






Contaminated Land

FURTHER ACTION

[CLICK TO VIEW THE MAP](#)


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



Flood

PASSED

The property has been identified as within, or near to an area that is at a moderate risk of flooding. You may wish to obtain insurance terms prior to exchange of contracts. Please turn the page for further information and recommendations.




Energy & Infrastructure

IDENTIFIED

[CLICK TO VIEW THE MAP](#)

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 THE MAP](#)

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

Explore your property results:

 View your **interactive map** online now



This report is issued for the property described as:

**Address Line 1, Address Line 2, Address Line 3, Town, County, Postcode**

Report Reference  
**75592933**

National Grid Reference  
**518980 429070**

Customer Reference  
**Angela\_GL\_02\_RVR**

Report date  
**23 November 2015**

**Landmark Contribution**

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

**CONTACT DETAILS**

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

**0844 844 9966**

or by email at:  
[helpdesk@landmark.co.uk](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

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 1892-1911 edition maps. The RiskView Residential report uses historical land use drawn from Ordnance Survey County Series maps together with selected National Grid maps at 1:10,560 and 1:10,000 scales. Larger scale mapping has also been considered in order to formulate this Professional Opinion.

Please note that no physical site inspection or survey has been carried out or is proposed. Details of the information Landmark require in order to re-review the property and consider issuing a 'Passed' outcome can be found in the Contaminated Land section in 'Useful Information' (on the RiskView web viewer). Further information about contaminated land and the various sources reviewed, can also be found on the web viewer. For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 8449966.



## Flood

Landmark Information Group consider the property to be in an area which may be susceptible to flooding. While flood defences were found nearby, there is a moderate risk presented by groundwater flooding.

We recommend further consideration (by a suitably qualified professional) of the level of risk from ground water flooding, and mitigation against such flooding. A moderate risk indicates that the likelihood for flood is not high, but nonetheless, flood features are present; flood defences have also been considered. We explain this further in the 'Useful Information' section of the web viewer.

Although the property is within an area with some risk of flooding, in most cases insurance should be available at standard terms, however you may wish to obtain insurance terms prior to exchange of contracts.

We recommend making preparatory steps to be ready should a flood event occur. Please see the Useful Information section of the web viewer. It would be prudent to ask the seller to confirm whether or not they are aware of any previous flooding at the property. In addition, we would draw your attention to the additional advice available on the web viewer, which should be considered in order to further assess the risk of flooding at the property and to identify appropriate flood protection measures.

Flood risk is based on probability - to understand more about flood and the information reviewed, you are recommended to view the data presented in the web viewer. For further information or help, please contact your professional adviser or Landmark Customer Services on 0844 8449966.



## Energy & Infrastructure

Landmark Information Group have identified the following Energy and Infrastructure factors that may affect the property or nearby area.

The property is in an area licensed by the Department of Energy and Climate Change (DECC) for the exploration of oil and gas. 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. So also contact the Local Authority to get details of any current planning applications near to the property.



## Ground Hazards

The property 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 High Speed 2 (HS2), Crossrail, oil and gas exploration and production, Wind, Solar and Other Renewable Energy. No physical property inspection or survey has been carried out or is proposed. To understand more about Energy and Infrastructure factors, please refer to the relevant section in the viewer. For further information or help, please contact your professional adviser or Landmark Customer Services on 0844 8449966.

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

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

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

## Next Steps

If you require any assistance, please contact our customer service team on: **0844 844 9966** or [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)



# Property Location



## Location Plan

The map below shows the location of the property.



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## Other Potential Contaminative Land Uses

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



## Energy Exploration and Production

| Reference                               | Details   | Distance | Contact |
|---|---|----------|---------|
| <b>DECC Licensed Exploration Blocks</b> |   |          |         |
| <b>Reference:</b> PEDL183               | <b>Licensee:</b> RATHLIN ENERGY (UK) LIMITED<br><b>Type:</b> Petroleum Exploration and Development Licence<br><b>Administrator:</b> RATHLIN ENERGY (UK) LIMITED | On Site  | 1       |

## Wind Energy

| Reference         | Details  | Distance | Contact |
|-------------------|--|----------|---------|
| <b>Wind Farms</b> |  |          |         |
| N/A               | <b>Name:</b> Hull Waste Water Treatment Works<br><b>Operator:</b> Not Supplied<br><b>Developer:</b> Yorkshire Water Services<br><b>Owner:</b> Not Supplied<br><b>Num turbines:</b> 1 | 2528m    | 1       |

### Wind Turbines

|     |   |       |   |
|-----|---|-------|---|
| N/A | <b>Name:</b> Hull Waste Water Treatment Works Turbine | 2528m | 1 |
|-----|---|-------|---|

### Planning Applications

|                                  |  |       |   |
|----------------------------------|--|-------|---|
| <b>Reference:</b> 05/08754/STPLF | <b>Planning App Active:</b> Yes<br><b>Name:</b> Saltend Wind Turbine<br><b>Operator:</b> Yorkshire Water<br><b>Onshore/Offshore:</b> Wind Onshore<br><b>Turbine Capacity (MW):</b> 1.3<br><b>Total Installed Capacity (MW):</b> 1.3<br><b>Local Planning Authority:</b><br><b>Address:</b> Hull Waste Water Treatment Works, Hull Road, Saltend, Hull<br><b>Planning Application Submitted:</b> 07 December 2005<br><b>Operational Date:</b> 01 November 2007<br><b>Planning Permission Granted:</b> 06 March 2006 | 2556m | 1 |
|----------------------------------|--|-------|---|



## Natural Ground Instability

### Details

Distance

Contact

#### Potential for Compressible Ground

**Hazard Potential:** Moderate

On Site

2

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

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<br>Imperial Way<br>Berkshire<br>RG2 0TD   | <b>T:</b> 0844 844 9952<br><b>E:</b> <a href="mailto:customerservices@landmark.co.uk">customerservices@landmark.co.uk</a><br><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<br>Kingsley Dunham Centre<br>Keyworth<br>Nottinghamshire<br>NG12 5GG | <b>T:</b> 0115 936 3143<br><b>E:</b> <a href="mailto:enquiries@bgs.ac.uk">enquiries@bgs.ac.uk</a><br><b>W:</b> <a href="http://www.bgs.ac.uk">www.bgs.ac.uk</a>  |
|         | <b>Argyll Environmental Ltd</b>                   | 1st Floor<br>98 – 99 Queens Road<br>Brighton<br>BN1 3XF  | <b>T:</b> 0845 458 5250<br><b>F:</b> 0845 458 5260<br><b>E:</b> <a href="mailto:info@argyllenviro.com">info@argyllenviro.com</a><br><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.



## 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/01FyF>. 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/01FyF>.

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- Sets out minimum standards which firms compiling and selling search reports have to meet.
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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](http://www.propertycodes.org.uk).

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