

RESIDENTIAL
REGULATED
LOCAL AUTHORITY SEARCH



9 AND ANNEXE LIMETREE CLOSE, EAST PRESTON, BN16 1JA

Your Reference: JCW/W19422/1

Search Number: 4757415

Other roadways, footpaths and footways: THE STREET,

Prepared for: BENNETT GRIFFIN, 1 LIVERPOOL GARDENS, WORTHING, BN11 1SL

Registering Authority(ies): ARUN DISTRICT COUNCIL and WEST SUSSEX COUNTY COUNCIL

LOCAL LAND CHARGE ENTRIES

Local Land Charges YES

PLANNING AND BUILDING REGULATIONS

1.1 a-i Planning decisions and pending applications YES

1.1 j-l Building regulation decisions YES

1.2. Planning designations and proposals YES

ROADS AND PUBLIC RIGHTS OF WAY

2.1. Roadways, footways and footpaths ALL ADOPTED

2.2 - 2.5. Public rights of way NO

OTHER MATTERS

3.1. Land required for public purposes NO

3.2. Land to be acquired for road works NO

3.3. Drainage matters NO

3.4. Nearby road schemes NO

3.5. Nearby railway schemes NO

3.6. Traffic schemes YES

3.7. Outstanding notices NO

3.8. Contravention of building regulations NO

3.9. Notices, orders, directions and proceedings under Planning Acts YES

3.10. Community infrastructure levy (CIL) NO

3.11. Conservation area NO

3.12. Compulsory purchase NO

3.13. Contaminated land NO

3.14. Radon gas SEE ENVIRO REPORT

3.15. Assets of Community Value NO

Prepared by and all enquiries to: The Property Search Group, 82-84 Crabtree Lane Lancing, West Sussex, BN15 9PJ

Tel: 01903 854728 Email: AndrewPercival@propertysearchgroup.co.uk

Signed On behalf of PSG
Date: 13/10/2017



LOCAL LAND CHARGE REGISTER ENTRIES: Not including any conditional planning consents which, if applicable, are shown in the planning register section below.

1. TOWN & COUNTRY PLANNING ACT 1971 - SECTIONS 60 & 61
TREE PRESERVATION ORDER NO. 4/1974 DATED 13/01/1975 IN RESPECT OF TREES IN LIME TREE CLOSE.
REGISTERED 17/02/1975

PLANNING REGISTER ENTRIES SINCE: 01/01/1977

1. EP/50/78 OUTLINE FOR ERECTION OF SINGLE DETACHED CHALET BUNGALOW AND GARAGE.
(LAND WEST OF SCORTON CORNER OF LIMETREE CLOSE/THE STREET)
REFUSED 31/05/1978
2. EP/39/79 ERECTION OF 1 DETACHED BUNGALOW AND GARAGE.
REFUSED 04/04/1979
(APPEALED 26/10/1979)
3. EP/34/80 OUTLINE - DEMOLITION OF EXISTING HOUSE AND REPLACEMENT BY 8 TERRACED TOWN HOUSES.
REFUSED 28/05/1980
4. EP/142/88 OUTLINE APPLICATION FOR: ERECTION OF 1 CHALET BUNGALOW.
(LAND ADJOINING SCORTON LIME TREE CLOSE)
REFUSED 08/08/1988

BUILDING REGULATION APPLICATIONS SINCE: 01/01/1977

1. GASAFE 2281013
ACKNOWLEDGED 16/06/2010
2. NAPIT 1071041
ACKNOWLEDGED 15/01/2013
3. FENSA 10846242
ACKNOWLEDGED 11/02/2015

OTHER DETAILS:

PLEASE NOTE THE FOLLOWING INFORMATION:

PLANNING APPLICATIONS RELATING TO LAND ADJOINING THE CURTILAGE OF THE ADDRESS SEARCHED DO NOT FALL WITHIN THE SCOPE OF THIS REPORT

PLANNING AND BUILDING REGULATIONS

Planning and building decisions and pending applications

1.1. Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

(a) a planning permission	SEE PAGE 2
(b) a listed building consent	NONE SINCE 01/01/1977
(c) a conservation area consent	NONE SINCE 01/01/1977
(d) a certificate of lawfulness of existing use or development	NONE SINCE 01/01/1977
(e) a certificate of lawfulness of proposed use or development	NONE SINCE 01/01/1977
(f) a certificate of lawfulness of proposed works for listed buildings	NONE SINCE 01/01/1977
(g) a heritage partnership agreement	NONE SINCE 01/01/1977
(h) a listed building consent order	NONE SINCE 01/01/1977
(i) a local listed building consent order	NONE SINCE 01/01/1977
(j) building regulations approval	NONE SINCE 01/01/2002
(k) a building regulation completion certificate and	NONE SINCE 01/01/2002
(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?	SEE PAGE 2

How can copies of the decisions be obtained?

The owner or occupier of the property should be asked to produce any such certificate. The seller or developer should be asked to provide evidence of compliance with building regulations.

PLEASE CONTACT YOUR LOCAL PSG OFFICE WHO WILL OBTAIN COPIES FOR YOU.

1.2. Planning designations and proposals

What designations of land use for the property, or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

This reply reflects the Policies or Proposals in any existing adopted Development Plan and in any formally Proposed Alteration or Replacement Plan, but does not include Policies contained in Planning Guidance Notes or Supplementary Planning documents.

WITHIN A BUILT UP AREA BOUNDARY

ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths

2.1. Which of the roads, footways and footpaths named in the application for this search are:

(a) highways maintainable at public expense	LIME TREE CLOSE - YES THE STREET - YES
(b) subject to adoption and, supported by a bond or bond waiver	NONE
(c) to be made up by a local authority who will reclaim the cost from the frontagers	NONE
(d) to be adopted by a local authority without reclaiming the cost from the frontagers	NONE

If a road, footpath or footway is not a highway, there may be no right to use it. The Company cannot express an opinion without seeing the title plan of the property and requesting the Local Authority to carry out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

Public rights of way

2.2. Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?

NO

2.3. Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?

NO

2.4. Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?

NO

2.5. If so, please attach a plan showing the approximate route.

NOT APPLICABLE

The definitive map does not show every public footpath or byway. In addition the scale of definitive maps means that it is not possible to guarantee the precise routes of footpaths as on a detailed map. Clients are recommended to check in other sources if the "Definitive Footpath" passes near to or through the property.

OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of relevant documents be obtained?

3.1. Land required for public purposes

Is the property included in land required for public purposes?

NO

3.2. Land to be acquired for road works

Is the property included in land to be acquired for road works?

NO

3.3. Drainage matters

(a) Is the property served by a sustainable urban drainage system (SuDS)?

NO

(b) (i) Are there SuDS features within the boundary of the property?

NO

(ii) If yes, is the owner responsible for maintenance?

NOT APPLICABLE

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

NOT APPLICABLE

Many Local Authority records do not allow for the provision of comprehensive answers for these questions. We therefore recommend checking planning approvals, Section 106 Agreements and referring to the vendor in order to establish if the property is served by a Sustainable Urban Drainage System.

3.4. Nearby road schemes

Is the property (or will it be) within 200 metres of any of the following?

(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme

NO

(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

NO

(c) the outer limits of construction works of a proposed alteration or improvement to an existing road involving: (i) construction of a roundabout (other than a mini-roundabout); or (ii) widening by construction of one or more additional traffic lanes

NO

(d) the outer limits of: (i) construction for a new road to be built by a local authority; (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (iii) construction of a roundabout (other than a mini-roundabout) or widening by the construction of one or more additional traffic lanes

NO

(e) the centre line of the proposed route of a new road under proposals published for public consultation

NO

(f) the outer limits of: (i) construction for a proposed alteration or improvement to an existing road involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (ii) construction of a roundabout (other than a mini-round about); (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation?

NO

Note: A mini-roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches

3.5. Nearby railway schemes

(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

NO

(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

NO

3.6. Traffic schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named at Q2.1 and are within 200 metres of the boundaries of the property?

(a) permanent stopping up or diversion

NO

(b) waiting or loading restrictions

THE STREET - WAITING RESTRICTIONS

(c) one way driving

NO

(d) prohibition of driving

NO

(e) pedestrianisation

NO

(f) vehicle width or weight restriction

NO

(g) traffic calming works including road humps

NO

(h) residents parking controls

NO

(i) minor road widening or improvement

NO

(j) pedestrian crossings

NO

(k) cycle tracks

NO

(l) bridge building

NO

In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the Local Authority.

This enquiry is designed to reveal matters that are yet to be implemented and could not therefore be ascertained by a visual inspection. Schemes that have been, or are currently being implemented will not be referred to in answer to this enquiry.

3.7. Outstanding notices

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?

(a) building works

NO

(b) environment

NO

(c) health and safety

NO

(d) housing

NO

(e) highways

NO

(f) public health

NO

(g) flood and coastal erosion risk management

NO

3.8. Contravention of building regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?

NO

3.9. Notices, orders, directions and proceedings under Planning Acts

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?

(a) an enforcement notice

NO

(b) a stop notice

NO

(c) a listed building enforcement notice

NOT APPLICABLE

(d) a breach of condition notice	NO
(e) a planning contravention notice	NO
(f) another notice relating to breach of planning control	NO
(g) a listed building repairs notice	NOT APPLICABLE
(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation	NOT APPLICABLE
(i) a building preservation notice	NO
(j) a direction restricting permitted development	NO
(k) an order revoking or modifying planning permission	NO
(l) an order requiring discontinuance of use or alteration or removal of building or works	NO
(m) a tree preservation order	SEE PAGE 2
(n) proceedings to enforce a planning agreement or planning contribution	NOT APPLICABLE

3.10. Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

THE LOCAL AUTHORITY HAS NO ADOPTED CIL CHARGING SCHEDULE IN PLACE

(b) If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:

3.10 (b) - (h) NOT APPLICABLE

(i) a liability notice?

(ii) a notice of chargeable development?

(iii) a demand notice?

(iv) a default liability notice?

(v) an assumption of liability notice?

(vi) a commencement notice?

(c) Has any demand notice been suspended?

(d) Has the Local Authority received full or part payment of any CIL liability?

(e) Has the Local Authority received any appeal against any of the above?

(f) Has a decision been taken to apply for a liability order?

(g) Has a liability order been granted?

(h) Have any other enforcement measures been taken?

3.11. Conservation area

Do the following apply in relation to the property?

(a) the making of the area a conservation area before 31 August 1974

NO

(b) an unimplemented resolution to designate the area a Conservation Area

NO

3.12. Compulsory purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

NO

3.13. Contaminated land

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?

(a) a contaminated land notice

NO

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

(i) a decision to make an entry

NO

(ii) an entry

NO

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice

NO

A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it and the reply may not disclose steps taken by another Local Authority in whose area adjacent or adjoining land is situated.

3.14. Radon gas

Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?

PLEASE REFER TO ENVIRONMENTAL REPORT

'Radon Affected Area' means a part of the country with a 1% probability or more of present or future homes being above the Action Level.

Further information on Radon, including an indicative version of the Radon Affected Areas map, the associated health risks and common questions and answers can be found on the Health Protection Agency (HPA) website www.ukradon.org

3.15. Assets of Community Value

(a) Has the property been nominated as an asset of community value?

NO

If so:- (i) Is it listed as an asset of community value?

3.15 (a)(i) - (b)(iii) NOT APPLICABLE

(ii) Was it excluded and placed on the "nominated but not listed" list?

(iii) Has the listing expired?

(iv) Is the Local Authority reviewing or proposing to review the listing?

(v) Are there any subsisting appeals against the listing?

(b) If the property is listed:

(i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?

(ii) Has the Local Authority received a notice of disposal?

(iii) Has any community interest group requested to be treated as a bidder?

INFORMATION SOURCES:

We have obtained the information to compile this search report from the following sources:

PLANNING AND BUILDING REGULATIONS

The answer(s) to 1.1 (a) - (i) were obtained by examining public records

The answer(s) to 1.1 (j) - (l) were obtained by examining public records

The answer(s) to 1.2 were obtained by examining public records

ROADS AND PUBLIC RIGHTS OF WAY

The answer(s) to 2.1 (a) - (d) were obtained by examining public records

The answer(s) to 2.2 - 2.5 were obtained by examining public records

OTHER MATTERS

The answer(s) to 3.1 were obtained by examining public records

The answer(s) to 3.2 were obtained by a written response from the Local Authority

The answer(s) to 3.3 were obtained by examining public records

The answer(s) to 3.4 were obtained by a written response from the Local Authority

The answer(s) to 3.5 were obtained by examining public records

The answer(s) to 3.6 were obtained by a written response from the Local Authority

The answer(s) to 3.7 were obtained by examining public records

The answer(s) to 3.8 were obtained by a written response from the Local Authority

The answer(s) to 3.9 were obtained by examining public records

The answer(s) to 3.10 were obtained by a written response from the local authority

The answer(s) to 3.11 were obtained by examining public records

The answer(s) to 3.12 were obtained by a written response from the Local Authority

The answer(s) to 3.13 were obtained by examining public records

The answer(s) to 3.14 is shown in the environmental report

The answer(s) to 3.15 were obtained by examining public records



PSG is registered with the Property Codes Compliance Board as a subscriber to the Search Code.

PSG Connect Ltd (T/A The Property Search Group (PSG))
6 Great Cliffe Court, Great Cliffe Road, Dodworth, Barnsley S75 3SP

VAT Registered Number: 721 3017 86.

Registered Office: 6 Great Cliffe Court, Great Cliffe Road, Dodworth, Barnsley S75 3SP

PSG Terms and Conditions

1. Definitions and Interpretation

1.1 In these Terms and Conditions the following words shall have the meanings set opposite them:

"Adverse Entry" means a matter affecting the land which would have been disclosed in the information provided by an Appropriate Body in response to an application made to it under Part 1 (Standard Enquiries) of Form CON29R and/or CON29DW (Law Society Copyright, as amended) but which was not contained in the Search Report.

"Appropriate Body" means a Local Authority and/or Water Authority or other public body providing information in response to an application made under Part 1 (Standard Enquiries) of Form CON29R and/or CON29DW (Law Society Copyright, as amended).

"Charges" means Our financial charges for providing the Services, which will be notified to You when You submit Your Order.

"Client" means each of the following: (i) a person who appoints an adviser to perform services in connection with the property to which a Report relates; (ii) a person who is acquiring (or is considering acquiring) an interest in or charge over the property to which a Report relates; (iii) where a Report is taken into account in a valuation of the property to which it relates, a person who has or acquires an interest in the Property and places reliance on that valuation; and (iv) any person who acts in a professional or advisory capacity for any of the above.

"Intellectual Property Rights" means any enforceable intellectual property right including without limitation copyright, database right, trademark, patent, trade secret or design right.

"Order" means Your request for Us to provide the Services, which You place by communicating or sending it to Us by electronic or other acceptable means.

"Property" means the property address of location, the building(s), land, fixtures and all chattels of which You require a Report.

"PSG" means the party from whom You order the Services which may be PSG Connect Ltd, PSG Energy Limited, PSG Financial Services Limited or any one or a combination of affiliated franchised businesses.

"Report" means any report/document that You have asked Us to deliver to You as detailed in the Order whether originated from PSG Connect Ltd, its franchisees or associated trading partners, PSG Energy Limited, or whether it is a Third Party Report.

"Required Information" means all information required to submit an Order to Us which shall enable Us to provide the Services to You.

"Third Party" means any person that is not within the definition of "Client" "Us/We/Our" or "You/Your"

"Third Party Report" means any report or document that We procure from a Third Party on Your behalf for the purpose of providing the Services to You.

"Services" means Our compilation and/or delivery of reports/documents to You.

"Us/We/Our" mean PSG Connect Ltd, PSG Energy Limited, PSG Financial Services Limited or one of Our franchised businesses, together The Property Search Group or PSG.

"Working Day" means Mondays to Fridays except bank and public holidays.

"You/Your" means the person, firm or company who instructs Us to provide the Services either on their own behalf or as an agent of another person.

1.2 Headings used in these conditions are for convenience only and shall not affect the interpretation of the main provisions.

2. Your Privacy and Security

2.1 Your personal details are held on a secure database in accordance with relevant Data Protection legislation and these details are used solely for the provision of the Services. We will not pass confidential customer information to other organisations unless You (or Your agent) specifically authorise PSG to do so during the ordering process or at any other time.

2.2 Your Order will be retained by Us in an electronic format and is available for inspection upon reasonable notice for a period of 6 years from the date of Order.

3. The Services

3.1 We will not be obliged to accept any Order. No contract for Services will come into force until We accept Your Order.

3.2 Each Order if accepted by Us will constitute a separate and severable contract.

3.3 In providing search Reports and Services we will comply with the Search Code.

3.4 We will use Our reasonable endeavours to ensure that the information contained within any Report is accurate at the date of its publication. You accept, however, that information on which any Report is based may be subject to change from the date of its publication and We cannot be held liable for failing to include in or omit from the Report, any information which becomes available after the date of publication or provision of the Services.

3.5 Within its suite of Services, PSG Offers two types of PSG Regulated Personal Search to Clients:

Type 1 (Premium PSG Local Search), which provides the same or a more detailed level of information as is contained in the Local Authority LLC1 and CON29R;

Type 2 (Standard PSG Local Search), which provides the same or a more detailed level of information as is contained in the Local Authority LLC1 and CON29R; however in the event that parts of the information (most frequently Building Regulations and/or Traffic Schemes) required for a search report are unavailable altogether or by reason of excessive delay or charging, PSG will supply insurance cover for such missing information as set out at 8.3 below.

3.6 By submitting an Order You shall be deemed to have acknowledged and accepted these Terms and Conditions and Your continued use of Our Services shall be an express acceptance of these Terms and Conditions as varied from time to time.

3.7 Any indication that We may give as to the time in which We will perform the Services will be a good faith estimate only. We will use all reasonable endeavours to deliver the Reports within the timescale that We have estimated. Due to variations in availability of the information required to provide the Services, delivery of Reports may be in excess of 30 days from the date of Order. By accepting these conditions You agree that in such a case that time of delivery of Reports is not of the essence and that delivery may take place as reasonably soon as is possible after the information for the Reports shall be made available to Us.

3.8 Subject to anything else contained within these Conditions, all other warranties, conditions, terms, undertakings and obligations, whether express or implied are expressly excluded.

3.9 Where You submit an Order to Us for a Third Party Report You shall be deemed to have acknowledged and accepted the terms and conditions of the Third Party that supplies the Third Party Report and continued use of the Third Party report shall be an express acceptance of its terms and conditions.

4. Charges

4.1 Unless expressly indicated otherwise, the Charges will include VAT at the applicable rate.

4.2 Unless indicated otherwise the Charges also include all delivery and communication costs.

4.3 You shall be liable for payment for the Services at the rates notified to You prior to the Order, unless otherwise advised before the commencement of performance of the Services. All invoices shall be paid within 30 days of the date of issue, except for insurance policies provided through PSG Financial Services Ltd which are payable within 14 days of the date of issue or in specific cases where other Terms have been agreed in writing. We reserve the right to charge interest on outstanding sums at a rate equivalent to the statutory provision in the Late Payment of Commercial Debts (Interest) Act 1998 and to recoup Our costs associated with recovery of the same.



5. Your Obligations

- 5.1 You will provide Us with the Required Information in Your Order. You warrant that the information supplied by You is complete, correct and up to date, and that We may proceed to provide the Services that You have ordered.
- 5.2 You will notify Us immediately You become aware of any inaccuracy contained within the Order whether supplied by You, any Third party or any other person. We will attempt to alter the Services to reflect the new information but there will be further reasonable charges depending on the progress of the Services at that point and the nature of the changes to the information.
- 5.3 If ordering online You will provide an electronic mailing address. If ordering by other means or if You are not capable of communicating by email You shall communicate by first class post or facsimile machine. In all communications You will provide a return address. In providing this address You agree that communications between Us and You will be through these means.
- 5.4 If there is any conflict between a provision of any Third Party Reports relating to Your permitted use of the Reports and the corresponding provisions of these conditions, then these conditions will prevail.

6. Cancellation

- 6.1 If You cancel Your Order after it has been accepted and work has begun to provide the Services any refund of monies already paid will be at Our discretion and You will remain liable to pay any charges that have been reasonably incurred.
- 6.2 If Your Order is submitted in any other acceptable manner and You wish to cancel or re-schedule an Order, You agree to give Us written notice as soon as is reasonably practicable. If work on the Services has commenced there will be a reasonable charge to You depending on the progress of the Services at that point.
- 6.3 Where appropriate these Terms and Conditions constitute notice pursuant to the Consumer Protection (Distance Selling) Regulations 2000 as amended and the Electronic Commerce (EC Directive) Regulations 2002.

7. Intellectual Property Rights and Proprietorship

- 7.1 Any and all Intellectual Property Rights arising from performance of the Services shall vest in Us and remain Our property. We disclaim all proprietary rights including, without limitation, Intellectual Property Rights in Third Party Reports.
- 7.2 You will not acquire nor will You attempt to register any Intellectual Property Rights in any Reports whether on Your own behalf or on behalf of any Client or other Third Party. You further agree not to use the Reports in whole or part other than is expressly permitted by these Conditions.
- 7.3 Title to the PSG products and Services which are the subject of Your Order shall remain the property of PSG and shall not pass to You or any other Third Party until the Charges notified to You have been paid to Us in full.

8. Limitation of Liability

- 8.1 If the Report is a Residential PSG Drainage Report it is only suitable for use in connection with a residential property transaction.
- 8.2 PSG has in place Professional Indemnity Insurance of £5m in respect of each and every claim in respect of its work in preparing, collating and providing a Report. The name and address of the primary insurer is W R Berkley Insurance (Europe) Limited, 6th Floor, 40 Lime Street, London EC3M 7AW.
- 8.3 For all PSG Regulated Personal Search Reports We will supply a Search Report Insurance Policy (SRIP) of up to £2m at no additional cost to You which will cover liability in personal searches for Adverse Entries whether arising from unanswered questions or errors in the records of the Appropriate Body which are the subject of the search as set out in the terms and conditions of the SRIP which are attached to the PSG Regulated Personal Search Report. This insurance cover is provided by First Title Insurance Plc, Title House, 33-39 Elmfield Road, Bromley, Kent BR1 1LT.
- 8.4 For all Residential PSG Drainage Reports We will supply a SRIP of up to £1m at no additional cost to You which will cover liability arising from such Adverse Entries affecting the Property which would have been disclosed in the information provided by an Appropriate Body in response to enquiries in form CON29DW which are not contained in the Report as set out in the terms and conditions of the SRIP which are attached to the Residential PSG Drainage Report. This insurance cover is provided by First Title Insurance Plc, Title House, 33-39 Elmfield Road, Bromley, Kent BR1 1LT.
- 8.5 It is Your responsibility, where the value of the Property exceeds the amount set out in 8.2, 8.3 or 8.4 to inform Us before or upon receipt of Our Services/Report so that We may arrange additional or alternative insurance cover to take into account the increased value otherwise any claim against Us will be limited to the amount set out in clause 8.2, 8.3 or 8.4.
- 8.6 We cannot accept liability for any negligent or incorrect entry in the registers in which We search.
- 8.7 We shall not accept any responsibility or liability for any inaccuracy or error in the Report that is based on incomplete or inaccurate information supplied by You.
- 8.8 A PSG Report may contain information supplied by a Third Party such as a Solicitor, Environmental and Contaminated Land reporter, Chancel Searcher, Local Authority, Water Authority, HM Land Registry and/or an Energy Assessor. We may also supply (as intermediary) a Report that has been wholly created by Third Parties. These Third Parties are required by their regulatory bodies to have appropriate Professional Indemnity Insurance or to be covered by statutory compensation arrangements. We shall not accept liability for any loss or consequence of the act or omission of a Third Party except that We shall, at Your request and expense, provide reasonable assistance in any claim brought by You or a Client of Yours against a Third Party data provider concerning the supply by that Third Party of an incorrect or incomplete Report and shall, where possible, assign to You (or a Client at Your direction) at Your cost the benefit of any warranty, guarantee or indemnity given to Us by such Third Party data provider or of which We have the benefit. Where a Third Party is the supplier of the product or service the Third Party's own terms and conditions shall apply.
- 8.9 Subject to any other provisions in these Terms and Conditions, We will not be liable to You for any loss, damages, costs or expenses caused directly or indirectly by a delay in delivery (even if caused by Our negligence).
- 8.10 We shall not be liable to You for any loss caused by any failure by You or Your Client to have in place all necessary means of receiving the Services, the maintenance of internet access, email facilities and security measures.
- 8.11 We will not be liable for any loss of actual or anticipated profits or savings, loss of business, loss of opportunity or for any special, indirect or consequential loss whether arising from a breach of the Conditions or negligence in performing the Services even if We were advised of or knew of the likelihood of such loss occurring.
- 8.12 We acknowledge that You may make Reports available to Clients in the normal course of your business and agree that where You do so then any such Client shall have the benefit of and may enforce Your rights under this agreement as if the Client were a party to this agreement.
- 8.13 We shall not be liable for any loss or damage sustained by You or any other Third Party directly or indirectly whether in contract, tort or otherwise making use of or relying on a Report unless and then only to the extent that such loss and damage shall be the direct consequence of the fraudulent or negligent act or omission of Us and/or breach of these Terms and Conditions by Us.
- 8.14 PSG does not exclude or restrict its liability for personal injury or death caused by negligence or any other liability the exclusion or restriction of which is expressly prohibited by law.
- 8.15 Without prejudice to the foregoing, our liability in connection with or in relation to this agreement to You and any Third Party for each claim or (where there is a set of related claims) each set of related claims (whether in contract, tort or otherwise), for any breach of obligation, default, act, omission, negligence or statement of or on behalf of Us, Our employees, servants, agents, sub-contractors or data providers; shall not exceed for each such claim or (where there is a set of related claims) each set of related claims the sum set out in 8.2, 8.3 or 8.4 or such higher amount expressly agreed in writing between the parties in advance of commissioning the relevant Order.

9. Force Majeure

- 9.1 We will not be liable for any failure to perform the Services due to any event beyond Our reasonable control. However, if Our performance of the Services is delayed due to any event beyond our reasonable control, We will notify You promptly.

10. Assignment

- 10.1 You may not assign charge or transfer any of Your obligations under the Terms and Conditions without Our prior written consent.
- 10.2 We may assign and/or sub-contract any contract for Services at any time by giving notice to You.

11. General

- 11.1 These Terms and Conditions constitute the entire agreement between You and Us in respect of the Services and supersede any earlier arrangements, understandings, promises, or agreements made between You and Us in respect of the Services.
- 11.2 You acknowledge that in instructing Us to provide the Services, You do not do so on the basis of any representation, warranty or provision not expressly contained within these Terms and Conditions.
- 11.3 If at any time, any one or more of these Terms and Conditions are held to be unenforceable, illegal or otherwise invalid in any respect, such enforceability, illegality or invalidity shall not affect the remaining Terms and Conditions, which shall remain in full force and effect.



11.4 Any failure by Us to enforce a breach of these Terms and Conditions by You will not be deemed to be a waiver of any subsequent breach of these Terms and Conditions that You may make.

11.5 Nothing in these Terms and Conditions shall create or be deemed to create a partnership or joint venture between Us and You or the relationship of principal and agent or employer and employee.

11.6 These Terms and Conditions will be governed exclusively by the law of England and Wales. You and We agree to submit exclusively to the jurisdiction of the English and Welsh courts.

11.7 You and We agree that no Third Party will be afforded any rights under these Terms and Conditions to gain access to the data of any party to this agreement unless permission is granted by the party to which the data refers.

Important Consumer Protection Information

Search Reports are produced by the PSG Franchise identified on the front page of the Report; the franchises of PSG Connect Ltd (Head Office - 6 Great Cliffe Court, Great Cliffe Road, Dodworth, Barnsley, S75 3SP) are collectively registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, 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 Search Code will:

- Display the Search 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 products and services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

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 compensation of up to £5,000 to You if he 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
E-mail: 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

The PSG complaints procedure is as follows:

If You want to make a complaint, 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 the PSG Franchise identified on the front page of the Report.

If you are not satisfied with our final response, or 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.

Financial Conduct Authority:

PSG Financial Services Limited is authorised and regulated by the Financial Conduct Authority (FCA). FCA Registration number 583137. You can check this on the FCA Register by visiting www.fsa.gov.uk/register or by contacting the FCA on 0845 606 1234



SEARCH REPORT INSURANCE POLICY

Form No.: SRIP 04/14
 Policy Issuer: PSG Financial Services Ltd
 Policy Number: SRIP(E&W) 60 -074 -000000

This policy

This policy has been issued by the **Policy Issuer**, on **Our** behalf when issuing the **Search Report**.

This policy consists of 4 pages, is the entire contract between **You** and **Us**, and is effective from the **Policy Date**.

The insurance given under this policy is a contract of indemnity against actual monetary loss and is subject to all of the terms, conditions, and exclusions contained or referred to within this policy.

The words in bold italics have the meanings set out within this policy.

Our, **Us** and **We** mean First Title Insurance plc, company registration number 01112603.

What this policy covers

We indemnify **You**, subject to the terms and conditions of this policy against **Actual Loss**, not exceeding the **Maximum Limit of Indemnity**, that **You** suffer as a result of an **Adverse Entry**.

An **Adverse Entry** means any matter(s) having a detrimental effect on the market value of the **Property**, that would or should have been disclosed in an **Official Local Authority Search Result** had one been carried out in relation to the **Property** on the **Policy Date**, but was not disclosed in the **Search Report**. This includes where the **Appropriate Body**'s registers and information and/or the answers provided by the **Appropriate Body** for the purposes of the **Search Report** were incorrect as at the **Policy Date** due to the **Appropriate Body**'s error or omission.

Actual Loss means:

- where **You** are the **Buyer**:
 - the difference between:
 - i. the price **You** actually paid for the **Property** or the **Market Value** of the **Property** as at the **Policy Date** assuming there is no **Adverse Entry**, whichever is the lesser; and
 - ii. the **Market Value** of the **Property** at the **Policy Date** as reduced by the **Adverse Entry**; and/or
 - the cost of demolishing, altering or reinstating any part of the **Property** to comply with an **Order**; and/or
 - the shortfall in the repayment of any loan or other financial liabilities that are secured against the **Property** when **You** sell the **Property**, such shortfall being a direct result of an **Adverse Entry**; and/or
 - where the **Adverse Entry** relates to a financial charge or liability, the amount of that charge or liability.
- where **You** are the **Lender**:
 - a shortfall in the repayment of the outstanding loan amount upon sale of the **Property** by **You**, which arises directly as a result of an **Adverse Entry**.

The **Maximum Limit of Indemnity** under this policy is £2,000,000.

Who this policy covers

This policy only insures **You**, meaning:

- the **Buyer**: the person or persons who has/have **Purchased** the **Property** in reliance upon the **Search Report**; and/or
- the **Lender**: the person or body who has loaned the **Buyer** money, in return for the loan being secured against the **Property**;

as applicable in the context, and **Your** has a similar meaning.

Apart from **Us**, only **You** may enforce all or any part of this policy and the rights and interests arising from or connected with it. This means that the Contracts (Rights of Third Parties) Act 1999 does not apply to this policy in relation to any third party rights or interest. This means that this policy does not insure any person **Purchasing** the **Property** from **You** or their lender.

Your rights and interests under this policy shall not be prejudiced by any act or omission of any other party who is insured under this policy.

What this policy excludes

We do not insure **You**, and will have no obligation to indemnify **You** for **Actual Loss**, in relation to any and/or all of the following risks, including but not limited to an **Adverse Entry**, that:

- **You** create, allow or agree to at any time;
- are **Known** to **You** but not to **Us** on or before the **Policy Date**;
- do not cause **You** any **Actual Loss**;
- occur or come into existence after the **Policy Date**;
- are created by an error or omission of the **Policy Issuer** or the private search provider who obtained the information for the **Search Report** for the **Policy Issuer**, if applicable;
- are disclosed to **You** during negotiation, correspondence, in reply to enquiries before contract or as a result of a subsequent search of matters affecting the **Property** which has been carried out prior to **You** being legally obliged to **Purchase** the **Property** or, in relation to the **Lender**, the loan being advanced;
- would be dealt with under a buildings and/or contents insurance policy.

In the event of a claim

You must notify **Us** in writing, using either of the methods set out below in the **Contacting Us** section, as soon as possible, and in any event within 10 days, after **You** become aware of any claim, or circumstance or matter which might entitle **You** to make a claim under this policy. For the avoidance of doubt, notification must be sent even if **Actual Loss** has not at that time been incurred or calculated. The notification must contain details of the claim, or circumstance or matter.

We will require a copy of the **Search Report** together with evidence to show that the **Adverse Entry** would or should have been disclosed in an **Official Local Authority Search Result** had one been carried out on the **Policy Date**.

You must co-operate with **Us** fully in relation to this policy, and not do anything or fail to do anything that adversely affects **Our** ability to attend to the claim and/or dispute or defend any challenge or claim or to commence any action against other persons.

You must, within 90 days of notifying **Us** of the claim, circumstance or matter, provide **Us** with a written statement detailing the amount of **Your Actual Loss** and the method that **You** used to compute that amount.

Our obligations in the event of a claim

In the event of a notification of a claim, or a circumstance or matter which might entitle **You** to make a claim under this policy or if **We** become aware of an **Adverse Entry**, **We** will, if **We** accept the claim, and subject to the terms and conditions of this policy and as the circumstances may require, do any one or more of the following:

- pay the amount of **Your Actual Loss**, not to exceed the **Maximum Limit of Indemnity**, that **You** have incurred as a result of the **Adverse Entry**, and any **Authorised Expenses**, if applicable;
- in relation to the **Lender**, **We** may purchase the debt from **You** by paying to **You** the amount of the loan that is outstanding together with any interest and **Authorised Expenses**, if applicable. In these circumstances, **You** must transfer or assign the loan and charge that is secured against the **Property** together with any collateral securities and credit enhancements to **Us** on receipt of payment and give all necessary notices of that transfer or assignment;
- pay or otherwise settle any claim with other parties for or in **Your** name together with any **Authorised Expenses**, if applicable;
- at **Our** absolute discretion, defend **You**, including but not limited to in litigation, in relation to the **Adverse Entry**. **We** will pay any and all costs that **We** incur in that defence and shall act without unreasonable delay. **We** can end this duty to defend at any time. **We** will be entitled to select the lawyer to act and **We** will not be liable for and will not pay the fees of any other lawyer.

We may pursue any litigation (including appeals) to final determination by a court and reserves the right in its sole discretion to appeal any judgment or order.

We will keep **You** up to date on all matters arising under a claim.

When the extent of **Your Actual Loss** and **Our** liability under this policy have been finally determined, **We** will pay that amount within 30 days of its determination.

Limitation and reduction of *Our* liability

We will not be liable to indemnify *You*:

- if *We* remove any matter giving rise to *Your* claim under this policy in a reasonably diligent manner by any method, including litigation; and/or
- if *We* have taken any of the actions set out in the *Our obligations in the event of a claim* section; and/or
- until litigation, including appeals, in relation to a claim conducted by *Us* (or by *You* with *Our* authorisation) has been finally determined by a court; and/or
- for liability voluntarily assumed by *You* in negotiating or settling any claim or litigation without *Our* prior written consent.

Our obligations to *You* under this policy may be reduced in part or in whole if *You* refuse to co-operate with *Us* and any of *Your* actions or omissions adversely affects *Our* ability to attend to the claim and/or dispute or defend any challenge or claim or to commence any action against other persons. *We* reserve the right to recover any sums that *We* have paid out under this policy from *You* in such an event.

You must comply with all of the terms and conditions contained or referred to in this policy. Failure to comply may result in *Us* rejecting or withdrawing from a claim made by *You* under it.

The amount of indemnity cover payable by *Us* under this policy will be reduced or terminated (as the case may be) by any or all of the following:

- all payments under this policy, except for *Authorised Expenses*;
- the payment by any person of all or part of the debt or any other obligation secured by a mortgage or other charge over the *Property* or any voluntary, partial or full satisfaction or release of such mortgage or charge to the extent of the satisfaction or release;
- the amount by which *Your* acts or omissions have increased *Our* liability or reduced *Our* ability to recover amounts from third parties.

Subrogation

If *We* agree to indemnify or defend *You* under this policy in respect of any claim then, regardless of whether or not actual payment has been made, *We* will immediately be subrogated to any rights, contractual or otherwise, which *You* may have in connection with that claim, the mortgage or the *Property*. If *We* ask, *You* must transfer to *Us* all of *Your* rights and remedies against any person or property that, in *Our* opinion, might be necessary to perfect this right of subrogation.

Governing law and jurisdiction

This policy will be governed by the law of England and Wales and the courts of England and Wales

Cancelling this policy

It is not possible to cancel this policy as it insures more than one party. No refund of premium will be payable in any circumstance.

Data Protection Act 1998

Any information provided to *Us* by *You* or the *Policy Issuer* will be processed by *Us* and, if applicable, *Our* agents in compliance with the provisions of the Data Protection Act 1998, for the purpose of providing insurance and handling claims, if any, which may necessitate providing such information to third parties, including those located outside of the European Economic Area.

Complaints

We intend to give *You* the best possible service but if *You* do have any questions or concerns about this policy or the handling of a claim, *You* should, in the first instance, contact *Our* Risk and Compliance Department:

- by post, to *Our* registered office (which as at the *Policy Date* is ECA Court, 24-26 South Park, Sevenoaks, Kent, TN13 1DU); and/or
- by e-mail, to riskandcompliance@firsttitle.eu.

To assist a quick and efficient response, please ensure that the letter/e-mail includes the form number and policy number (both of which are located at the top of this policy), the *Policy Date*, the name of the *Policy Issuer* and the *Property* address.

Details of *Our* internal complaint-handling procedures are available on request.

You have the right, in the event that it is not possible to reach an agreement, to make an appeal to the Financial Ombudsman Service, whose current contact details are: Exchange Tower, London E14 9SR. Telephone: 0800 023 4567 or 0300 123 9123.

The above complaints procedure is in addition to *Your* statutory rights as a consumer. For further information about *Your* statutory rights please contact the relevant local authority Trading Standards Service or the Citizens Advice Bureau.

Financial Services Compensation Scheme

We are covered by the Financial Services Compensation Scheme. **You** may be entitled to compensation from the scheme in the unlikely event that **We** cannot meet Our financial responsibilities. The FSCS will meet 90% of **Your** claim, without any upper limit. Further information about compensation scheme arrangements can be obtained from the FSCS at www.fscs.org.uk or by telephoning 0800 678 1100 or 020 7741 4100.

Contacting Us

We can be contacted via the following methods:

- by post, to Our registered office (which as at the **Policy Date** is ECA Court, 24-26 South Park, Sevenoaks, Kent, TN13 1DU). Please mark the letter for the attention of the Legal & Claims Department; and/or
- by e-mail, to legal&claims@firsttitle.eu.

You must ensure that the letter/e-mail includes the form number and policy number (both of which are located at the top of this policy), the **Policy Date**, the name of the **Policy Issuer** and the **Property** address.

Regulation

We are authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority under register number 202103.

Definitions and interpretation

In addition to the definitions set out above, the words in bold and italics have the meanings set out below:

Appropriate Body	a local authority or other public body responsible for maintaining the registers and information that are covered by Forms LLC1 and Part 1 (Standard Enquiries) of Form CON29 (Law Society Copyright, as amended).
Authorised Expenses	any costs, legal fees and expenses that We are obliged to pay under this policy and have approved in writing.
Known	having actual knowledge and not constructive knowledge or notice which may be imparted by matters appearing in public records established by local government or other relevant public bodies or from one of the other insured parties under this policy.
Market Value	the average of two valuations of the market value carried out by independent and suitably qualified valuers appointed respectively by You and Us .
Official Local Authority Search Result	direct responses from an Appropriate Body to an application made to it under Forms LLC1 and Part 1 (Standard Enquiries) of Form CON29 (Law Society Copyright, as amended).
Order	a final order of a court of competent jurisdiction, local authority or other public body made in respect of an Adverse Entry .
Policy Date	the date the Search Report is dated.
Purchase, Purchasing	buying the freehold or leasehold estate in the Property .
Purchased	bought the freehold or leasehold estate in the Property .
Property	the single private residential property specified in the Search Report , that is located in England or Wales and in existence as at the Policy Date and which shall continue to be used for residential purposes.
Search Report	the report that has been issued by the Policy Issuer and provides responses to the questions and information requested in Forms LLC1 and Part 1 (Standard Enquiries) of Form CON29 (Law Society Copyright, as amended).

The headings used in this policy are for ease of reference only and shall not affect the interpretation or construction of this policy.

In the event that any provision of this policy is held to be invalid or unenforceable under any law, that provision may be ignored so that the rest of this policy remains valid and enforceable.

Signed on behalf of

First Title Insurance plc

By

Authorised Signatory

© First Title Insurance plc 2014

POLICY SUMMARY FOR THE SEARCH REPORT INSURANCE POLICY

SRIP 04/14

keyfacts®

This summary

This document provides a summary of the key features of the Search Report Insurance Policy ("policy") under which insurance will be given to individual **Buyers** and **Lenders**. This document does not contain the full terms and conditions of the policy. These can be found in the specimen policy document provided with this document. This summary is not part of the policy and it does not commit us to provide insurance on these or any other terms. It is important that **You** read the policy itself. The policy is a legally binding contract between each **Buyer** and **Lender** and First Title Insurance plc.

The Insurer

First Title Insurance plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. First Title Insurance plc provides general insurance products.

Type of insurance

The insurance given under the policy protects against actual loss suffered because of an **Adverse Entry** which existed, or should have existed, in the records of an Appropriate Body and affected the **Property** at the time a Search Report was compiled but was not fully disclosed in the Search Report. See the *What this policy covers* section of the policy.

What does the policy not cover?

All of the matters which are excluded from cover are detailed in the *What this policy excludes* section of the policy. Please read this part of the policy carefully.

Limitations of the policy

The insurance given under the Policy is a contract of indemnity against actual monetary loss and any payment under it will not exceed the *Maximum Limit of Indemnity*, as defined in the *What this policy covers* section of the policy, which should be referred to.

Cancellation terms

Because the interests of a number of persons may all be protected at the same time by the insurance given under the policy in relation to each individual **Property**, no person insured under the policy will have the right to cancel the insurance without the written agreement of all other persons who might benefit from the insurance. No refund of premium will be payable. See *Cancelling this policy* section of the policy.

Term of the policy

Cover under insurance given under the policy protects only the persons specified in the *Who this policy covers* section of the policy and does not continue to protect any purchaser from an insured. Each person who is insured should check periodically to ensure that the policy still meets their needs. Please refer to the *What this policy covers* section of the policy.

Claims

Anyone wishing to claim under the insurance given under the policy must advise First Title Insurance plc in writing as soon as possible after becoming aware of any claim or circumstance which might entitle them to make a claim. Please see the *In the event of a claim* section of the policy.

Queries

If **You** require further information or have any queries regarding the policy **You** should contact First Title Insurance plc at ECA Court, 24-26 South Park, Sevenoaks, Kent, TN13 1DU.

Complaints

If **You** wish to complain about any aspect of the service **You** have received regarding the policy, please contact First Title Insurance plc at ECA Court, 24-26 South Park, Sevenoaks, Kent, TN13 1DU. Please quote the the form number and policy number (both of which are located at the top of the policy), the **Policy Date**, the name of the **Policy Issuer** and the **Property** address,

If your complaint is not dealt with to **Your** satisfaction **You** may complain to the Financial Ombudsman Service, Exchange Tower, London E14 9SR. Telephone: 0800 023 4567 or 0300 123 9123. There are some instances where the Financial Ombudsman Service cannot consider your complaint. Making a complaint will not prejudice your right to take legal proceedings.

Compensation

Should First Title Insurance plc become unable at any time to meet claims against it the Financial Services Compensation Scheme will protect your interests. There are maximum levels of compensation **You** can receive under the Scheme. **You** will normally be covered for at least 90% of the payment due under your policy. For further information the Insured can contact the Scheme helpline on 0800 678 1100 or 0207 741 4100 or visit their website at www.fscs.org.uk.

Price

The policy is provided at no cost to the Insured by the **Policy Issuer** as part of its service.

PSG Financial Services Limited
6 Great Cliffe Court
Great Cliffe Road
Barnsley
S75 3SP

- 1 The Financial Conduct Authority ("FCA").** The FCA is responsible for the conduct of firms in relation to their customers in the UK. They focus mainly on protecting consumers and ensuring areas such as Treating Customers Fairly (TCF) is embedded within all firms. The FCA regulations require us to give you this document. Use this information to decide if our services are right for you.
 - 2 Whose products do we offer?** We only offer a product from First Title Insurance plc for Search Report Insurance.
 - 3 Which service will we provide you with?** You will not receive advice or a recommendation from us for Search Report Insurance.
 - 4 What will you have to pay us for our services?** There is no fee payable to us for organising the Search Report Insurance.
 - 5 Who regulates us?** **PSG Financial Services Limited** is authorised and regulated by the Financial Conduct Authority (FCA). **PSG Financial Services Limited** Financial Services Registration number is 583137. Our permitted business is arranging insurance contracts. You can check this on the Financial Services Register by visiting the FCA's website www.fsa.gov.uk/register/home.do or by contacting the FCA on 0800 111 6768.
-

Search Report Insurance Policy

Demands & Needs Statement and Suitability

In connection with the Personal Local Search carried out in relation to the property, the transaction benefits from the inclusion of a Search Report Insurance Policy. This policy will cover you, the Insured, against Actual Loss incurred by you by reason of an Adverse Entry which existed at the Policy Date but was not fully disclosed to you in the Search Report.

Under the Financial Conduct Authority regulations we are required to advise details of the contract of insurance recommended.

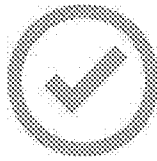
We only deal with First Title Insurance plc for Search Report Insurance. Our recommendation is based upon First Title Insurance plc being an insurance company authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority and a subsidiary of The First American Financial Corporation. First American Financial Corporation is a leading global provider of title insurance for residential and commercial real estate transactions.

Please also refer to the attached policy summary and retain the document, along with this letter, for future reference.

Screening Report

Contaminated Land

ACCEPTABLE RISK



Assessed potential for environmental risk associated with this property:

Low-Moderate

Address:

9 AND ANNEXE, LIME TREE CLOSE, EAST PRESTON,
BN16 1JA

Groundsure Reference:

FBRI-4338000

Date:

11 Oct 2017

Your Reference:

JCW/W19422/1

Grid Reference:

506875,102557

Written By:

Rachel Marten
BSc (Hons)

Reviewed By:

Matthew Brown
BSc (Hons) AIEMA

The following opinion is provided by Groundsure on the basis of the information available at the time this report was produced.

Statutory or Third Party Action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

Banking Security

Does the property represent Acceptable Banking Security from an environmental perspective?

Yes

Environmental Liability

Is there a risk that the property value may be impacted due to environmental liability issues?

Unlikely

Recommendations

None required.

Consultancy Opinion

Current Land Use

Groundsure has been advised by the client (or their advisers) that the property is currently used for residential purposes.

Proposed Land Use

Groundsure has been advised that the property will continue to be used for residential purposes.

On-site Potentially Contaminative Issues

No potentially contaminative land uses have been identified at the study site.

Off-site Potentially Contaminative Issues

Potentially contaminative historical and current land uses of minor concern have been identified in proximity to the study site.

Potentially Vulnerable Receptors

Potentially vulnerable receptors have been identified including:

Human health: Site users and residents of adjacent dwellings with gardens

Aquifer – Superficial:	Secondary A On Site
Aquifer – Bedrock:	Principal On Site
Source Protection Zones (SPZ) within 100m:	None
Confined Aquifer SPZ within 50m:	None
Abstractions – Potable (within 2000m):	1211m W (Groundwater)
Abstractions – Groundwater (within 200m):	None
Abstractions – Surface Water (within 200m):	None
Surface Water Features (within 50m):	None
Designated sites:	None
Notes:	None

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability.

Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Further Information

Environmental Consultancy

If you would like any further assistance regarding this report, please contact the Groundsure Helpline on 08444 159 000 to discuss the findings free of charge.

Phase 1 Environmental Risk Assessment

If you would like to undertake a Phase 1 Environmental Risk Assessment, Groundsure would be pleased to provide you with a quotation for this more detailed assessment of the property. The cost of the Phase 1 would include a discount to reflect the entire cost of the report already undertaken. Whilst quotes are provided on a site-specific basis, these reports generally start from approximately £1,200+VAT. Please note that a Phase 1 report will often be required to support planning applications.

Environmental Insurance

Environmental insurance may be available for the subject property. Please contact Groundsure for further details.

Additional Matters

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Site-specific Features

This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.

Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Infilled Land

No issues identified.

Flooding

The property does not lie within 25m of an area at risk of flooding as identified in the Environment Agency/Natural Resources Wales RoFRaS database

Natural Ground Subsidence

The BGS has identified a low potential for Natural Ground Instability. A prudent purchaser may wish to seek further advice on this matter from a suitably qualified surveyor or engineer.

BGS Non-Coal Mining

The BGS has identified that occasional minor past underground mining may have occurred but of restricted extent in the near vicinity of the property. Further details can be found in Section 11 of this report.

Radon

1-3% of properties in the area have the potential to be radon affected. A prudent purchaser may wish to contact Public Health England for further advice. Contact details are given in Section 12 of this report.

Radon Protection

No issues identified.

Coal Mining

No issues identified.

Unexploded Ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Aerial Photograph of Study Site

N



S

Address: 9 AND ANNEXE, LIME TREE CLOSE, EAST
PRESTON, BN16 1JA

Grid Reference: 506875,102557

Size of Site: 0.17 ha

**Aerial Photograph
Capture Date:** 07-Jun-2015

Aerial photography supplied by Getmapping
PLC.

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Reserved.

Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within (x) m of the study site			
1. Historical Industrial Sites	On-site	0-50m	51-250m	
1.1 Potentially Contaminative Uses	0	0	7	
	On-site	0-50m	51-100m	
1.2 Historical Tank Database	0	0	0	
1.3 Historical Energy Features Database	0	0	10	
1.4 Historical Petrol and Fuel Site Database	0	0	0	
1.5 Historical Garage and Motor Vehicle Repair Database	0	0	0	
1.6 Potentially Infilled Land	0	0	0	
2. Environmental Permits, Incidents, and Registers	On-site	0-50m	51-250m	251-500m
2.1 Records of historical IPC Authorisations	0	0	0	0
2.2 Records of Part A(1) and IPPC Authorised Processes	0	0	0	0
2.3 Records of Water Industry Referrals	0	0	0	0
2.4 Records of Red List Discharge Consents	0	0	0	0
2.5 Records of List 1 Dangerous Substances Inventory Sites	0	0	0	0
2.6 Records of List 2 Dangerous Substance Inventory Sites	0	0	0	0
2.7 Records of Part A(2) and Part B Activities	0	0	0	0
2.8 Records of Category 3 or 4 Radioactive Substance Licences	0	0	0	0
2.9 Records of Licensed Discharge Consents	0	0	0	1
2.10 Records of Planning Hazardous Substance Consents	0	0	0	0
2.11 Dangerous or Hazardous Sites	0	0	0	0
2.12 Environment Agency/Natural Resources Wales Recorded Pollution Incidents	0	0	0	Not searched
2.13 Records of National Incidents Recording System, List 1	0	0	0	Not searched
2.14 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

3. Landfill and other Waste Sites						
	On-site	0-50m	51-250m	251-500m	501-1000m	1000-1500m
3.1 Environment Agency/Natural Resources Wales Active Landfill Sites	0	0	0	0	0	Not Searched
3.2 Environment Agency/Natural Resources Wales Historical Landfill Sites	0	0	0	0	0	0
3.3 BGS/DoE Non-Operational Landfill Sites	0	0	0	0	0	0
3.4 Landfills from Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.5 Operational and Historical Waste Treatment, Transfer or Disposal Sites	0	0	0	0	Not Searched	Not Searched
3.6 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	2	0	0
4. Current Land Uses						
	On-site	0-50m	51-250m	251-500m		
4.1 Current Industrial Sites	0	0	2		Not searched	
4.2 Petrol and Fuel Sites	0	0	0		0	
4.3 National Grid High Voltage Underground Electricity Transmission Cables	0	0	0		0	
4.4 National Grid High Pressure Gas Transmission Pipelines	0	0	0		0	
5. Geology						
	Description					
5.1 Artificial Ground and Made Ground	Not present beneath the study site					
5.2 Superficial Geology	Present beneath the study site					
5.3 Bedrock Geology	Please see the detailed findings section					
6. Hydrogeology and Hydrology						
	On-site	0-50m	51-250m	251-500m	501-1000m	1001-2000m
6.1 Aquifer within Superficial Deposits	1	0	0	0	Not searched	Not searched
6.2 Aquifer within Bedrock Deposits	1	0	0	0	Not searched	Not searched
6.3 Groundwater Abstraction Licences	0	0	0	0	1	Not searched
6.4 Surface Water Abstraction Licences	0	0	0	0	0	Not searched
6.5 Potable Water Abstraction Licences	0	0	0	0	0	1
6.6 Source Protection Zones	0	0	0	0	Not searched	Not searched

6. Hydrogeology and Hydrology	On-site	0-50m	51-250m	251-500m	501-1000m	1001-2000m
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 River Quality Records	No	No	No	No	No	0
6.9 Detailed River Network	0	0	0	0	Not searched	Not searched
6.10 Surface Water Features	0	0	0	Not searched	Not searched	Not searched

7. Flooding	
7.1 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating	Very Low
7.2 Flood Defences	Not present within 250m
7.3 Areas benefiting from Flood Defences	Not present within 250m
7.4 Areas used for Flood Storage	Not present within 250m
7.5 Groundwater Flooding Susceptibility Areas	Potential below ground level
7.6 Groundwater Flooding Confidence	High

8. Designated Environmentally Sensitive Sites	On-site	0-50m	51-250m	251-500m	501-1000m	1001-2000m
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves	0	0	0	0	0	0
8.3 Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Local Nature Reserves	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.9 Records of National Parks	0	0	0	0	0	1
8.10 Records of Green Belt Land	0	0	0	0	0	0
8.11 Records of Ancient Woodland	0	0	0	0	0	0

9. Additional Information	On-site	0-50m	51-250m	250-500m
9.1 Ofcom Sitefinder Mobile Phone Mast Records	0	0	0	0

9. Additional Information		On-site	0-50m	51-250m	250-500m
9.2 Mobile Phone Mast Planning Records		0	0	0	0
9.3 Pylons and Electricity Transmission Lines		0	0	0	0
10. Natural Hazards					
10.1 Risk of Natural Ground Subsidence		Low			
10.2 Risk of Shrink Swell		Low			
10.3 Landslide Hazard Rating		Very Low			
10.4 Soluble Rocks Hazard Rating		Negligible			
10.5 Compressible Ground Hazard Rating		Negligible			
10.6 Collapsible Rocks Hazard Rating		Low			
10.7 Running Sand Hazard Rating		Low			
10.8 Radon Potential On-site		The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level			
10.9 Radon Protection Measures On-site		No radon protective measures are necessary for new properties or extensions to existing ones (as described in publication BR211 by the Building Research Establishment)			
11. Mining					
11.1 Coal Mining		No			
11.2 Non-Coal Mining		Non-Coal Mining areas present within 50m			
11.3 Brine Affected Areas		No Brine Affected Areas present within 75m			

Using This Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. This search is conducted using radii of up to 250m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure underground oil and gas pipelines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m. Please note that private water abstraction licences for less than 20m³ per day are not included in this section but may be available from the Local Authority.

7. Flooding

Provides information on tidal/fluvial flooding, events, surface water (pluvial) flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Green Belt, Designated Ancient Woodland and World Heritage Sites. These searches are conducted using radii of up to 2000m.

9. Additional Information

Provides information on records of mobile phone transmitters, potential sites of OfCom telecommunication masts and overhead transmission lines up to 500m.

10. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon.

11. Mining

Provides information on areas of coal mining, non-coal mining and brine extraction.

12. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

Groundsure Risk Assessment Methodology

Environmental Risk Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in the National Planning Policy Framework, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including the Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant - Pathway - Receptor Definitions

Sources of contamination include:

- Historical on-site and historical off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

Environmental Risk Assessment Definitions

Acceptable Environmental Risk: Significant potential environmental liabilities have not been identified

In Need of Further Assessment: Significant potential environmental liabilities have been identified

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

Low: There are unlikely to be significant environmental liabilities associated with the property.

Low-Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate-High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

1 Historical Industrial Sites

1.1 Potentially Contaminative Uses

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 250m of the search centre:

7

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
60.0	N	Smithy	1876
61.0	N	Smithy	1910
62.0	N	Smithy	1896
163.0	S	Unspecified Workhouse	1896
163.0	S	Unspecified Workhouse	1910
194.0	SE	Unspecified Workhouse	1876
246.0	E	Unspecified Heap	1943

1.2 Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 100m of the search centre:

0

Database searched and no data found.

1.3 Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 100m of the search centre:

10

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
83.0	N	Electricity Substation	1968
83.0	N	Electricity Substation	1984
84.0	N	Electricity Substation	1997
84.0	N	Electricity Substation	1969
84.0	N	Electricity Substation	1969
95.0	S	Electricity Substation	1994
96.0	S	Electricity Substation	1978
96.0	S	Electricity Substation	1970
96.0	S	Electricity Substation	1989
97.0	S	Electricity Substation	

1.4 Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 100m of the search centre:

0

Database searched and no data found.

1.5 Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 100m of the search centre:	0
---	---

Database searched and no data found.

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site:	0
---	---

Database searched and no data found.

 Site Outline
 250 Search Buffers (m)
 500 Search Buffers (m)

	Recorded Pollution Incident		Radioactive Consents (Lower Risk)
	Dangerous Substances (List 1)		Part A(1) Authorised Processes & Historic IPC Authorisations
	Dangerous Substances (List 2)		Part A(2) and Part B Authorisations
	Water Industry Referrals		Sites Determined as Contaminated Land
	Licensed Discharge Consents		COMAH / NIHHS Sites
	Red List Discharge Consents		Hazardous Substance Consents & Enforcements

2 Environmental Permits, Incidents and Registers

2.1 Records of historical IPC Authorisations

Records of historical IPC Authorisations within 500m of the study site: 0

Database searched and no data found.

2.2 Records of Part A(1) and IPPC Authorised Processes

Records of Part A(1) and IPPC Authorised Processes within 500m of the study site: 0

Database searched and no data found.

2.3 Records of Water Industry Referrals

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0

Database searched and no data found.

2.4 Records of Red List Discharge Consents

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

Database searched and no data found.

2.5 Records of List 1 Dangerous Substances Inventory Sites

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

2.6 Records of List 2 Dangerous Substance Inventory Sites

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0

Database searched and no data found.

2.7 Records of Part A(2) and Part B Activities

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.8 Records of Category 3 or 4 Radioactive Substance Licences

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0

Database searched and no data found.

2.9 Records of Licensed Discharge Consents

Records of Licensed Discharge Consents within 500m of the study site:

1

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	Details
1	354.0	N	Address: WASH BASIN, PAINT SHOP EXTENSION,, WASH BASIN, PAINT SHOP EXTENSION, STATION ROAD,, EAST PRESTON,, LITTLEHAMPTON, SUSSEX. Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: N03217 Permit Version: 1 Receiving Water: INTO LAND Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 18/05/1979 Effective Date: 18-May-1979 Revocation Date: 31/03/1997

2.10 Records of Planning Hazardous Substance Consents

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.11 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.12 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site:

0

Database searched and no data found.

2.13 Records of National Incidents Recording System, List 1

Records of National Incidents Recording System, List 1 within 250m of the study site:

0

Database searched and no data found.

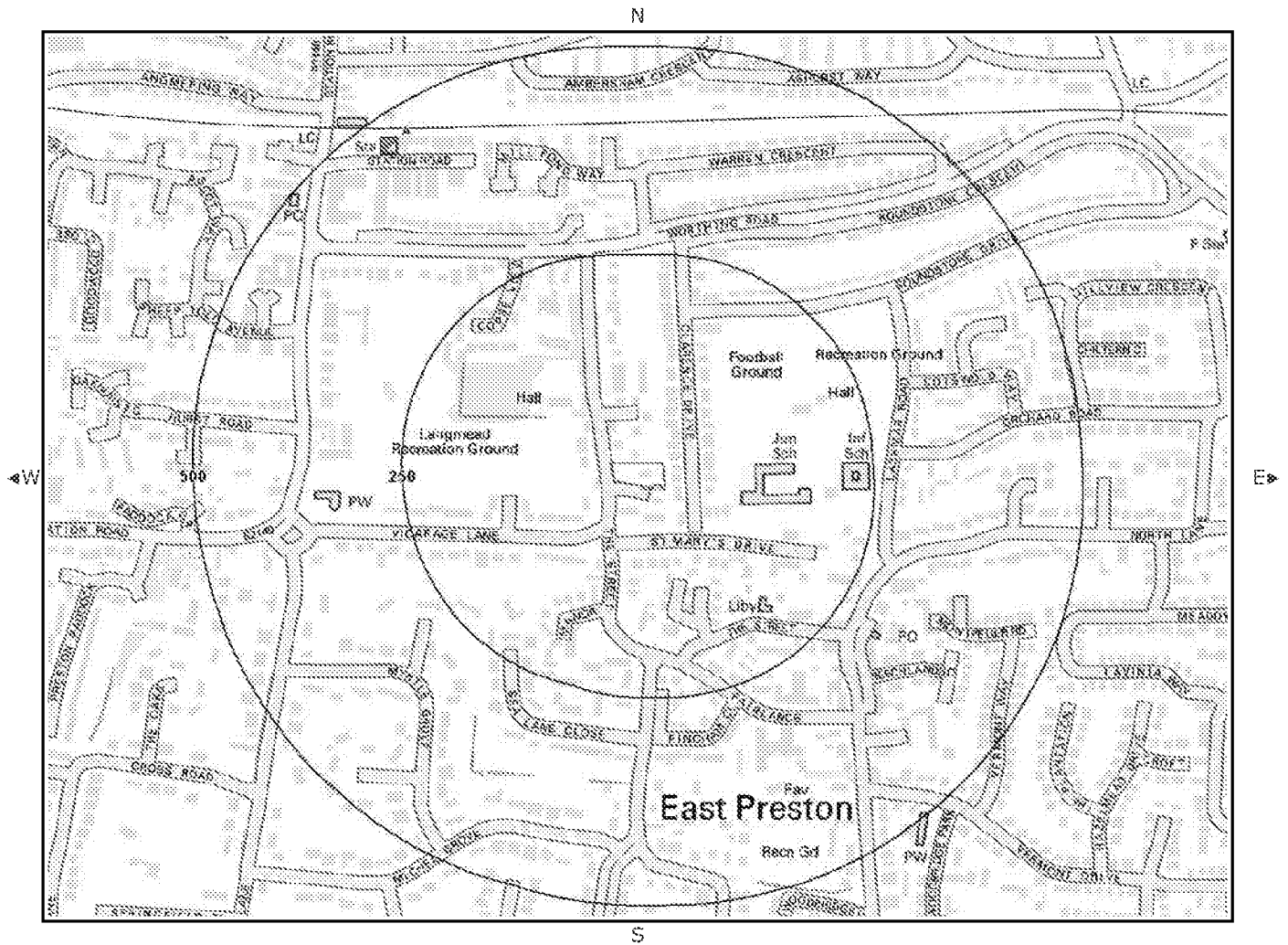
2.14 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

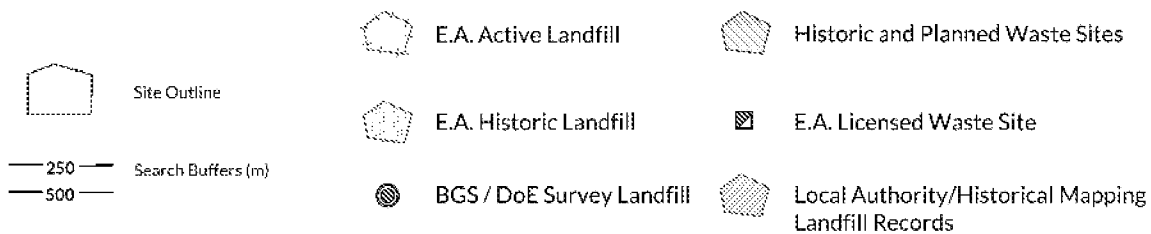
0

Database searched and no data found.

3 Landfill and other Waste Sites



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3 Landfill and other Waste Sites

3.1 Environment Agency/Natural Resources Wales Active Landfill Sites

Records of Environment Agency/Natural Resources Wales active landfill sites within 1000m of the study site:

0

Database searched and no data found.

3.2 Environment Agency/Natural Resources Wales Historical Landfill Sites

Records of Environment Agency/Natural Resources Wales historical landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.3 BGS/DoE Non-Operational Landfill Sites

Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.4 Landfills from Local Authority and Historical Mapping Records

Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

3.5 Operational and Historical Waste Treatment, Transfer or Disposal Sites

Records of operational and historical waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

3.6 Environment Agency/Natural Resources Wales Licensed Waste Sites

Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

2

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	Details
1A	465.0	NW	Site Address: Arun Works Services, Station Road, East Preston, West Sussex, BN16 3AA Type: Special Waste Transfer Station Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ARU001 Operator: Arun District Council Surrendered Date: 2.00905e+016 Waste Management licence No: 10107 Annual Tonnage: 0.0 Issue Date: 03/11/1999 Expiry Date: 0 Effective Date: - Status: Surrendered Modified: - Site Name: Arun Works Services Cancelled Date: 0 Correspondence Address: -

ID	Distance (m)	Direction	Details
2A	465.0	NW	Site Address: Arun Works Services, Station Road, East Preston, West Sussex, BN16 3AA Type: Special Waste Transfer Station Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ARU001 Operator: Arun District Council Surrendered Date: - Waste Management licence No: 10107 Annual Tonnage: 4999.0 Issue Date: 03/11/1999 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Arun Works Services Cancelled Date: - Correspondence Address: Arun District Council, Station Road, East Preston, West Sussex, BN16 3AA

[illegible]

 Site Outline
  Current Industrial Sites
  Gas Transmission Pipeline

 Search Buffers (m)
  Petrol & Fuel Sites
  Electricity Transmission Cable

4 Current Land Uses

4.1 Current Industrial Sites

Records of potentially contaminative industrial sites within 250m of the study site:

2

The following records are represented as points on the Current Land Uses map:

ID	Distance (m)	Direction	Company	Address	Activity	Category
1	85.0	N	Electricity Sub Station	BN16	Electrical Features	Infrastructure and Facilities
2	103.0	S	Electricity Sub Station	BN16	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site:

0

Database searched and no data found.

5 Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Geology

The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
RTDU-XSZC	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND, SILT AND CLAY

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

5.3 Bedrock Geology

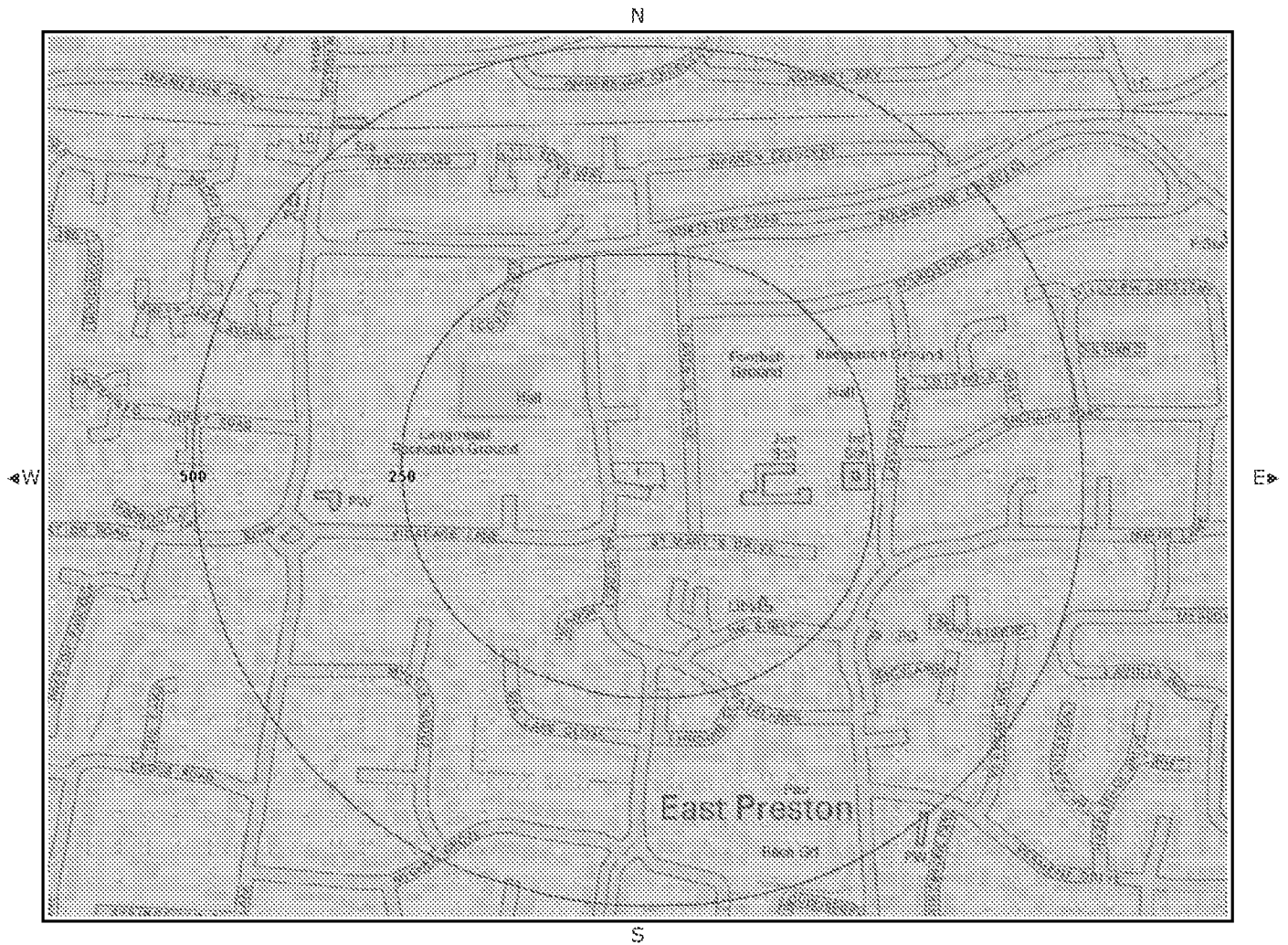
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
NPCH-CHLK	NEW PIT CHALK FORMATION	CHALK

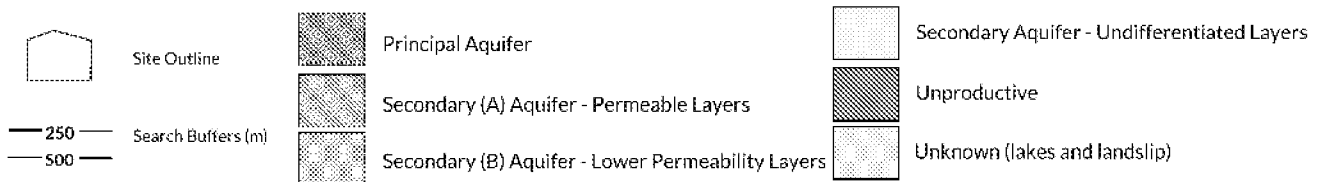
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

For more detailed geological and ground stability data please refer to the "Geo Insight Report", available from our website.

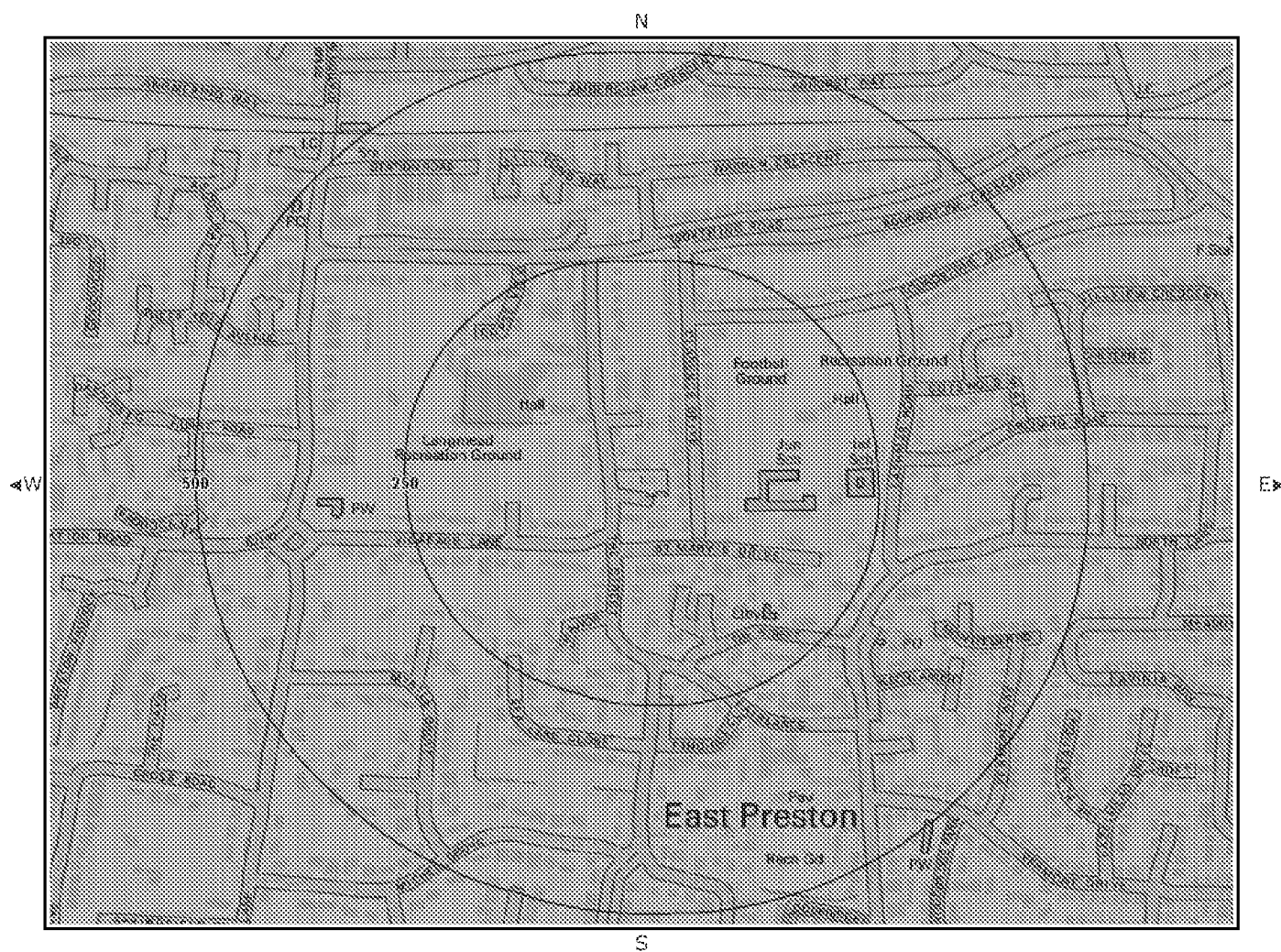
6a Hydrogeology – Aquifer within Superficial Geology



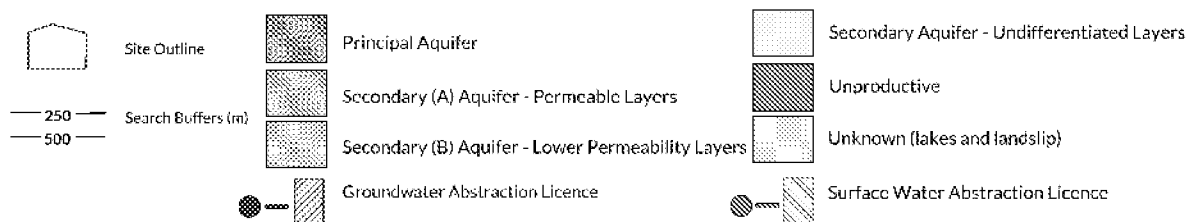
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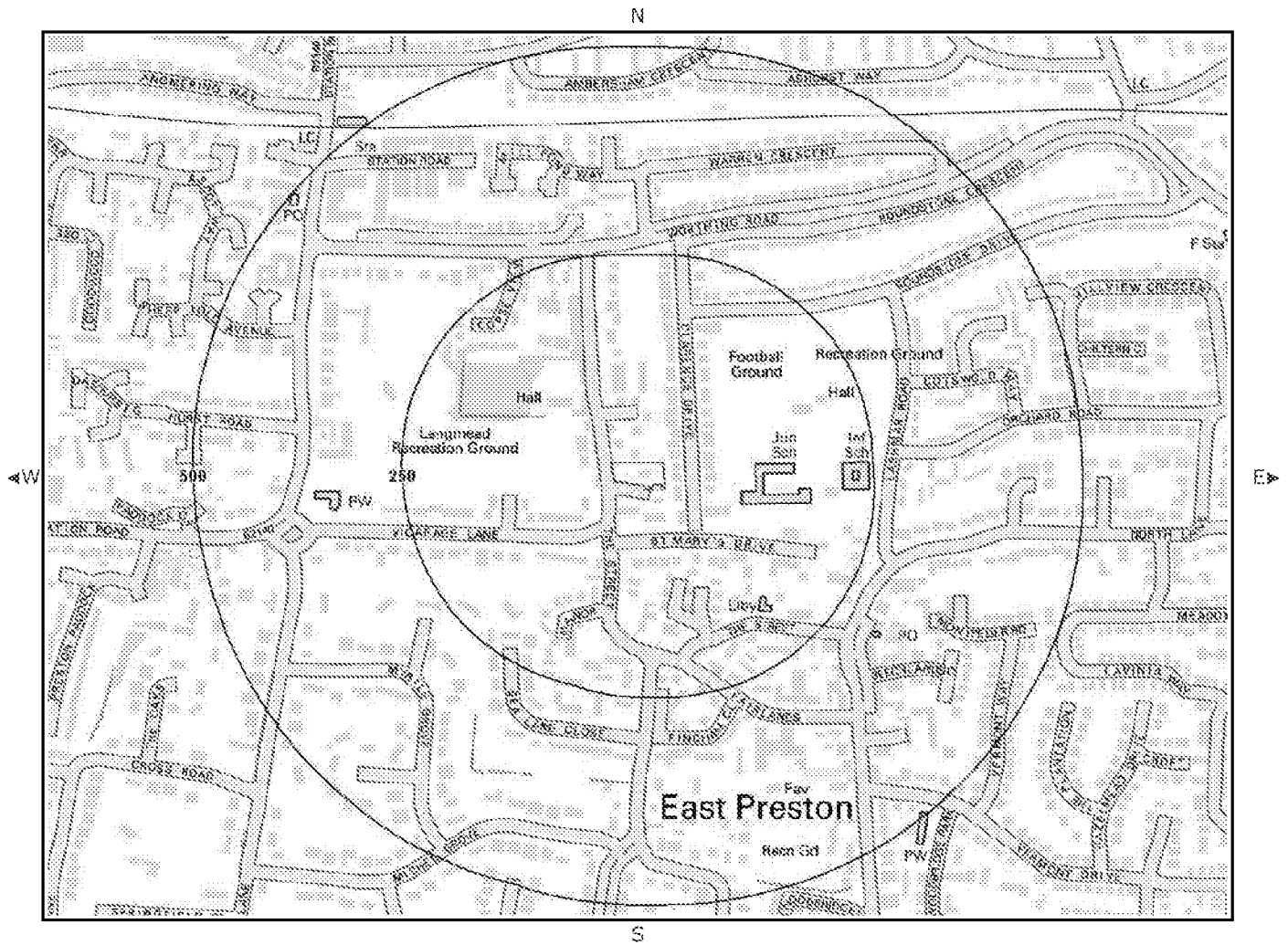
6b Hydrogeology – Aquifer within Bedrock Geology and Abstraction Licences



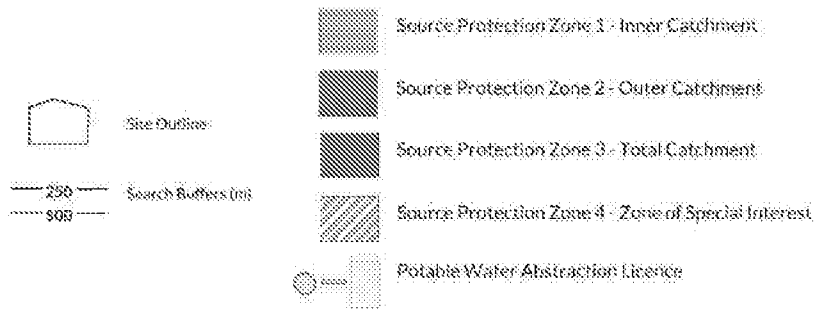
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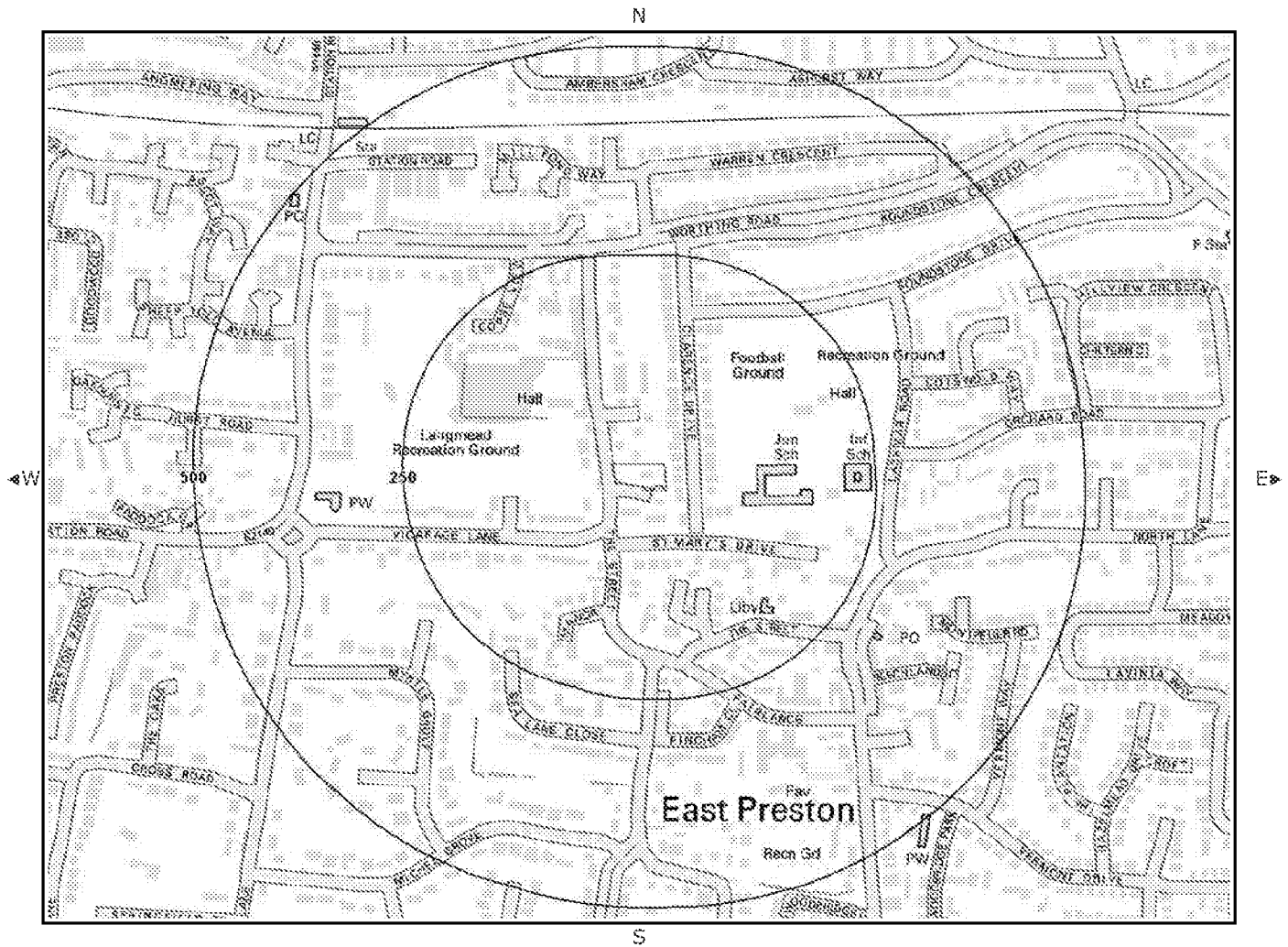
6c Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



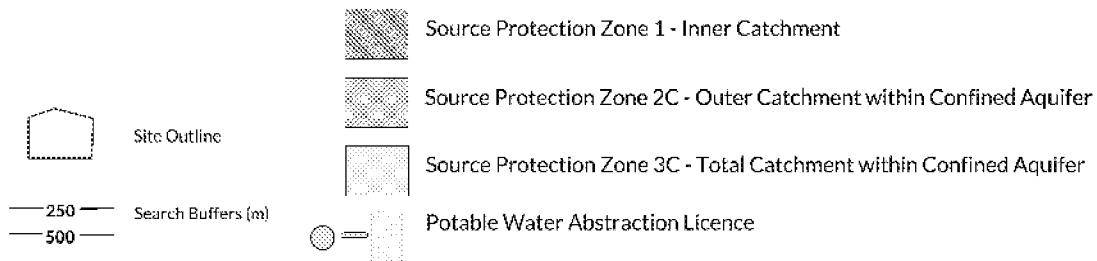
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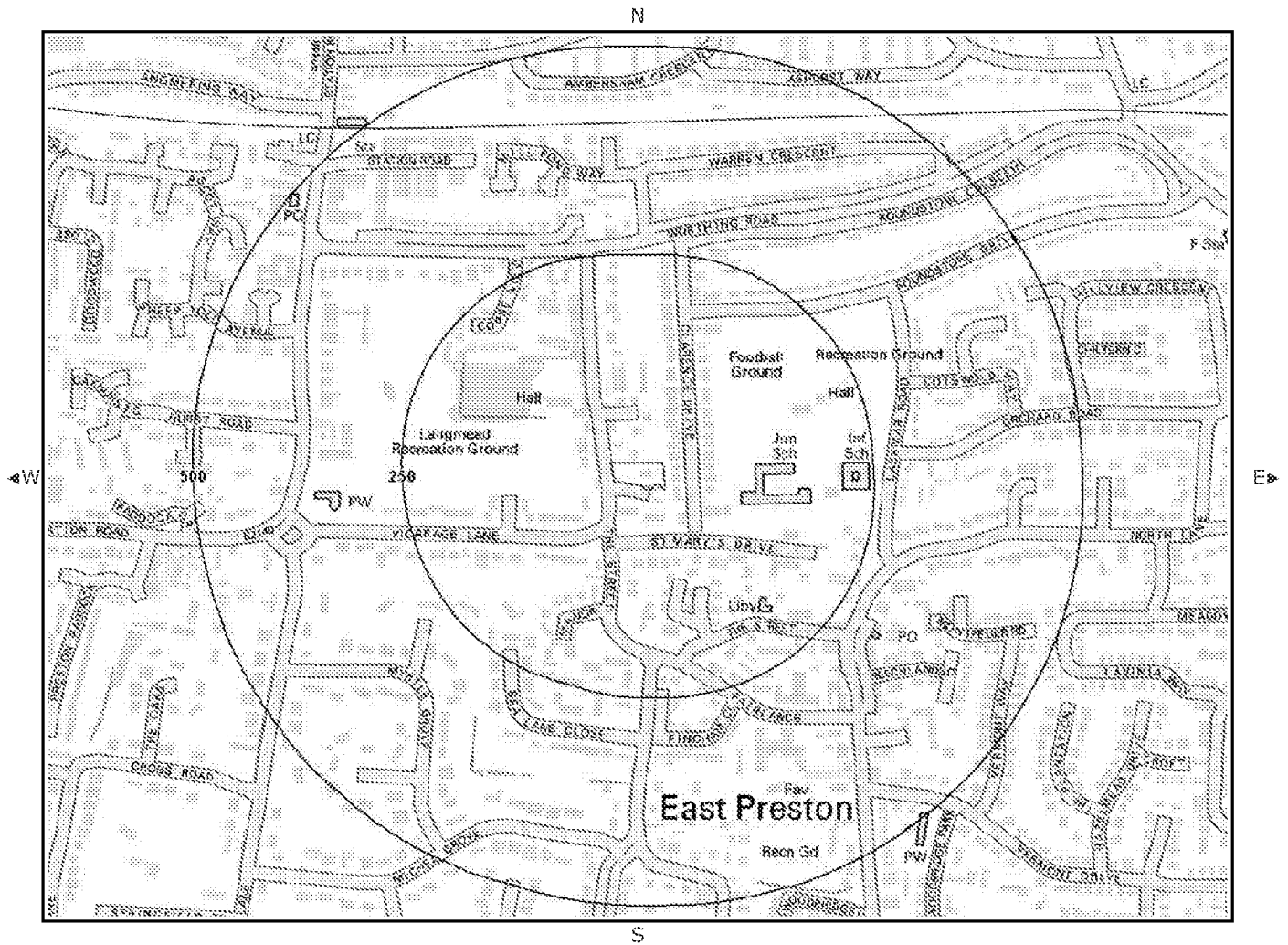
6d Hydrogeology - Source Protection Zones within Confined Aquifer



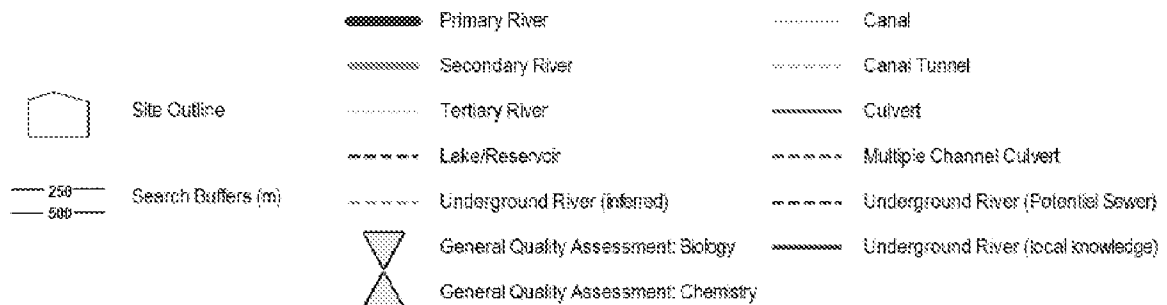
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6e Hydrology – Detailed River Network and River Quality



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6 Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of productive strata within the superficial geology at or in proximity to the property? **Yes**

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.2 Aquifer within Bedrock Deposits

Are there records of productive strata within the bedrock geology at or in proximity to the property? **Yes**

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site? **Yes**

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Details	
Not shown	1000	NE	Licence No: 10/41/310106 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: Roundstone Nursery Data Type: Point	Annual Volume (m³): 18200 Max Daily Volume (m³): 191 Original Application No: WR.0596 Original Start Date: 27/1/1966 Expiry Date: - Issue No: 101 Version Start Date: 8/5/2015 Version End Date:

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site? **No**

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site? **Yes**

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	Details
Not shown	1211	W	Licence No: 10/41/310009 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: Aquadom Station Road Rustington Borehole 1 Data Type: Point Annual Volume (m³): 150018 Max Daily Volume (m³): 636.4 Original Application No: WR.0683 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: Version End Date:

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?	No
--	----

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?	No
--	----

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 River Quality Records

Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site?	No
--	----

Biological Quality:

Database searched and no data found.

Chemical Quality:

Database searched and no data found.

6.9 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site?	No
---	----

Database searched and no data found.

6.10 Surface Water Features

Are there any surface water features within 250m of the study site?	No
---	----

Database searched and no data found.

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[illegible]

The map displays the River Great Ouse and its surrounding floodplains. Key features include:

- Search Centre:** Indicated by a dashed line.
- Search Buffers (m):** Two concentric dashed circles representing 100m and 250m buffers.
- Zone 2 Floodplain:** Shaded with a diagonal line pattern.
- Zone 3 Floodplain:** Shaded with a cross-hatch pattern.
- Area used for Flood Storage:** Shaded with a dense cross-hatch pattern.
- Proposed Flood Defence Scheme:** Represented by horizontal lines.
- Flood Defences:** Represented by a wavy line.
- Area Benefiting from Flood Defences:** Represented by vertical lines.

7 Flooding

7.1 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite? Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of flood river and coastal risk at a national level on a 50m grid as used by many of the insurance companies.

Any relevant data within 250m is represented on Map 7b- RoFRaS Flooding.

RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.horse

7.2 Flood Defences

Are there any Flood Defences within 250m of the study site? No

7.3 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

7.4 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

7.5 Groundwater Flooding Susceptibility Areas

What is the susceptibility to Groundwater Flooding in the search area based on the underlying geological conditions? Potential for groundwater flooding of property below ground level

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Clearwater Flooding

Guidance: Where potential for groundwater flooding of property situated below ground level is indicated, this means that given the geological conditions there may be a groundwater flooding hazard to basements and other below surface infrastructure. Unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area you need take no further action in relation to groundwater flooding hazard. If there are records of previous incidences of groundwater flooding, then is recommended that other information e.g. rainfall history, property type, and land drainage information in addition to previous records of flooding be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded. The BGS Susceptibility to Groundwater Flooding hazard dataset identifies areas where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface. The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

7.6 Groundwater Flooding Confidence Areas

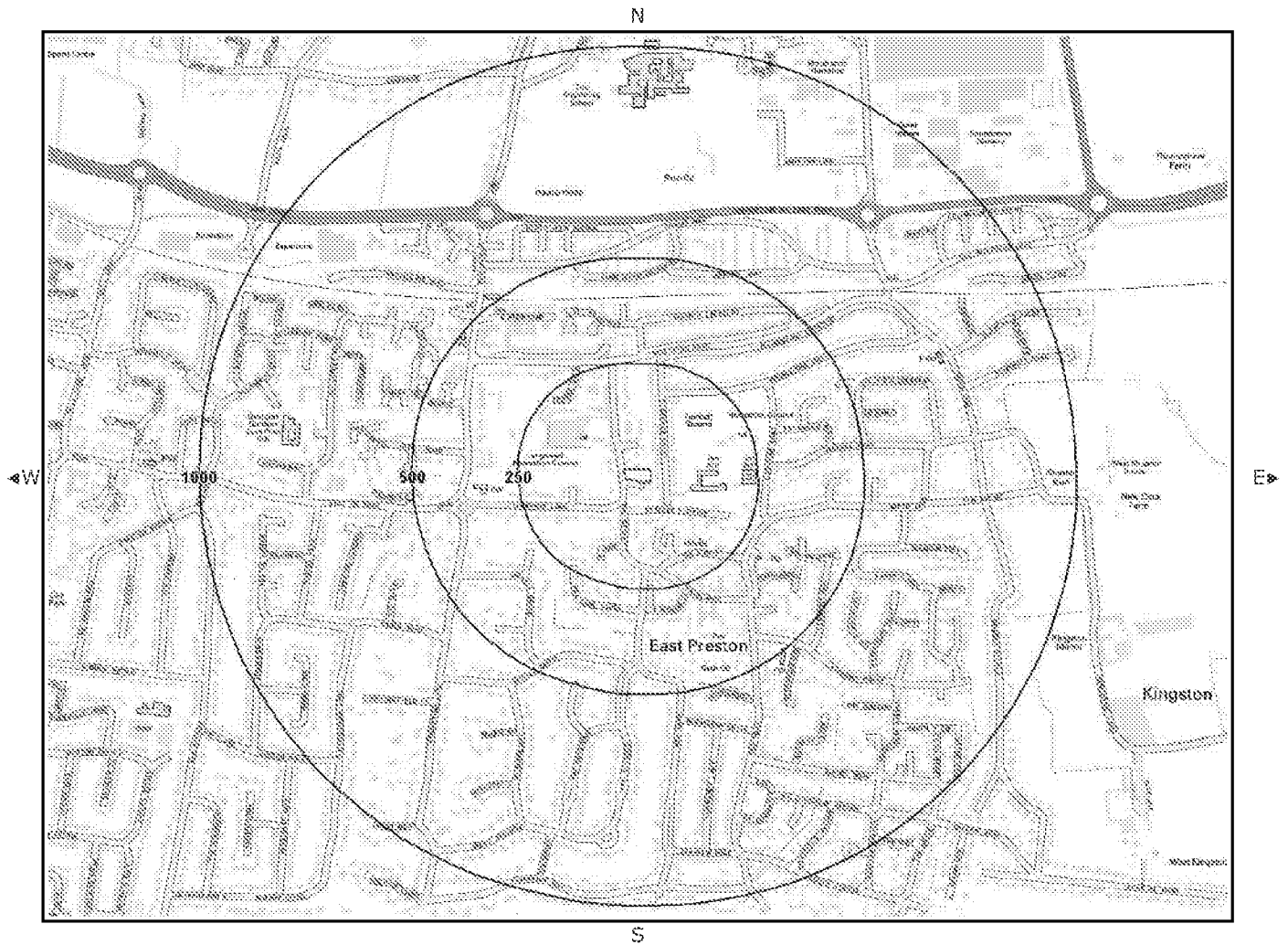
What is the British Geological Survey confidence rating in this result? High

Notes:

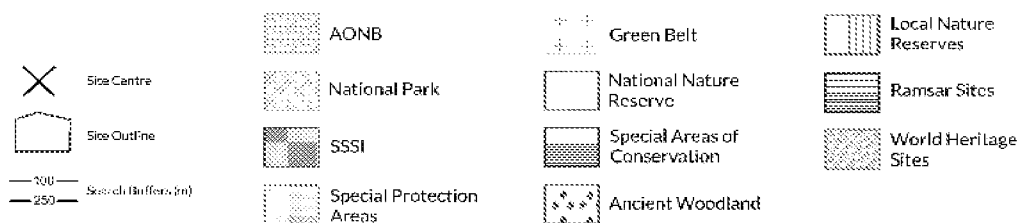
Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8 Designated Environmentally Sensitive Sites



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8 Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the Study Site?

No

8.1 Records of Sites of Special Scientific Interest (SSSI)

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: 0

Database searched and no data found.

8.2 Records of National Nature Reserves

Records of National Nature Reserves within 2000m of the study site: 0

Database searched and no data found.

8.3 Special Areas of Conservation (SAC)

Records of Special Areas of Conservation (SAC) within 2000m of the study site: 0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA)

Records of Special Protection Areas (SPA) within 2000m of the study site: 0

Database searched and no data found.

8.5 Records of Ramsar sites

Records of Ramsar sites within 2000m of the study site: 0

Database searched and no data found.

8.6 Records of Local Nature Reserves

Records of Local Nature Reserves within 2000m of the study site: 0

Database searched and no data found.

8.7 Records of World Heritage Sites

Records of World Heritage Sites within 2000m of the study site: 0

Database searched and no data found.

8.8 Records of Areas of Outstanding Natural Beauty (AONB)

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 0

Database searched and no data found.

8.9 Records of National Parks

Records of National Parks within 2000m of the study site: 1

The following National Park records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NP Name	Data Source
Not shown	1823	NE	South Downs	Natural England

8.10 Records of Green Belt land

Records of Green Belt land within 2000m of the study site: 0

Database searched and no data found.

8.11 Records of Ancient Woodland

Records of Ancient Woodland within 2000m of the study site: 0

Database searched and no data found.

9 Additional Information

9.1 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 500m of the study site? No

Database searched and no data found.

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder.

The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

9.2 Mobile Phone Mast Planning Records

Have any planning records relating to telecommunication masts been identified within 500m of the study site? No

Database searched and no data found.

This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site? No

Database searched and no data found.

Guidance:None required.

10 Natural Hazards

10.1 Risk of Natural Ground Subsidence

What is the maximum risk of natural ground subsidence? Low

BGS GeoSure data have been searched to 50m. The data is included in tabular format. If you require further information, please obtain a Geo Insight Report, available from our website. The following information has been found:

10.2 Risk of Shrink Swell

What is the maximum Shrink-Swell hazard rating identified on the study site? Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

10.3 Landslide Hazard Rating

What is the maximum Landslide hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

10.4 Soluble Rocks Hazard Rating

What is the maximum Soluble Rocks hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

10.5 Compressible Ground Hazard Rating

What is the maximum Compressible Ground hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

10.6 Collapsible Rocks Hazard Rating

What is the maximum Collapsible Rocks hazard rating identified on the study site?

Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Slight possibility for collapsible deposit problems after major changes in loading or groundwater conditions. Normal maintenance to avoid large amounts of water entering the ground through pipe leakage or soak-aways should reduce the likelihood of problems due to collapsible deposits. For new build, assess the possibility of collapsible (loessic) deposits in ground investigation. For existing property, no significant increase in insurance risk from collapsible deposits is likely.

10.7 Running Sand Hazard Rating

What is the maximum Running Sand hazard rating identified on the study site?

Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property no significant increase in insurance risk due to running sand problems is likely.

10.8 Radon Potential On-site

What is the maximum radon potential at the study site?

The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level

10.9 Radon Protection Measures On-site

Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from Public Health England (PHE) and the British Geological Survey (BGS). No radon protection measures are required.

11 Mining

11.1 Coal Mining

Are there any Coal Mining areas within 75m of the study site?

No

Database searched and no data found.

11.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary?

Yes

The following non-coal mining information is provided by the BGS:

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Not available	Chalk	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered

Past underground mine workings are uncommon, localised and of limited area. The rock types present in this area are such that minor mineral veins may be present within them on which it is possible that there have been attempts to work these by underground methods and/or it is possible that small scale underground extraction of other materials may have occurred. All such occurrences are likely to be restricted in size and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

11.3 Brine Affected Areas

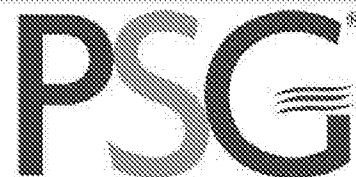
Are there any Brine Affected areas within 75m of the study site?

No

Guidance: No Guidance Required.

12 Contacts

The Property Search Group



The complete SEARCH service

British Geological Survey (England & Wales)

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG



**British
Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL

BGS Geological Hazards Reports and general geological enquiries

Environment Agency

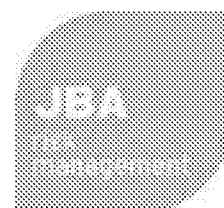
National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY



**Environment
Agency**

JBA Risk Management

South Barn,
Broughton Hall,
Skipton
BD23 3AE



The Coal Authority Property Search Services

200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848



**The Coal
Authority**

Public Health England

Public information access office, Public Health England
Wellington House, 133-155 Waterloo Road, London, SE1 8UG



**Public Health
England**

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS



Local Authority

Authority: Arun District Council

Address: Maltavers Road, Littlehampton, West Sussex, BN17 5LF

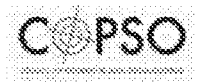
Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW



CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN



Search Code



IMPORTANT CONSUMER PROTECTION INFORMATION

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The Search Code:

- provides protection for homebuyers, sellers, estate agents, 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 Search Code will:

- display the Search 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 products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

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 compensation of up to £5,000 to you if they find 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
Web: www.tpos.co.uk
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

COMPLAINTS PROCEDURE

If you want to make a complaint, 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: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com

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 their final decision.

13 Standard Terms and Conditions

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<https://www.groundsure.com/terms-and-conditions-sept-2016/>