Contaminated Land

We believe there is no significant risk of contaminated land at or close to the property. Please turn the page for further information.

Flood

The property is at a significant risk of Surface Water flooding. Further assessment is recommended to understand the likely depth of flood waters. Please refer to the Professional Opinion and Recommendations section of this report. To explore the risk further, please visit the online viewer.

*Includes historical flood events, proximity to surface water features and elevation above sea level

Energy & Infrastructure

We have identified one or more Energy & Infrastructure factors at or close to the property. Please turn the page for further information and recommendations.

Ground Hazards

No Ground Hazards have been identified that could affect the property. Please turn the page for further information.

Planning Applications

We have identified Planning Applications that could have an impact on the property. Please turn the page for further information and recommendations.
Professional Opinion and Recommendations

Please see below our recommendations and next steps with regards to the property. These may be copied into your Report on Title if you wish. This information is relevant to a residential property and should not be relied upon in a commercial transaction. No physical site inspection has been carried out or is proposed. This report highlights only the information which we have determined should be drawn to your attention however, other risks may be present. To review the complete information and for a full list of the data used for this report, please see the Useful Information section on the web viewer.

**Contaminated Land**

**Professional Opinion**
Landmark Information Group consider it unlikely that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990. Therefore, there should be no adverse effect on the security of the property for normal lending purposes. Please note that no physical site inspection or survey has been carried out or is proposed. To understand more about contaminated land and the various sources they have reviewed, please refer to the Contaminated Land section in the viewer. For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 844 9966.

**Landmark Contribution**
By purchasing this report, the recipient may be eligible for remediation contribution of up to £250,000 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.

**Flood**

**Professional Opinion**
Having reviewed the risk of flooding to the property, Landmark’s environmental consultants consider the risk of flooding to be significant. Please note the following findings and recommendations:

1. **Surface Water Flooding**
   During a surface water flood event, depths of surface water at the property may reach and exceed 0.3m.

The property purchaser may wish to investigate any additional flood risks to the property highlighted on the flood gauges using the flood section of this report.

**Flood Defences**
River/coastal flood defences have been identified and considered as part of Landmark’s overall risk of flooding. However, please be aware that if the defences fail, are absent or over-topped the risk of river/coastal flooding to the property would remain a very low risk.
Professional Opinion and Recommendations

Recommendations
- Landmark recommend carrying out a follow on report to understand the expected depth of flood waters at the property, as well as the protection level of any defences found to benefit the property. Understanding the likely depths of flooding is important as it will both help to reassess the risk and identify what the most practical approach is to protect the property. The required follow on report, a Flood Solutions Consult, will cost £99 + VAT.
- You should ask the seller and other nearby property owners whether or not flooding has occurred in the area previously. If it has, what was the impact and where were the affected areas.
- As a high risk of flooding has been identified, Landmark recommend the property purchaser/owner explores the online viewer to understand the risks further.

Insurance
Despite the risk identified, flood insurance for most residential properties will remain available and affordable providing they are eligible for the Flood Re scheme. Please see details of eligibility at http://www.floodre.co.uk/homeowner/eligibility/ We recommend you obtain buildings and contents insurance terms before exchange of contracts.

Flood Risk
Flood risk is based on probability; to understand more about flood and the information reviewed, including flood protection measures, please explore the flood section of this report or visit the ‘Know Your Flood Risk’ website at: www.knowyourfloodrisk.co.uk.

Energy & Infrastructure
Professional Opinion
Landmark Information Group have identified Energy & Infrastructure projects that may affect the site or nearby area. These developments and projects have the potential to affect nearby property values. They may also result in added visual impact or noise to the neighbourhood. The impact on property values may also be positive. For instance, being near a new rail link may boost values in the local area.

Recommendations
The site is within 2km of Crossrail 1. There is more detailed guidance on the Crossrail 1 website: www.crossrail.co.uk. You can also call the Crossrail 1 helpdesk on 0345 602 3813.

The site is near the safeguarding limits of Crossrail 1. Safeguarding forms part of the planning system, designed to ensure the land is protected from conflicting development. Properties within the safeguarding limits may be eligible for compensation schemes. There is more detailed guidance on the Crossrail 1 website: www.crossrail.co.uk. You can also call the Crossrail 1 helpdesk on 0345 602 3813.

The site is within 2km of Crossrail 2. There is more detailed guidance on the Crossrail 2 website: www.crossrail2.co.uk. You can also call the Crossrail 2 helpdesk on 0343 222 0055.

The site is near the safeguarding limits of Crossrail 2. Safeguarding forms part of the planning system, designed to ensure the land is protected from conflicting development. Properties within the safeguarding limits may be eligible for compensation schemes. There is more detailed guidance on the Crossrail 2 website: www.crossrail2.co.uk. You can also call the Crossrail 2 helpdesk on 0343 222 0055.

The search is limited to the following factors: High Speed 2 (HS2), Crossrail 1 and 2, Wind Farms and Turbines, Solar Farms, Other Renewable Power Plants, Areas Licensed for Exploration of Oil and Gas, Oil and Gas Drilling Wells. There may be other forms of energy developments planned in your area - you should contact your Local Authority for further information. For additional information or help, please contact your professional adviser or Landmark Customer Services on 0844 844 9966.
Professional Opinion and Recommendations

**Ground Hazards**

**Professional Opinion**

Landmark Information Group have not identified any Ground Hazards at or near to the property or any indication that the property is located within a radon affected area. Our search is limited to Former Mining, Brine Extraction and Salt Mining, Landfill Sites and Infilled Land, Natural Ground Stability Hazards, Radon, Insurance Claims from Subsidence and Coal Mining Subsidence Damage Claims (see the online viewer for more information). For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 844 9966.

**Planning Applications**

**Professional Opinion**

Landmark information Group have identified planning applications close to the property.

Whether an application is likely to impact the property is subjective, therefore you should see the information presented in the viewer or Landmark recommend carrying out a follow on ‘Plansearch Plus’ report. The Plansearch Plus report will also include further detail about land use designations and neighbourhood information.

- **Residential Applications:**
  - Alterations within 50m: **20**
  - New build up to 10 dwellings within 250m: **5**
  - New build 10 to 50 dwellings within 250m: **0**
  - New build over 50 dwellings within 750m: **1**
  - Unclassified Dwellings within 250m: **5**

- **Non-Residential Applications:**
  - Small Developments within 100m: **55**
  - Medium Developments within 250m: **189**
  - Large Developments within 750m: **134**
  - Unclassified Developments within 250m: **0**

**Next Steps**

If you require any assistance, please contact our customer service team on: 0844 844 9966 or helpdesk@landmark.co.uk
Location Plan
The map below shows the location of the property.
Surface Water Flooding

The map below shows the location of surface water flood risks that may affect the property. We detail the information we believe requires your further attention in the table on the following page and also on the Professional Opinion and Recommendations page. If you wish to explore these features and the surrounding area further, please visit the online viewer.

Contains Ordnance Survey data © Crown copyright and database right 2020

- **Surface Water greater than 1m on site** (return period: 1/75)
- **Surface Water 0.3m - 1m on site** (return period: 1/75)
- **Surface Water greater than 1m on site** (return period: 1/200)
We have highlighted below flood risks at or around the property. Please see the Professional Opinion and Recommendations page for further information and next steps guidance.

**Surface Water Flooding**

<table>
<thead>
<tr>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Water Flooding Return Period: 1 in 75</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Depth of flood water: Greater than 0.3m and Less than or equal to 1.0m</td>
<td>On Site</td>
<td>1</td>
</tr>
<tr>
<td>Data Provider: JBA Risk Management Limited</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2020
The map below shows the location of Energy & Infrastructure projects that have the potential to affect the property. We detail the projects we believe require further attention in the table on the following page and also on the Professional Opinion and Recommendations page. If you wish to explore these projects and the surrounding area further, please visit the online viewer.
We have highlighted below the Energy & Infrastructure projects at or around the property. Please see the Professional Opinion and Recommendations page for further information.

### Crossrail 1

<table>
<thead>
<tr>
<th>Nearest Safeguarding Limits</th>
<th>Map ID</th>
<th>Reference</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3</td>
<td>N/A</td>
<td>Description: Safeguarding Limits</td>
<td>850m</td>
<td>2</td>
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<table>
<thead>
<tr>
<th>Nearest Track</th>
<th>Map ID</th>
<th>Reference</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Visibility: Track in Tunnel</td>
<td>4</td>
<td>N/A</td>
<td></td>
<td>872m</td>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Stations</th>
<th>Map ID</th>
<th>Reference</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Tottenham Court Road</td>
<td>5</td>
<td>N/A</td>
<td></td>
<td>1000m</td>
<td>2</td>
</tr>
<tr>
<td>Name: Bond Street</td>
<td>8</td>
<td>N/A</td>
<td></td>
<td>1561m</td>
<td>2</td>
</tr>
</tbody>
</table>

### Crossrail 2

<table>
<thead>
<tr>
<th>Nearest Safeguarding Limits</th>
<th>Map ID</th>
<th>Reference</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
<td>N/A</td>
<td>Description: Safeguarding Limits</td>
<td>180m</td>
<td>1</td>
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</table>

<table>
<thead>
<tr>
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<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Visibility: Track in Tunnel</td>
<td>2</td>
<td>N/A</td>
<td></td>
<td>237m</td>
<td>1</td>
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</table>

<table>
<thead>
<tr>
<th>Stations</th>
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<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Tottenham Court Road</td>
<td>6</td>
<td>N/A</td>
<td></td>
<td>1042m</td>
<td>1</td>
</tr>
<tr>
<td>Name: London Victoria</td>
<td>7</td>
<td>N/A</td>
<td></td>
<td>1547m</td>
<td>1</td>
</tr>
</tbody>
</table>
Useful Contacts

Please see below the contact details of the suppliers referred to within this report. For all other queries please contact:

**Landmark Information Group**
Imperium
Imperial Way
Reading
RG2 0TD

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

**0844 844 9966**

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

<table>
<thead>
<tr>
<th>Contact</th>
<th>Name</th>
<th>Address</th>
<th>Contact details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td><strong>Landmark Information Group Limited</strong></td>
<td>Imperium Imperial Way Berkshire RG2 0TD</td>
<td>T: 0844 844 9966</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>E: <a href="mailto:helpdesk@landmark.co.uk">helpdesk@landmark.co.uk</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>W: <a href="http://www.landmark.co.uk">www.landmark.co.uk</a></td>
</tr>
<tr>
<td>2</td>
<td><strong>Crossrail Ltd</strong></td>
<td>25 Canada Square Canary Wharf E14 5LQ</td>
<td>T: 0345 602 3813</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>W: <a href="http://www.crossrail.co.uk">www.crossrail.co.uk</a></td>
</tr>
<tr>
<td></td>
<td><strong>Argyll Environmental Ltd</strong></td>
<td>1st Floor 98 – 99 Queens Road Brighton BN1 3XF</td>
<td>T: 0845 458 5250</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>F: 0845 458 5260</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>E: <a href="mailto:info@argyllenviro.com">info@argyllenviro.com</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>W: <a href="http://www.argyllenvironmental.com">www.argyllenvironmental.com</a></td>
</tr>
</tbody>
</table>

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.
Guidance for Purchasers of the Property

This report examines whether the property is at risk from any of a specified range of environmental issues, that could affect detrimentally your use or enjoyment of the property; expose you to future liability and expense (for example, cleaning up any contamination on the property) and/or reduce the value of the property. It also details any risk of flooding to an extent or frequency that might affect adversely your ability to obtain suitable insurance cover, your use and enjoyment of the property or its future saleability. Ground instability issues as well as a specified range of major existing or planned energy or infrastructure projects (e.g. fracking, HS2, wind & solar farms) that may need further investigation are also detailed where they may impact the property.

More detailed information about risks and projects affecting the property can be viewed on our web viewer. Please click on the image on the front page of this report to access the viewer or visit http://landmark.ly/CHPU19. If you are planning to make changes to the property which will require planning permission, then this is not the correct type of report. You need a SiteSolutions Residence report instead, as it considers additional risks. Please liaise with your professional adviser over how to request such a report. If you require further assistance, please call the Landmark Customer Services team on 0844 844 9966 or email helpdesk@landmark.co.uk.

Information for Professional Advisers

This report gives details of any issues that we have identified as affecting the property or located nearby, and our recommendations on what to do in relation to these issues. You are authorised to copy the recommendations on the Professional Opinion and Recommendations page into any report on title that you provide to your client.

More information about the issues is available to you and your client via the web viewer. This gives access to maps showing the location and types of data we have identified, an explanation of that data and details about the data providers, together with other information that may be of interest to your client. Please click on the image on the front page of this report to access the viewer or visit http://landmark.ly/CHPU19.

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Crossrail 2 Data sourced from consultation documents as published by the Department of Transport.
Useful 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.

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• 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.

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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 up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience 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 site: 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