

Groundsure Homebuyers

| | | |
|-----------------------|-----------------------------|--|
| Date | Groundsure Reference | Address |
| 29 Apr 2016 | CDS-2951928 | 342, ABINGDON ROAD, OXFORD, OX1 4TQ |
| Grid Reference | Your Reference: | |
| 451855,204213 | 610080 | |

GROUNDSURE PROFESSIONAL OPINION

Contaminated Land



PASSED

Groundsure considers that there is not a "High Potential Risk"* that the property will be identified as "Contaminated Land" within the meaning set out in Part 2A of the Environmental Protection Act 1990. Therefore, Groundsure consider that Contaminated Land issues are unlikely to have a significant impact on the security of the property in normal lending scenarios.

*High Potential Risk" is the level of risk which results in 1% of reports being In Need of Further Assessment.

River, coastal and surface water flooding



IDENTIFIED

A High risk of coastal/river flooding and a Low to Moderate risk of surface water (pluvial) flooding have been identified within 25m of the centre of the property. An area within 25m of the property has been recorded as having been subject to historic flooding.

insurability. Please see the flood recommendations for further information.

Natural Ground Subsidence



PASSED

The study site is not located in an area where properties are considered to be affected by Natural Ground Subsidence.

*High Potential Risk" is the level of risk which results in 1% of reports being In Need of Further Assessment.

Key



Issues have been identified. Further investigation is recommended.



No significant issues identified



Some minor issues have been identified which a prudent purchaser may wish to investigate further.

Contact Us

If you need any further assistance, please do not hesitate to contact our helpline on
01189 690 839 quoting the above report reference number.



Contaminated Land Questionnaire

Please complete ALL SECTIONS.

1. Development Details

| | |
|--|-------------------|
| i) Site Name | |
| Site Address | 342 ABINGDON ROAD |
| Post Code | OXFORD OX1 4TQ |
| Planning Reference (if known) Eg. 10/99999/FUL or P10/E1111 | |

| (tick all that apply) | Residential | Agricultural | Commercial | Industrial | Other (specify) |
|---|-------------|--------------|------------|------------|-----------------|
| ii) What is the proposed site use? | ✓ | | | | |
| iii) What is the existing site use? | ✓ | | | | |
| iv) What has the site previously been used for in the past 150 years? | ✓ | | | | LANDFILL |
| v) What is the current use of adjacent land? | ✓ | | | | |
| vi) What has the adjacent land been used for in the past 150 years? | ✓ | | | | LANDFILL |

2. Site History, Land and Building Use

| | | |
|--|------|----------------------------|
| i) If the use of the site has changed, please give date of any known change(s) | | |
| From | To | Land Use |
| | 1938 | RESIDENTIAL LAST 80+ YEARS |
| ? | ? | |
| | | |

| | |
|---|--|
| ii) List existing buildings and describe how they are currently and have previously been used. Please provide photographs of site buildings. | RESIDENTIAL SEE GOOGLE STREET MAP |
|---|--|

| | | |
|---|-----|---|
| iii) Have any fuels or chemicals ever been stored on the site? (Please tick) | Yes | |
| | No | ✓ |
| iv) Have there been any fuel/chemical spills or leaks on the site? (Please tick) | Yes | |
| | No | ✓ |

If your answer to either of the above questions is 'Yes' please state the type of fuel/ chemical stored, location and details of any spillages including the quantity, location and any action taken to clear the spill if this information is known.

N/A

v) Have there been any waste disposal activities (including the burning of waste) carried out on site? (Please tick)

Yes

No

✓

vi) Have there been any waste disposal activities carried out within 250 metres of the site? (Please tick)

Yes

No

✓

If the answer is 'Yes' please detail the areas where waste is or has been stored and the type of waste/ quantity present if this information is known.

REDBRIDGE RECYCLING = 1/3 MILE AWAY

For information on landfill sites please refer to the Environment Agency website.

vii) Have there been any pollution incidents, either reported or unreported, on or adjacent to the site? (Please tick)

Reported

Unreported

Yes

No

Yes

No

Details of reported pollution incidents are available from the Environment Agency's website.

If the answer is 'Yes' please detail the areas where the pollution incident occurred and give information on the type of pollution, quantity and date of occurrence if this information is known.

DON'T KNOW

3. Signs of Land Contamination

Please detail any signs of ground contamination and any evidence of past industrial use. For example ground staining, discoloration, chemical odours, unnatural ground conditions, industrial structures, oil storage.

Please also indicate the distance of any surrounding industrial use including fuel tanks, from the boundary of the development site.

RAIL LINE ?

4. Previous Land Contamination Reports

If you are in possession of or have access to any previous land contamination reports relating to the site, please provide this information in support of the application, along with an interpretation of the risks to the proposed development.

Report(s) and interpretation enclosed? (Please tick)

Yes

No

Please provide a brief description of enclosed reports

SURVEY AS ATTACHED

5. Declaration

Based on your knowledge of the development site and the information you have provided in this questionnaire, please state whether land contamination is suspected, may be present or may be a risk to all or part of the proposed development? (Please tick)

Land contamination is suspected, may be present or may be a risk to the proposed development

Land contamination is not suspected and there is no information to suggest that land contamination may be present or may pose a risk to the development

✓

NOTE: Importing Top Soil

Any soil or soil forming materials brought onto the development site for use in garden areas, soft landscaping or for filling or level raising will have to be suitable for use. You are advised to confirm the suitability of all imported soils through independent chemical analysis.

Please sign below to confirm that all the information given on this questionnaire is correct to the best of your knowledge.

| | | | |
|------|----------------|-------|--|
| Name | KAREN WILLIAMS | Tel | |
| Date | | Email | |
| Sign | | | |