

**X-Press Legal
Services Limited**

Report Reference: XP-KAM1-383552
Your Reference: 15413 -
TH000760/0001/JL
Report Date 27 Jun 2012
Report Delivery Method: **Email - pdf**

GroundSure Homebuyers

Address: 127, CRESCENT ROAD, OXFORD, OX4 2NY

Dear Sir/Madam,

Thank you for placing your order with Kamm Limited.

Please find enclosed the GroundSure Homebuyers as requested.

Following a detailed review by an expert in environmental risk screening, the specified property within this report is considered to be **In Need of Further Assessment in terms of "Contaminated Land"**. Please see the 'Professional Opinion on Contaminated Land' on the following page for further details with the corresponding Recommendations detailed on Page 3. The specific In Need of Further Assessment status does not relate to flooding, mining, radon, mobile masts/telecommunication bases or ground stability.

Furthermore, the In Need of Further Assessment status does not imply that the specified property is unsuitable for purchase, but rather that the actual/potential risk for contamination to be present is such that we would advise either making further enquiries to clarify this risk, or insuring the property against any action which may be taken under Relevant Legislation.

GroundSure has a team of in-house environmental consultants who can carry out any additional enquiries on your behalf. If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above report reference number

Yours faithfully,

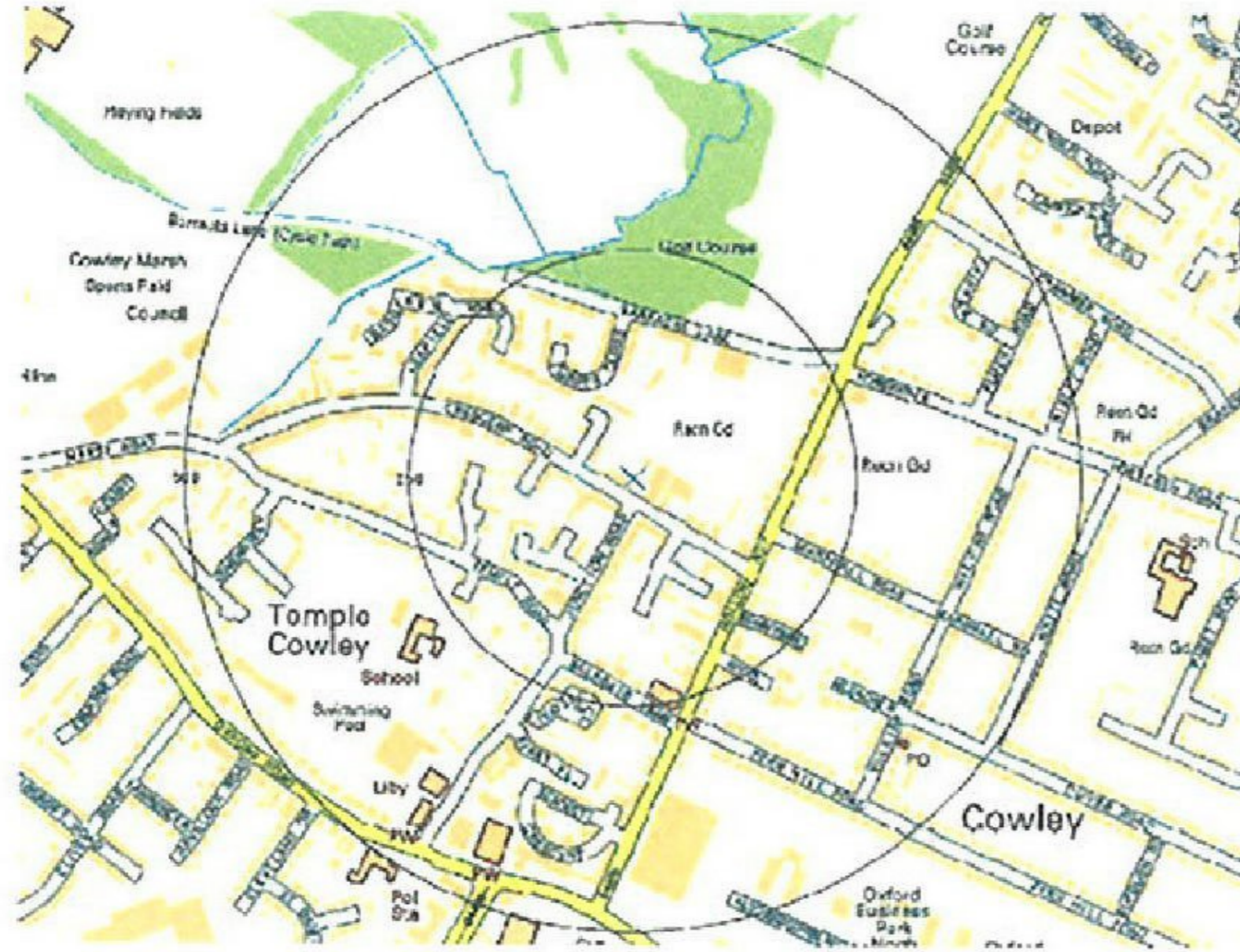
X-Press Legal Services

Enc.
GroundSure Homebuyers



GroundSure
ENVIRONMENTAL INSIGHT

GroundSure Homebuyers



Address: 127, CRESCENT ROAD, OXFORD,
OX4 2NY

Date: 27 Jun 2012

GroundSure Reference: XP-KAM1-383552

Your Reference: 15413 - TH000760/0001/JL

Grid Reference: 454665,204682



Professional Assessment on Contaminated Land **In Need of Further Assessment**

GroundSure considers that there is a "High Potential Risk"* that the Site will be identified as "Contaminated Land" under the Environmental Protection Act 1990. GroundSure recommends that you either clarify the risk with further enquiries or you insure the risk.

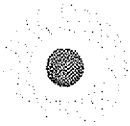


Professional Assessment on Flood Risk

A Negligible risk of tidal/fluvial flooding and a Negligible risk of surface water (pluvial) flooding have been identified within 25m of the centre of the property.

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





GroundSure
ENVIRONMENTAL INSIGHT

GroundSure Homebuyers

Other Environmental Findings

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

Radon: The study site is not in a radon affected area, as less than 1% of homes are above the action level. Please refer to the Detailed Findings and Section 5.9 for further information.

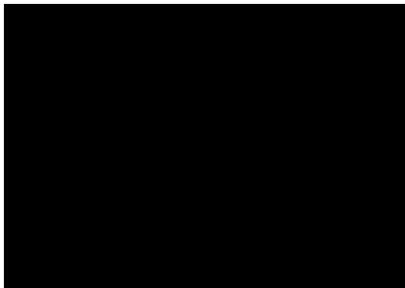
Coal Mining: The study site does not lie in an area which may be affected by coal mining

Historic Infilled Land: GroundSure have not identified any past activities that can cause structural problems on or in proximity to the property.

BGS Non-Coal Mining: The British Geological Survey (BGS) have not identified a risk of non-coal mining at the property.

Please note that no physical inspection of the property has been carried out in the preparation of this report. If you would like any further assistance regarding this report, please contact X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

GroundSure Ltd



Recommendations – Contaminated Land

The following potentially contaminative historical and current and use of particular concern was identified by this report:

- Garage adjacent to the site between 1992.

In view of the type and location of land use disclosed by this environmental report GroundSure was initially unable to certify this property. An environmental consultant has gathered and reviewed additional information on the site and presented this for further assessment. Furthermore our Risk Assessment Team has personally reviewed the site information in detail and concluded that additional enquiries may help clarify this risk. Alternatively, you may wish to consider insurance as an option. If after reading this guidance you require further assistance please contact the Helpline.

Suggested Further Assessment Options

If the following information is made available to GroundSure we would be happy to review this information and, if appropriate, revise the report to a 'Pass' free of charge.

NHBC

A copy of the NHBC Buildmark Certificate for the property issued after April 1999, providing it has contaminated land cover. All policies registered after April 2007 have contaminated land cover. Full details of the NHBC policy are available from the NHBC Customer Helpline on 0844 633 1000.

Planning

Land contamination has been a 'Material Concern' in planning terms since 1985. If the property was constructed after this time, contact the Planning Department of the local authority to clarify whether any conditions were placed on the original planning consent with regards to site investigation/remediation. Evidence that these conditions were discharged will also need to be obtained.

Environmental Health Department

Contact the Contaminated Land Officer within the Environmental Health Department of the local authority to confirm that they are aware of the past use of the area and have not identified the study site or any surrounding sites as 'Contaminated Land' (as defined under Part IIA of EPA 1990), or are not considering any further action against the study site or any surrounding sites (either informally or formally) under this legislation. If the Local Authority are considering further action it may be prudent to establish the level of priority assigned to this site.

Alternatively, GroundSure is able to obtain the above information if requested at a cost of £175 including VAT per enquiry, to cover our costs and third party fees.

Insurance

Insurance will not enable GroundSure to reassess the site, but if all the above methods have failed or speed is a priority then insurance may be an option. Numerous companies offer environmental insurance. The insurance usually covers costs involved with the remediation of the site and loss in the house price associated with the property potentially being blighted through its designation as contaminated land. When enquiring about environmental insurance

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

it may be prudent to check such factors as who has to complete the application form (as often this must be carried out by a solicitor), the length of time the policy runs for, whether the policy is transferable and how quickly a quote can be produced.

Recommendations - Flood

Environment Agency fluvial/tidal flooding

As no Environment Agency Flood Zones have been identified at or in close proximity to the site, no further recommendations are considered necessary.

JBA surface water (pluvial) flooding:

The site and areas in close proximity have not been assessed to be at risk from surface water (pluvial) flooding.

Overview of Findings

For further information on each dataset, please refer to the Detailed Findings section of the report.

Factor	Assessment	Section
Past Land Use		
1:10,000 & 1:10,560 scale Historical Data [Nationwide]		
Potentially Contaminative Historical Land Uses	Passed	1.1
Potentially Infilled Land (1:10,000 & 1:10,560 scale survey)		
Additional Information 1:2,500 scale Historical Data	Passed	1.2
Historical Tanks	Passed	1.3
Historical Energy Features	Passed	1.4
Historical Petrol Stations	Passed	1.5
Historical Garage / Vehicle Repair	In Need of Further Assessment	1.6
Historical Military / Ordnance Sites	Passed	1.7
Landfill and Waste Sites		
Landfill Sites	Passed	2.1
GroundSure Local Authority Landfill Sites Data	Passed	2.2
Waste Treatment, Transfer or Disposal Sites	Passed	2.3
Environment Agency Licensed Waste Sites	Passed	2.4
Industrial Sites and Processes		
Potentially Contaminative Industrial Sites	In Need of Further Assessment	3.1
Petrol & Fuel Sites	Passed	3.2
Part A Authorised Processes	Passed	3.3
Part A (2) and Part B Authorised Processes and Enforcements.	Passed	3.4
Radioactive Substance Authorisations	Passed	3.5
Licensed Discharges	Passed	3.6
Dangerous Substance Inventory	Passed	3.7
Dangerous or Hazardous Sites (COMAH or NIHHS)	Passed	3.8
Hazardous Substance Consents and Enforcements	Passed	3.9
EPA1990 Sites	Passed	3.10
Environment Agency Recorded Pollution Incidents	Passed	3.11
Underground High Pressure Oil & Gas Pipelines	Passed	3.12
Environmental Setting		
Sites of Special Scientific Interest (SSSI)	No	4.1
Ramsar Sites	No	4.1
National Nature Reserves (NNR)	No	4.1
Special Areas of Conservation (SAC)	No	4.1
Special Protection Areas (SPA)	No	4.1
Local Nature Reserves (LNR)	No	4.1
World Heritage Sites	No	4.1
Areas of Outstanding Natural Beauty (AONB)	No	4.1
National Parks (NP)	No	4.1
Natural Hazards & Additional Factors		
Is the centre of the site within 50m of a floodplain?	No	5.1/5.2/5.3
Are there any Areas Benefiting from Flood Defences within 250m?	No	5.4
Are there any Areas Used for Flood Storage within 250m?	No	5.5
Are there any Flood Defences within 250m?	No	5.6
What is the maximum Surface Water flood risk identified within 25m of the centre of the property?	Negligible	5.7
Natural Ground Subsidence	Negligible - Very Low	5.8
Radon	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level	5.9
Radon Protective Measures	None	5.10

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

Page 5

Mining		
Coal Authority Coal Mining Records	No	6.1
BGS Non-Coal Mining Hazards	Unclassified	6.2
Mining Cavities	No	6.3
Natural Cavities	No	6.4
Historical Mining	No	6.5
Historical Underground Workings	No	6.6

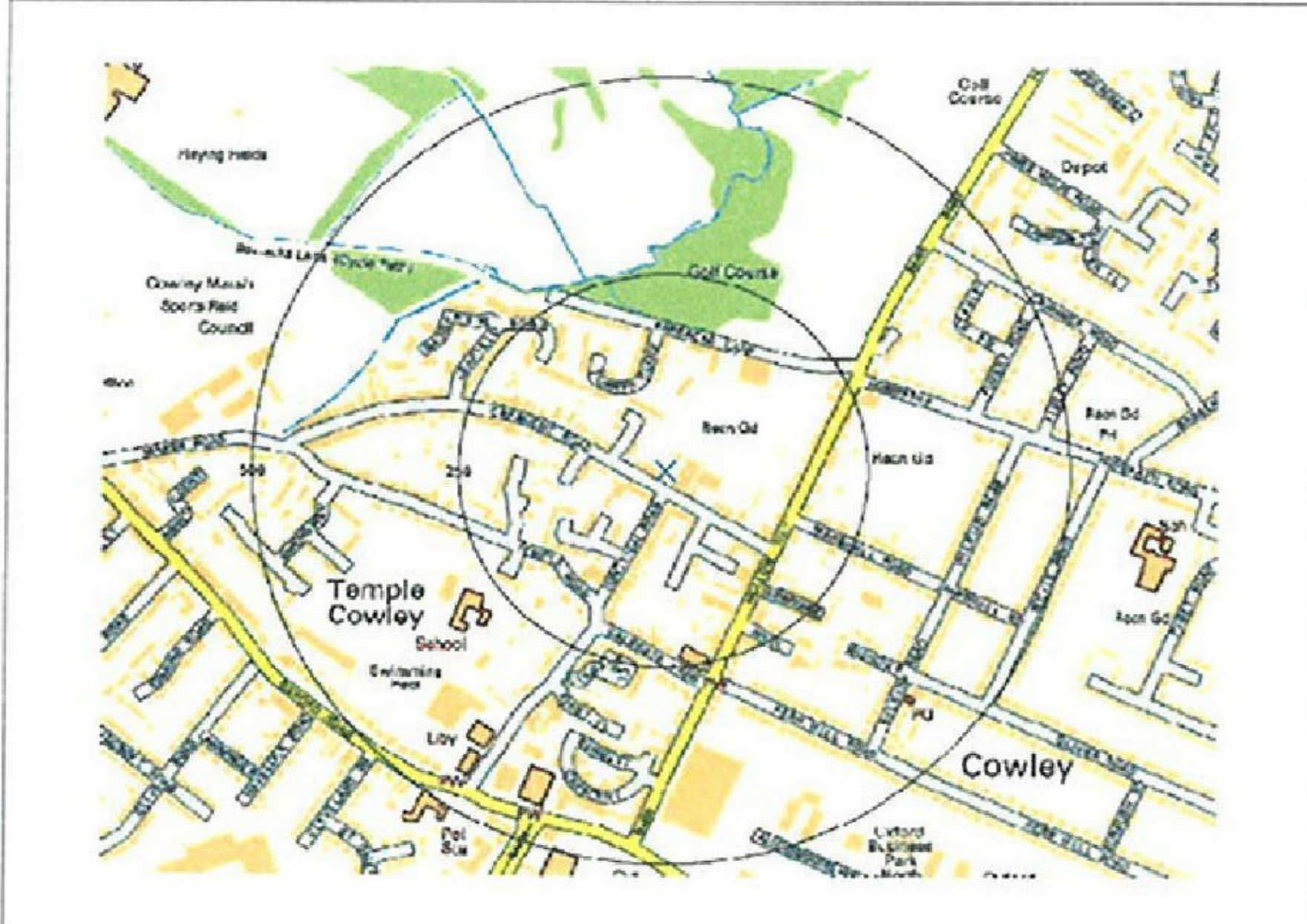
Additional Information		
Mobile Transmitter Locations	No	7.1
OfCom Telecommunication Masts Locations	No	7.2
Overhead Electricity Transmission Lines and Pylons	No	7.3

Guide to Our Professional Assessment		8
Contact Details		9
Terms and Conditions		

Aerial Photograph



Aerial photography supplied by Getmapping PLC.
© Copyright Getmapping PLC 2003. All Rights Reserved.



Site Name: 127, CRESCENT ROAD, OXFORD, OX4 2NY

Grid Reference: 454665,204682

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

Notes on Professional Assessments

Professional Assessment of Contaminated Land

Please note that this assessment takes account of the following data: historical land use, landfill and waste transfer/treatment or disposal sites, scrap yards, current industrial uses (as defined by PointX data), Part A(1), A(2) and B Processes, COMAH and NIHHS sites, Dangerous Substances releases, RAS consents, Discharge and Red List Discharge consents, EPA 1990 sites and Pollution Incidents. This information is listed in this report. The Professional Assessment of Contaminated Land does not include assessment of the risk presented by natural hazards such as radon, subsidence or flooding or for past or present coal mining activity. No physical inspection of the property has been carried out.

Professional Assessment of Flood Risk

Please note this assessment is based entirely on information provided by the Environment Agency (fluvial/coastal flooding) and JBA Consulting (pluvial/surface water flooding).

Introduction to Detailed Findings

All mapped features within this report are given an identification number. This number identifies the feature on the maps which precede the following data sections. All distances provided are in metres and directions are given as compass headings.

Section 1.1 - Historical maps are a widely recognised source of information for investigating site history. Nevertheless, analysis of mapping at 1:10,560 and 1:10,000 scale will not always provide a complete site history. If you are concerned about the former uses of a site, we would advise additional analysis of planning records and/or more detailed historical mapping.

Please note that the number of records identified relates to areas subject to potentially contaminative former activities and these do not necessarily correspond to the number of sites found within these areas. In the case of the 1:2,500 scale data relating to areas of London and Bristol 100m² areas are referenced. In cases where such information requires further clarification, GroundSure analyse original source mapping and will adjust the assessment of the report accordingly.

Section 1.2 - Systematic analysis of historical maps can highlight areas which, over time, have the potential to have been infilled with various materials. Such areas can relate to such features as ditches, ponds, clay pits, brickfields and quarries. Areas of infill do not always refer to landfill sites, although they may sometimes indicate the presence of such sites. Such areas are normally infilled with inert materials, although in some cases contaminative materials may have been used.

Sections 1.3 to 1.6 - Selected highly contaminative land uses have been extracted from 1:2,500 and 1:1,250 scale historical mapping. This database covers the majority of the UK from the first available map, but where areas of the UK are not covered it is indicated in the report as "No Data Available". This indicates that no assessment of the risk from these features is included in the report. In this instance if you are still concerned about the former uses of a site, we would advise additional analysis of planning records and/or more detailed historical mapping.

Section 1.7 - Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, GroundSure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots, Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources, and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to GroundSure at the time of compilation.

Section 2 - This information is gathered from a wide range of sources including the Environment Agency (Agency) and the British Geological Survey (BGS). Additionally this section includes information supplied by Landmark Information Group Limited®. Data supplied by Environment Agency and Landmark Information Group Limited® refers to waste management licences required by anyone involved in waste disposal under the Environmental Protection Act 1990. A survey by the BGS undertaken in 1972/3 provides data on some older landfill sites, which were not subject to this legislation.

Section 3.1 - The answer to this question is based on searches of current industrial data provided by PointX.

Section 3.6 - The answer to this question is based on searches of Environment Agency databases referencing discharges to controlled waters (Discharge Consents) as well as controlled discharges of more harmful substances to public sewers (Red List Discharge and Water Industry Referrals).

Section 3.12 - The answer to this question is based upon information provided by Linewatch relating to strategic oil and gas pipelines. Please note, this data does not refer to standard domestic/commercial supply infrastructure.

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact
X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

Sections 5.1 to 5.3 – The answer to these questions are based upon 50m search radius from the centre of the search location. This is assumed to cover the majority of properties with average sized gardens. The risk to some larger gardens may not be assessed.

Sections 5.4 to 5.6 – The answers to these questions are based upon 250m search radius from the centre of the search location.

Sections 5.8 to 5.10 – The answer to these questions is based upon information found within 50m of the search centre.

Sections 6.1 – The answer to this questions is based upon information found within 50m of the search centre.

Sections 6.2 and 6.4 – These databases provide an indication of “non-coal” mining and natural ground cavities. They are used to provide an indication that activities that have the potential to cause ground instability issues are present in the general vicinity of the property. However the accuracy of the data is not sufficient to confirm if the property will be directly affected.

Sections 6.5 and 6.6 - Systematic analysis of historical maps can highlight areas where either mining or underground workings have occurred in the past. The information is taken from features presented on historical maps which do not indicate the distance or direction which underground or mining workings extend beneath the surface. e.g features such as mine shafts only indicate the entrance to a mine, and by inference indicate the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g,air shafts for underground railways.

Section 7.2 - Please be aware that the information provided in the report includes masts that have OfCom permission to be constructed. This does not imply that they are currently present or will ever be constructed.

Section 7.3 - Please be aware that the findings contained within overhead power transmission lines relates to Ordnance Survey Point X data, which identifies points along the transmission network. Therefore some features on the ground may not appear in the report. This database is provided only to give an indication that unsightly power lines may be present in close proximity to the property.

Detailed Findings

1. Past Land Use

1.1 Potentially Contaminative Uses

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

Are there any potentially contaminative past land uses within 250m of the search centre? **Yes**

Risk Assessment **Passed**

Guidance: These findings are not of concern. No further action is recommended.

Distance [m]	Direction	Use	Date
227.0	S	Unspecified Commercial/Industrial	1938

1.2 Potentially Infilled Land

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

Are there areas of potentially infilled land within 250m of the search centre ? **Yes**

Risk Assessment **Passed**

Guidance: No further action required.

The following Historical Surface Ground Working Features derived from the Historical Mapping information is provided by GroundSure:

Distance (m)	Direction	Use	Date
102.0	N	Pond	1898
210.0	E	Unspecified Old Quarry	1910

1.3 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Are there any historical tanks within 100m of the search centre? **No**

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

1.4 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

Are there any historical energy features within 100m of the search centre? **No**

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

1.5 Additional Information – Historical Petrol Station Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Are there any historical petrol stations within 100m of the search centre? **No**

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

1.6 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Are there any historical garage and motor vehicle repair sites within 100m of the search centre? **Yes**

Risk Assessment **In Need of Further Assessment**

Guidance: GroundSure has carefully reviewed these findings and has concluded that the historical use of the study site is of concern. Industrial activities appear to have taken place at or in proximity to the property and these may have caused soil or groundwater contamination. Please refer to the Environmental Overview and Guidance section of this report for detailed guidance.

Distance (m)	Direction	Use	Date
0.0	On Site	Garage	1992
2.0	SE	Garage	1996

1.7 Historical Military/Ordnance Sites

Analysis of historic military records has identified the following information.

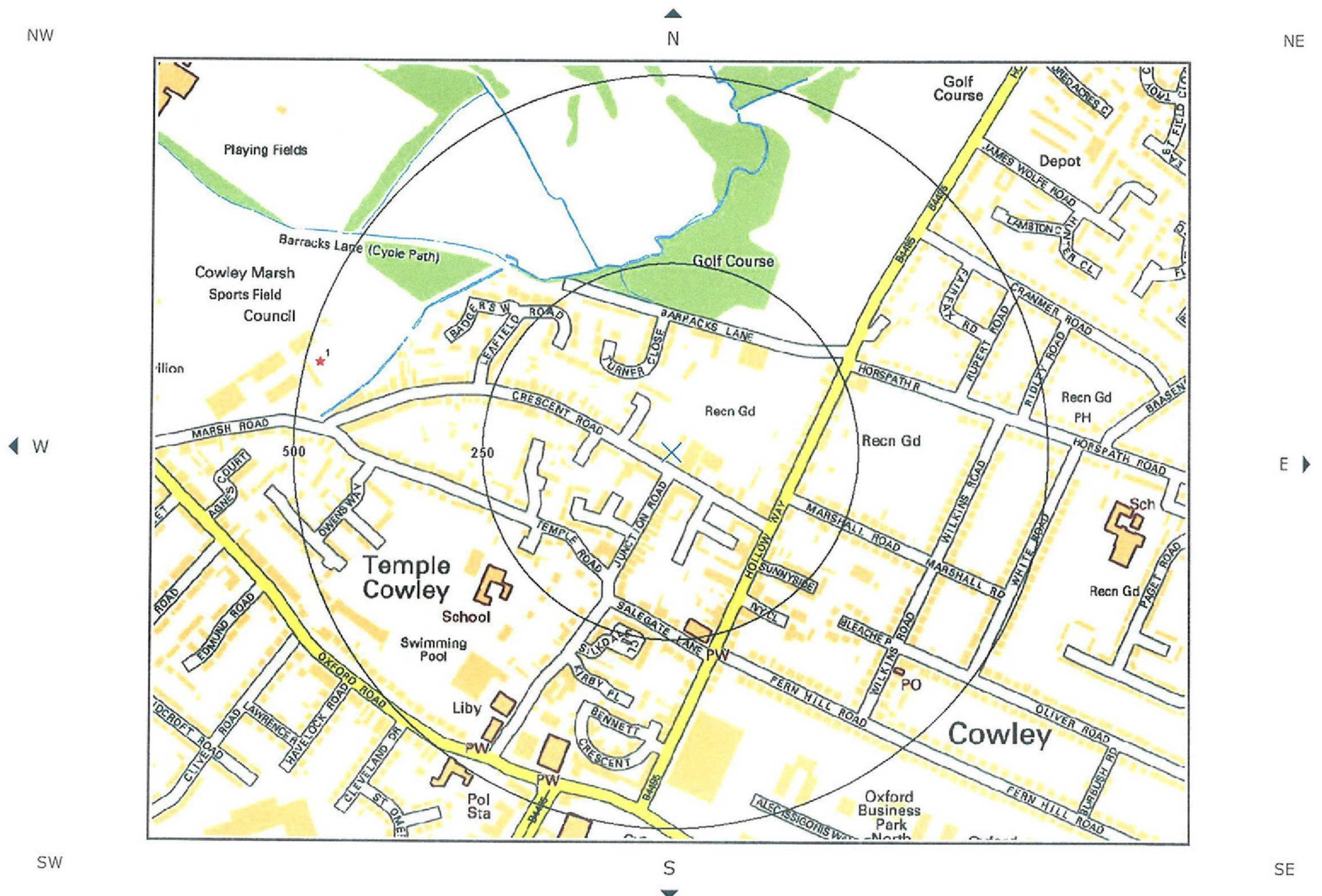
Are there any historical military industrial sites known to GroundSure within 100m of the search centre?
No

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

Detailed Findings

2. Landfill and Waste Sites



Landfill & Waste Sites Legend

- | | | |
|----------------------|---------------------------------------|--|
| ✕ Site Centre | ○ Operational Landfill | +++ Environment Agency Active Landfill Site (Area Data) |
| —250— Search Buffers | ⊗ Closed Landfill | — Environment Agency Historic Landfill Site (Area Data) |
| —500— | □ Operational Waste Treatment License | ● Environment Agency Historic Landfill Site (Point Data) |
| | ⊠ Closed Waste Treatment License | ⊙ BGS / DoE Survey Landfill |
| | ★ Regis Waste Feature | /// GroundSure Local Authority Landfill Data (Region Data) |
| | | + GroundSure Local Authority Landfill Data (Point Data) |



Crown Copyright. All Rights Reserved
Licence Number: 100035207

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

2.1 Landfill Sites

Are there any operational or non-operational landfill sites within 500m of the search centre? **No**

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

Environment Agency Active Landfill Sites

Database searched and no data found.

Environment Agency Historic Landfill Sites

Database searched and no data found.

British Geological Survey / DoE Landfill Site Survey

Database searched and no data found.

Landmark Landfill Data

Database searched and no data found.

2.2 GroundSure Local Authority Landfill Sites Data

Are there any additional Local Authority landfill sites records within 500m of the search centre? **No**

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

2.3 Waste Sites

Are there any operational or non-operational waste treatment, transfer or disposal sites within 250m of the search centre? **No**

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

2.4 Environment Agency Licensed Waste Sites

Are there any Environment Agency Licensed Waste Sites within 500m of the search centre? **Yes**

Risk Assessment **Passed**

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact
X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

Guidance: These findings are not of concern. No further action is recommended.

The following records are represented as points on the Landfill and Waste Sites map. Only points within 500m of the property are detailed.

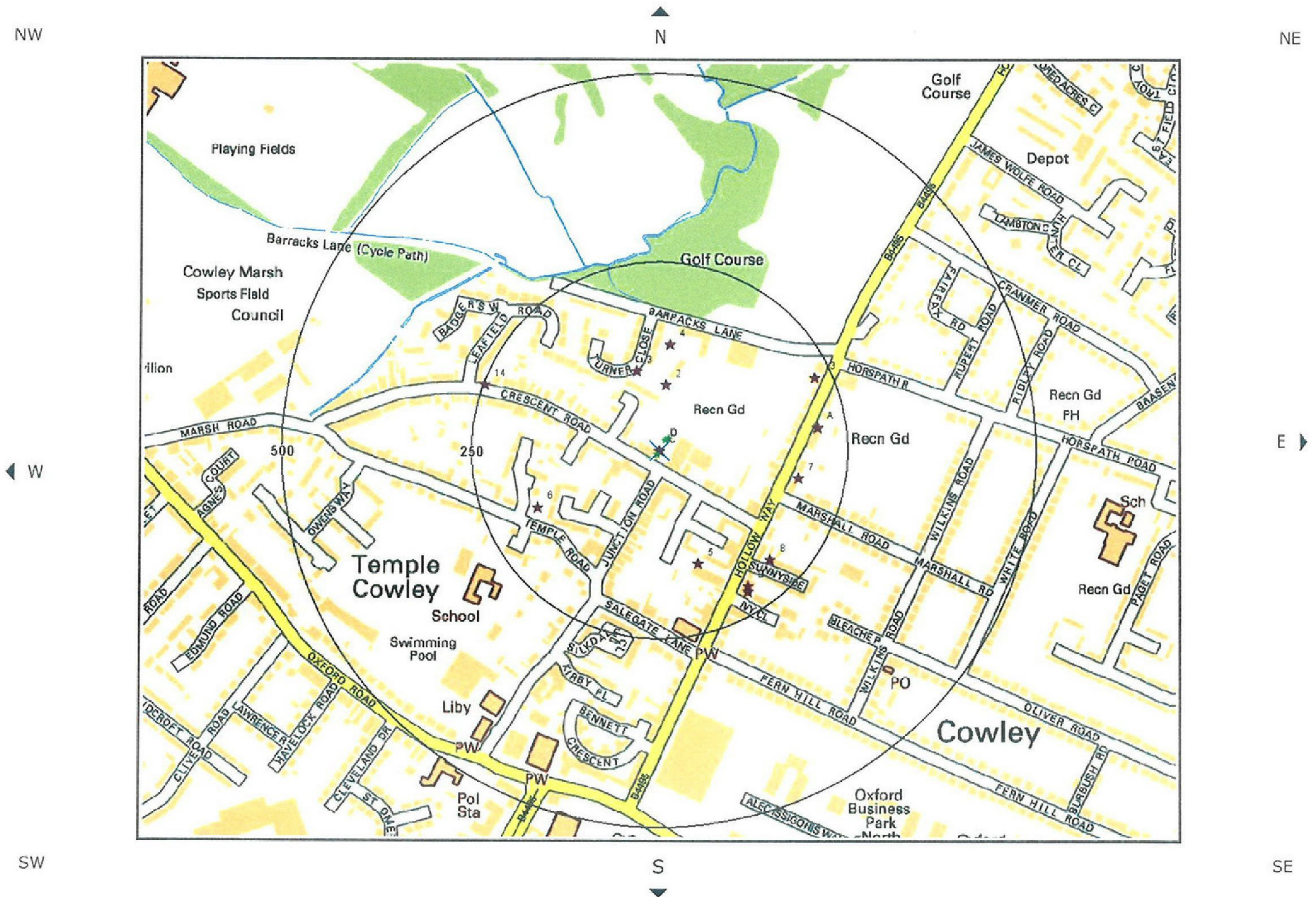
ID	Distance [m]	Direction	Address	Type	Size	Status
1	480.0	W	Oxford City Council, Marsh Depot, Marsh Road, Cowley, Oxford, Oxfordshire, OX4 2HH	Transfer Station taking Non-Biodegradable Wastes	Small	Modified

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact
X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

Detailed Findings

3. Industrial Sites and Processes



Industrial Sites & Processes Legend

Enabled by 

Crown Copyright. All Rights Reserved
Licence Number: 100035207

- | | | | |
|---|--|---|---------------------------------------|
|  | Potentially Contaminative Industrial Sites |  | Dangerous Substances (List 1) |
|  | Petrol & Fuel Sites |  | Dangerous Substances (List 2) |
|  | Site Centre |  | COMAH / NIHHS Sites |
|  | Part A(2) and Part B Authorisations |  | Hazardous Substance Consents |
|  | Search Buffers (m) |  | Sites Determined as Contaminated Land |
|  | Part A Processes |  | Recorded Pollution Incident |
|  | Radioactive Consents (Lower Risk) |  | Underground Pipelines |
|  | Discharge Consents | | |
|  | Red List Discharge Consents | | |
|  | Water Industry Referrals | | |

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

3.1 Potentially Contaminative Industrial Sites

Are there any potentially contaminative industrial sites within 250m of the search centre? **Yes**

Risk Assessment

In Need of Further Assessment

Guidance: GroundSure has carefully reviewed these findings which are of concern. Some of the current industrial operations listed in this report can cause soil and groundwater contamination if activities at such premises are not well managed. Please refer to the Environmental Overview and Guidance section of this report for detailed guidance.

The following records are represented as points on the Industrial Sites and Processes map.

ID	Distance [m]	Direction	Company	Address	Activity	Category
1C	0.0	E	Crescent Road Garage Ltd	127, Crescent Road, Oxford, OX4 2NY	Vehicle Repair, Testing and Servicing	Repair and Servicing
2	88.0	N	Electricity Sub Station	OX4	Electrical Features	Infrastructure and Facilities
3	110.0	N	Electricity Sub Station	OX4	Electrical Features	Infrastructure and Facilities
4	142.0	N	Miniature Rifle Range	OX4	Shooting Facilities	Sports Complex
5	157.0	S	Electricity Sub Station	OX4	Electrical Features	Infrastructure and Facilities
6	178.0	SW	Electricity Sub Station	OX4	Electrical Features	Infrastructure and Facilities
7	187.0	E	Electricity Sub Station	OX4	Electrical Features	Infrastructure and Facilities
8	205.0	SE	Electricity Sub Station	OX4	Electrical Features	Infrastructure and Facilities
9A	211.0	E	Whites Cars	138, Hollow Way, Cowley, Oxford, OX4 2NL	Secondhand Vehicles	Motoring
10A	211.0	E	Dunn Car Sales	138, Hollow Way, Cowley, Oxford, OX4 2NL	New Vehicles	Motoring
11B	214.0	SE	Holloway Autoparts	74-76, Hollow Way, Cowley, Oxford, OX4 2NH	Vehicle Parts and Accessories	Motoring
12B	220.0	SE	Kabidhi Ltd	72, Hollow Way, Cowley, Oxford, OX4 2NH	Distribution and Haulage	Transport, Storage and Delivery
13	227.0	NE	Coilege Computers	169, Hollow Way, Cowley, Oxford, OX4 2NE	Electrical Equipment Repair and Servicing	Repair and Servicing
14	249.0	W	Electricity Sub Station	OX4	Electrical Features	Infrastructure and Facilities

3.2 Petrol and Fuel Sites

Are there any petrol and fuel sites within 250m of the search centre? **No**

Risk Assessment

Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.3 Part A(1) Authorised Processes

Are there any Part A(1) Authorised Processes within 500m of the search centre? **No**

Risk Assessment

Passed

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

3.4 Part A(2) and Part B Authorised Processes and Enforcements

Are there any Part A(2) and Part B Authorised Processes and Enforcements within 250m of the search centre? **Yes**

Risk Assessment **Passed**

Guidance: These findings are not of concern. No further action is recommended.

The following records are represented as points on the Industrial Sites and Processes map.

ID	Distance [m]	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement Action
15 C	7.0	SW	Crescent Road Gge Crescent Rd, Cowley	Oxford City Council	waste oil burning process::	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
16 D	15.0	NE	Crescent Road Garage,127 Crescent Road, Cowley, Oxford, OX4 2NY	Oxford City Council	Combustion - Waste Oil Burners 0,4- 3MW::	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
17 D	20.0	NE	Crescent Road Garage,127 Crescent Road, Cowley, Oxford, OX4 2NY	Oxford City Council	Combustion - Waste Oil Burners <0,4MW::	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

3.5 Radioactive Substance Authorisations

Are there any radioactive substance authorisations within 500m of the search centre? **No**

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.6 Licensed Discharge Consents

Are there any licensed discharge consents within 250m of the search centre? **No**

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact
 X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

3.7 Dangerous Substance Inventory

Are there any dangerous substance inventory sites within 500m of the search centre? **No**

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.8 Dangerous or Hazardous Sites

Are there any COMAH & NIHHS sites within 500m of the search centre? **No**

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.9 Hazardous Substance Consents and Enforcements

Are there any Hazardous Substance Consents or Enforcements within 500m of the search centre? **No**

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.10 Sites Determined as Contaminated Land under Part IIA EPA 1990

Does the Local Authority hold information under Section 78R of the Environmental Protection Act 1990 for any sites within 250m of the search centre? **No**

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.11 Environment Agency Recorded Pollution Incidents

Are there any Environment Agency recorded pollution incidents within 250m of the search centre? **No**

Risk Assessment **Passed**

Guidance: GroundSure has searched this database and no data was found. No further action is recommended.

3.12 Underground High Pressure Oil and Gas Pipelines

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

Are there any underground high pressure oil and gas pipelines within 250m of the search centre? **No**

Risk Assessment

Passed

Guidance: These findings are not of concern. No further action is recommended.

Detailed Findings

4. Environmental Setting

4.1 Designated Sites

Presence of sites of ecological and environmental value within 250m of the study site? **No**

Records of Sites of Special Scientific Interest (SSSI) within 250m of the study site: **0**

Database searched and no data found.

Records of Ramsar sites within 250m of the study site: **0**

Database searched and no data found.

Records of National Nature Reserves (NNR) within 250m of the study site: **0**

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 250m of the study site: **0**

Database searched and no data found.

Records of Special Protection Areas (SPA) within 250m of the study site: **0**

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 250m of the study site: **0**

Database searched and no data found.

Records of World Heritage Sites within 250m of the study site: **0**

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB)/National Scenic Areas within 250m of the study site: **0**

Database searched and no data found.

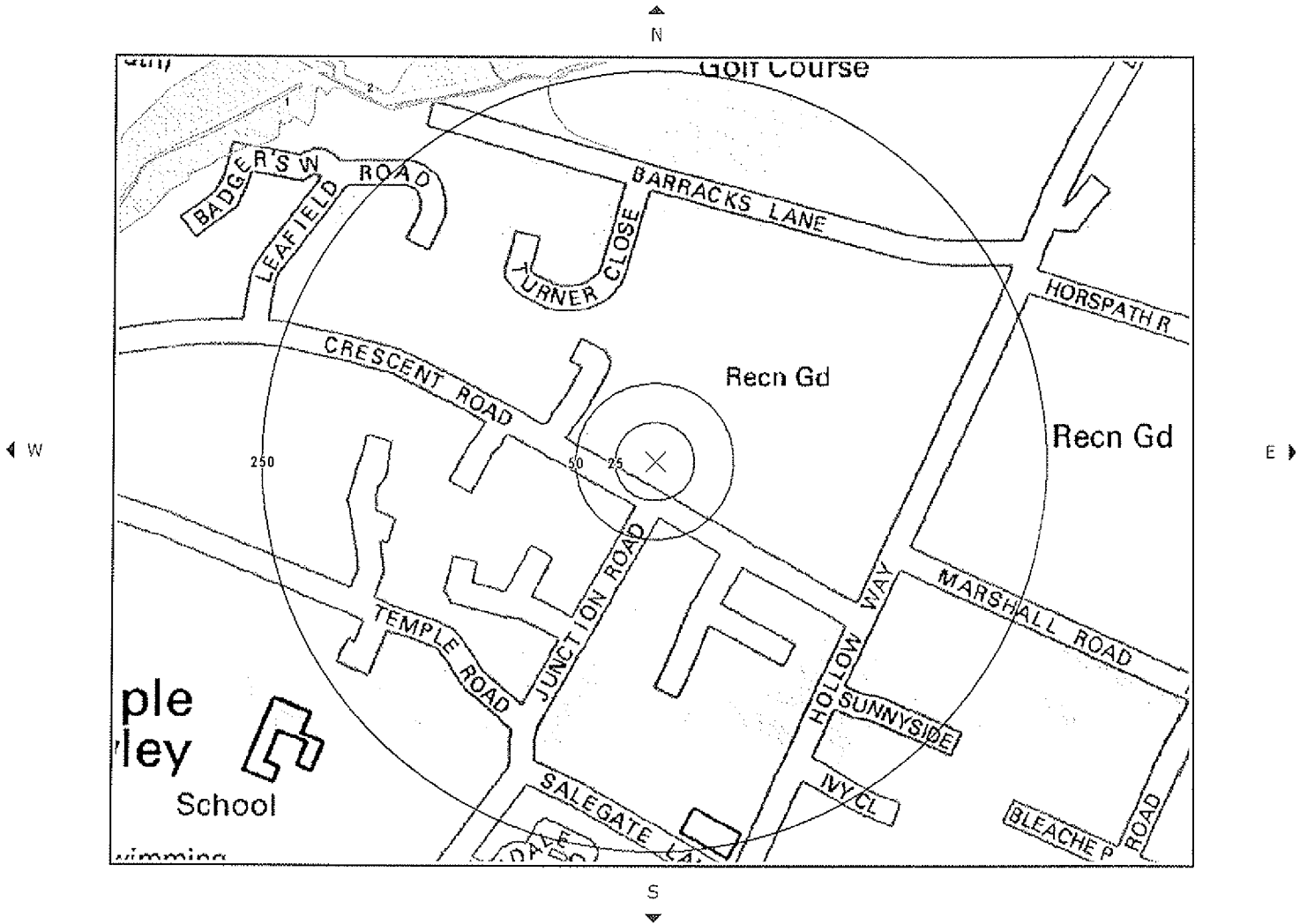
Records of National Parks (NP) within 250m of the study site: **0**

Database searched and no data found.

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

Environment Agency Flood Zone Map



Flood Risk Legend



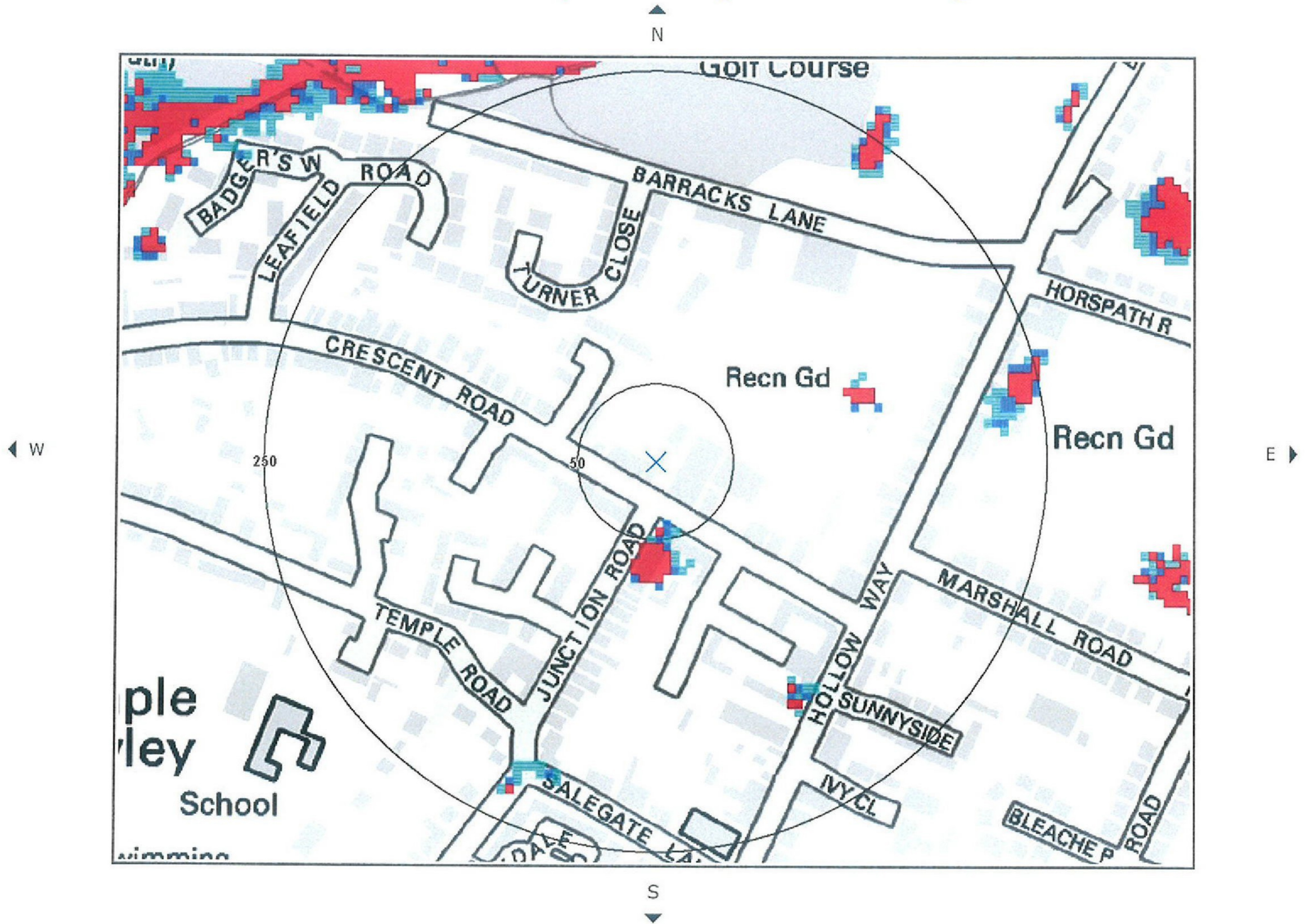
Crown Copyright. All Rights Reserved
Licence Number: 100035207

- Search Centre
- Search Buffers (m)
- Zone 2 Floodplain
- Zone 3 Floodplain
- Flood Storage Area
- Area Benefiting from Flood Defences
- Flood Defences

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

JBA Surface Water (Pluvial) Flood Map

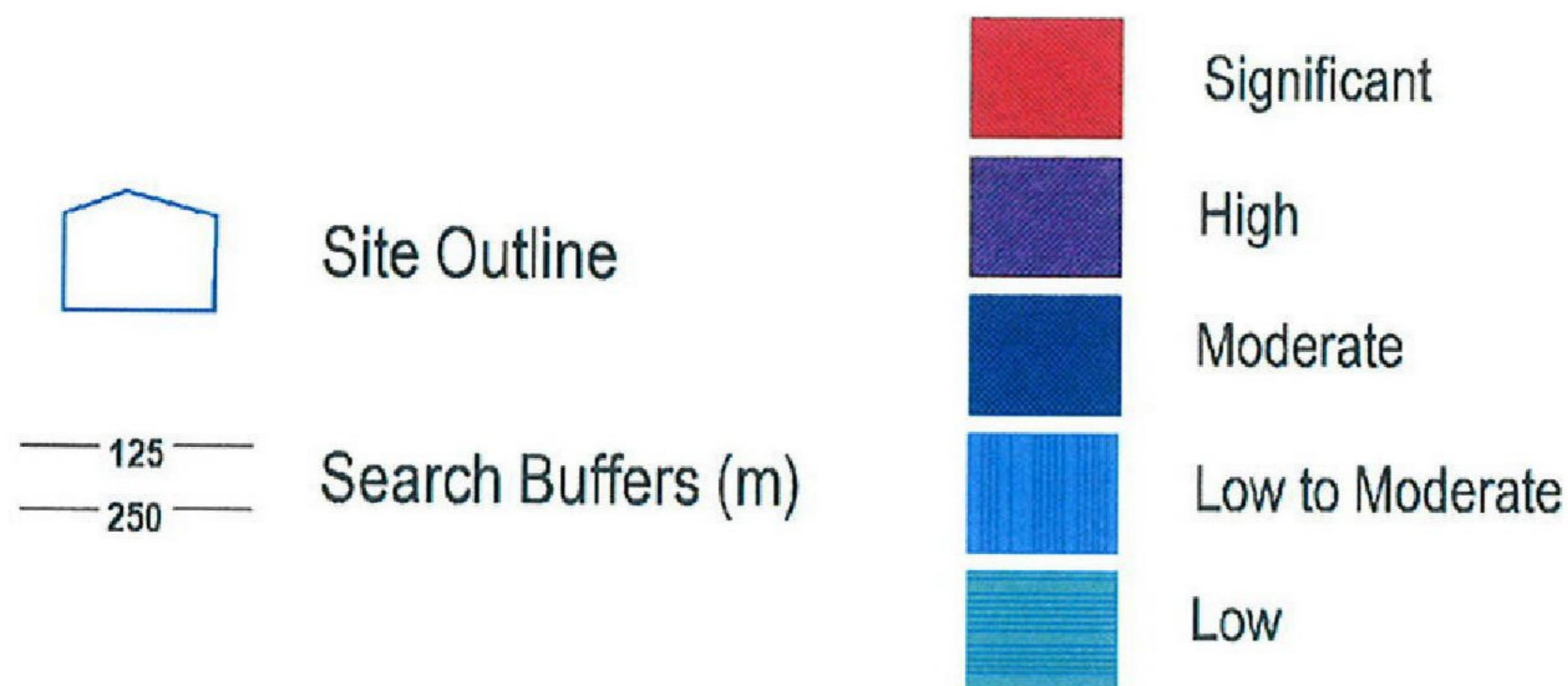


JBA Surface Water Flood Legend



Crown Copyright. All Rights Reserved
Licence Number: 100035207

The data is provided by JBA Risk Management Limited, © Jeremy Benn Associates Limited and JBA Risk Management Limited 2008, 2009, 2010, 2011.



Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

5. Detailed Findings

5.1 Environment Agency River and Tidal Flood Risk

Is the centre of the study site located within a floodplain?	No
Is there a floodplain within 25m of the centre of the study site?	No
Is there a floodplain within 50m of the centre of the study site?	No

5.2 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 2 floodplain?	No
---	-----------

Database searched and no data found.

5.3 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 3 floodplain?	No
---	-----------

Database searched and no data found.

5.4 Areas Benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site?	No
--	-----------

5.5 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?	No
--	-----------

5.6 Flood Defences

Are there any Flood Defences within 250m of the study site?	No
--	-----------

5.7 JBA Surface (Pluvial) Water Flooding

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

Surface Water (pluvial) flooding is defined as flooding caused by rainfall-generated overland flow before the runoff enters a watercourse or sewer. In such events, sewerage and drainage systems and surface watercourses may be entirely overwhelmed.

Surface Water (pluvial) flooding will usually be a result of extreme rainfall events, though may also occur when lesser amounts of rain falls on land which has low permeability and/or is already saturated, frozen or developed. In such cases overland flow and 'ponding' in topographical depressions may occur.

What is the risk of pluvial flooding at the study site? Negligible

Guidance: No guidance required.

This data is provided by JBA Consulting, © Jeremy Benn Associates Limited 2008/2009

The following pluvial (surface water) flood risk records within 50m of the study site are shown on the JBA Surface Water Flooding Map:

Distance	Direction	Risk
37.0	S	Low to Moderate
42.0	S	Significant
43.0	S	Low
47.0	S	Low
47.0	S	Low
47.0	S	Low to Moderate

5.8 Natural Ground Subsidence

What is the potential for natural ground subsidence* within the search area? Negligible - Very Low

Guidance: The natural ground subsidence rating is obtained through the evaluation of six natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS). These datasets indicate the hazard posed by the occurrence of: Swell-Shrink Clay, Landslide, Compressible Ground, Collapsible Ground, Dissolution of Soluble Rocks and Running Sand. Many factors may contribute to ground subsidence problems. For instance, significant problems can arise in conurbations underlain by clay rich bedrock, such as over clay strata in the South East of England, or South Wales. Whilst surveyors are normally aware of local problem areas, data provided by the BGS can highlight areas where a significant potential for natural ground subsidence exists and which may need particular consideration.

Where negligible - very low potential is indicated, this means that you need take no further action in relation to natural ground subsidence in this area.

*The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.

5.9 Radon Affected Areas

Is the property in a radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

5.10 Radon Protective Measures

Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary

Combined Radon Guidance

Radon is a colourless, odourless radioactive gas which is present in all areas of the United Kingdom, usually at levels that pose a negligible risk to homebuyers. However, in some areas levels of radon are much higher than in others,

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

and in these cases it can pose a health risk. The data supplied by the Health Protection Agency (HPA) and the British Geological Survey (BGS) is not able to determine exact Radon levels, as this information can only be obtained through site-specific, in-situ testing. As less than 1% of properties in the area may be radon affected, the HPA do not consider that further action is necessary.

The responses given on the level of radon protective measures required are based on a joint radon potential dataset from the Health Protection Agency (HPA) and the British Geological Survey (BGS). No radon protection measures are required for new builds or extensions.

Detailed Findings

6. Mining

6.1 Coal Authority Coal Mining Records

Is the property within an area which may be affected by past, present or proposed underground coal mining? **No**

Guidance: The study site is not located in an area which is affected by surface or sub-surface coal mining as identified by the Coal Authority. No further action is recommended.

6.2 BGS Non-Coal Mining Hazards

What is the potential for undermining as a result of underground mineral extraction, excluding coal and minerals extracted as a consequence of coal mining? **Unclassified**

Database searched and no data found.

Guidance: The study site lies in an area which is unclassified in relation to non-coal mining. This means that there is no known hazard from underground mine workings because the rock types present are such that no commodities or metal ores have been worked by underground mining methods. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset.

The mining hazard data (not including coal) layer draws together a diverse range of material derived from geology, which constrains distribution, supplemented by literature searches for historic locations and expert knowledge to assemble, interpret, and organise this information. Mining of coal is specifically excluded from this data set and information on Coal Mining areas can be found in Section 6.1.

The data provides an assessment of the likelihood that past underground mining may have occurred in the area. It does not consider the depth of the extraction nor whether any remediation has previously been undertaken. Where extraction of such minerals has taken place in workings close to the surface (meaning to approximately 50m depth) the workings can pose a subsidence risk because they sometimes cause surface collapse. Old mine shafts and other mine openings in such areas can also lead to unexpected surface collapse.

The data provided by the British Geological Survey (BGS) are rated on a five point scale ranging from Rare, through Highly unlikely, Unlikely and Likely to Highly Likely that indicate how likely it is that past underground mining activities may have occurred.

6.3 Mining Cavities

Is the site located in an area of mining cavities? **No**

Guidance: This risk rating is obtained from the mining cavities dataset, which is supplied and digitally combined by Peter Brett Associates. There are no records within 250m of the site.

6.4 Natural Cavities

Is the site located in an area of natural cavities? **No**

Guidance: This risk rating is obtained from the natural cavities dataset, which is supplied and digitally combined by Peter Brett Associates. There are no records within 250m of the site.

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact
X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

6.5 Historical Mining Features from Detailed Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

Are there any Mining features within 500m of the centre of the study site?

No

Guidance: No further action required.

6.6 Historical Underground Workings Features from Detailed Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

Are there any Historical Underground Working Features within 250m of the centre of the study site?

No

Guidance: No further action required.

7. Additional Information

7.1 Mobile Transmitter Locations

GroundSure's unique mobile phone transmitter database.

Have any mobile phone transmitters been identified within 250m of the study site? **No**

Database searched and no data found.

7.2 Ofcom Mast Site Clearance Locations

Ofcom telecommunication base station and mast site clearance data details the height and location of all sites approved by Ofcom. The data may relate to an existing mast or a proposal site, therefore it does not necessarily mean that a mast currently exists at this site or that it will be built in the future, just that Ofcom have granted their consent. The data includes masts over 30 metres in height and/or with a power level exceeding 17dBW.

Have any OfCom telecommunication masts been identified within 250m of the study site? **No**

Database searched and no data found.

7.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines been identified within 500m of the study site ? **No**

Database searched and no data found.

Guidance:None required.

8. Guide to Our Professional Assessment

Introduction

This report is designed for residential conveyancers and their clients and satisfies standard environmental due diligence enquiries, recommended by the Law Society. This information is not always covered by Standard Con 29 Enquiries made to Local Authorities.

Purpose of this Assessment

As part of this report GroundSure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part IIA of the Environmental Protection Act 1990. This assessment is based on the following data:

1. Historical land use (compiled from 1:10,000 & 1:10:560 maps)
2. Historical land use (compiled from 1:2,500) - London and Bristol Only
3. Additional Information Historical land use (compiled from 1:1,250 & 1:2,500 maps) ~ for selected areas.
4. Landfill and waste transfer/treatment or disposal sites (including scrap yards)
5. Current industrial uses (as defined by PointX data)
6. Catalyst Petrol Station
7. Part A(1), Part A(2) and Part B Authorisations
8. Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS)
9. Dangerous Substances Inventory Releases (DSI)
10. Radioactive Substance Authorisations (RAS)
11. Discharge and Red List Discharge Consent
12. Sites Determined as Contaminated Land under Part IIA EPA 1990
13. Environment Agency Recorded Pollution Incidents
14. Historic Military / Ordnance Sites
15. Planning Hazardous Substance Consents

From this information GroundSure provide a statement regarding the likely designation of the property under Part IIA of EPA 1990 and the level of risk associated with the property is either Passed or In Need of Further Assessment. If the site is In Need of Further Assessment it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required. When a site is In Need of Further Assessment then the practitioner may, if required, discuss the case with one of the GroundSure consultants. Where a site is 'In Need of Further Assessment' GroundSure will, on request, attempt to arrange appropriate environmental insurance.

Method Statement

In assessing specific site risk, GroundSure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

Limitations of the Study

This screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for London and Bristol and GroundSure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where no assessment has been made "No Data Available" is presented in the report. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to GroundSure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact
X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

Page 29

Remediation

This report is covered by GroundSure's remediation contribution. For the purpose of this condition, 'Claimant' shall mean one of: (a) the Beneficiary, (b) the purchaser of the site from the Beneficiary or (c) the funder of (a) or (b) as applicable.

This condition shall apply solely to GroundSure Homebuyers and GroundSure Home Environmental with "Passed" rather than "In Need of Further Assessment".

GroundSure may, at its sole discretion without any admission of liability, make a contribution to the Claimant towards the costs of any clean up works required to be carried out under a notice served on a Claimant in respect of a site under Part II (A) Environmental Protection Act 1990 ("Remediation Notice") on the terms of this condition ("Clean up Award").

The Clean up Award: (a) is only available once in respect of a site and to one Claimant only; (b) shall only apply where the site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, a Clean up Award will not be considered in respect of commercial property or to any site being developed or redeveloped whether for residential purposes or otherwise; and (c) shall only apply to contamination or a pollution occurring as at or prior to the date of GroundSure Homebuyers.

The Clean up Award will not be paid in respect of any of the following, including without limitation: (a) asbestos; (b) radioactive contamination arising directly or indirectly from or in connection with ionising radiations or contamination by radioactivity from any nuclear waste or fuel; from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof; (c) naturally occurring materials or their removal except where such materials are present in excess of their natural concentration; (d) any condition caused by acts of war or an act of terrorism; (e) any condition which is known or ought reasonably to have been known to the Claimant prior to the purchase of GroundSure Homebuyers; (f) non-compliance by the Claimant or any other person with respect to the site with any statute, regulation, byelaws complaint, or notice from any regulatory authority; (g) any property belonging to or in the custody or control of the Claimant which does not form a fixed part of the site or the structure; (h) any losses incurred following a material change in use of, alteration or development of the site; or (i) financial loss in respect of loss of rental, profit, revenue, savings, business or any consequential, indirect or economic loss, damages or expenses, including the cost of temporary accommodation or business interruption.

In the event the Claimant wishes to apply for a Clean up Award, it shall notify GroundSure in writing within 3 months of the date of the Remediation Notice. The Claimant shall comply with all reasonable requirements of GroundSure with regard to the commission and conduct of the clean up works to be carried out under the Remediation Notice. In the event that the Claimant breaches this provision including, without limitation, failing to obtain GroundSure's prior written consent in respect of estimates for such works GroundSure shall not be required to pay a Clean up Award.

GroundSure shall only pay a Clean up Award where a Remediation Notice is served within 36 months of the date of GroundSure Homebuyers. The maximum sum of any Clean up Award shall be £60,000 and shall be paid subject to the Claimant having paid to GroundSure an excess in respect of its claim of £5,000. GroundSure reserves the right at any time to withdraw the offer of payment of a Clean up Award.

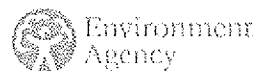
The Claimant shall take all reasonable steps to appeal such Remediation Notice and mitigate any costs incurred in connection with the remediation works required under the terms of any Remediation Notice. GroundSure reserves the right to withhold or reduce the amount of its Clean up Award in the event of a breach of this condition or an appeal is still active.

9. Contact Details

X-Press Legal Services
Telephone: 08444 159000
karen@x-presslegal.co.uk

X-Press Legal Services Limited

Environment Agency
Tel: 08708 506 506
West Thames
Red Kite House - Howbery Park, Wallingford, OX10 8BD
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



Local Authority - Oxford City Council. Address: PO Box
10, Oxford, OX1 1EN. Web: www.oxford.gov.uk. Tel: 01865
249 811

British Geological Survey Enquiries
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email:
enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological
enquiries



JBA Consulting
South Barn,
Broughton Hall,
Skipton
BD23 3AE
01756 799919



Health Protection Agency
CRCE, RPD
Chilton, Didcot, Oxon, OX11 0RQ
Tel: 01235 822622 (www.hpa.org.uk/radiation)



The Coal Authority
200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848
DX 716176 Mansfield 5
Web: www.groundstability.com



Ordnance Survey
Romsey Road, Southampton SO16 4GU
Tel: 08456 050505



Getmapping PLC
Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444



CoPSO
29 Harley Street, London W1G 9QR
Tel: 020 7927 6836
(www.copso.org.uk)

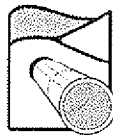


Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact
X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

Linewatch
FisherGerman LLP
Pipeline Office
New Road
Hardley, Hythe
SOUTHAMPTON
SO45 3NW

Tel: (02380) 883150
Fax: (02380) 883155



This report is produced by GroundSure Ltd, whose correspondence address is Lees House, 21 Dyke Road, Brighton, BN1 3FE (Tel: 08444 159 000, Fax: 01273 763569, Email: info@groundsure.com). GroundSure's registered address is Greater London House, Hampstead Road, London NW1 7EJ. Registration Number: 3421028. VAT Number 486 4004 42.

Acknowledgements

PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].

This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact
X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE. Tel: 08444 159 000. Email: info@groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

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.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- 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

COMPLAINTS

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 compensation of up to £5,000 to you if he finds that you have suffered actual loss 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

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

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact
X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

COMPLAINTS PROCEDURE

If you want to make a complaint, 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: Operations Director, GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE.
Tel: 08444 159 000. Email: info@groundsure.com

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, E-mail: admin@tpos.co.uk.

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

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

- "Beneficiary" means the Client or the customer of the Client for whom the Client has procured the Services.
- "Commercial" means any building which is not Residential.
- "Commission" means an order for Consultancy Services submitted by a Client.
- "Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.
- "Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.
- "Client" means the party that submits an Order or Commission.
- "Data Provider" means any third party providing Third Party Content to GroundSure.
- "Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.
- "GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421026 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.
- "GroundSure Materials" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.
- "Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.
- "Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.
- "Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.
- "Order Website" means online platform via which Orders may be placed.
- "Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.
- "Residential" means any building used as or suitable for use as an individual dwelling.
- "Risk Screening Report" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding "Consultancy Services".
- "Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.
- "Site" means the landsite in respect of which GroundSure provides the Services.
- "Third Party Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.
- "User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

- 2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.
- 2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.
- 2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.
- 2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.
- 2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.
- 2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

- 3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that GroundSure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third Parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.
- 3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).
- 3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.
- 3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.
- 3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

- 4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.
- 4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.
- 4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.
- 4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.
- 4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.
- 4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

- 5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.
- 5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.
- 5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property and Confidentiality

- 6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.
- 6.2 The Client shall acknowledge the ownership of the Third Party Content where such Third Party Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.
- 6.3 Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.
- 6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.
- 6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):
 - (i) not remove, suppress or modify any trademark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;
 - (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk

- (iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service; and
- (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services),
- 6.6 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.
- 6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("Disclosing Party") to the other party ("Receiving Party") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.
- 7 Liability**
- THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION**
- 7.1 Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.
- 7.2 GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
- (i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
 - (ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
 - (iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
 - (iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.
- 7.3 GroundSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.
- 7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.
- 7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.
- 7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.
- 7.7 The Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.
- 7.8 Nothing in these terms and conditions:
- (i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
 - (ii) shall affect the statutory rights of a consumer under the applicable legislation.
- 8 GroundSure right to suspend or terminate**
- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or
 - (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
 - (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
 - (iv) the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.
- 9 Client's Right to Terminate and Suspend**
- 9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.
- 10 Consequences of Withdrawal, Termination or Suspension**
- 10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.
- 11 General**
- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:
- (i) the Client or Beneficiary's failure to provide facilities, access or information;
 - (ii) fire, storm, flood, tempest or epidemic;
 - (iii) Acts of God or the public enemy;
 - (iv) riot, civil commotion or war;
 - (v) strikes, labour disputes or industrial action;
 - (vi) acts or regulations of any governmental or other agency;
 - (vii) suspension or delay of services at public registries by Data Providers; or
 - (viii) changes in law.
- 11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

©GroundSure Limited January 2012

Report Reference: XP-KAM1-383552

If you would like any further assistance regarding this report then please contact X-Press Legal Services on (T) 08444 159000, email: karen@x-presslegal.co.uk