



Professional Opinion Contamination Risk **PASSED**

In the professional opinion of Argyll Environmental Ltd. the level of environmental risk associated with the information disclosed in the Envirosearch Residential report dated 28th August 2014 and reference 59754810_1_1, 12891948_PO1 for

**11A SPALDING COMMON
SPALDING
LINCOLNSHIRE
PE11 3AS**

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

Christopher S. Taylor BSc (Hons), MSc, AIEMA
Chartered Water and Environmental Manager
Technical Director, Argyll Environmental Ltd



Supplied by



Contamination Risk PASSED

Professional Opinion

Argyll Environmental Ltd has 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 IDENTIFIED

Refer to Section 2 for further information

Conveyancer Guidance

We have identified one or more areas at risk of flooding within 50m of the search centre. You may wish to consider further investigation.



Radon None Identified

Refer to Section 3 for further information



Ground Stability IDENTIFIED

Refer to Section 4 for further information



Other Influential Factors

Refer to Section 5 for further information

Overhead Power Lines and Mobile Phone Masts: None Identified	See Section 5a
Environmental Constraints: None Identified	See Section 5b
Energy and Infrastructure: None Identified	See Section 5c-5f

Report issued for the property at
**11A SPALDING COMMON
SPALDING
LINCOLNSHIRE
PE11 3AS**

Report Reference
59754810_1_1

National Grid Reference
523360 320490

Customer Reference
12891948_PO1

Report Date
28 August 2014

Requested by
**TM Group (UK)
1200
Delta Business Park
Swindon
Wiltshire
SN5 7XZ**

Contact Details

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

Landmark Contribution

By purchasing this report, the report 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 forces the homeowner to contribute to the costs of remediating the site. For more information see Landmark's Terms and Conditions.

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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	No	No	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	Yes	Yes	2a
Coastal Flooding	No	No	2b
Surface Water Flooding	No	Yes	2c
National Flood Risk Assessment (NaFRA)	Yes	Yes	2d
Historic Flood Events	No	Yes	2e
Groundwater Flooding	n/a	n/a	2f



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	Yes	4b



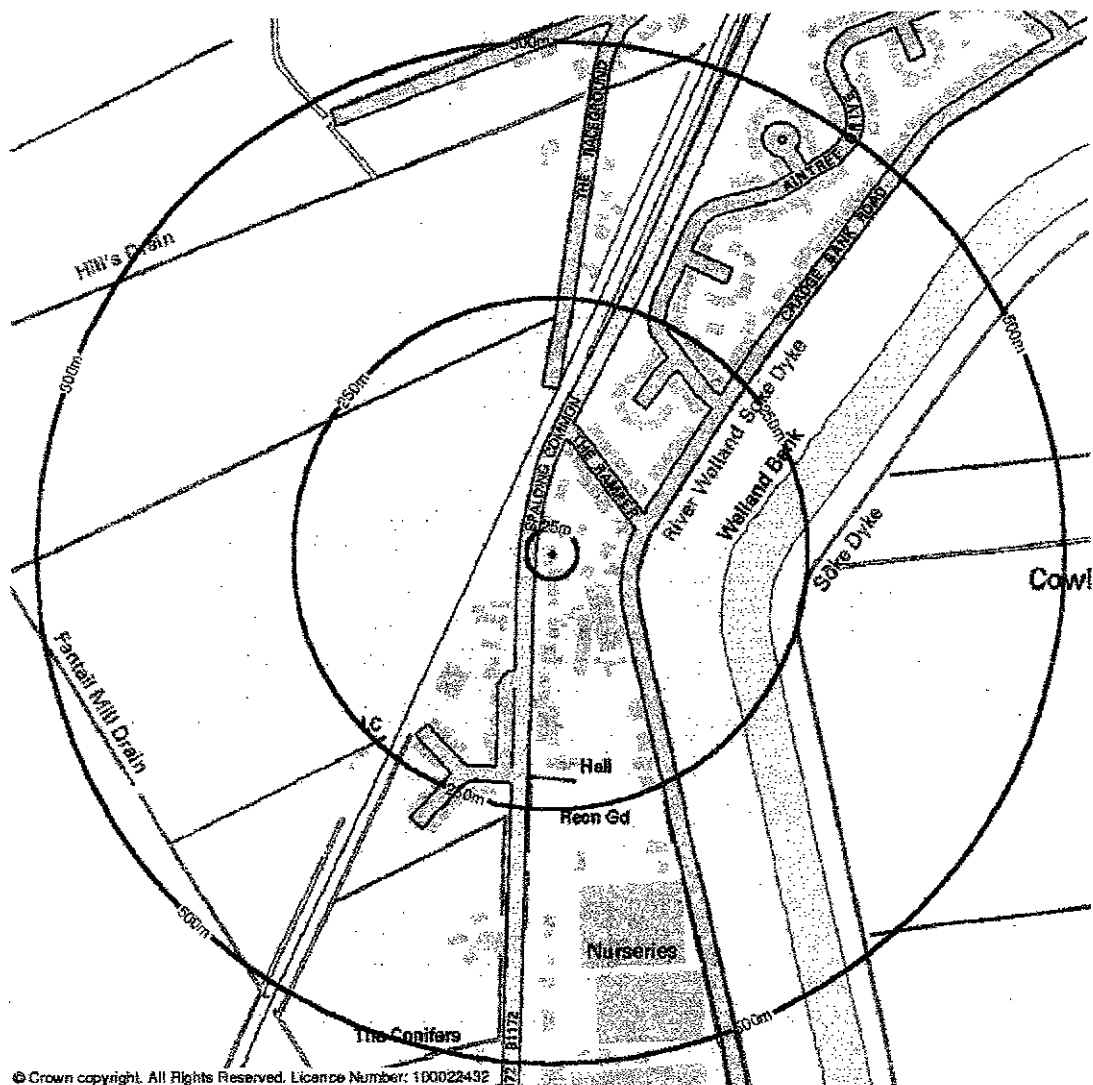
Section 5: Other Influential Factors

Other Influential Factors	Result	See Section
Overhead Power Lines and Mobile Phone Masts	No	5a
Environmental Constraints	No	5b
High Speed Rail 2 (HS2)	No	5c
Energy Exploration and Production	No	5d
Existing or Proposed Wind Farms and Wind Turbines	No	5e
Existing or Proposed Solar Farms	No	5f



Location Map

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





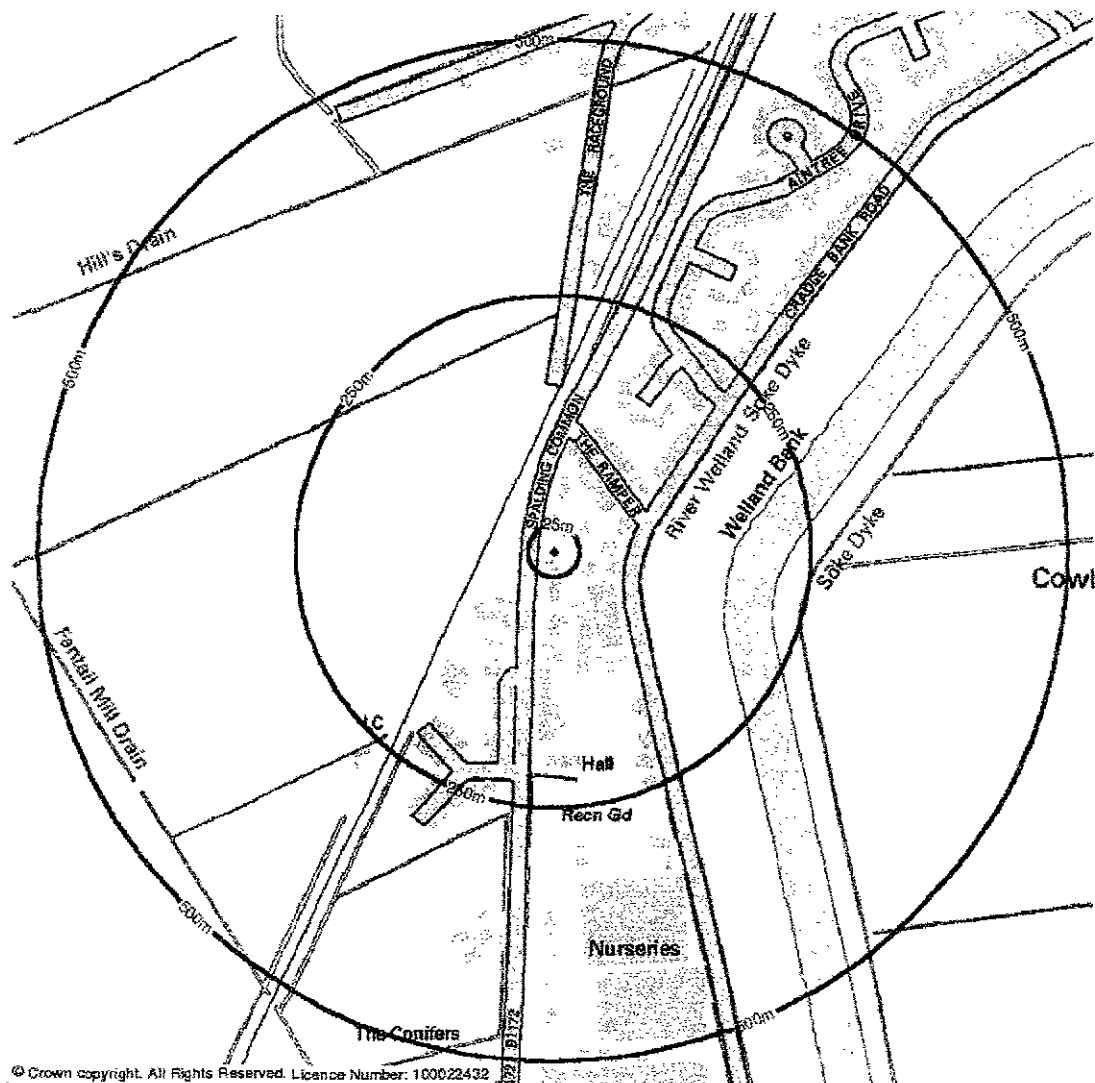
Section 1: Contamination Risk Findings

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

Map ID	Reference	Location	Details	Distance	Contact
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Potentially Contaminative Industrial Uses (Past Land Use)

14	Not Supplied	Not Supplied	Class: Clay bricks & tiles (manufacture) Map Published Date: 1889 - 1908	0m	
15	Not Supplied	Not Supplied	Class: Railways Map Published Date: 1889 - 1992	65m	
16	Not Supplied	Not Supplied	Class: Railways Map Published Date: 1889 - 1992	161m	

Historical Tanks And Energy Facilities

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 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.

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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

7	Name: Rose Blinds	Crossways The Ramper Spalding Lincolnshire PE11 3AW	Classification: Blinds, Awnings & Canopies Status: Active Positional Accuracy: Automatically positioned to the address	72m
8	Name: South Lincs Patterns Foundry	Ivanhoe Spalding Common Spalding Lincolnshire PE11 3AS	Classification: Foundries Status: Active Positional Accuracy: Automatically positioned to the address	105m
9	Name: Anna's Ironing	9 Sandown Close Spalding Lincolnshire PE11 3BU	Classification: Ironing & Home Laundry Services Status: Active Positional Accuracy: Automatically positioned to the address	160m
10	Name: Annas	9 Sandown Close Spalding Lincolnshire PE11 3BU	Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	160m
11	Name: B W Cleaning	64 Aintree Drive Spalding Lincolnshire PE11 3BS	Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Automatically positioned to the address	201m
12	Name: B W Cleaning Contractors	64 Aintree Drive Spalding Lincolnshire PE11 3BS	Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Automatically positioned to the address	201m

Former Marshes

No factors identified for this property

Potentially Infilled Land (Non-Water)

13	Not Supplied	Not Supplied	Unknown Filled Ground (Pit, quarry etc)	0m
Map Published Date: 1996				

Potentially Infilled Land (Water)

No factors identified for this property

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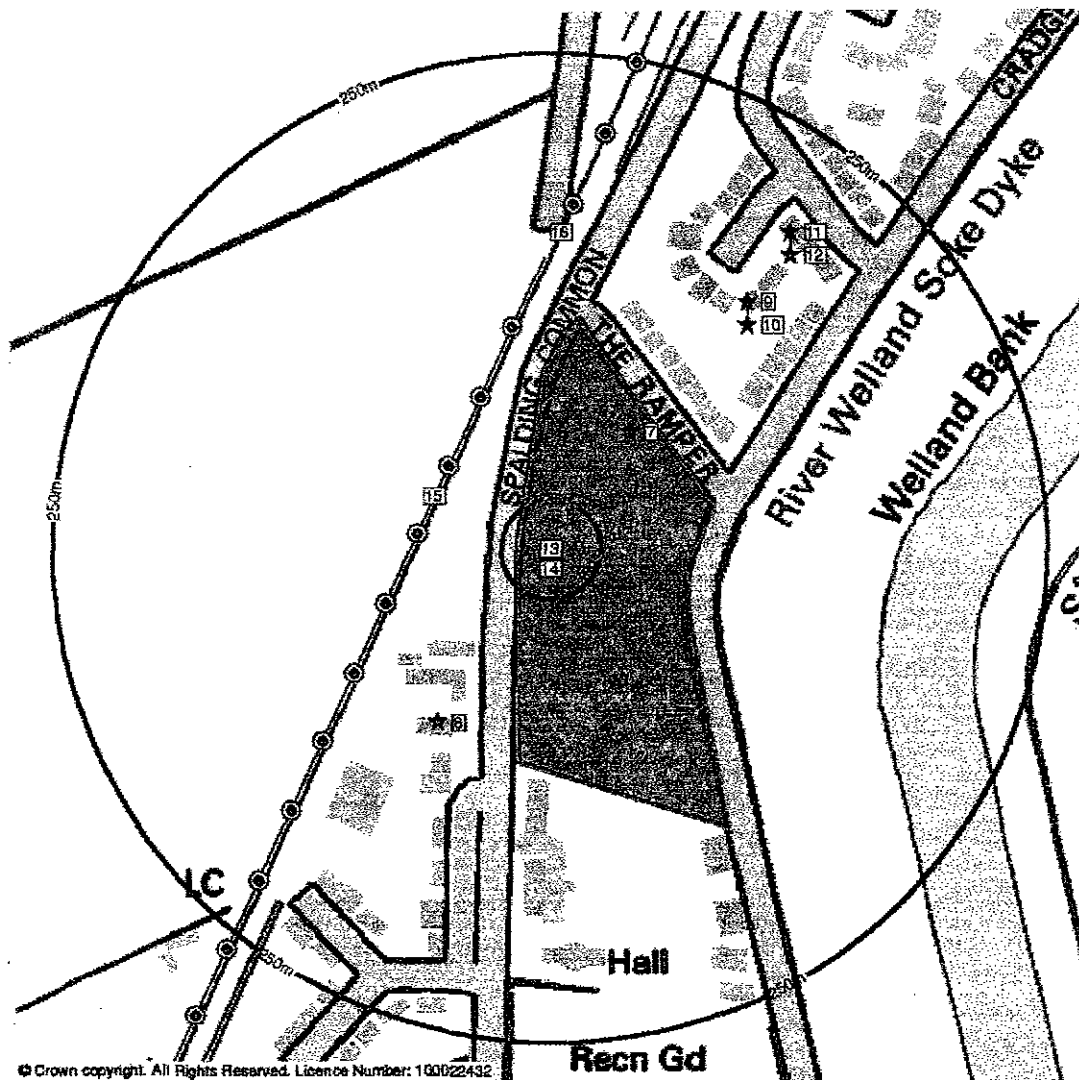
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Section 1e: Information Map

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



- | | |
|--|---|
| ✱ 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 | |

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

Environmental Pollution Incidents

No factors identified for this property

Prosecutions Relating to Controlled Waters

No factors identified for this property

Map ID	Reference	Location	Details	Distance	Contact
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Consent to Discharge to Controlled Waters

5	Name: Mr. J. Wilcock Reference: Pr5f3885	House At Cradge Bank Road Spalding Lincs	Type: Unknown Discharge Discharge Type: Unknown Property Type: Not Supplied Discharge Environment Type: On to Land Receiving Water: Land Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Date of Issue: 23rd March 1983 Positional Accuracy: Located by supplier to within 100m	339m	2
6	Name: Mr & Mrs J Pestell Reference: Prnn12781	Comfrey Cottage The Raceground Spalding Lincolnshire Pe11 3ap	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: Domestic Property (Single) Discharge Environment Type: Freshwater Stream/River Receiving Water: Tributary Of Hill's Drain Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Date of Issue: 13th August 2002 Positional Accuracy: Located by supplier to within 10m	474m	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

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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
Local Authority Pollution Prevention and Controls				
1	Name: S L Patterns Reference: Not Given	Spalding Common Spalding Lincolnshire PE11 3AS Description: PG2/4 Iron, steel and non-ferrous metal foundry processes. Status: Authorised Date of Issue: Not Supplied Positional Accuracy: Manually positioned to the road within the address or location	128m	1
2	Name: South Lincs Patterns Reference: Not Given	Spalding Common Spalding Lincolnshire PE11 3AS Description: PG2/6 Aluminium and aluminium alloy processes. Status: Authorised Date of Issue: Not Supplied Positional Accuracy: Manually positioned to the address or location	143m	1
3	Name: South Lincs Patterns Reference: Not Given	Spalding Common Spalding Common Spalding PE11 3as Description: PG2/6 Aluminium and aluminium alloy processes. Status: Authorised Date of Issue: Not Supplied Positional Accuracy: Located by supplier to within 100m	249m	1
4	Name: South Lincs Patterns Reference: Not Supplied	Spalding Common Spalding PE11 3as Description: PG2/4 Iron, steel and non-ferrous metal foundry processes. Status: Authorised Date of Issue: Not Supplied Positional Accuracy: Located by supplier to within 100m	249m	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

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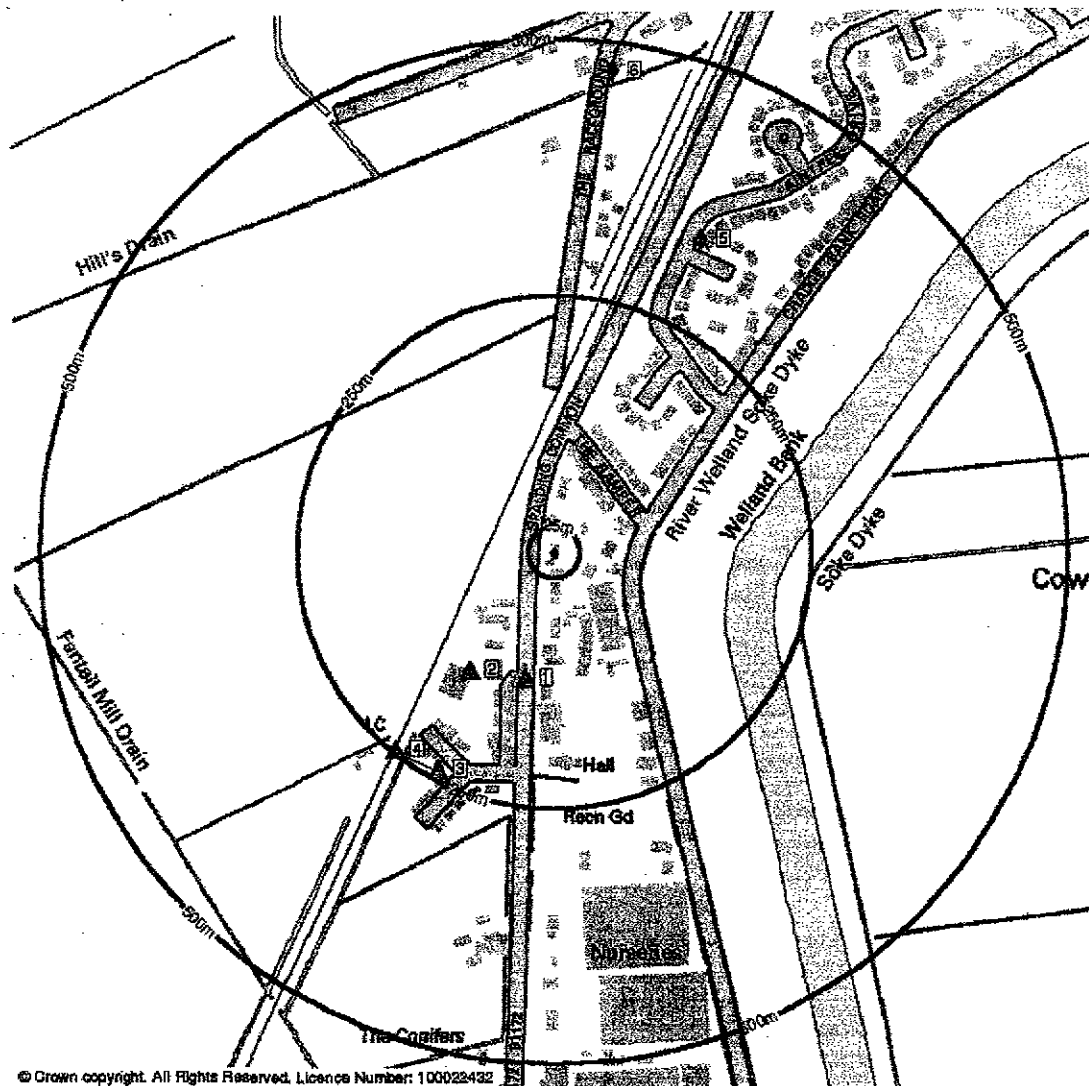
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Section 1c and 1d: Information Map

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 | ✖ Radioactive Substances Register |
| ▼ Local Authority Integrated Pollution Prevention and Control | ✖ Planning Hazardous Substance Consents |
| ▲ Integrated Pollution Controls | ✖ Control of Major Accident Hazards Sites (COMAH) |
| ▽ Environmental Permitting Regulations - Industry | ✖ Notification of Installations Handling Hazardous Substances (NIHS) |
| ◆ Consent to Discharge to Controlled Waters | ★ 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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Map ID / Reference	Location	Details	Distance	Contact
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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

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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?	No

Map ID	Reference	Location	Details	Distance	Contact
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Registered Landfill Sites

No factors identified for this property

BGS Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Coverage

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

South Holland District Council	- Has no landfill data to supply	1
Lincolnshire County Council	- Had landfill data but passed it to the relevant environment agency	5

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.

Historical Landfill Sites

No factors identified for this property

Permitted Waste Sites - Authorised Landfill Site Boundaries

No factors identified for this property

Environmental Permitting Regulations - Waste

No factors identified for this property

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