in association with

Professional Opinion

on environmental risk

FURTHER ACTION

22 August 2011

The Envirosearch Residential report dated 19/08/2011 and reference RS35817370_1_1, clk.43304.5_ERR for Lodge Cottage, Calico Lane, Furness Vale, High Peak, Derbyshire, SK23 7UA has highlighted the presence of a landfill buffer on or within 25 metres of the centre of the search.

The centre of the search is on or within 25 metres of a potential landfill buffer which represents a former registered landfill site. In determining the likelihood of risk in association with this site the probable location of the site boundary has been assessed using the historical Ordnance Survey maps made available.

The landfill located at Lodge Farm, Furness Vale, Whaley Bridge, Stockport, CHESHIRE is operated by J Lomas under licence no LW07.

The data examined in this risk assessment indicates that there may be a potential source of contamination arising from the landfill which may have significant implications for the property.

In our opinion, from the information we have examined, there is a risk that the value of the property could be impaired.

In our opinion the property may also constitute “contaminated land” as defined by Part IIA of the Environmental Protection Act 1990.

In completing this report Wilbourn Associates has undertaken a review of data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Wilbourn Associates. No information as to the age value and type of property has been made available. As a result, in our opinion, there are some important actions which need to be addressed:

(I) If the property is modern, does it have an NHBC, or similar, guarantee? If so, that guarantee may offer insurance cover against any pollution or contamination risks.

(II) Did the builder deal with any potentially contaminated features as part of the development, for example, by passive venting or other measures? If the property is on the first floor or above ground gas issues are likely to be less significant.

(III) Does any relevant planning permission contain requirements regarding the potential contamination feature? Did it require remedial works to be undertaken? If so, have these works been undertaken to the satisfaction of the local authority?

(IV) Speak with the Building Control Department of the local authority to ascertain whether there are known records of gas emissions, contamination issues and/or ground instability problems in the immediate area.

(V) Speak with the Local Authority Environmental Health Officer to ascertain any known pollution or contamination issues surrounding this feature and whether they are considering taking any action under Part IIA of the Environmental Protection Act 1990 on a formal, or informal, basis. Have the requirements of any remediation notice been complied with to the satisfaction of the Local Authority.

(VI) This report should be referred to the surveyor retained to produce the valuation report, Homebuyers report or whosoever has been engaged to produce a structural survey. If a

surveyor has not been retained, a suitably qualified and experienced Chartered Building Surveyor should be appointed. The surveyor should consider using the RICS Property Observation Checklist for residential property found in Appendix C of the RICS Guidance Note *'Contamination, the environment and sustainability – Implications for chartered surveyors and their clients'*. This is designed to record any contamination which can be observed at the property.

(VII) This report should be presented to the lender as appropriate. Any subsequent documentation should also be made available to the lender.

(VIII) Landmark Information group provide a help desk for any queries that the client may have concerning this report and the relevant telephone number is 0844 844 99 66. If however the client would like a list of Frequently Asked Questions and answers with what to do next please see http://www.environmental-surveyors.com/residential_6pp.pdf

If the issues outlined above are adequately addressed, there may be no impairment to the value of the property or any risk that the property would be designated as "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990. The documentation should rest with the deeds and be made available for future transactions.

However, it is important to bear in mind that any Residential Contaminated Land Insurance Policy will require material disclosure of all correspondence with any Local Authority otherwise this may invalidate any policy which is purchased. Please refer to the Terms and Conditions of the Policy.

OTHER ENVIRONMENTAL FACTORS:

In this case the following environmental factors have been identified in Parts 3 and 4 of this report which a client may wish to be investigated further.

3.1 An area which may be affected by coal mining activity
3.2 a) An area affected by radon
4.1 a) An area within 50m of potential flooding. For a more comprehensive assessment you should consider purchasing Landmark's Homecheck Flood Report
4.1 b) An area within 50m of potential flooding. For a more comprehensive assessment you should consider purchasing Landmark's Homecheck Flood Report
4.1 c) An area within 50m of potential flooding. For a more comprehensive assessment you should consider purchasing Landmark's Homecheck Flood Report
4.2 A Pylon or Mast or Overhead Transmission Lines

This professional opinion does not extend to Parts 3 and 4 of the associated Envirosearch Residential report and should always be read in conjunction with the full text of that report. No physical site inspection or survey has been carried out or is proposed.

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Chartered Environmental Surveyor

This professional opinion forms part of the Envirosearch Residential report and is subject to the Landmark Information Groups Terms and Conditions of Business in force from time to time. Further information on the methodology and the datasets examined in formulating this professional opinion is included in the Envirosearch Residential Practitioner Guide, available free of charge from www.landmark-information.co.uk. Wilbourn Associates are regulated by RICS.