

# RiskView Residential



## Contaminated Land



### FURTHER ACTION

[CLICK TO VIEW ONLINE VIEWER](#)

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



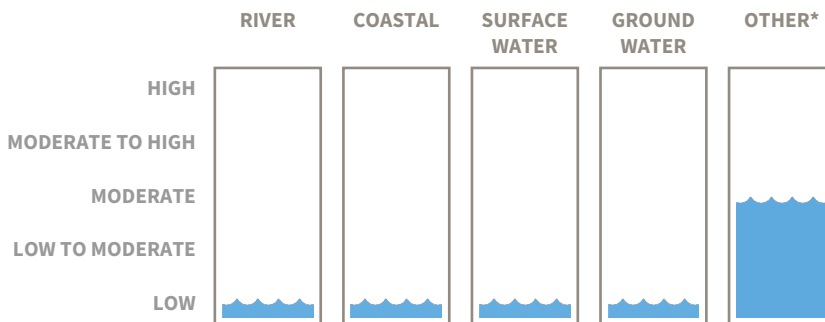
## Flood



### PASSED MODERATE

[CLICK TO VIEW ONLINE VIEWER](#)

Although the property is in an area that is at some risk of flooding, considering the frequency and/or severity of the risk, we are able to issue a 'Passed'. However, it would be prudent for the home buyer to review the Professional Opinion and Recommendations section of this report and visit the online viewer to explore the risks further.



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



## Energy & Infrastructure



### IDENTIFIED

[CLICK TO VIEW ONLINE VIEWER](#)

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



## Ground Hazards



### IDENTIFIED

[CLICK TO VIEW ONLINE VIEWER](#)

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



## 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**

Report Reference

**235754666**

National Grid Reference

**518980 429070**

Customer Reference

**Sample\_RVR**

Report date

**24 February 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](mailto: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



### FURTHER ACTION

[CLICK TO VIEW ONLINE VIEWER](#)

### Professional Opinion

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:

A review of the available historical mapping has identified that the site is on or within 25 metres of Gas manufacture & distribution shown on 1892 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.

### Recommendations

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/GoQfGE>

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 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 MODERATE

[CLICK TO VIEW ONLINE VIEWER](#)

### Professional Opinion

Landmark Information Group have identified the property to be within an area that is at a moderate risk of flooding. This means that although some indication of potential flooding has been identified, it is not considered significant or frequent enough for a Further Action to be issued. The property purchaser should be aware of Landmark's findings and recommendations below:

#### 1. Other Flooding

A water feature has been identified near the property. This does not present an immediate risk. However, you should be aware of the presence of this water feature and its proximity to the property. If the water feature is on site, it may require frequent upkeep and maintenance.

### Flood Defences

River/coastal flood defences have been identified and considered as part of Landmark's overall risk of flooding. However, please be aware that if the defences fail, are absent or over-topped the risk of river/coastal flooding to the property would be a moderate to high risk.

# Professional Opinion and Recommendations

## Recommendations

1. While the frequency and/or severity of the risk does not warrant installing flood protection measures, we suggest that the purchaser/owner of the property creates a Flood Action Plan to ensure that they are prepared in the event of a flood occurring. The plan should clearly list actions to carry out if a flood warning was issued. Appropriate steps should include:
  - o Sign up to the Environment Agency's (EA's) Flood Warning and Flood Alert Service in order to receive updates on impending floods in your area;
  - o Find out whether a local Flood Risk Community Group exists in your area who can provide a better localised account of where flooding has occurred;
  - o Preparing a list of actions to do in the event of a flood, including; switching off building services (gas, water, electricity), moving valuable items to safe places and putting up any flood protection measures if owned.
  - o Prepare an emergency flood kit. This should include warm waterproof clothes, torches, batteries, medical kit and evacuation plan.
2. 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. If the property has recently flooded, you may wish to consider flood protection measures.
3. As a moderate risk of flooding has been identified, Landmark recommend the property purchaser/owner explores the flood section of this report to understand the risks further.
4. As flood defences benefitting the property have been identified, you may wish to understand the protection level that these defences provide to the property. In this case, we recommend you purchase a Flood Solutions Consult report.

## Insurance

Whilst the property is within an area with some risk of flooding, in most cases insurance should remain available and affordable providing the property hasn't flooded in the past. We recommend obtaining buildings and contents insurance terms before exchange of contracts.

## 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](http://www.knowyourfloodrisk.co.uk).



## 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 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.

# Professional Opinion and Recommendations

The site is near to an operational or planned wind farm or wind turbine. Contact RenewableUK for further information about any current wind farms. You can also contact the planning department at the Local Authority to find out more about any planning applications for wind power developments in the area.

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.



## 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:

#### Natural Ground Stability Hazards

Information provided by the BGS indicates that land in the area could be prone to compressibility and uneven settlement hazards. There is a moderate potential that problems could occur in the area.

### Recommendations

#### 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.

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: **1**

New build up to 10 dwellings within 250m: **0**

New build 10 to 50 dwellings within 250m: **4**

New build over 50 dwellings within 750m: **0**

Unclassified Dwellings within 250m: **0**

#### Non-Residential Applications:

Small Developments within 100m: **0**

Medium Developments within 250m: **0**

Large Developments within 750m: **0**

Unclassified Developments within 250m: **0**

### Next Steps

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

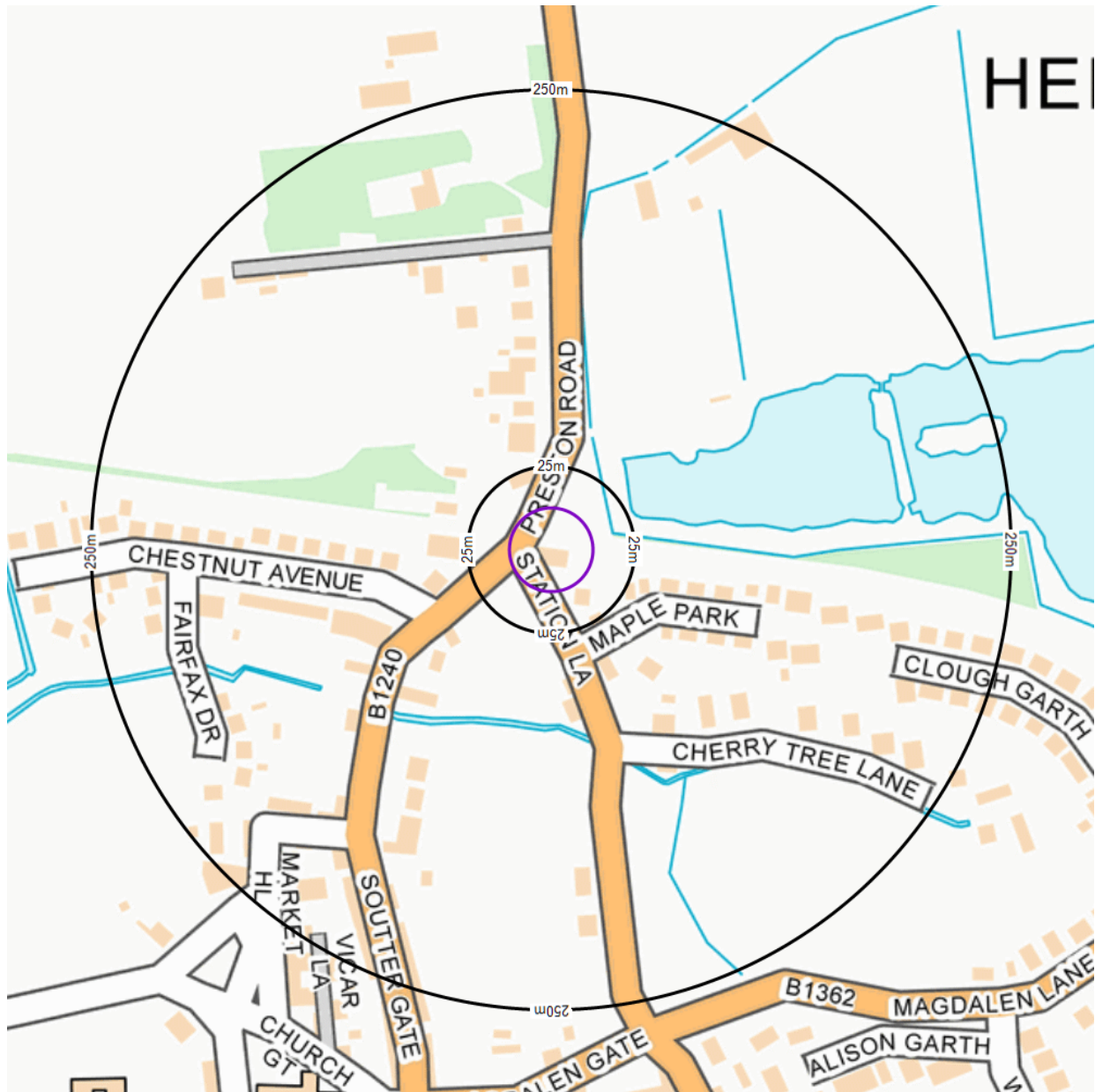
**0844 844 9966 or [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)**

# Property Location

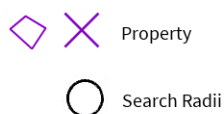


## Location Plan

The map below shows the location of the property.



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# 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.



- |  |  |  |                                |
|--|--|--|--------------------------------|
|  | Contaminated Land Register Entries and Notices |  | Fuel Stations                  |
|  | Landfill Sites                                 |  | Contemporary Trade Directories |
|  | Waste Facilities                               |  | Past Land Uses                 |
|  | Hazardous/Explosive Sites                      |  | Infilled Land                  |

# Contaminated Land

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



## Other Potential Contaminative Land Uses

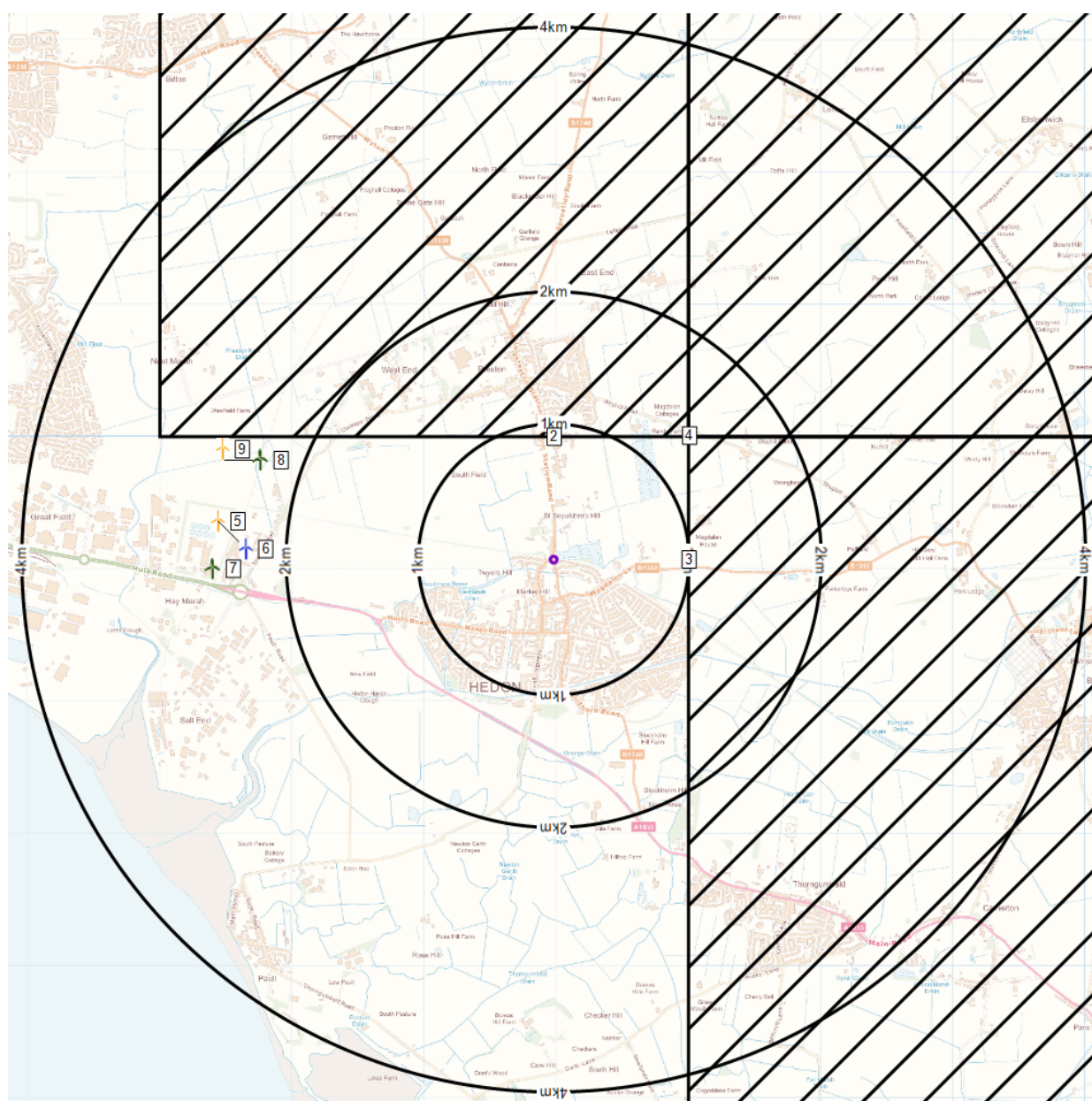
Map ID	Reference	Location	Details	Distance	Contact
Potentially Contaminative Industrial Uses (Past Land Use)					
1	N/A	N/A	<b>Class:</b> Gas manufacture & distribution <b>Map Published Date:</b> 1892-1911	On Site	1



# 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.



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- |  |  |                                   |
|--|--|-----------------------------------|
| 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				
2	<b>Reference:</b> PEDL183	<b>Licensee:</b> RATHLIN ENERGY (UK) LIMITED <b>Type:</b> Petroleum Exploration and Development Licence <b>Administrator:</b> RATHLIN ENERGY (UK) LIMITED	906m	1
3	<b>Reference:</b> PEDL183	<b>Licensee:</b> RATHLIN ENERGY (UK) LIMITED <b>Type:</b> Petroleum Exploration and Development Licence <b>Administrator:</b> RATHLIN ENERGY (UK) LIMITED	995m	1
4	<b>Reference:</b> PEDL183	<b>Licensee:</b> RATHLIN ENERGY (UK) LIMITED <b>Type:</b> Petroleum Exploration and Development Licence <b>Administrator:</b> RATHLIN ENERGY (UK) LIMITED	1356m	1



## Wind Energy

Map ID	Reference	Details	Distance	Contact
Wind Farms				
5	N/A	<b>Name:</b> Hull Waste Water Treatment Works <b>Operator:</b> Not Supplied <b>Developer:</b> Yorkshire Water Services <b>Owner:</b> Not Supplied <b>Num turbines:</b> 1	2529m	1
9	N/A	<b>Name:</b> The Limes (East Riding) <b>Operator:</b> Not Supplied <b>Developer:</b> Countryside Solutions <b>Owner:</b> Not Supplied <b>Num turbines:</b> 2	2614m	1
Wind Turbines				
6	N/A	<b>Name:</b> Hull Waste Water Treatment Works Turbine	2529m	1

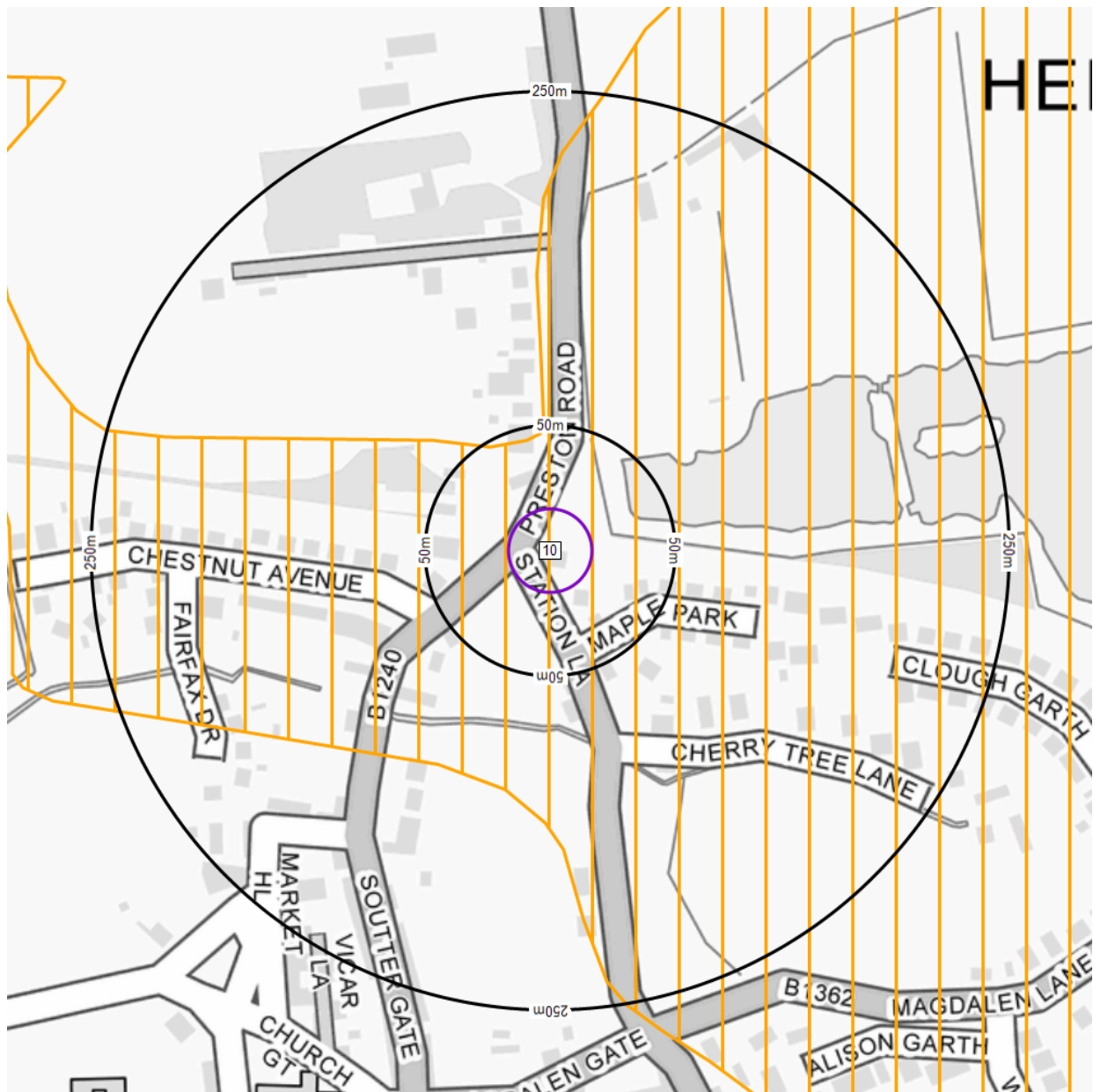
# Energy & Infrastructure

Map ID	Reference	Details	Distance	Contact
Planning Applications				
7	<b>Reference:</b> 05/08754/STPLF	<b>Name:</b> Saltend Wind Turbine <b>Operator:</b> Yorkshire Water <b>Onshore/Offshore:</b> Wind Onshore <b>Turbine Capacity (MW):</b> 1.3 <b>Total Installed Capacity (MW):</b> 1.3 <b>Local Planning Authority:</b> East Riding of Yorkshire Council <b>Address:</b> Hull Waste Water Treatment Works, Hull Road, Saltend, Hull <b>Planning Application Submitted:</b> 07 December 2005 <b>Operational Date:</b> 01 November 2007 <b>Planning Permission Granted:</b> 06 March 2006	2556m	1
8	<b>Reference:</b> 11/01980/STPLFE	<b>Name:</b> The Limes Wind Turbines <b>Operator:</b> Broadview Energy <b>Onshore/Offshore:</b> Wind Onshore <b>Turbine Capacity (MW):</b> 0.85 <b>Total Installed Capacity (MW):</b> 1.7 <b>Local Planning Authority:</b> East Riding of Yorkshire Council <b>Address:</b> to the west of Staithes Road at Salt End, Hull <b>Planning Application Submitted:</b> 09 May 2011 <b>Operational Date:</b> 15 January 2015 <b>Planning Permission Granted:</b> 19 November 2012 <b>Construction Date:</b> 12 May 2014	2578m	1

# Ground Hazards



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



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

# Ground Hazards

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



## Natural Ground Stability Hazards

Map ID	Details	Distance	Contact
Potential for Compressible Ground Stability Hazards			
10	<p><b>Hazard Potential:</b> Moderate</p> <p><b>Hazard Description:</b> Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.</p> <p><b>Hazard Guidance:</b> Avoid large differential loadings of ground. Do not drain or dewater ground near the property without technical advice.</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](mailto:helpdesk@landmark.co.uk)

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

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/f14f1fda-77ff-4b68-9910-19fec284aa22>. 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](mailto: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/f14f1fda-77ff-4b68-9910-19fec284aa22>.

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



# Useful Information

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

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## Important Consumer Protection Information

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

Tel: 0844 844 9966

Fax: 0844 844 9980

Email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

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## 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](http://www.tpos.co.uk)

Email: [admin@tpos.co.uk](mailto: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](mailto: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](mailto:admin@tpos.co.uk)

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