of environmental issues, that could affect detrimentally your use or enjoyment of the property; expose you to future liability and expense (for example, cleaning up any contamination on the property) and/or reduce the value of the property. It also details any risk of flooding to an extent or frequency that might affect adversely your ability to obtain suitable insurance cover, your use and enjoyment of the property or its future saleability. Ground instability issues as well as a specified range of major existing or planned energy or infrastructure projects (e.g fracking, HS2, wind & solar farms) that may need further investigation are also detailed where they may impact the property.

More detailed information about risks and projects affecting the property can be viewed on our web viewer. Please click on the image on the front page of this report to access the viewer or visit <http://landmark.ly/2RVZpj>. If you are planning to make changes to the property which will require planning permission, then this is not the correct type of report. You need a SiteSolutions Residence report instead, as it considers additional risks. Please liaise with your professional adviser over how to request such a report. If you require further assistance, please call the Landmark Customer Services team on 0844 844 9966 or email helpdesk@landmark.co.uk.

Information for Professional Advisers

This report gives details of any issues that we have identified as affecting the property or located nearby, and our recommendations on what to do in relation to these issues. You are authorised to copy the recommendations on the Professional Opinion and Recommendations page into any report on title that you provide to your client.

More information about the issues is available to you and your client via the web viewer. This gives access to maps showing the location and types of data we have identified, an explanation of that data and details about the data providers, together with other information that may be of interest to your client. Please click on the image on the front page of this report to access the viewer or visit <http://landmark.ly/2RVZpj>.

Limitations and Terms & Conditions

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 RiskView 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.

Copyright Statement

The data supplied for this RiskView Residential report falls under the following copyrights: © Landmark Information Group and/or its Data Suppliers 2016; © Crown Copyright and Landmark Information Group Limited 2016; All rights reserved, © Environment Agency and database right 2016; © Copyright 2016 Natural Resources Wales. All rights reserved; Thomson Directories Limited ©; Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008- 2016; © GeoSmart Information Limited 2016; © The Coal Authority owns the copyright to this data and the coal mining information used to produce it; © Peter Brett Associates LLP 2016; © Ofcom copyright 2015; © Natural Resources Wales. All rights reserved; Contains Ordnance Survey data © Crown copyright and database Right 2016; © HS2 Ltd and licensed under the Open Government Licence; ©RenewableUK 2016; Contains public sector information licensed under the Open Government Licence v3.0.

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.

The brine subsidence data relating to the Droitwich area as provided in this report is derived from JPB studies and physical monitoring undertaken annually over more than 35 years. For more detailed interpretation contact enquiries@jpb.co.uk. JPB retain the copyright and intellectual rights to this data and accept no liability for any loss or damage, including in direct or consequential loss, arising from the use of this data.

Landmark works in association with:



Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD.

Tel: 0844 844 9966

Fax: 0844 844 9980

Email: helpdesk@landmark.co.uk

Landmark Information Group Ltd is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered 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 he finds 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