

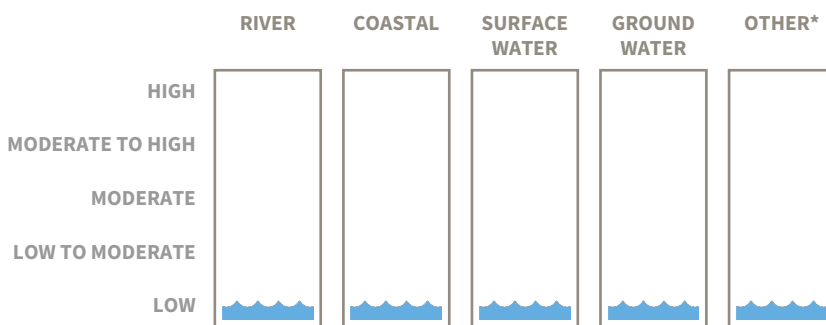
RiskView Residential

 **Contaminated Land** **PASSED**

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

 **Flood** **PASSED**

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



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

 **Energy & Infrastructure** **IDENTIFIED**
CLICK TO VIEW ONLINE VIEWER


We have identified one or more Energy & Infrastructure factors at or close to the property. Please turn the page for further information and recommendations.

 **Coal Mining** **NONE IDENTIFIED**

Our search indicates that the property is not within an area where a full coal mining report should be obtained.

 **Ground Hazards** **IDENTIFIED**
CLICK TO VIEW ONLINE VIEWER

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

 **Planning Applications** **IDENTIFIED**
CLICK TO VIEW ONLINE VIEWER

We have identified Planning Applications that could have an impact on the property. Please turn the page for further information and recommendations.

This report is issued for the property described as:
Sample Site

Report Reference
243553112

National Grid Reference
491040 106950

Customer Reference
Sample_RVR

Report date
01 June 2020

 [Click here](#)
to view the **online viewer**



CONTACT DETAILS

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

0844 844 9966

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

Professional Opinion and Recommendations

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



Contaminated Land

PASSED

Professional Opinion

Landmark Information Group consider it unlikely that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990. Therefore, there should be no adverse effect on the security of the property for normal lending purposes. Please note that no physical site inspection or survey has been carried out or is proposed. To understand more about contaminated land and the various sources they have reviewed, please refer to the Contaminated Land section in the viewer. For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 844 9966.

Landmark Contribution

By purchasing this report, the recipient may be eligible for remediation contribution of up to £250,000 if served with a Remediation Notice by the local authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.



Flood

PASSED

Professional Opinion

Landmark Information Group have identified the property to be within an area that is at minimal or no risk of flooding.

Recommendations

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

Insurance

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

Flood Risk

Flood risk is based on probability; to understand more about flood and the information reviewed, including flood protection measures, please explore the flood section of this report or visit the 'Know Your Flood Risk' website at: www.knowyourfloodrisk.co.uk.

Professional Opinion and Recommendations



Energy & Infrastructure



IDENTIFIED

[CLICK TO VIEW ONLINE VIEWER](#)

Professional Opinion

Landmark Information Group have identified Energy & Infrastructure projects that may affect the site or nearby area. These developments and projects have the potential to affect nearby property values. They may also result in added visual impact or noise to the neighbourhood. The impact on property values may also be positive. For instance, being near a new rail link may boost values in the local area.

Recommendations

The site is near to an operational or planned solar farm. Contact the planning department at the Local Authority to find out more about any planning applications for solar power developments in the area.

The site is within 4km of an area licensed by the Oil and Gas Authority (OGA) for the exploration of oil or gas. The issue of a licence does not mean that exploration or production will definitely happen. You should find out from the company that holds the exploration licence what their plans are to prospect for oil and gas in the local area. A lot of this information can be obtained by carrying out an internet search using the licence reference and operator name. Before any drilling activities can begin, the operator must first get planning permission. You may also contact the Local Authority to get details of any current planning applications near to the site.

The search is limited to the following factors: High Speed 2 (HS2), Crossrail 1 and 2, Wind Farms and Turbines, Solar Farms, Other Renewable Power Plants, Areas Licensed for Exploration of Oil and Gas, Oil and Gas Drilling Wells. 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 844 9966.



Coal Mining

NONE IDENTIFIED

Professional Opinion

Our search indicates that the property is not within an area where a full coal mining report should be obtained.



Ground Hazards



IDENTIFIED

[CLICK TO VIEW ONLINE VIEWER](#)

Professional Opinion

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

Former Mining

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

Natural Ground Stability Hazards

There are very significant soluble rocks in the area. Information provided by the BGS indicates there are places where the underlying ground may have dissolved and/or there is considerable recorded subsidence. There is a high potential of localised subsidence occurring naturally.

Radon

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

Professional Opinion and Recommendations

Recommendations

Former Mining

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

Natural Ground Stability Hazards

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 undertaking any alterations to the existing property.

Radon

The property is in an intermediate probability radon area, as between 1 and 3% of homes are estimated to be at or above the action level. This does not necessarily mean that the property has high radon or that there is cause for concern. Public Health England advises that homes in affected areas should be tested. For further information please contact Public Health England (see Contacts section) or go to www.ukradon.org

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

Professional Opinion and Recommendations



Planning Applications



IDENTIFIED

[CLICK TO VIEW ONLINE VIEWER](#)

Professional Opinion

Landmark information Group have identified planning applications close to the property.

Whether an application is likely to impact the property is subjective, therefore you should see the information presented in the viewer or Landmark recommend carrying out a follow on 'Plansearch Plus' report. The Plansearch Plus report will also include further detail about land use designations and neighbourhood information.

Residential Applications:

Alterations within 50m: **5**

New build up to 10 dwellings within 250m: **1**

New build 10 to 50 dwellings within 250m: **1**

New build over 50 dwellings within 750m: **1**

Unclassified Dwellings within 250m: **0**

Non-Residential Applications:

Small Developments within 100m: **0**

Medium Developments within 250m: **1**

Large Developments within 750m: **4**

Unclassified Developments within 250m: **0**

Next Steps

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

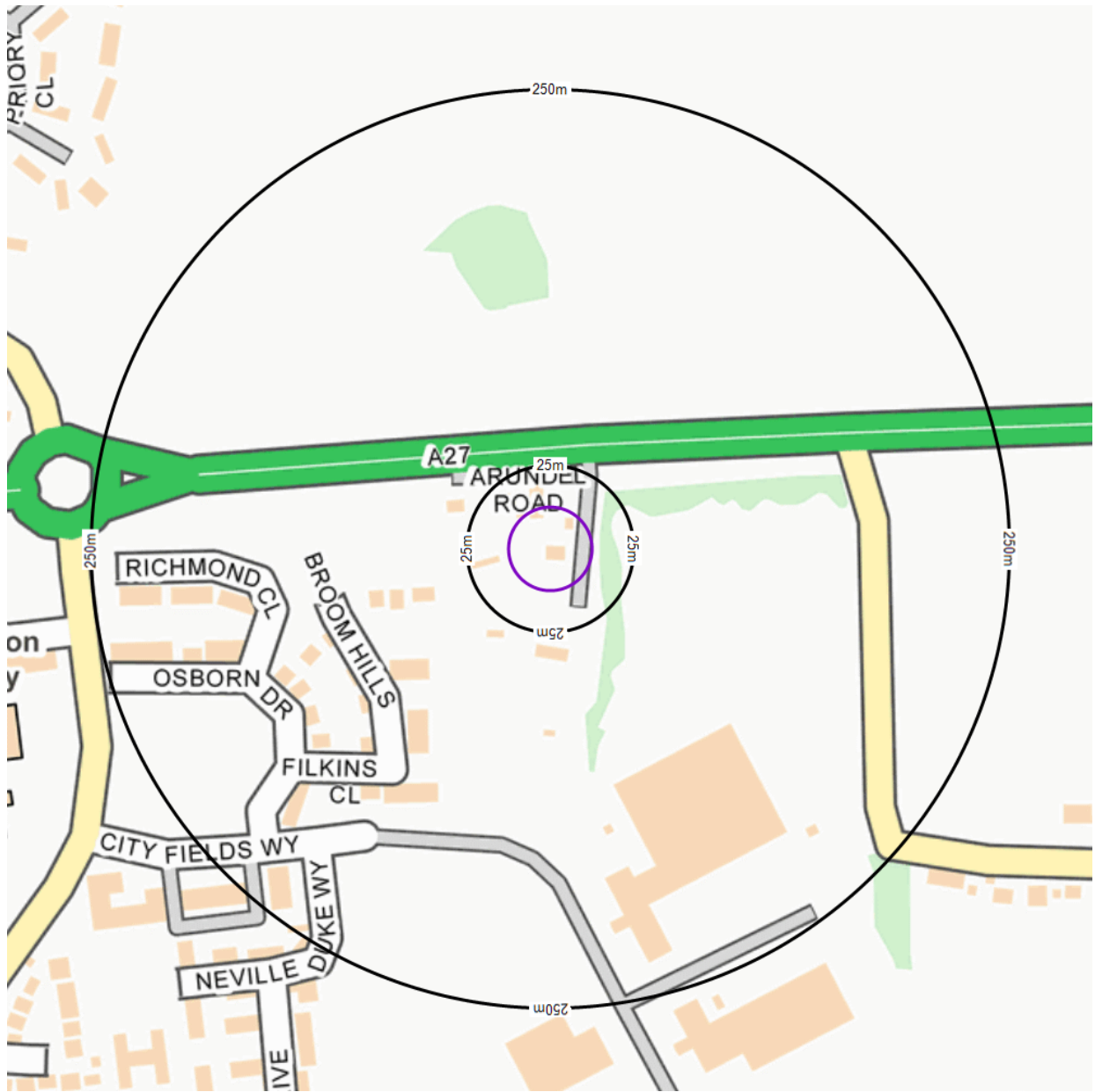
0844 844 9966 or helpdesk@landmark.co.uk

Property Location



Location Plan

The map below shows the location of the property.

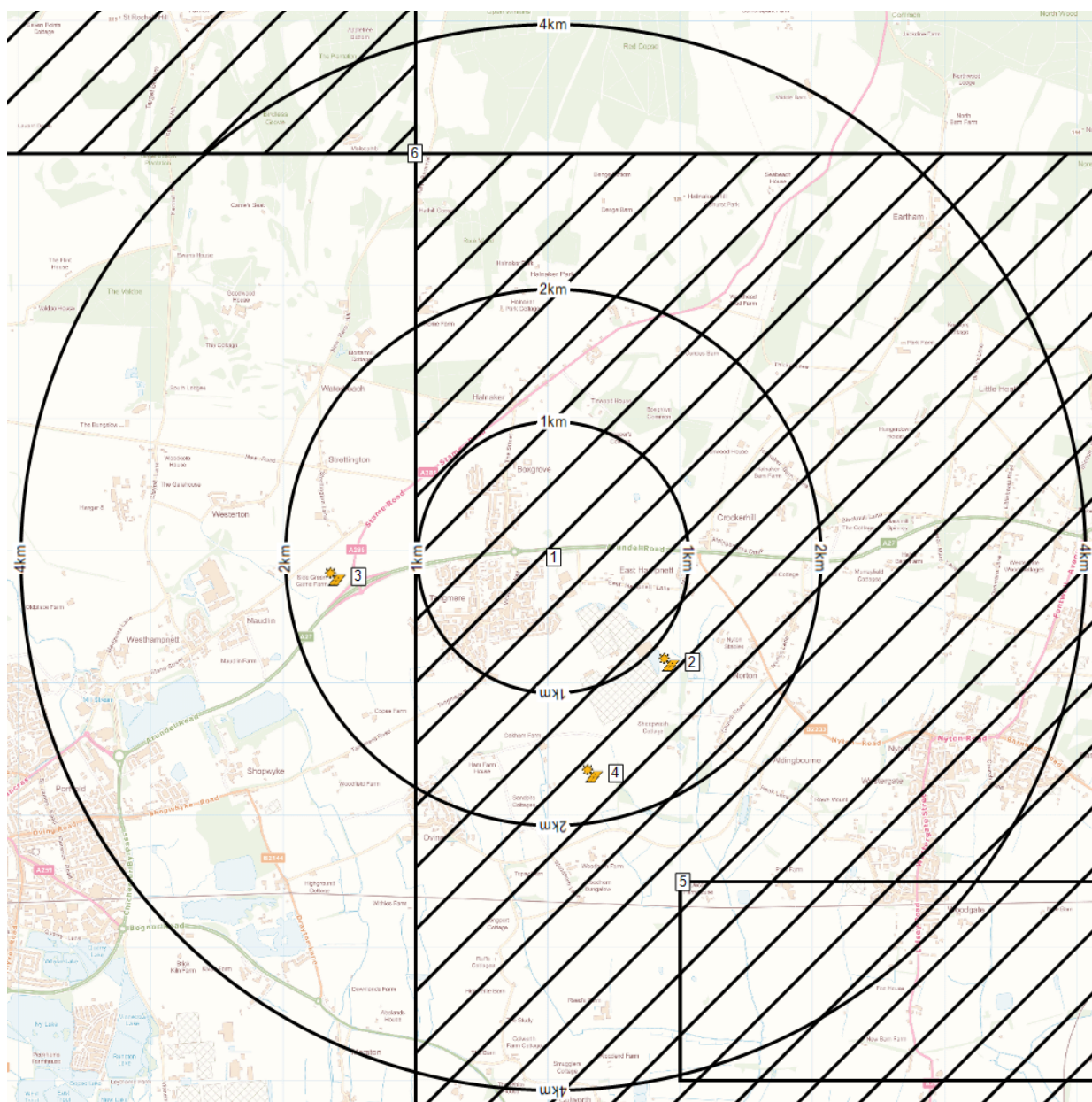


-  Property
-  Search Radii

Energy & Infrastructure



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



Contains Ordnance Survey data © Crown copyright and database right 2020

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

Energy & Infrastructure

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



Oil and Gas Exploration and Production

Map ID	Reference	Details	Distance	Contact
OGA Licensed Exploration Blocks				
1	Reference: PEDL326	Licensee: IGAS ENERGY ENTERPRISE LIMITED (05457589) Type: Petroleum Exploration and Development Licence Administrator: IGAS ENERGY ENTERPRISE LIMITED (05457589)	On Site	1
5	Reference: PL241	Licensee: ANGUS ENERGY WEALD BASIN NO.3 LIMITED (SC055329), BROCKHAM CAPITAL LIMITED (02196647), TERRAIN ENERGY LIMITED (07004014) Type: Production Licence Administrator: ANGUS ENERGY WEALD BASIN NO.3 LIMITED (SC055329)	2607m	1
6	Reference: PL240	Licensee: IGAS ENERGY ENTERPRISE LIMITED (05457589) Type: Production Licence Administrator: IGAS ENERGY ENTERPRISE LIMITED (05457589)	3198m	1



Solar Farms

Map ID	Reference	Details	Distance	Contact
Planning Applications				
2	Reference: 14/03894/CPO	Name: Land at Tangmere Airfield Operator: West Sussex County Council Onshore/Offshore: Solar Photovoltaics Turbine Capacity (MW): n/a Total Installed Capacity (MW): 5 Local Planning Authority: Chichester District Council Address: Tangmere Airfield Nurseries, The Old Airfield, Tangmere Road, Tangmere, Chichester Planning Application Submitted: 13 November 2014 Operational Date: 07 October 2015 Planning Permission Granted: 01 January 2015 Construction Date: 01 August 2015	1156m	1

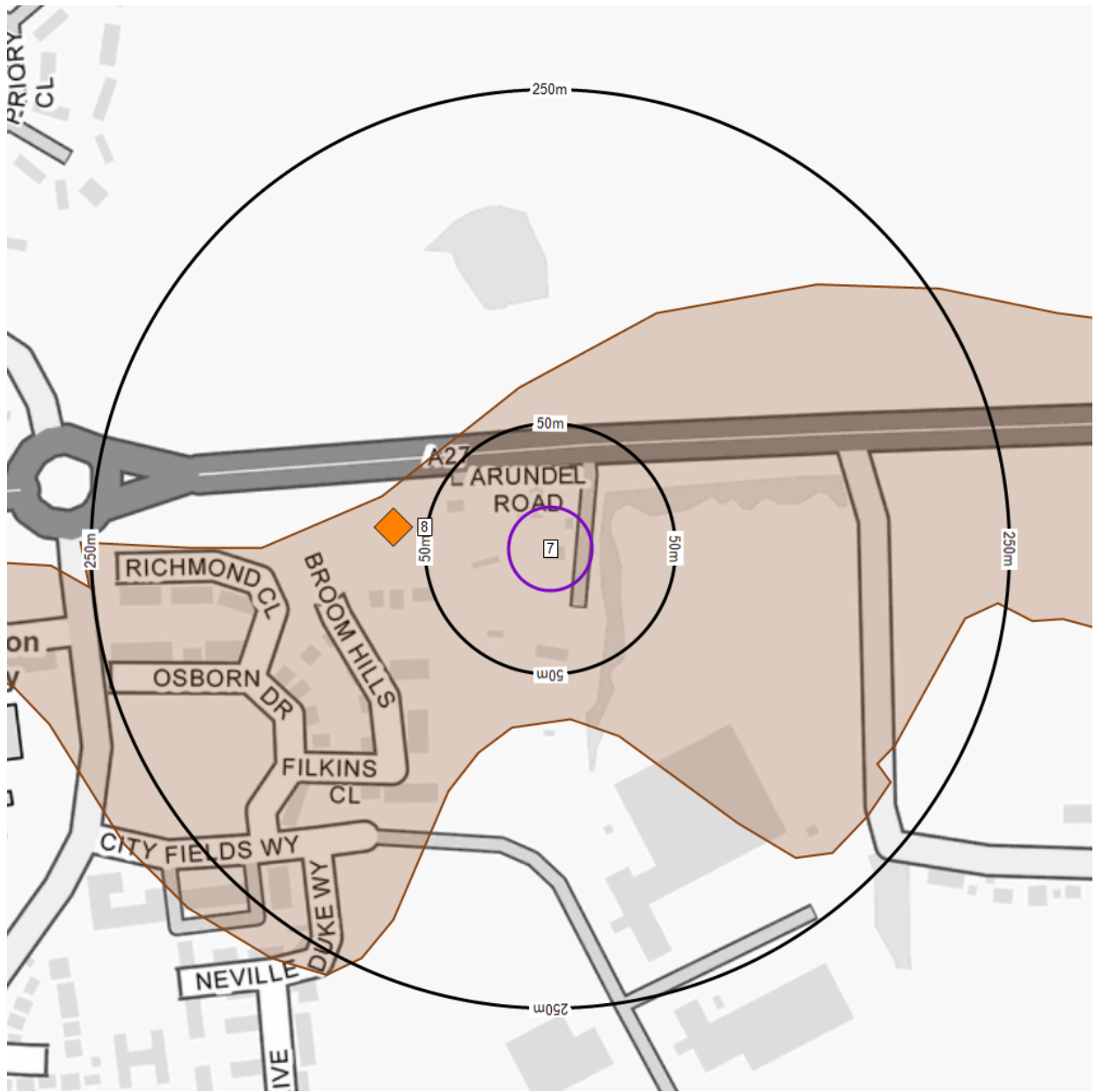
Energy & Infrastructure

Map ID	Reference	Details	Distance	Contact
3	Reference: 15/01497/FUL	<p>Name: Strettington Solar Farm</p> <p>Operator: Sunsave 30 (Strettington)/ Vogt solar</p> <p>Onshore/Offshore: Solar Photovoltaics</p> <p>Turbine Capacity (MW): n/a</p> <p>Total Installed Capacity (MW): 5</p> <p>Local Planning Authority: Chichester District Council</p> <p>Address: Field South East Of Temple Bar, Strettington, Boxgrove, Chichester</p> <p>Planning Application Submitted: 15 May 2015</p> <p>Operational Date: 23 March 2016</p> <p>Planning Permission Granted: 21 October 2015</p> <p>Construction Date: 25 November 2015</p> <p>Permission Expired Date: 21 October 2018</p>	1630m	1
4	Reference: 11/00738/FUL	<p>Name: Oving Solar Farm</p> <p>Operator: Vogt Solar</p> <p>Onshore/Offshore: Solar Photovoltaics</p> <p>Turbine Capacity (MW): n/a</p> <p>Total Installed Capacity (MW): 5</p> <p>Local Planning Authority: Chichester District Council</p> <p>Address: Woodhorn Farm, Church Lane, nr.Oving</p> <p>Planning Application Submitted: 21 February 2011</p> <p>Operational Date: 14 August 2012</p> <p>Planning Permission Granted: 03 May 2011</p> <p>Construction Date: 04 May 2012</p>	1633m	1

Ground Hazards



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



Contains Ordnance Survey data © Crown copyright and database right 2020

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

Ground Hazards

We have highlighted below potential ground hazards at or around the property. Please see the Professional Opinion and Recommendations page for further information and next steps guidance.



Former Mining

Map ID	Details	Distance	Contact
BGS Recorded Mineral Sites			
8	<p>Name: Pear Tree Knap Gravel Pit</p> <p>Type: Opencast</p> <p>Periodic Type: Quaternary</p> <p>Geology: Head</p> <p>Commodity: Sand and Gravel</p> <p>Location: Boxgrove, Chichester, West Sussex</p> <p>Status: Ceased</p> <p>Reference: 157598</p> <p>Positional Accuracy: Located by supplier to within 10m</p>	70m	2



Natural Ground Stability Hazards

Map ID	Details	Distance	Contact
Potential for Ground Dissolution Stability Hazards			
7	<p>Hazard Potential: High</p> <p>Hazard Description: Very significant soluble rocks, where there are numerous dissolution features and/or considerable recorded subsidence with high possibility of localised subsidence occurring naturally or in adverse conditions such as high surface or subsurface water flow.</p> <p>Hazard Guidance: Consider obtaining specialist advice to advise on need for stabilisation work and/or land management plan to maintain stability. Do not dispose of surface drainage into the ground. Maintain drainage infrastructure.</p>	On Site	2



Radon

Map ID	Details	Distance	Contact
Radon Potential			
-	<p>Radon Affected Area: Yes</p> <p>The property is in an Intermediate probability radon area (1 to 3% of homes are estimated to be at or above the Action Level).</p> <p>Radon Protection Measures Required: None</p>	On Site	2

Useful Contacts

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

Landmark Information Group

Imperium
Imperial Way
Reading
RG2 0TD

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

0844 844 9966

or by email at:

helpdesk@landmark.co.uk

Contact	Name	Address	Contact details
1	Landmark Information Group Limited	Imperium Imperial Way Berkshire RG2 0TD	T: 0844 844 9966 E: helpdesk@landmark.co.uk W: www.landmark.co.uk
2	British Geological Survey, Enquiry Service	British Geological Survey Environmental Science Centre Keyworth Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk
	Argyll Environmental Ltd	1st Floor 98 – 99 Queens Road Brighton BN1 3XF	T: 0845 458 5250 F: 0845 458 5260 E: info@argyllenviro.com W: www.argyllenvironmental.com

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

Useful Information

Guidance for Purchasers of the Property

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

More detailed information about risks and projects affecting the property can be viewed on our web viewer. Please click on the image on the front page of this report to access the viewer or visit <https://landmarkriskview.co.uk/10de154f-eb28-48b9-968e-b88ddeddabda>. 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 <https://landmarkriskview.co.uk/10de154f-eb28-48b9-968e-b88ddeddabda>.

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/534>. 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. Please note that each risk area within the report uses different data sources and as such, it should be read as a whole considering the risks overall. 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.

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of Coal Authority Data in this report is made by Landmark Information Group Ltd, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Landmark Information Group Ltd prior to any re-use.

Crossrail 2 Data sourced from consultation documents as published by the Department of Transport.

Useful Information

Copyright Statement

The data supplied for this RiskView Residential report falls under the following copyrights: ; ©Landmark Information Group and/or its Data Suppliers 2020; © Crown Copyright and Landmark Information Group Limited 2020. All rights reserved; © Environment Agency and database right 2020; Contains public sector information licensed under the Open Government Licence v3.0; © Thomson Directories Ltd 2020; Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2020; © GeoSmart Information Ltd; © The Coal Authority 2020. All rights reserved; © Peter Brett Associates LLP 2020; Contains Ordnance Survey data © Crown copyright and database right 2020; © RenewableUK 2020; Contains public sector information licensed under the Open Government Licence v3.0; © 2020 Barbour ABI. All rights reserved; © Crawford and Company Limited; © Environment Agency & United Kingdom Research and Innovation 2020.

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.

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

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 adheres to the Conveyancing Information Executive (CIE) standards.

The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

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 Standards.

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

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

Landmark Complaints Procedure

If you want to make a complaint to Landmark, 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:

Customer Relationships Manager
Landmark Information
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.