
Report date:	07 August 2019
Customer ref:	4042_EPO2
Property address:	Tophorn Equestrian Centre, Grove Farm, Debenham Road, Stonham Aspal, STOWMARKET, Suffolk, IP14 6BX
Report Commissioned by:	Patrick Allen & Associates Ltd
On behalf of:	N/A
Purpose of report:	Acquiring the property
Freehold or Leasehold:	Freehold
Redevelopment Yes or No:	Yes - It is understood that there are redevelopment plans for the site in the form of Change of use, from Other to Residential.

Argyll Environmental's professional opinion describes the level of risk associated with the information disclosed in the associated Enviroscreen data, as the following:

Property Assessment

FURTHER ACTION

In view of the development proposals in the form of Change of use from Other to Residential, it is likely that the local planning authority will require a risk based assessment as to the ground conditions with conclusions as to whether any remedial measures are necessary.

Property Value

In our opinion, from the information we have examined, there is a risk that the value of the property could be impaired.

Contaminated Land

The property may also constitute "contaminated land" as defined by Part 2A of the Environmental Protection Act 1990.

Environmental Factors for consideration

In this case no environmental factors have been identified

Recommended Next Steps

It is understood that the site is to be developed as Residential. It is important that the Additional Factors are considered in the context of this report. It is also recommended that a detailed Phase 1 risk assessment is carried out for planning purposes.

If you require the Additional Factors to be investigated, you may wish to discuss this with Argyll Environmental Limited (Argyll).

Argyll can provide further advice regarding any issues disclosed by this report. If you require Argyll to assist, they can provide more detailed advice starting from £150 plus VAT. This will depend upon the size and complexity of the site and the level of assessment required (i.e desktop report, regulatory enquiries, site inspection). Please contact us on 0845 458 5250 or send an email to orders@argyllenviro.com clearly stating the reference number of the report.

If the issues outlined above are adequately addressed by the environmental surveyors, solicitors and/or other property professionals retained in this matter, there may be no impairment to the value of the property or any risk that the property would be designated as "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990. The documentation should rest with the deeds and be made available for future transactions.

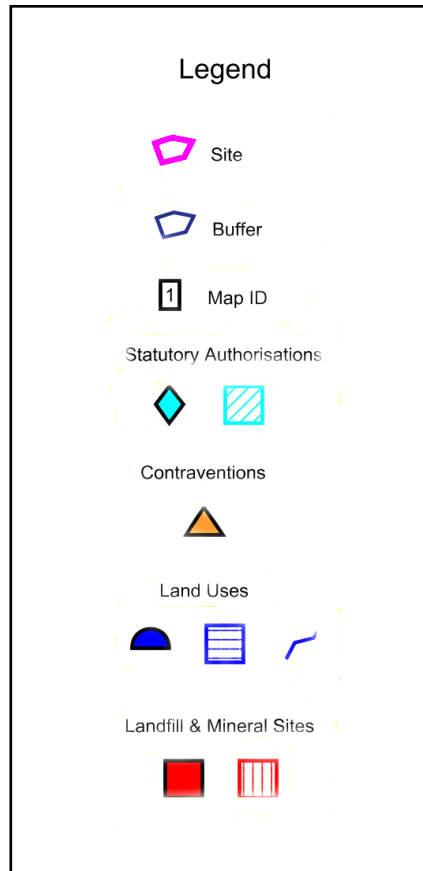
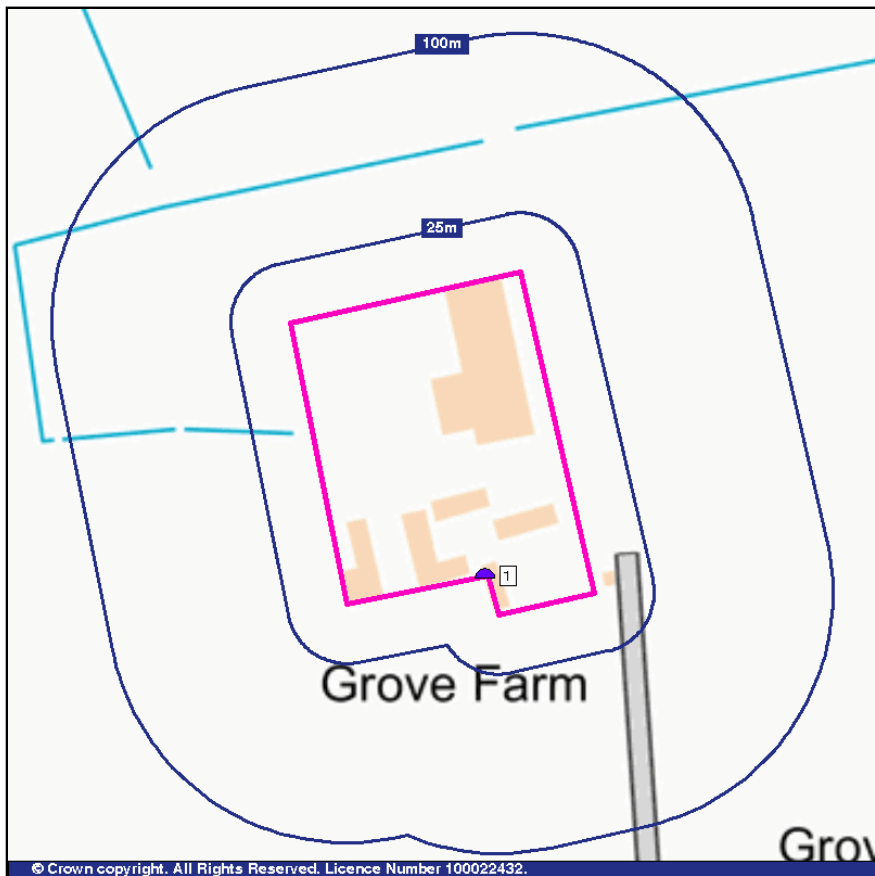
Based on valuation guidance from the RICS Red Book this report complies with UK GN1.1 - Appendix 2.2(E) Contamination and hazardous substances and valuation guidance from the RICS Red Book - Appendix 2.2(F) Environmental Matters.

Approved by:

Argyll Environmental Ltd



Site Address: Tophorn Equestrian Centre, Grove Farm, Debenham Road, Stonham Aspal, STOWMARKET, Suffolk, IP14 6BX



Site Boundary: Total Area
1.28 Ha

Prepared For
Patrick Allen & Associates Ltd
2 Grange Business Centre
Tommy Flowers Drive
Grange Farm
Kesgrave
Ipswich
IP5 2BY

Client Ref
4042_EPO2

Purchase Order No.
Grove Farm Stonham

Client Name
N/A

Factors affecting the site

Map ID On Site 0 - 25m 25 - 100m

	Map ID	On Site	0 - 25m	25 - 100m
Historical Land Uses				
Contemporary Trade Directory Entries				
Door Vision Ltd, ,Debenham Road,Stonham Aspal,Stowmarket, Door Manufacturers - Domestic, Status: Inactive, Positional Accuracy: Automatically positioned to the address	1	✓		
Landfill & Mineral Sites				
Local Authority Landfill Coverage				
Suffolk County Council, - Has supplied landfill data	N/A	-		
Mid Suffolk District Council, - Has supplied landfill data	N/A	-		
Statutory Authorisations				
No features identified within this category	N/A			
Contraventions				
No features identified within this category	N/A			
Natural Features				
Extreme Flooding from Rivers or Sea without Defences				
No	N/A			
Flooding from Rivers or Sea without Defences				
No	N/A			
Areas Benefiting from Flood Defences				
No	N/A			
Flood Water Storage Areas				
No	N/A			
Flood Defences				
No	N/A			
Radon Potential				
The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).	N/A	✓		
Radon Protection Measures				
None	N/A	✓		
Coal Mining Affected Areas				
In an area which may not be affected by coal mining	N/A			
Brine Compensation Area				
No	N/A			

Local Authority Landfill Coverage * if applicable. It has not been possible to obtain Landfill data from this authority therefore the fact that no local authority landfills are disclosed in this report does not necessarily confirm that no local authority landfills exist. We recommend that if you are concerned about landfill you should contact the relevant local authority. "-" denotes the nearest Local Authority Landfill Coverage.

Additional Factors for Consideration

- (I) The property forms part of a development project where it is proposed that it is used for Residential. Are there any planning preconditions and have they been complied with? This report should be considered as a precursor to a thorough investigation of the site for planning control purposes. It should be noted that this report is insufficient for the purposes of obtaining planning permission.
- (II) The Department of Communities and Local Government have published Planning Policy Statement (PPS) 23: Planning and Pollution Control where "Local planning authorities should pay particular attention to development proposals for sites where there is a reason to suspect contamination, such as the existence of formal industrial uses, or other indications of potential contamination, and to those for particularly sensitive use such as a day nursery or housing likely to be used by families with children". As a result contamination factors may be considered a material planning consideration.
- (III) For reference, the local planning authorities would require such a report to be set in the context of DEFRA and the Environment Agency CLR11: Model procedures for the management of Land Contamination dated Sept 2004 and Environment Agency Guidance on Requirements for Land Contamination Reports dated July 2005.
- (IV) Do any environmental reports exist for the site? Have these been prepared by appropriately qualified, competent and insured consultants? Do they address the issues raised in this preliminary appraisal? Can you rely upon them? Is the consultant prepared to assign the benefit of these? If so, it is important to ensure that those parties offering the warranties are of sufficient financial standing backed by appropriate insurance cover.
- (V) This report should be presented to the lender as appropriate. Any subsequent documentation should also be made available to the lender.

Useful Contact Information

British Geological Survey Enquiry Service
British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG
Telephone 0115 936 3143, Fax 0115 936 3276
enquiries@bgs.ac.uk
www.bgs.ac.uk

Mid Suffolk District Council Environmental Health Department
Council Offices, 131 High Street, Needham Market, Ipswich, Suffolk, IP6 8DL
Telephone 01473 826622
customer.services@babberghmidsuffolk.gov.uk
www.midsuffolk.gov.uk

Suffolk County Council
St Edmund House, County Hall, Ipswich, Suffolk, IP4 1LZ
Telephone 01473 583000, Fax 01473 230240
www.suffolkcc.gov.uk

Argyll Environmental Ltd
1st Floor, 98-99 Queens Road, Brighton, BN1 3XF
Telephone 0845 458 5250, Fax 0845 458 5260
info@argyllenviro.com
www.argyllenvironmental.com

Landmark Information Group Limited
Imperium, Imperial Way, Reading, Berkshire, RG2 0TD
Telephone 0844 844 9960, Fax 0844 844 9951
customerservice@promap.co.uk
www.landmarkinfo.co.uk



Additional Information

In completing this report Argyll Environmental has undertaken a review of the Enviroscreen data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Argyll Environmental. No information as to the age, value and type of property has been made available.

Surveyors are reminded to refer to the RICS guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients', published April 2010, and consider using the property observation checklists developed by the RICS for identifying apparent potential for contamination and recording observations made during the normal course of inspection. The checklists are contained at Appendices A-C of the above guidance note. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover.

The information in this Enviroscreen® Certificate is derived from a number of statutory and non-statutory sources (refer to the user guide). Whilst every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this Certificate Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this Certificate in conjunction with the User Guide and your attention is drawn to the scope of the Certificate section within the User Guide.

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Commercial Premises Environmental Insurance

Landmark information Group provides a link to Arlington Insurance Services Limited which is able to offer environmental insurance underwritten by ACE Insurance Group Limited for Tophorn Equestrian Centre, Grove Farm, Debenham Road, Stonham Aspal, STOWMARKET, Suffolk, IP14 6BX. The insurance is subject to an Enviroscreen certificate report having been commissioned and a quote obtained from Arlington Insurance Services Limited.

Key policy Benefits:

- n Coverage for sudden and gradual pollution
- n Coverage for on-site and off-site first party cleanup
- n Automatic coverage for biodiversity damage
- n Damage to third party property, including diminution in value
- n Policy periods up to 5 years coverage
- n Limit of indemnity up to £5m
- n Self Insured Retentions from £2,500 per loss
- n Proactive claims support to minimise losses and their financial and reputational impacts on the business
- n Legal Defence Expenses

This statement does not contain the full terms and conditions of the coverage provided, which can be found in the policy document. The Environmental Impairment Liability (EIL) Policy is a claims-made policy offering a range of cover for gradual, sudden and accidental pollution resulting from the ownership, control and/or operation of premises.

Insurance Quotations

The Enviroscreen report has highlighted potential issues with the site at:

[Tophorn Equestrian Centre, Grove Farm, Debenham Road, Stonham Aspal, STOWMARKET, Suffolk, IP14 6BX](#)

These potential issues would need to be assessed by an environmental specialist before an indicative insurance quote is given.

Please telephone 020 7734 3346 to receive advice on insurance from an environmental specialist.

For further information please go to www.arlingtoninsuranceservices.com/environmental.

This insurance is offered by



ACE European Group Limited, ACE Building, 100 Leadenhall Street, London EC3A 3BP
Arlington Insurance Services Ltd, Goldsmith House, 137 Regent Street, London W1B 4HZ

Authorised and regulated by the Financial Services Authority

LANDMARK STANDARD TERMS & CONDITIONS

Full Terms and Conditions can be found on the following link:

<http://www.landmarkinfo.co.uk/Terms/Show/515>