

Homecheck Environmental



Contamination Risk PASSED

Professional Opinion

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



Flood Risk: None Identified

Refer to Section 2 for further information

Conveyancer Guidance

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



Radon: None Identified

Refer to Section 3 for further information



Ground Stability: None Identified

Refer to Section 4 for further information



Other Influential Factors:

Refer to Section 5 for further information

Environmental Constraints: None Identified

See Section 5a

Report issued for the property at
**57 ORMONDE ROAD
WOKINGHAM
BERKSHIRE
RG41 2RA**

Report Reference
309392412_1_1

National Grid Reference
480440 168230

Customer Reference
24463369_HCP

Report Date
31 March 2023

Contact Details

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

Landmark Contribution

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

Homecheck Environmental



Professional Opinion

Contamination Risk

PASSED

In the professional opinion of Argyll Environmental Consultants, following a review of additional information, the level of contamination risk in respect of the Homecheck Professional report dated 31st March 2023 and reference 309392412_1_1, 24463369_HCP for

**57 ORMONDE ROAD
WOKINGHAM
BERKSHIRE
RG41 2RA**

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

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

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

Approved by

Argyll Environmental Ltd



Homecheck® Report

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BERKSHIRE
RG41 2RA

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Contents and Summary of Findings



Site Location



Section 1: Contamination Risk Findings

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



Section 2: Flood Findings

Flood	0-25m	25-250m	See Section
River Flooding	No	Yes	2a
Coastal Flooding	No	No	2b
Surface Water Flooding	No	Yes	2c



Section 3: Radon Findings

Radon	Result	See Section
Radon Affected Property	No	3



Section 4: Ground Stability Findings

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



Section 5: Other Influential Factors

Other Influential Factors	Result	See Section
Environmental Constraints	No	5a



Site Location



Aerial Photograph

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



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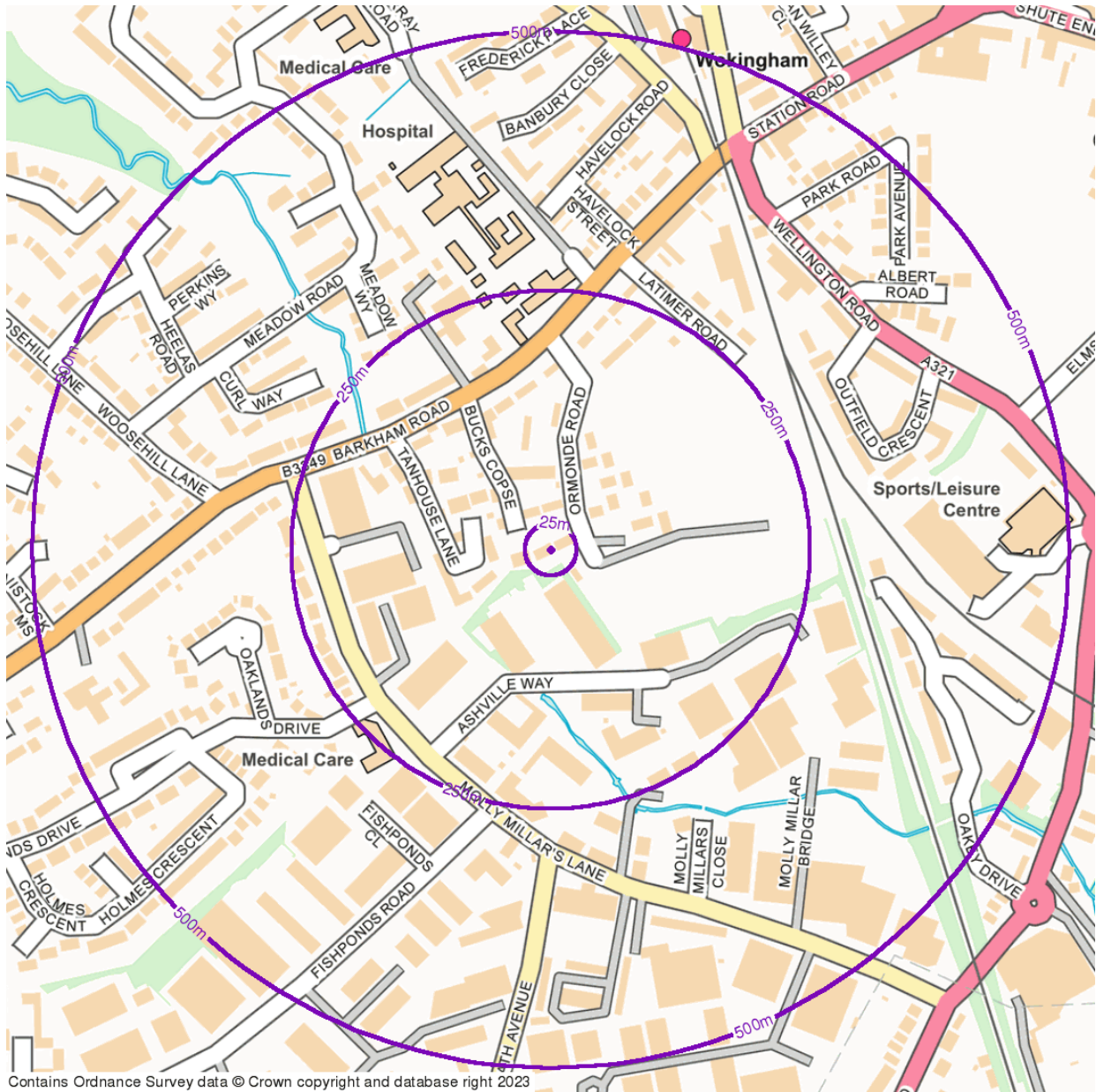
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Location Map

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



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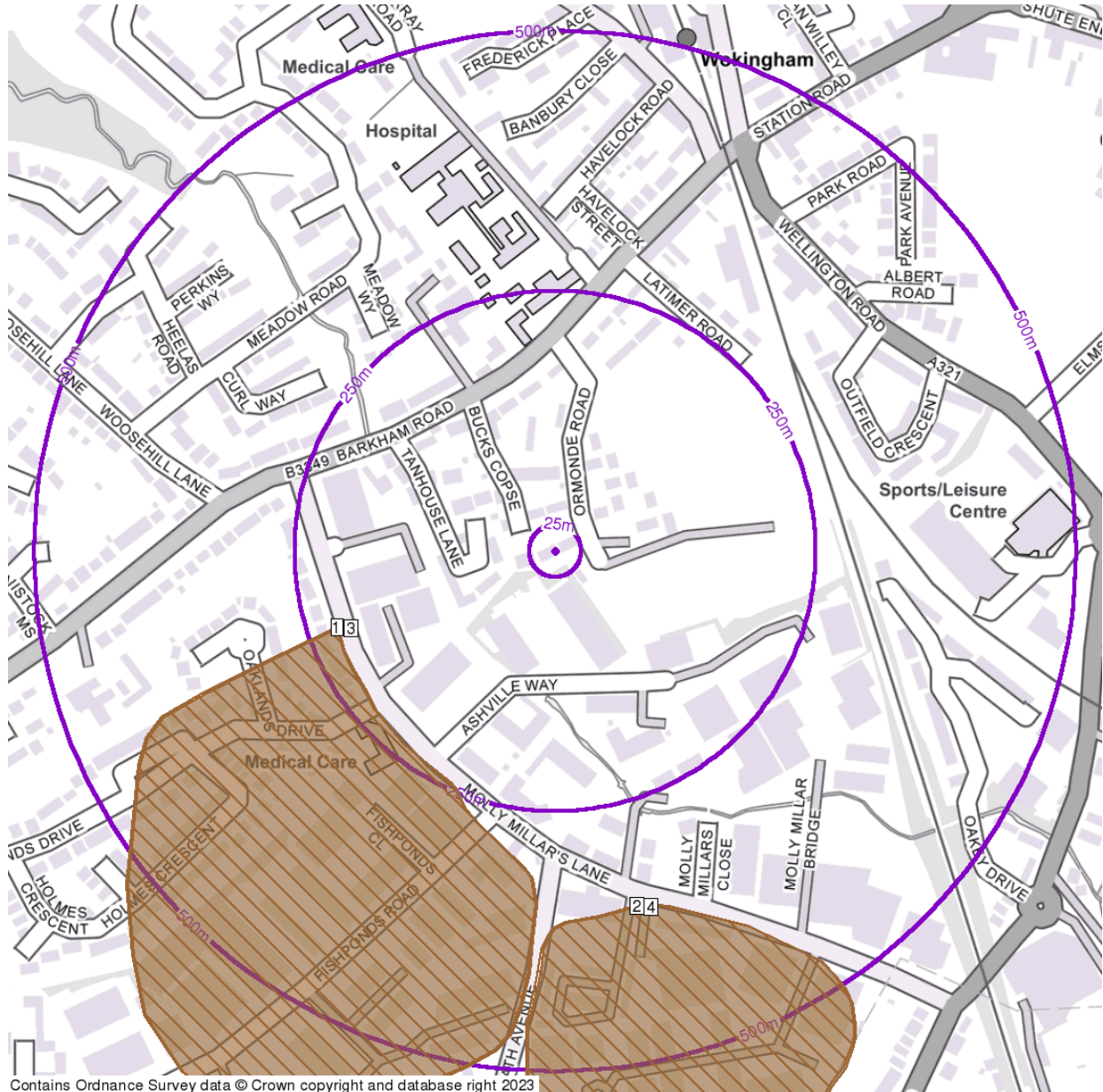
Section 1: Contamination Risk Findings

The whole of section 1 deals with potential sources of contamination and provides the information by which this report has either been passed or referred for assessment.



Section 1a and 1b: Information Map

The map detailed below shows the location of the Designated Contaminated Land and Landfill and Waste features highlighted within sections 1a and 1b of this report.



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Section 1a

- Contaminated Land Registry Entries and Notices

Section 1b

- Registered Landfill Sites
- Registered Landfills (Potential Buffer)
- BGS Recorded Landfill Sites
- Local Authority Recorded Landfill Sites
- Historical Landfill Sites
- Permitted Waste Sites - Authorised Landfill Site Boundaries
- Environmental Permitting Regulations - Waste
- Integrated Pollution Control Registered Waste Sites
- Registered Waste Treatment or Disposal Sites
- Registered Waste Transfer Sites

Section 1a: Designated Contaminated Land

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

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

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

No factors identified for this property

Section 1b: Landfill and Waste

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

Enquiry	Result
Have any landfill and waste sites been identified within 500m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

Registered Landfill Sites

No factors identified for this property

BGS Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Sites

1	Reference: WOK74	Molly Millars Lane	Last Reported Status: Closed Waste Text: Not Supplied Date of Closure: Not Supplied Boundary Quality: Good Positional Accuracy: Positioned by the supplier	222m	1
2	Reference: WOK77	Mulberry Park Eastheath Brick	Last Reported Status: Not Supplied Waste Text: Not Supplied Date of Closure: Not Supplied Boundary Quality: Good Positional Accuracy: Positioned by the supplier	350m	1

Local Authority Recorded Landfill Coverage

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

Wokingham District Council	- Has supplied landfill data	1
For further information regarding the availability of Local Authority Recorded Landfill data you may wish to forward enquiries to one or more of the contacts indicated above.		

Map ID	Reference	Location	Details	Distance	Contact
Historical Landfill Sites					
3	Name: Molly Millars Lane Reference: EAHLD10379	Wokingham	Specified Waste Type: Not Supplied Date of Issue: Not Supplied First Input Date: Not Supplied Last Input Date: Not Supplied Boundary Quality: As Supplied Positional Accuracy: Positioned by the supplier	221m	2
4	Name: Mulberry Park Reference: EAHLD10388	Wokingham	Specified Waste Type: Deposited Waste included Inert, Industrial and Commercial Waste Date of Issue: Not Supplied First Input Date: 1st January 1960 Last Input Date: 31st December 1969 Boundary Quality: As Supplied Positional Accuracy: Positioned by the supplier	352m	2

Permitted Waste Sites - Authorised Landfill Site Boundaries

No factors identified for this property

Environmental Permitting Regulations - Waste

No factors identified for this property

Integrated Pollution Control Registered Waste Sites

No factors identified for this property

Registered Waste Treatment or Disposal Sites

No factors identified for this property

Registered Waste Transfer Sites

No factors identified for this property

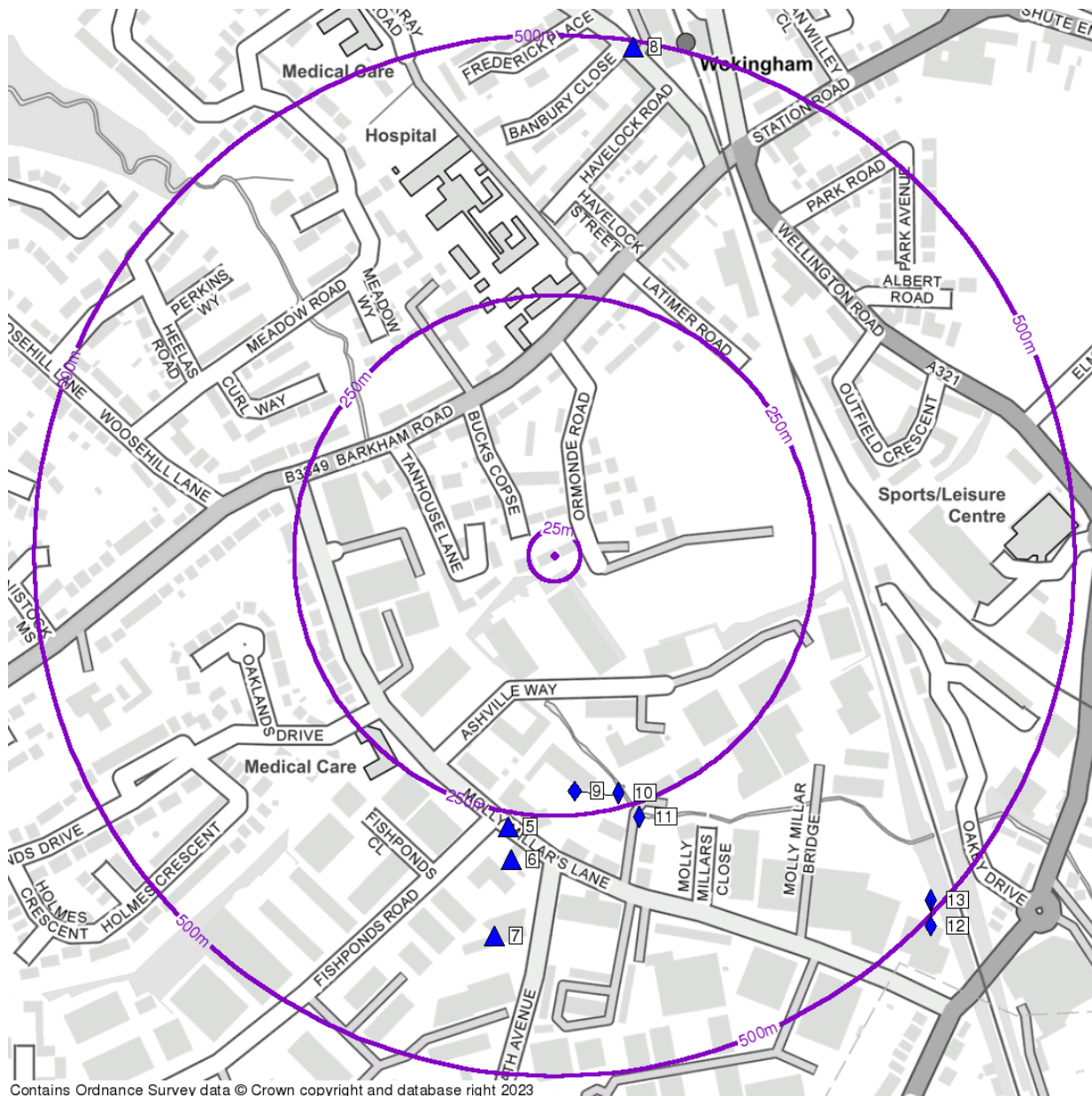
Next Steps

If you would like any further information in respect of the above findings we recommend that you get in touch with those listed in the 'Useful Contacts' section. Each contact reference shown in the above table relates to detailed contact information contained near the back of this report. Further information is also available in the 'Useful Information' section.



Section 1c and 1d: Information Map

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



Section 1c

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

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

Section 1d

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

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Section 1c: Potentially Contaminative Activities

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

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

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

5	Name: Wokingham Motors Ltd Reference: EPA/16	Thames House Molly Millars Lane WOKINGHAM Berkshire RG41 2QR	Description: PG6/23 Coating of metal and plastic Status: Application Not Yet Authorised Date of Issue: Not Supplied Positional Accuracy: Manually positioned to the road within the address or location	267m	1
6	Name: A J Motors (Wokingham) Ltd (Texaco) Reference: PPC20	Molly Millars Lane WOKINGHAM Berkshire RG41 2PT	Description: PG1/14 Petrol filling station Status: Permitted Date of Issue: 17th December 1998 Positional Accuracy: Automatically positioned to the address	298m	1
7	Name: Citroemech Reference: PPC11	Unit 3 Avenue Works Eastheath Avenue WOKINGHAM Berkshire RG41 2PR	Description: PG1/1Waste oil burners, less than 0.4MW net rated thermal input Status: Authorisation revoked Date of Issue: 17th January 1995 Positional Accuracy: Manually positioned to the address or location	373m	1
8	Name: AC Barnes (Workingham) Ltd Reference: EPA/10	Barnes Garage Oxford Road WOKINGHAM Berkshire RG41 2YA	Description: PG6/34 Respraying of road vehicles Status: Application Withdrawn Date of Issue: Not Supplied Positional Accuracy: Manually positioned to the road within the address or location	492m	1

Local Authority Integrated Pollution Prevention And Control

No factors identified for this property

Integrated Pollution Controls

No factors identified for this property

Environmental Permitting Regulations - Industry

No factors identified for this property

Map ID	Reference	Location	Details	Distance	Contact
Consent to Discharge to Controlled Waters					
9	Name: Ashville Investments Reference: Ctwc.1328	Land At Molly Millars Lane Industrial Area, Off Ashville Way, Wokingham, B	Type: Surface Water Discharge Discharge Type: Discharge Of Other Matter-Surface Water Property Type: REAL ESTATE ACTIVITIES/BUYING/SELLING/RENTING Discharge Environment Type: Freshwater Stream/River Receiving Water: Un-Named Trib Of Emm Brook Status: Lapsed (under Environment Act 1995, Schedule 23) Date of Issue: 25th November 1986 Positional Accuracy: Located by supplier to within 100m	239m	2
10	Name: Ashville Investments Reference: CTWC.1328	Land At Molly Millars Lane Industrial Area, Off Ashville Way, Wokingham, B	Type: Surface Water Discharge Discharge Type: Discharge Of Other Matter-Surface Water Property Type: REAL ESTATE ACTIVITIES/BUYING/SELLING/RENTING Discharge Environment Type: Freshwater Stream/River Receiving Water: Un-Named Trib Of Emm Brook Status: Transferred from COPA 1974 Date of Issue: 25th November 1986 Positional Accuracy: Located by supplier to within 100m	244m	2
11	Name: Radyne Ltd. Reference: CNTM.1367	Radyne Ltd, Molly Millars Lane, Wokingham, Berkshire	Type: Trade Discharge Discharge Type: Trade Discharges - Cooling Water Property Type: Undefined Or Other Discharge Environment Type: Freshwater Stream/River Receiving Water: Emm Brook Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Date of Issue: 20th May 1994 Positional Accuracy: Located by supplier to within 10m	264m	2
12	Name: Eastheath Properties Ltd Reference: Ctwc.2916	71 Finchampstead Road, Wokingham, Berkshire	Type: Surface Water Discharge Discharge Type: Discharge Of Other Matter-Surface Water Property Type: Undefined Or Other Discharge Environment Type: Freshwater Stream/River Receiving Water: Emm Brook Status: Authorisation revoked Date of Issue: 1st December 1988 Positional Accuracy: Located by supplier to within 100m	490m	2

Map ID	Reference	Location	Details	Distance	Contact
13	Name: Rockhold Ltd Reference: Ctwc.1893	The Old Waterworks Site, Finchampstead Road, Wokingham, Berks	Type: Surface Water Discharge Discharge Type: Discharge Of Other Matter- Surface Water Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Discharge Environment Type: Freshwater Stream/River Receiving Water: Emm Brook Status: Authorisation revoked Date of Issue: 29th September 1987 Positional Accuracy: Located by supplier to within 100m	490m	2

Radioactive Substances Register

No factors identified for this property

Planning Hazardous Substance Consents

No factors identified for this property

Control of Major Accident Hazards Sites (COMAH)

No factors identified for this property

Notification of Installations Handling Hazardous Substances (NIHHS)

No factors identified for this property

Explosive Sites

No factors identified for this property

Next Steps

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

Section 1d: Known Pollution Incidents

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

Enquiry	Result
Have any known pollution incidents been identified within 500m of the property?	No

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

No factors identified for this property

Enforcement and Prohibition Notices

No factors identified for this property

Planning Hazardous Substance Enforcements

No factors identified for this property

Prosecutions Relating to Authorised Processes

No factors identified for this property

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Map ID	Reference	Location	Details	Distance	Contact
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Environmental Pollution Incidents

No factors identified for this property

Prosecutions Relating to Controlled Waters

No factors identified for this property

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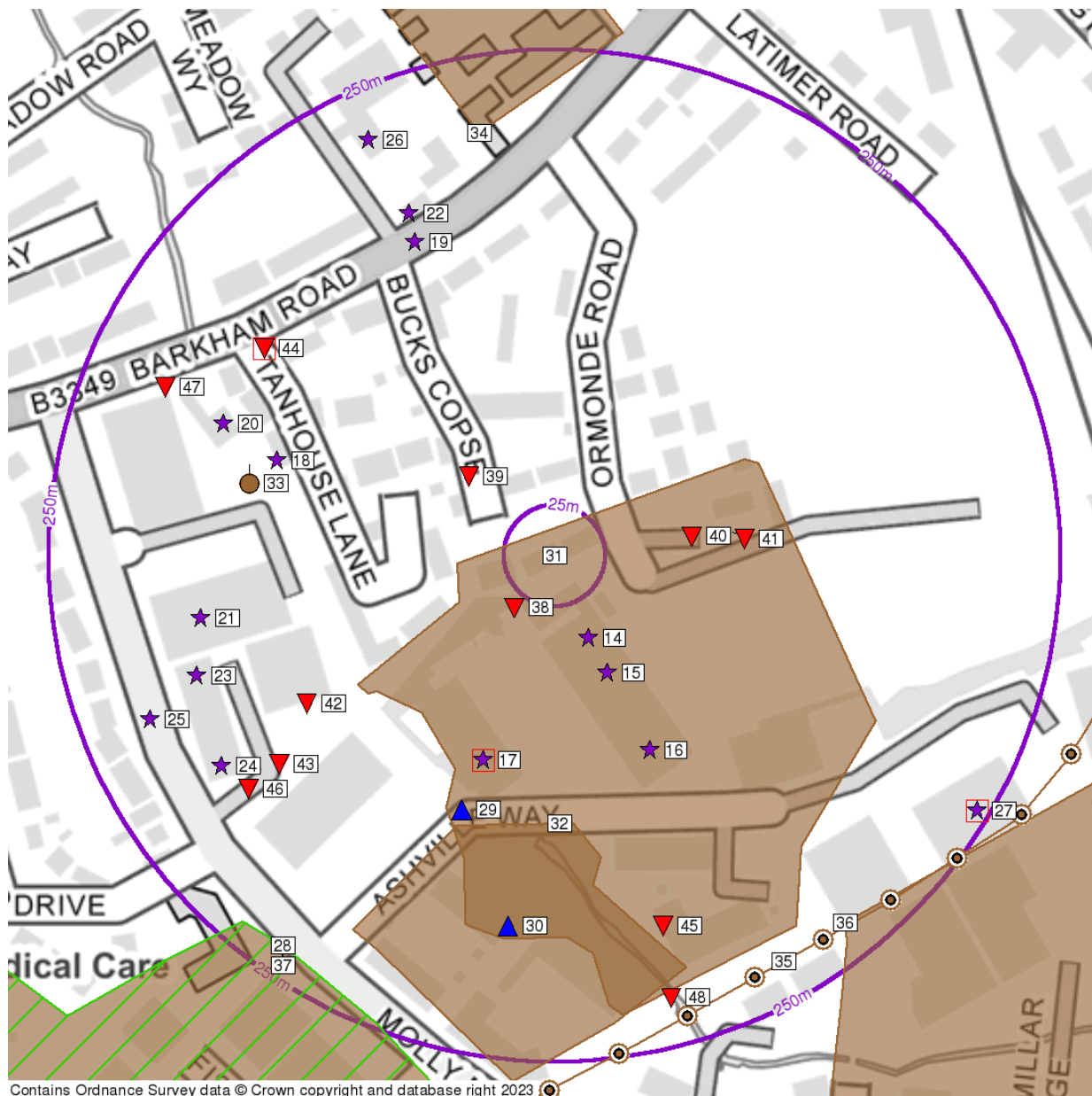
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Section 1e: Information Map

The map detailed below shows the location of the Other Potential Contaminative Land Uses features highlighted within section 1e of this report.



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- | | |
|--|---|
| ✗ Fuel Station Entries | ☑ ▲ ⬮ Potentially Infilled Land (Non-Water) |
| ★ Contemporary Trade Directories | ☐ ▲ ⬮ Potentially Infilled Land (Water) |
| ⊕ Former Marshes | ■ ● ⬮ Potentially Contaminative Industrial Uses (Past Land Use) |
| ▼ Historical Tanks and Energy Facilities | |

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Section 1e: Other Potential Contaminative Land Uses

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

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

Map ID	Reference	Location	Details	Distance	Contact
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Fuel Station Entries

No factors identified for this property

Contemporary Trade Directory Entries

14	Name: Lonza Sales Ag	1 Ashville Way Wokingham Berkshire RG41 2PL	Classification: Pharmaceutical Manufacturers & Distributors Status: Inactive Positional Accuracy: Automatically positioned to the address	45m	-
15	Name: Olympia Tools Ltd	2 Ashville Way Wokingham Berkshire RG41 2PL	Classification: Tool Design, Manufacturers & Makers Status: Inactive Positional Accuracy: Manually positioned to the address or location	64m	-
16	Name: Solartron Analytical	Unit 5 Ashville Way Wokingham Berkshire RG41 2PL	Classification: Laboratory Equipment, Instruments & Supplies Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	107m	-
17	Name: Chart Biomedical Ltd	Vorwerk House 6 Ashville Way Wokingham RG41 2PL	Classification: Medical Equipment Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	107m	-
17	Name: Vorwerk Uk	Vorwerk House 6 Ashville Way Wokingham Berkshire RG41 2PL	Classification: Vacuum Cleaners - Sales & Service Status: Inactive Positional Accuracy: Automatically positioned to the address	108m	-
18	Name: Brandmeup	7 Tanhouse Lane Wokingham RG41 2RL	Classification: Printers Textile Status: Inactive Positional Accuracy: Automatically positioned to the address	145m	-
19	Name: Wokingham Tyre & Auto	51G Barkham Rd Wokingham Berkshire RG41 2RG	Classification: Tyre Manufacturers & Distributors Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	170m	-
20	Name: Stonehouse Autos	86-88 Barkham Road Wokingham RG41 2RN	Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	177m	-

Map ID	Reference	Location	Details	Distance	Contact
21	Name: Jewson	UNIT 2 FRIARSGATE MOLLY MILLARS LANE WOKINGHAM RG41 2RT	Classification: Builders' Merchants Status: Active Positional Accuracy: Automatically positioned to the address	178m	-
22	Name: Wokingham Tyres & Mot'S	51 Barkham Road Wokingham RG41 2RG	Classification: Tyre Dealers Status: Active Positional Accuracy: Automatically positioned to the address	184m	-
23	Name: Amphora Research Systems	Unit 6 Wokingham Commercial Centre Molly Millars Lane Wokingham RG41 2RF	Classification: Laboratories Status: Inactive Positional Accuracy: Automatically positioned to the address	187m	-
24	Name: Ventura Corporation Ltd	1 Chancerygate Business Centre Molly Millars Lane Wokingham Berkshire RG41 2RF	Classification: Sports Equipment Manufacturers & Distributors Status: Inactive Positional Accuracy: Automatically positioned to the address	195m	-
25	Name: Sealpac Ltd	Molly Millars La Wokingham Berkshire RG41 2RF	Classification: Machinery - Industrial & Commercial Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	216m	-
26	Name: Wokingham Tyre & Auto	51e Barkham Road Wokingham Berkshire RG41 2RG	Classification: Tyre Dealers Status: Inactive Positional Accuracy: Manually positioned to the address or location	225m	-
27	Name: Kyocera S G S	10-11 Ashville Way Wokingham RG41 2PL	Classification: Tool Design, Manufacturers & Makers Status: Inactive Positional Accuracy: Automatically positioned to the address	240m	-
27	Name: Kyocera Hardcoating Technologies	10-11 Ashville Way Wokingham RG41 2PL	Classification: Coating Specialists Status: Active Positional Accuracy: Automatically positioned to the address	240m	-
27	Name: S G S	10 Ashville Way Wokingham RG41 2PL	Classification: Cutting Tools & Machinery Status: Inactive Positional Accuracy: Automatically positioned to the address	244m	-

Former Marshes

No factors identified for this property

Potentially Infilled Land (Non-Water)

28	Not Supplied	Not Supplied	Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1989	235m	-
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Potentially Infilled Land (Water)

29	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1913	136m	-
30	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1931	186m	-

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Map ID	Reference	Location	Details	Distance	Contact
Potentially Contaminative Industrial Uses (Past Land Use)					
31	Not Supplied	Not Supplied	Class: Sewage Map Published Date: 1900 - 1961	0m	-
32	Not Supplied	Not Supplied	Class: Factory or works - use not specified Map Published Date: 1989	133m	-
33	Not Supplied	Not Supplied	Class: Leather tanning & dressing Map Published Date: 1900 - 1913	158m	-
34	Not Supplied	Not Supplied	Class: Hospitals Map Published Date: 1961 - 1989	213m	-
35	Not Supplied	Not Supplied	Class: Mineral railway Map Published Date: 1913 - 1931	231m	-
36	Not Supplied	Not Supplied	Class: Factory or works - use not specified Map Published Date: 1989	232m	-
37	Not Supplied	Not Supplied	Class: Quarrying of sand & clay, operation of sand & gravel pits Map Published Date: 1900 - 1961	235m	-
Historical Tanks And Energy Facilities					
38	Not Supplied	Not Supplied	Type: Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1977	32m	-
39	Not Supplied	Not Supplied	Type: Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1977	59m	-
40	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1977	69m	-
41	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1969	89m	-
42	Not Supplied	Not Supplied	Type: Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1977	143m	-
43	Not Supplied	Not Supplied	Type: Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1977	170m	-
44	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1969	170m	-
44	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1977	178m	-

Map ID	Reference	Location	Details	Distance	Contact
45	Not Supplied	Not Supplied	Type: Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1977	189m	-
46	Not Supplied	Not Supplied	Type: Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1977	190m	-
47	Not Supplied	Not Supplied	Type: Gas Monitoring Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1977	211m	-
48	Not Supplied	Not Supplied	Type: Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1969	225m	-

Next Steps

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



Section 2: Flood Findings

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



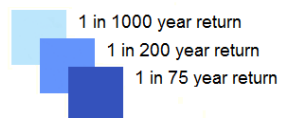
Section 2a and 2b: River and Coastal Flood Map

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

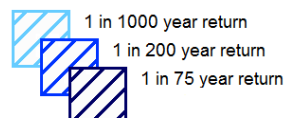


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River Flooding



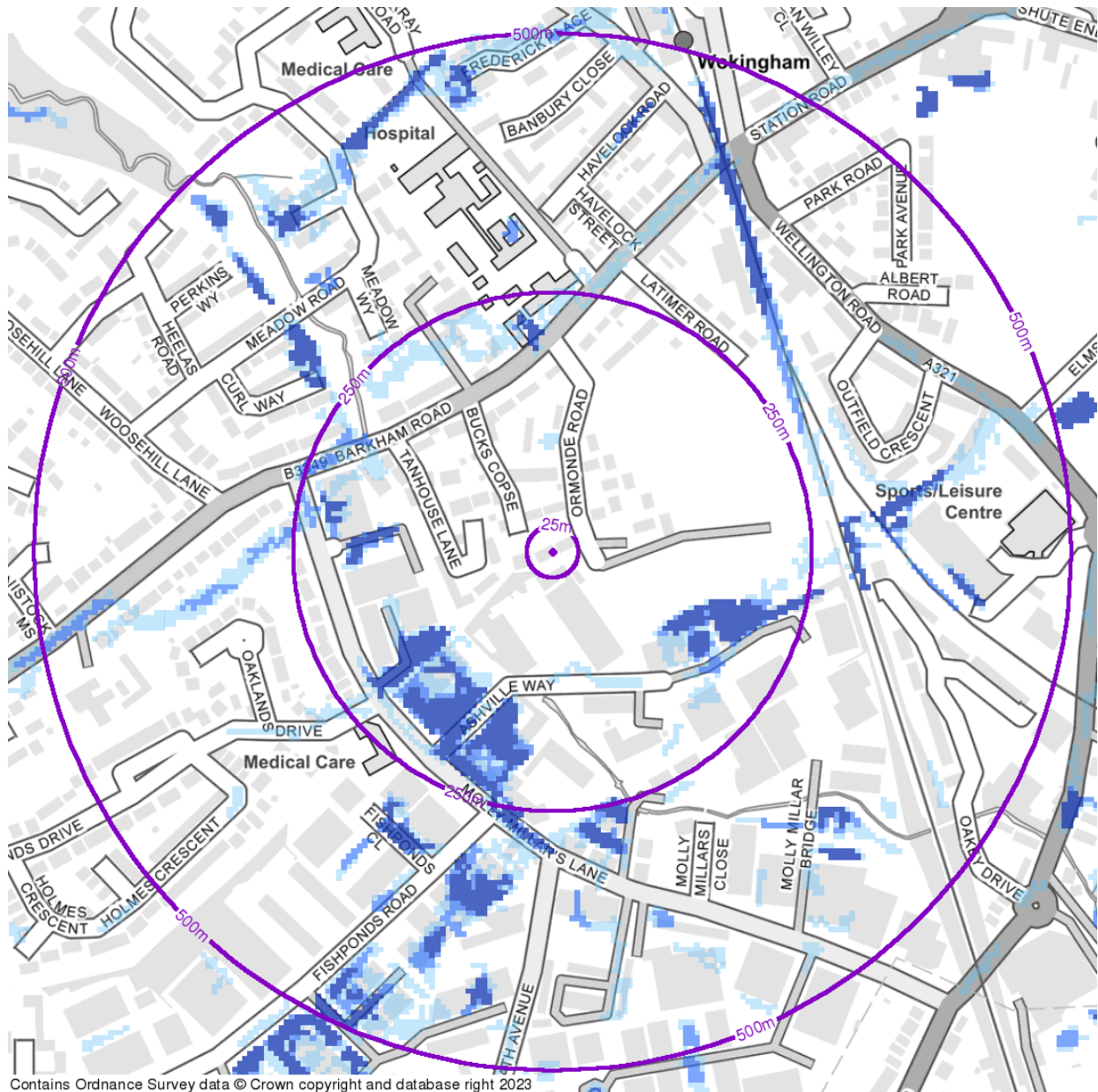
Coastal Flooding





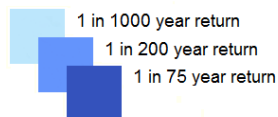
Section 2c: Surface Water Flood Map

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



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Surface Water Flooding



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Section 2a: River Flooding

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

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

Section 2b: Coastal Flooding

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

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

Section 2c: Surface Water Flooding

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

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

Next Steps

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

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

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2023



Section 3: Radon Findings

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

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

Next Steps

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

Further Action

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



Section 4: Ground Stability Findings

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

Section 4a: Man-Made Factors

Enquiry	Result	Contact
Is the property within 25m of a Coal Mining Affected Area?	No	-

Section 4b: Natural Factors

Enquiry	Result	Contact
What is the potential for natural ground instability in the area within 50m of the property?	Low	-
Comment: The British Geological Survey has assessed the area of search as having low potential for natural ground instability. This does not necessarily mean there is cause for concern in terms of the property's stability. Active subsidence will be dependent on local conditions, such as the proximity of trees or areas where trees have been removed, which require an inspection of the site to identify the nature of the ground on which the property is built. A house buyers survey is advised to look for signs of property damage that may indicate poor natural ground conditions.		



Section 5: Other Influential Factors

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



Section 5a: Environmental Constraints

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

Map ID	Reference	Location	Details	Distance	Contact
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Areas of Outstanding Natural Beauty

No factors identified for this property

Local Nature Reserves

No factors identified for this property

National Nature Reserves

No factors identified for this property

National Parks

No factors identified for this property

Ramsar Sites

No factors identified for this property

Sites of Special Scientific Interest

No factors identified for this property

Special Areas of Conservation

No factors identified for this property

Special Protection Areas

No factors identified for this property

Useful Contacts

Contact 1 - Wokingham District Council - Environmental Health Department

Council Offices	Tel: 0118 974 6000	www.wokingham.gov.uk
Shute End	Fax: 0118 974 5053	
Wokingham		
Surrey		
RG40 1BN		

Contact 2 - Environment Agency - National Customer Contact Centre (NCCC)

PO Box 544	Tel: 03708 506 506	enquiries@environment-agency.gov.uk
Templeborough		
Rotherham		
S60 1BY		

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

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

Landmark Information Group Limited

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

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

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

Landmark works in association with:



Report Version: HCP v1.0.4.5

Useful Information

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

Professional Opinion

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

Flood Risk

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

Location Map

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

Positional Accuracy

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

Section 1b: Landfill and Waste

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

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

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

Section 1c: Potentially Contaminative Activities

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

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

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

Section 1e: Other Potential Contaminative Land Uses

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

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

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

Section 2: Flood Findings

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

Section 3: Radon Findings

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

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

Section 5a: Environmental Constraints

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

General

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

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

The Purpose and Scope of the Report

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

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Insurance

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

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Fax: 0844 844 9980

Email: helpdesk@landmark.co.uk

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- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

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Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPO.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

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If you want to make a complaint to Landmark, 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:

Customer Relationships Manager
Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

Tel: 0844 844 9966

Email: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306

Email: admin@tpos.co.uk

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