

A Landmark service

Contamination Report

Residential Property at
Green Pig Farm, Castle Gate
Ludgvan
PENZANCE
Cornwall
TR20 8BG

Grid Reference: 149287E 34622N

Order Reference: 35837053_1

Your Reference: PeggyRickaby_HCC

Tuesday, 23 August 2011

Requested by
Land Search.ME.UK Ltd
25 Boundary Road
Wirral
CH48 1LE

Homecheck Professional is provided by Sitescope Limited, part of Landmark Information Group. Sitescope is a leading UK provider of spatially-enabled property and environmental risk information to lawyers, banks, insurance companies, home inspectors and other property professionals.



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British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL



Passed

Residential property at:

Green Pig Farm, Castle Gate
Ludgvan
PENZANCE
Cornwall
TR20 8BG

Based solely on the data contained and analysed within this report it is, in our opinion, unlikely that the property would be determined to be 'contaminated land' within the meaning of Part IIA of the Environmental Protection Act 1990 as it is in force at the date of this assessment.



Signed
James Sherwood-Rogers
Managing Director - Landmark Legal & Financial
On behalf of Landmark Information Group Limited

Dated **23 August 2011**

The risk assessment is based on an analysis of the most recent data from a comprehensive set of sources, including the Environment Agency, British Geological Survey, Landmark Information Group Limited and other nationally recognised sources of environmental data. The data sets analysed include current and historical land use, landfill, authorised processes and contraventions.

Landmark Information Group Limited has carried out no site inspection, undertaken any further enquiries or made any investigation of surface or ground conditions. Notwithstanding the risk assessment you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment.

Landmark Information Group Limited is the leading provider of environmental reports to the UK legal profession. The assessment in this report has been developed in conjunction with practising solicitors and environmental specialists. For full details of the assessment see the Homecheck Professional Contamination Report User Guide.



Introduction

The Homecheck Professional Contamination Report gives an assessment on the likelihood that the specified property would be designated as 'contaminated land' within the meaning of Part IIA of the Environmental Protection Act 1990. The report also specifies a number of investigations that can be undertaken to clarify and potentially dismiss any risks that are identified.

The report is for use by lawyers, Home Information Pack providers and other professionals involved in residential conveyancing. It provides information within the key areas listed below that are not covered by Standard Enquiries of Local Authorities.

SUMMARY

The Summary section of the report presents enquiries in a familiar and easy-to-understand question and answer format. Where a reply to an enquiry is Yes, further details are given for each question in the Additional Information section of the report.

Unless otherwise stated the answers cover a search band of 0-250 metres from the specified property. Contact details for the data providers are given in the Contacts section at the end of this report.

SECTION A - Statutory Registers

This section of the report sets out information from statutory registers kept by the Environment Agency, local authorities and the Health and Safety Executive. It identifies any nearby industrial processes or installations which might have an environmental impact on the property.

The key areas covered are the existence of landfill and waste management sites, industrial processes regulated by the Environment Agency, the storage of hazardous substances, discharges to air and industrial installations regulated by the Health and Safety Executive under NIHHS and COMAH Regulations.

SECTION B - Site History

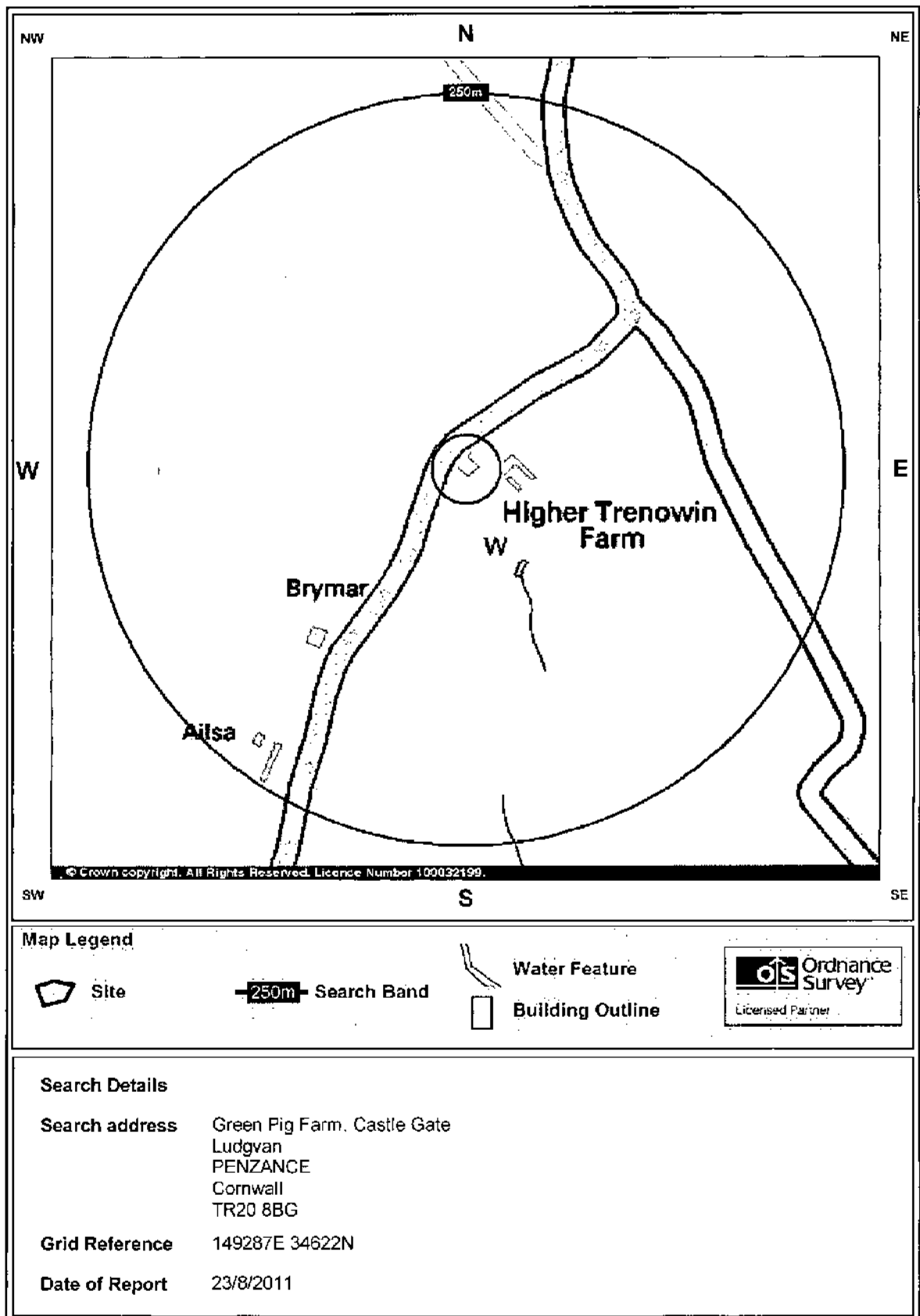
This section of the report seeks to identify both past and present industrial land use. Its purpose is to identify any land which may have been put to a potentially contaminative use.

Other Reports

You may also wish to consider reports from our full range covering both Flood and Ground Stability issues.

Footnotes

- (1) The report should only be used in connection with one residential parcel of land (for the purpose of defining a single parcel of land Rule2(2) of the Local Land Charges Act 1997 is used). The report is based on the address and grid reference shown on the cover of this report and the replies are given in reliance on the accuracy and completeness of this information.
- (2) The report is supplied subject to our current standard terms and conditions.
- (3) The search is based on a UK National Grid Reference for the property. The grid reference used is shown on the cover of this report.
- (4) The information in the report is supplied under licence to Sitescope Limited from various sources including: Environment Agency, British Geological Survey and Ordnance Survey.
- (5) This report is a search of statutory and non-statutory sources of information which does not include any on-site survey or inspection of the property or its environs. Accordingly the report cannot in any way provide information as to the actual state of the property or land.
- (6) The replies in this report are based on information currently supplied to Sitescope Limited by its data providers. Sitescope cannot guarantee the accuracy or the completeness of any information supplied to it by its data providers.
- (7) Homecheck Professional is a Sitescope Product provided by Landmark Information Group Limited.



SECTION A Statutory Registers

Local Authority Landfill Sites

- A.1.1** Are there any Local Authority recorded landfill sites?

within 0 - 250 metres? **No**

The following list shows if local authorities covering the area of search have made landfill data available.

Cornwall County Council - Had landfill data but passed it to the relevant environment agency
Penwith District Council - Has supplied landfill data

Please refer to the Contacts section for contact information.

Landfill Sites

- A.1.2** Are there any landfill sites or waste management facilities licensed by the environment Agency under Part II of Environmental Protection Act 1990 or any BGS Recorded Landfill sites?

within 0 - 250 metres? **No**

Waste Transfer

- A.2** Are there any Waste Transfer Sites (including scrapyards) licensed by the environment Agency under Part II of Environmental Protection Act 1990?

within 0 - 250 metres? **No**

Waste Treatment and Disposal

- A.3** Are there any other sites licensed by the environment Agency under Part II of Environmental Protection Act 1990 to treat, keep or dispose of controlled waste?

within 0 - 250 metres? **No**

Integrated Pollution Control (IPC) Regulations

- A.4** Are there sites authorised under Part 1 of the Environmental Protection Act 1990 or the Pollution Prevention and Control (England and Wales) Regulations 2000 to carry out processes subject to Integrated Pollution Control (IPC) or Integrated Pollution Prevention and Control (IPPC)?

within 0 - 250 metres? **No**

Radioactive Substances

- A.5** Are there any sites registered by environment Agency under the Radioactive Substances Act 1993 to keep or use radioactive materials?

within 0 - 250 metres? **No**

Storage of Hazardous Substances

- A.6** Are there any sites subject to hazardous substances consents granted by the relevant local authority under the Planning (Hazardous Substances) Act 1990?

within 0 - 250 metres? **No**

Storage of Dangerous Substances

- A.7** Are there any sites regulated by the Health and Safety Executive for storing specific dangerous substances under the Notification of Installations Handling Hazardous Substances (NIHHS) Regulations 1982?

within 0 - 250 metres? **No**



Control of Major Accident Hazards

- | | | | |
|------------|--|------------------------|-----------|
| A.8 | Are there any sites regulated by the Health and Safety Executive under the Control of Major Accident Hazards (COMAH) Regulations 1999? | within 0 - 250 metres? | No |
|------------|--|------------------------|-----------|

Emissions to Air

- | | | | |
|------------|---|------------------------|-----------|
| A.9 | Are there any sites subject to Local Authority Pollution Prevention and Control (LAPPC) under Part I of the Environmental Protection Act 1990 or the Pollution Prevention Control Act 1999? | within 0 - 250 metres? | No |
|------------|---|------------------------|-----------|

Discharges to Water

- | | | | |
|-------------|--|------------------------|-----------|
| A.10 | Are there any authorisations issued by the environment Agency (and its predecessor, the National Rivers Authority) to discharge to the watercourse from non-IPC processes in accordance with the Water Resources Act 1991? | within 0 - 250 metres? | No |
|-------------|--|------------------------|-----------|

Contaminated Land Register Entries and Notices

- | | | | |
|-------------|---|------------------------|-----------|
| A.11 | Are there any Contaminated Land Register Entries and Notices from the Local Authority as defined by 78(A) 2 of Part IIA of the Environmental Protection Act 1990? | within 0 - 250 metres? | No |
|-------------|---|------------------------|-----------|

Contraventions

- | | | | |
|-------------|---|------------------------|-----------|
| A.12 | Are there any records of any enforcements, prohibitions, or prosecutions relating to questions in Section A or any Substantiated Pollution Incidents? | within 0 - 250 metres? | No |
|-------------|---|------------------------|-----------|

SECTION B Site History

Past Industrial Land Use

- | | | | |
|------------|--|------------------------|-----------|
| B.1 | Are there any industrial sites (indicating potentially contaminative land use) shown on historical Ordnance Survey maps? | within 0 - 250 metres? | No |
|------------|--|------------------------|-----------|

Current Industrial Land Use

- | | | | |
|------------|---|------------------------|-----------|
| B.2 | Are there any industrial sites (indicating potentially contaminative land use) in Trade Listings? | within 0 - 250 metres? | No |
|------------|---|------------------------|-----------|



Footnotes:

Question A.1 The Landfill Sites and Licensed Waste Management Facilities have been provided by the relevant environment agency or Local Authority (where available). At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. For Registered Landfill Sites, where the positional accuracy of the site is unclear, a "buffer" is constructed around the point to warn of the possible presence of landfill.

Question A.2. The Waste Transfer Sites comprise both current and historic sites sourced from the relevant environment Agency. In certain cases it has been possible to source site boundaries.

Question A.3. The Waste Treatment and Disposal Sites comprise both current and historic sites sourced from the relevant environment Agency. In certain cases it has been possible to source site boundaries.

Question A.10 The response to this question is based on details of consents issued by the relevant environment Agency to discharge to the watercourse.

Question A.11 The contaminated land regulations, enacted in 2000, give effect to relevant sections of the Environmental Protection Act (1990) in regards to contaminated land. There are three sets of regulations that relate to England, Scotland and Wales. They are Contaminated Land (England) Regulations 2000 (SI1227), Contaminated Land (Scotland) Regulations 2000 (SI 178), and Contaminated Land (Wales) Regulations 2001 (WSI 2197) respectively. There is also statutory guidance that complements the regulations. The regulations give power to define special sites, contaminated land and to remediate any land defined as contaminated as well as exclude and apportion liability for remediation.

Question B.1 Historical maps are a valuable and recognised source of information for investigating site history. They assist in identifying any previous potential contaminative uses or potential infilling of land which may have been carried out at a particular location.

The Historical Industrial Land Use data used in this reply is the result of a systematic analysis of 1:10,560 scale Ordnance Survey maps dating from the 1880s, as well as selected 1:10,000 scale Ordnance Survey National Grid Series.

Evidence of past potential contamination and potentially infilled land is drawn from a series of up to six historic map editions. The first of these editions will be the earliest County Series maps, which date from between 1860 and 1890 and are to a scale of 1:10,560. The second edition of County Series maps dates from circa 1900, and the third circa 1930.

In addition, evidence of Historical Tanks and Energy Facilities has been identified from the location of text on 1:2,500 and 1:1,250 historical Ordnance Survey maps covering a period from 1943-1996

Question B.2 The reply to this question is based on contaminative industrial uses identified from current published trade directories.



Cornwall County Council (now part of Cornwall Council)

County Hall
Treyew Road
Truro
Cornwall
TR1 3AY

Telephone 01872 322000 Fax 01872 270340

Email enquiries@cornwall.gov.uk

Website www.cornwall.gov.uk

Penwith District Council (now part of Cornwall Council)

Council Offices
St Clare
Penzance
Cornwall
TR18 3QW

Telephone 01736 331166 Fax 01736 336566

Website www.penwith.gov.uk

Sitescope Limited - Homecheck Professional Environmental Helpline

Legal And Financial
The Smith Centre
Fairmile
Henley-On-Thames
Oxon
RG9 6AB

Telephone 0844 844 9966 Fax 0844 844 9980

Email helpdesk@homecheck.co.uk



Search Code

Important Consumer Protection Information

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The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which firms compiling and/or selling search reports have to meet. By giving you this information, your search provider is confirming that they keep to the principles of the Code. This provides important protection for you.

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Search providers which subscribe to the Code will:

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- Act with integrity and carry out work with due skill, care and diligence.
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- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
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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
Beckett House
4 Bridge Street
Salisbury
Wiltshire SP1 2LX
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk



Search Code

Complaints Procedure - Information for customers

If you wish to make a complaint, we will deal with it speedily and fairly. We will:

- Produce a formal written complaints procedure and tell you what this is.
- Acknowledge a complaint within 5 working days of its receipt.
- Normally deal with a complaint fully and 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 written response at the latest within 40 days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

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You can get more information about the PCCB from www.propertycodes.org.uk

Please contact our Customer Service Team on 0844 844 9966 if you would like a copy of the full search code.

Complaints should be sent to:

Customer Relationship Manager
Landmark Information Group Ltd
Landmark UK Property
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Fairmile
Henley-on-Thames
RG9 6AB

Telephone: 0844 844 9966

Email: helpdesk@landmark.co.uk