

Risk Summary



Section 1: Contaminated Land

PASSED

We consider there to be no significant risk of contaminated land at or within the vicinity of the property. Please **refer to section 1** for further information.



Section 2: Flood

NONE IDENTIFIED

While this report may have identified areas at risk of flooding within 250m of the search centre, we consider there to be no significant risk of flooding to the property. Please **refer to section 2** for further information.



Section 3: Energy & Infrastructure

IDENTIFIED

We have identified one or more factors such as HS2, energy exploration, wind or solar farms within the vicinity of the property. Please **refer to section 3** for further information and next steps.



Section 4: Ground Stability

IDENTIFIED

We have identified a factor that may affect the ground stability of the property. Please **refer to section 4** for further information and next steps.



Section 5: Radon

IDENTIFIED

We have identified that the property falls within 25m of a radon affected site. Please **refer to section 5** for further information and next steps.



Section 6: Other Influential Factors

NONE IDENTIFIED

No overhead power lines, environmental or other influential factors have been identified within the vicinity of the property. Please **refer to section 6** for more information.

This report is issued for the property described as

Sample Site

Report Reference
68224607_1_1

National Grid Reference
491040 106950

Customer Reference
Passed Sample_ESR

Report Date
3 June 2015

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.

CONTACT DETAILS

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

0844 844 9966

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



Professional Opinion

Contamination Risk: **PASSED CERTIFICATE**

In the professional opinion of Argyll Environmental Ltd. the level of contamination risk associated with the information disclosed in the Envirosearch Residential report dated 3rd June 2015 and reference 68224607_1_1, Passed Sample_ESR for

Sample Site

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:

Argyll Environmental Ltd

