



Contamination Risk PASSED

Professional Opinion

Argyll Environmental Ltd has passed this report in accordance with the definition of contaminated land within Part 2A of the Environmental Protection Act 1990. Please refer to the Professional Opinion page and Section 1 for further information.



Flood Risk: IDENTIFIED

Refer to Section 2 for further information

Conveyancer Guidance

We have identified one or more areas at risk of flooding within 50m of the search centre. You may wish to consider further investigation.



Radon: None Identified

Refer to Section 3 for further information



Ground Stability: IDENTIFIED

Refer to Section 4 for further information



Other Influential Factors:

Refer to Section 5 for further information

Overhead Power Lines and Mobile Phone Masts: None Identified	See Section 5a
Environmental Constraints: None Identified	See Section 5b
Energy and Infrastructure: IDENTIFIED	See Section 5c-5f

Report issued for the property at
**200
LADYGATE LANE
RUISLIP
MIDDLESEX
HA4 7QY**

Report Reference
60558957_1_1

National Grid Reference
508030 188180

Customer Reference
MX3683_PO1

Report Date
25 September 2014

Requested by
**Jordans Limited
21 St Thomas Street
Bristol
BS1 6JS**

Contact Details

If you require assistance please contact your Search Provider or phone Customer Services on 0844 844 9966 or email helpdesk@landmark.co.uk

Landmark Contribution

By purchasing this report, the report 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 forces the homeowner to contribute to the costs of remediating the site. For more information see Landmark's Terms and Conditions.



Professional Opinion

Contamination Risk

PASSED

In the professional opinion of Argyll Environmental Ltd, the level of environmental risk associated with the information disclosed in the Envirosearch Residential report dated 25th September 2014 and reference 60558957_1_1, MX3683_PO1 for

**200
LADYGATE LANE
RUISLIP
MIDDLESEX
HA4 7QY**

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

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

The professional opinion refers to Section 1 of this report and should always be read in conjunction with the full text of that report. No physical site inspection or survey has been carried out or is proposed.

Approved by



Christopher S. Taylor BSc (Hons), MSc, AIEMA
Chartered Water and Environmental Manager
Technical Director, Argyll Environmental Ltd



Contents and Summary of Findings



Site Location



Section 1: Contamination Risk Findings

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



Section 2: Flood Findings

Flood	0-25m	25-250m	See Section
River Flooding	Yes	No	2a
Coastal Flooding	No	No	2b
Surface Water Flooding	Yes	No	2c
National Flood Risk Assessment (NaFRA)	Yes	Yes	2d
Historic Flood Events	No	No	2e
Groundwater Flooding	No	n/a	2f



Section 3: Radon Findings

Radon	Result	See Section
Radon Affected Property	No	3



Section 4: Ground Stability Findings

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



Section 5: Other Influential Factors

Other Influential Factors	Result	See Section
Overhead Power Lines and Mobile Phone Masts	No	5a
Environmental Constraints	No	5b
High Speed Rail 2 (HS2)	Yes	5c
Energy Exploration and Production	No	5d
Existing or Proposed Wind Farms and Wind Turbines	No	5e
Existing or Proposed Solar Farms	No	5f



Site Location



Aerial Photograph

The photograph below shows the location of the site to which this report relates.



Envirosearch® Report

200, LADYGATE LANE
RUISLIP
MIDDLESEX
HA4 7QY

Report Reference 60558957_1_1

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Location Map

The map below shows the location of the site to which this report relates.



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HA4 7QY

Report Reference 60558957_1_1

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Section 1a and 1b: Information Map

A map of a residential area with concentric purple circles centered on a point labeled '250m'. The circles are labeled 250m, 500m, and 750m. Various streets and landmarks are labeled, including 'Playing Fields', 'The Homestead', 'Briar Cottage', 'Schools', 'Old Clack Farm', and 'River Pinn'. The map shows a network of roads and building footprints.

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Section 1a



Contaminated Land Registry Entries and Notices

Section 1b



Registered Landfill Sites



Registered Landfills (Potential Buffer)



BGS Recorded Landfill Sites



Local Authority Record



Historical Landfill Sites

Permitted Waste Sites - Authorised
Landfill Site Boundaries

- Environmental Permitting Regulations - Waste



◆ Integrated Pollution Control Registered Waste Sites



Registered Waste Treatment or Disposal Sites



Registered Waste Transfer Sites

Section 1a: Designated Contaminated Land

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

Enquiry	Result
Has any contaminated land been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
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Contaminated Land Register Entries and Notices

No factors identified for this property

Section 1b: Landfill and Waste

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

Enquiry	Result
Have any landfill and waste sites been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
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Registered Landfill Sites

No factors identified for this property

BGS Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Coverage

The following list details the Local Authorities that cover the search area who have made landfill data available:

London Borough of Hillingdon - Has not been able to supply Landfill data 4

For further information regarding the availability of Local Authority Recorded Landfill data you may wish to forward enquiries to one or more of the contacts indicated above.

Historical Landfill Sites

No factors identified for this property

Permitted Waste Sites - Authorised Landfill Site Boundaries

No factors identified for this property

Environmental Permitting Regulations - Waste

No factors identified for this property

Integrated Pollution Control Registered Waste Sites

No factors identified for this property

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Map ID	Reference	Location	Details	Distance	Contact
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Registered Waste Treatment or Disposal Sites

No factors identified for this property

Registered Waste Transfer Sites

No factors identified for this property



Section 1c and 1d: Information Map

The map detailed below shows the location of the Potentially Contaminative Activities and Known Pollution Incidents features highlighted within sections 1c and 1d of this report.



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Section 1c

- ▲ Local Authority Pollution Prevention and Controls
- ▼ Local Authority Integrated Pollution Prevention and Control
- ▲ Integrated Pollution Controls
- ▶ Environmental Permitting Regulations - Industry
- ◆ Consent to Discharge to Controlled Waters

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

Section 1d

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

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Section 1c: Potentially Contaminative Activities

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

Enquiry	Result
Have any potentially contaminative activities been identified within 500m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
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Local Authority Pollution Prevention and Controls

No factors identified for this property

Local Authority Integrated Pollution Prevention And Control

No factors identified for this property

Integrated Pollution Controls

No factors identified for this property

Environmental Permitting Regulations - Industry

No factors identified for this property

Consent to Discharge to Controlled Waters

1	Name: Mr. R.S.S. Whittington Reference: CTWC.0120	Land Opposite 32/33 Breakspear Road, Ruislip	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: Domestic Property (Single) Discharge Environment Type: Irrigation Area Receiving Water: London Clay Status: Transferred from COPA 1974 Date of Issue: 28th May 1985 Positional Accuracy: Located by supplier to within 100m	232m	1
2	Name: Mr. R.S.S. Whittington Reference: Ctwc.0120	Land Opposite 32/33 Breakspear Road, Ruislip	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: Domestic Property (Single) Discharge Environment Type: Irrigation Area Receiving Water: London Clay Status: Transferred from COPA 1974 Date of Issue: 20th October 2005 Positional Accuracy: Located by supplier to within 10m	232m	1

Radioactive Substances Register

No factors identified for this property

Planning Hazardous Substance Consents

No factors identified for this property

Control of Major Accident Hazards Sites (COMAH)

No factors identified for this property

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Map ID	Reference	Location	Details	Distance	Contact
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Notification of Installations Handling Hazardous Substances (NIHHS)

No factors identified for this property

Explosive Sites

No factors identified for this property

Next Steps

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

Section 1d: Known Pollution Incidents

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

Enquiry	Result
Have any known pollution incidents been identified within 500m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
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Local Authority Pollution Prevention and Control Enforcements

No factors identified for this property

Enforcement and Prohibition Notices

No factors identified for this property

Planning Hazardous Substance Enforcements

No factors identified for this property

Prosecutions Relating to Authorised Processes

3	Reference: Not Supplied	Car Park In Bayhurst Wood Breakspear Road Ruislip Ha4	Details: Allowing The Fly-Tipping Of Waste Hearing Date: 30th January 2004 Prosecution Verdict: Guilty Positional Accuracy: Manually positioned to the road within the address or location	158m	1
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Environmental Pollution Incidents

4	Reference: 596142	Not Supplied	Incident Type: Pollution Incident - Environmental Impact - Air: Significant Incident Incident Date: 13th June 2008 Positional Accuracy: Located by supplier to within 10m Pollutant Type: Atmospheric Pollutants And Effects: Other Atmospheric Pollutant Or Effect	215m	1
5	Reference: 1037320	Not Supplied	Incident Type: Pollution Incident - Environmental Impact - Air: Significant Incident Incident Date: 13th September 2012 Positional Accuracy: Located by supplier to within 10m Pollutant Type: Atmospheric Pollutants And Effects: Other Atmospheric Pollutant Or Effect	275m	1

Map ID	Reference	Location	Details	Distance	Contact
6	Reference: 1036948	Not Supplied	Incident Type: Pollution Incident - Environmental Impact - Air: Significant Incident Incident Date: 12th September 2012 Positional Accuracy: Located by supplier to within 10m Pollutant Type: Atmospheric Pollutants and EffectsOther Odour	276m	1
7	Reference: 831305	Not Supplied	Incident Type: Pollution Incident - Environmental Impact - Air: Significant Incident Incident Date: 15th October 2010 Positional Accuracy: Located by supplier to within 10m Pollutant Type: Atmospheric Pollutants And Effects: Other Atmospheric Pollutant Or Effect	426m	1

Prosecutions Relating to Controlled Waters

No factors identified for this property

Next Steps

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

Section 1e: Other Potential Contaminative Land Uses

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

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

Map ID	Reference	Location	Details	Distance	Contact
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Fuel Station Entries

No factors identified for this property

Contemporary Trade Directory Entries

8	Name: T J Cuthill	22 Leaholme Way Ruislip Middlesex HA4 7RA	Classification: French Polishing Status: Active Positional Accuracy: Automatically positioned to the address	75m	-
9	Name: Master Mechanics	Leaholme Way Ruislip Middlesex HA4 7RA	Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	101m	-
10	Name: Shel Malik & Co	9 Allonby Drive Ruislip Middlesex HA4 7YU	Classification: Packaging Materials Manufacturers & Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	250m	-

Former Marshes

No factors identified for this property

Potentially Infilled Land (Non-Water)

No factors identified for this property

Potentially Infilled Land (Water)

11	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1960	40m	-
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Potentially Contaminative Industrial Uses (Past Land Use)

12	Not Supplied	Not Supplied	Class: Sewage Map Published Date: 1923 - 1960	0m	-
13	Not Supplied	Not Supplied	Class: Road haulage Map Published Date: 1989	136m	-
14	Not Supplied	Not Supplied	Class: Electricity production & distribution [inc large transformers] Map Published Date: 1989	226m	-

Map ID	Reference	Location	Details	Distance	Contact
Historical Tanks And Energy Facilities					
15	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1974 - 1987	187m	-
16	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1974	227m	-

Next Steps

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



Section 2: Flood Findings

The whole of this section deals with potential sources of flooding that may impact the property.



Section 2a and 2b: River and Coastal Flood Map

The map detailed below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of an event occurring on average every 75, 200 or 1000 years.



River Flooding



Coastal Flooding



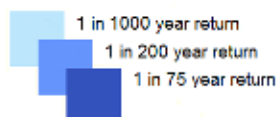


Section 2c: Surface Water Flood Map

The map detailed below shows the location of potential surface water flood risk. The potential risk has been modelled on the basis of an event occurring on average every 75, 200 or 1000 years.



Surface Water Flooding



Section 2a: River Flooding

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

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

Section 2b: Coastal Flooding

Coastal flooding is the inundation of land areas along the coast caused by sea water rising above normal tidal conditions. Coastal flooding can arise from a combination of high tides, wind induced tidal surge, storm surge created by low pressure and wave action.

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

Section 2c: Surface Water Flooding

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

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

Next Steps

In order to gain more detailed information on the type and likelihood of your property being impacted by a flood event and the potential impact on insurance, we recommend that you purchase our Homecheck Professional Flood Report.

If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@landmark.co.uk.

Flood data provided by Jeremy Benn Associates Limited. © Copyright Jeremy Benn Associates Limited & JBA Risk Management Limited 2008-2014

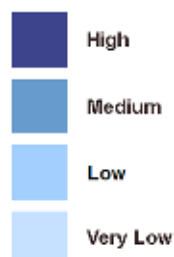


Section 2d and 2e: NaFRA and Historic Flood Events Map

The map detailed below shows the location of NaFRA and Historic Flood Events.



National Flood Risk Assessment (NaFRA)



Historic Flood Events



Section 2d: National Flood Risk Assessment (NaFRA)

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

Enquiry	Result
Is there a risk of flooding identified within 250m of the property based on the National Flood Risk Assessment (NaFRA)?	Yes

Map ID	Reference	Location	Details	Distance	Contact
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National Flood Risk Assessment (NaFRA)

Reference: Not Supplied	N/A	Flood Risk Assessment: High Catchment Area: Not Supplied	0m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	24m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	37m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	37m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	64m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	74m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	75m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	87m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	124m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	125m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	127m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	135m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	144m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	145m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	145m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	146m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	159m	1
Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	162m	1

Map ID	Reference	Location	Details	Distance	Contact
	Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	163m	1
	Reference: Not Supplied	N/A	Flood Risk Assessment: High Catchment Area: Not Supplied	173m	1
	Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	175m	1
	Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	175m	1
	Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	177m	1
	Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	180m	1
	Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	188m	1
	Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	213m	1
	Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	216m	1
	Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	217m	1
	Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	227m	1
	Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	229m	1
	Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	231m	1
	Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	233m	1
	Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	234m	1
	Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	236m	1
	Reference: Not Supplied	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	244m	1

Section 2e: Historic Flood Events

The Historic Flood Events shows the individual areas of all historic flood events recorded by the relevant agency dating back to 1947. This information is a useful tool to identify homes and businesses that may have experienced flood problems in the past. An area affected by a historic flood event may now be protected through an increase in flood management schemes and defences, meaning that it may not necessarily flood again. Equally the absence of a historic flood event does not mean that flooding has never occurred in an area, but that the agency do not have a record of it.

Enquiry	Result
Have any Historic Flood Events occurred within 250m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
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Historic Flood Events

No Data Available

Section 2f: Groundwater Flooding

Enquiry	Result	Contact
What is the risk of Groundwater Flooding within 250m of the property?	Negligible	2
Comment: Risk of groundwater flooding is considered negligible at, and near, this location. No further investigation of risk is deemed necessary.		

Next Steps

In order to gain more detailed information on the type and likelihood of your property being impacted by a flood event and the potential impact on insurance, we recommend that you purchase our Homecheck Professional Flood Report.

If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@landmark.co.uk.



Section 3: Radon Findings

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

Enquiry	Result	Contact
Is the property within 25m of a radon affected area?	The property is in a lower probability radon area, as less than 1% of homes are above the action level	3
What level of radon protection measures for new dwellings or extensions to existing ones is required for the area within 25m of the property?	No radon protective measures are necessary in the construction of new dwellings or extensions	3

Next Steps

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

Further Action

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



Section 4: Ground Stability Findings

This section provides summary information on factors that could affect the ground stability of the property. It considers both man-made factors (e.g. mining activity) and natural hazards (e.g. geological stability).

Section 4a: Man-Made Factors

Enquiry	Result	Contact
Is the property within 25m of a Coal Mining Affected Area?	No	-
What is the potential for ground instability relating to non-coal mining within 250m of the property?	Highly Unlikely	-
Comment: The British Geological Survey has assessed that hazards because of underground non-coal mine workings in this area are highly unlikely. It should be noted that there is always the possibility of excavations that are outside of the scope of this dataset which could affect ground stability.		
Are there any Man-Made mining cavities within 250m of the property?	No	-

Section 4b: Natural Factors

Enquiry	Result	Contact
Are there any Natural cavities within 250m of the property?	No	-
What is the potential for natural ground instability in the area within 50m of the property?	Moderate	-
Comment: The British Geological Survey has assessed the area of search as having moderate potential for natural ground instability. This does not necessarily mean there is cause for concern in terms of the property's stability. Active subsidence will be dependent on local conditions, such as the proximity of trees or areas where trees have been removed, which require an inspection of the site to identify the nature of the ground on which the property is built. A house buyers survey is advised to look for signs of property damage that may indicate poor natural ground conditions.		

Next Steps

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



Section 5: Other Influential Factors

The following section provides information on a variety of factors which may have an influence on the property or surrounding area.



Section 5: Information Map

The map detailed below shows the location of any Overhead Power Lines and Mobile Phone Masts highlighted within Section 5a of this report. It also shows the location of any Environmental Constraints that are from datasets recognised as being relevant to Part 2A of the Environmental Protection Act 1990, that are highlighted in Section 5b of this report.



Section 5a

Section 5b

- Overhead Power Line
- Mobile Phone Mast
- Pylon or Mast

- Local Nature Reserves
- Marine Conservation Zones
- National Nature Reserves
- Ramsar Sites

- Sites of Special Scientific Interest
- Special Areas of Conservation
- Special Protection Areas



Section 5a: Overhead Power Lines and Mobile Phone Masts

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



Section 5b: Environmental Constraints

Enquiry	Result
Is the property within 250m of an area likely to be impacted by Environmental Constraints?	No

Map ID	Reference	Location	Details	Distance	Contact
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Ancient Woodland

No factors identified for this property

Areas of Outstanding Natural Beauty

No factors identified for this property

Boundaries - National Parks

No factors identified for this property

Country Parks

No factors identified for this property

Environmentally Sensitive Areas

No factors identified for this property

Forest Parks

No factors identified for this property

Local Nature Reserves

No factors identified for this property

Marine Conservation Zones

No factors identified for this property

National Nature Reserves

No factors identified for this property

National Parks

No factors identified for this property

Nature Improvement Areas

No factors identified for this property

Ramsar Sites

No factors identified for this property

Sites of Special Scientific Interest

No factors identified for this property

Special Areas of Conservation

No factors identified for this property

Envirosearch® Report

200, LADYGATE LANE
RUISLIP
MIDDLESEX
HA4 7QY

Report Reference 60558957_1_1

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Date 25 September 2014
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Map ID	Reference	Location	Details	Distance	Contact
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Special Protection Areas

No factors identified for this property

World Heritage Sites

No factors identified for this property



Section 5c: High Speed Rail 2 (HS2)

Enquiry	Result	Contact
Is the property within 2km of the proposed High Speed 2 Rail Link?	Yes	-

Next Steps

If you would like any further information in respect of the above findings we recommend that you purchase our HS2 Report. Please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@landmark.co.uk for more information



Section 5d: Energy Exploration and Production

Enquiry	Result	Contact
Is the property in an area licensed for onshore energy exploration and production?	No	-
Is the property within 2km of a well used for energy exploration or extraction?	No	-



Section 5e: Existing or Proposed Wind Farms and Wind Turbines

Enquiry	Result	Contact
Is the property within 2km of existing or proposed wind farms or wind turbines?	No	-



Section 5f: Existing or Proposed Solar Farms

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

Next Steps

In order to gain more detailed information regarding the potential impact of HS2, Energy Production, Wind Farms or Solar Farms on your property we recommend that you purchase an Argyll Energy & Infrastructure report.

If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@landmark.co.uk.

Useful Contacts

Contact 1 - Environment Agency - National Customer Contact Centre (NCCC)

PO Box 544	Tel: 08708 506 506	enquiries@environment-agency.gov.uk
Templeborough		
Rotherham		
S60 1BY		

Contact 2 - Envirep Limited

New Zealand House	Tel: 0845 606 6650
Abbey Foregate	
Shrewsbury	
West Midlands	
SY2 6FD	

Contact 3 - Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards

Chilton	Tel: 01235 822622	radon@phe.gov.uk
Didcot	Fax: 01235 833891	www.ukradon.org
Oxfordshire		
OX11 0RQ		

Contact 4 - London Borough of Hillingdon - Environmental Health Department

Civic Centre	Tel: 01895 250111	www.hillingdon.gov.uk
High Street	Fax: 01895 277443	
Uxbridge		
Middlesex		
UB8 1UW		

Argyll Environmental Ltd

Lees House	Tel: 0845 458 5250	info@argyllenviro.com
21-33 Dyke Road	Fax: 0845 458 5260	www.argyllenvironmental.com
Brighton		
BN1 3FE		

Envirosearch Residential

Legal and Financial	Tel: 0844 844 9966	info@landmarkinfo.co.uk
Imperium	Fax: 0844 844 9980	www.landmarkinfo.co.uk
Reading		
Berkshire		
RG2 0TD		

The Landmark website contains links to many of our data suppliers which may prove useful.

Please note that the Environment Agency/Natural Resources Wales/SEPA have a charging policy in place for enquiries.

Landmark works in association with:



Report Version: ESR v1.2.9.2

Useful Information

The following explanatory notes may be of assistance to users of the Envirosearch Residential report. Practitioners are reminded that full guidance notes are contained in the Practitioners Guide.

Professional Opinion

A Professional Opinion in relation to Part 2A of the Environmental Protection Act 1990 is provided by Argyll Environmental Ltd. In many cases the report will be PASSED without referral. However, in some cases, entries that may be of concern are revealed by the search, in which case the report is REFERRED free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be PASSED or suggestions made of some FURTHER ACTION that could be taken, in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

Flood Risk

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

Location Map

The Ordnance Survey location map may show features which are not necessarily otherwise included in this report. You are advised to supplement the information contained in the report with the descriptive text shown on the map.

Positional Accuracy

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

Section 1b: Landfill and Waste

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

The BGS holds records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

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

Section 1c: Potentially Contaminative Activities

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

If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands: Band 1 and 2 Nuclear licensed sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations Band 3 Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals Band 4 Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc.

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

Section 1e: Other Potential Contaminative Land Uses

This section relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map (s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively, extracts of editions of Ordnance Survey maps are available on www.old-maps.co.uk

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Section 2: Flood Findings

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

Section 2d of the report provides data relating to the National Flood Risk Assessment (NaFRA) dataset provided by the environment relevant agency. Each agency has used its own data to further assess the risk of river or coastal flooding to the area of land located within an extreme flood zone. It was originally conceived to guide where flood defences were most needed. The risk assessment takes into account a variety of hypothetical levels of rainfall or coastal flooding (both in terms of intensity and duration) and certain flood defences, which it assumes will work effectively. The data generated considers a 50m² area and assigns a risk level (either low, medium or high). The model does not differentiate between properties within the grid square, nor does it predict the depth of any resultant flood (merely the risk of a flood occurring). The NaFRA data does not include flood risk from very small catchments areas as these are not considered reliable for UK-wide flood risk assessments, nor does it consider the potential impacts of climate change on flood risk or provide coverage in Scotland. The assessment is regularly updated and Landmark uses the latest version supplied by NaFRA. Many insurers use NaFRA as a guide to where to offer flood risk insurance cover.

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

Section 2f of the report provides data relating to the risk of groundwater flooding and is provided by ESI, a leading independent scientific environmental consultancy specialising in water, land and sustainable development. Through research and development, building on their expertise in addressing groundwater flooding issues for the Environment Agency/Natural Resources Wales and other clients in the UK, ESI has developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in England and Wales. This differs from other suppliers of data regarding groundwater flooding which only report on the susceptibility of groundwater flooding. Susceptibility merely has to be identified, whereas risk must be quantified. The resulting data is a 50x50m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). ESI's classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 200 years.

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

Section 3: Radon Findings

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

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

Section 5b: Environmental Constraints

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

General

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a property. The findings of the report should be discussed with your professional advisor.

The Purpose and Scope of the Report

The report is designed to satisfy the concerns raised by the Law Society warning card and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property, obtain a mortgage, seek further mortgage advice, or commence any building works. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. As the report is so detailed, this information can cause concern, but professional advisors will see that further action is suggested on all issues that have been identified.

Limitations

This report has been published by Landmark Information Group Limited ("Landmark") and is supplied subject to our Terms and Conditions of Business, which are attached at the back of the report. It has been prepared on the understanding that it is to be used for an individual residential property transaction and should not be used or relied upon in a commercial property transaction. This report is neither a guarantee of the physical condition of the subject property nor a substitute for any physical investigation or inspection. The information in Envirosearch Residential is derived from a number of statutory and non-statutory sources (see The Practitioner Guide for details). Whilst every effort is made to ensure the details in the report are correct, Landmark cannot guarantee the accuracy or completeness of such information or data, nor identify all the factors that may be relevant. If you are a private individual using this report Landmark recommends that you discuss its contents in full with your professional advisor. The methodology for risk assessment and the conclusions drawn therefrom are the responsibility of Argyll Environmental Ltd.

Insurance

Houses registered between 1st April 1999 and 31st December 2002 and covered by the NHBC Buildmark scheme probably have insurance against certain costs if contamination occurs within ten years of their construction. From 1st January 2003, NHBC will only provide this cover if building control has been carried out by NHBC Building Control Services Limited.

Landmark Standard Terms and Conditions

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

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

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, 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 Code will:

- Display the 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 all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your 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 it 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



Search Code

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its 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:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TYD

Telephone: 0844 844 9966

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

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