

BEACH VIEW, TRENANCE, MAWGAN PORTH, NEWQUAY, TR8 4DB

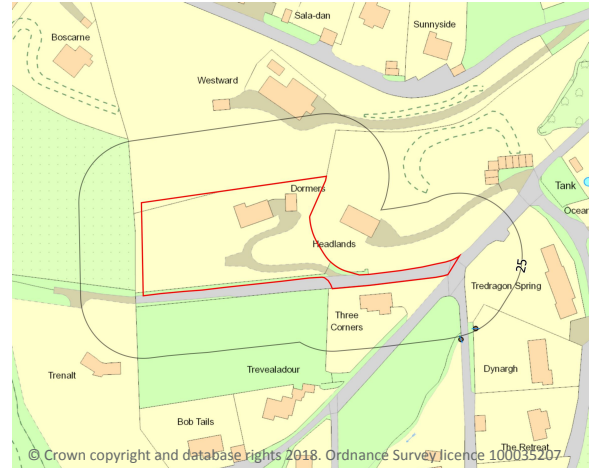
Professional opinion



PASS

Groundsure has not identified significant risks likely to restrict any reasonable mortgage application for the property.








Homescreen also complies with Law Society practice notes on environmental risk in property transactions.



It is important to be fully informed of all risks associated with a property before completing your purchase.

Please read all the information in this report carefully.

Environmental search results

	Contaminated Land	Passed	
	Ground Stability	Identified	page 5
	Radon	Identified	page 6
	Flood Risk	Identified	page 4
	Energy	Identified	page 8
	Transportation	Passed	page 9
	Planning Applications	Identified	page 10

Full assessments for these risks are available in other Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

Overview of findings and recommendations

These relate to environmental risks that may affect the enjoyment of the property, health, insurance premiums, property values and/or a lender's willingness to lend.

Infilled Land

The property is assessed to lie within 25m of an area of infilled land. Key recommended next steps:

- consider having a structural survey conducted by a Structural Surveyor to determine whether or not the property is affected. Note that any such structural survey will supersede the Groundsure report
- consider conducting a visual check at the property looking out for cracks and other signs of subsidence, however be aware recent redecoration of the property may mask signs
- consider contacting the relevant Local Authority to ask for records of the property and local area relating to subsidence
- remember that professional advice should be sought before altering the ground in any way at the property, including planting trees
- if structural surveys have not considered the potential effects of being built on a site like this, you may wish to contact the local Building Regulations Officer, Planning Department and if recently constructed, the site developers. Newer developments may benefit from an NHBC guarantee or other environmental warranty that often covers structural issues
- unless information is available confirming that suitable ground engineering techniques have been used to protect the property, it is recommended that you contact the Local Authority Planning department to confirm whether protective design measures were used during construction

Radon

The property lies within a radon affected area, where at least 1% of properties are affected. Key recommended next steps:

- if the property is new build, you can check compliance on radon protection with the developer
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'. See for example <http://www.radonassociation.co.uk/guide-to-radon/information-for-house-buyers-and-sellers/> for further information
- high levels of radon can be reduced through carrying out remedial works to the property. See for example <http://www.radonassociation.co.uk/guide-to-radon/information-for-house-buyers-and-sellers/> for further details

Other considerations

Homescreen

BEACH VIEW, TRENANCE, MAWGAN
PORTH, NEWQUAY, TR8 4DB

Grid reference: 184954 067849

Reference: GS-5080395

Your reference: BEACH

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No additional factors that Groundsure believe require further action have been identified in relation to the property.

Environmental summary



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see the Recommended next steps on **page 2** for further advice.



Contaminated Land

No significant concerns have been identified as a result of the contaminated land searches.

Past Land Use

Passed

Waste and Landfill

Passed

Current Industrial

Passed



Flood Risk

The property is within 250 m of a river or coastal flood risk and/or is within a postcode area where buildings could be affected by surface water flooding. If required, full details on flood features including their location plotted on a map relative to the property are available in other Groundsure reports.

**River, Coastal and Surface Water
Flooding** **Identified**

For further information, purchase a Groundsure flood report via your searches provider.



Ground Stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Natural Ground Stability

**Negligible -
very low**

Please see **page 5** for further details of the identified issues.

Non-Natural Ground Stability

Identified



Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. Percentage of affected homes in your local area is between 10% and 30%.

**In a radon
affected area**

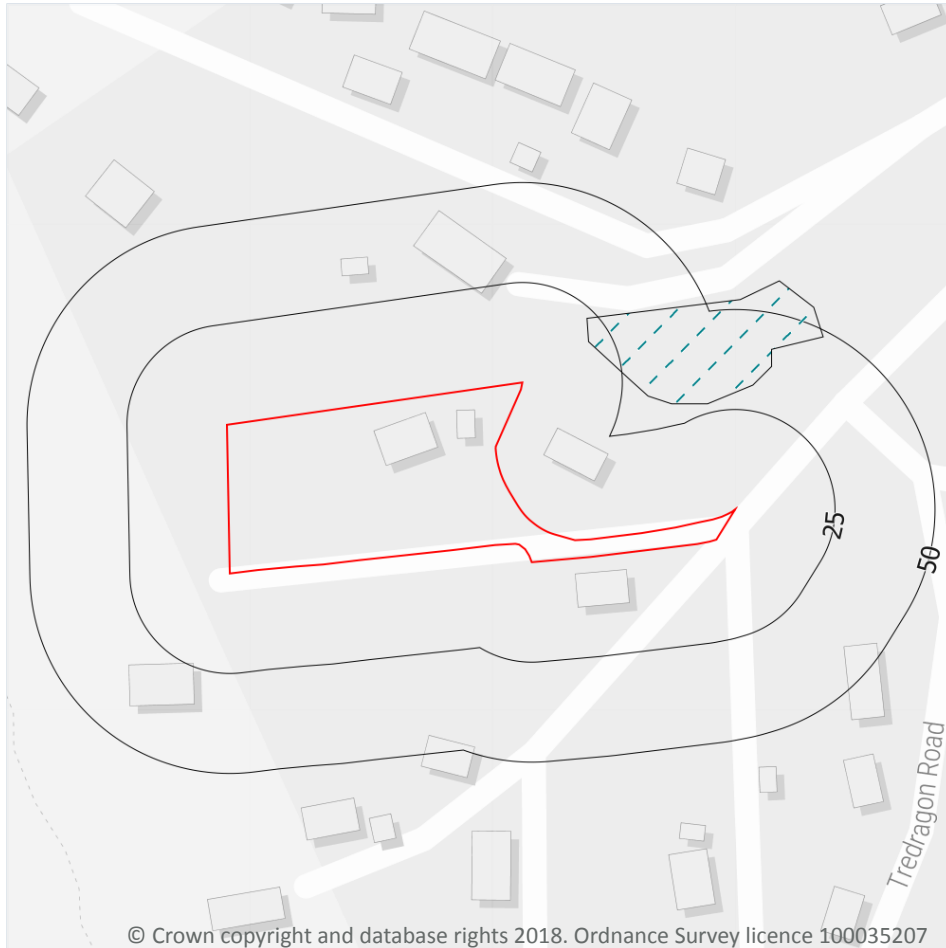
Please see **page 6** for further details of the identified issues.



Ground stability




Non-natural ground subsidence



X Site Centre **—** Site Outline
-25- Search buffers in metres (m)
-50-

Mining Hazards

 Potentially Filled Cavity

Ground cavities filled with other materials

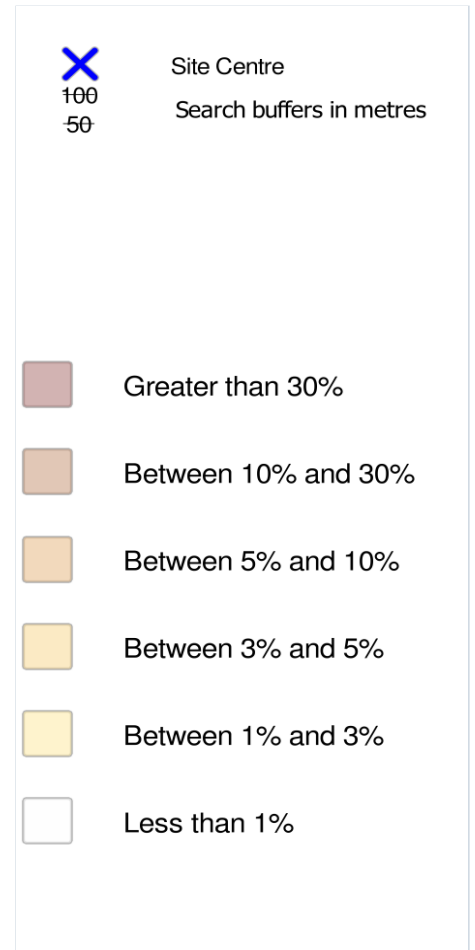
Maps suggest the property is located near a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled with various materials, and this can cause structural problems. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see the Recommended next steps on **page 2** for further advice.

Distance	Direction	Use	Date
19 m	NE	Unspecified Disused Quarry	1974

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer 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.

Radon



The property is in a radon affected area, meaning the area has a general radon level above the radon Action Level. This does not necessarily mean there is a radon problem in the property itself, to establish that a radon measurement in the building must be conducted. Public Health England (PHE) provides a radon testing service that can be accessed at www.ukradon.org. Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk to homebuyers. However, the property is

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situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk. If you are buying a currently occupied property in a radon affected area, ask the present owner whether radon levels have been measured and, if they have, whether the results were above the radon Action Level. If so, what remedial measures were installed, were radon levels were re-tested and did the re-testing confirm the measures has been effective. Further information on radon is available from PHE or www.ukradon.org

Please see the Recommended next steps on **page 2** for further advice.

Energy summary



The property has been identified to lie within 5km of one or more energy features. The Homescreen report summarises these on this page.

If required, full details on these energy features including a detailed location plan relative to the property can be available when you purchase a Groundsure Energy report or the comprehensive Groundsure Avista report via your preferred searches provider.



Oil and Gas

No active or planned wells or extraction areas (such as fracking sites) identified near the property.

Oil and Gas Areas
Oil and Gas Wells

None
None



Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Wind
Solar

Identified
Identified



Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations
Energy Infrastructure
Projects

None
None
None



Transportation summary



The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available in additional Groundsure searches. Please contact Groundsure or your preferred searches provider for details of the most appropriate report.

HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 2.5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

HS2 Route	None
HS2 Safeguarding	None
HS2 Stations	None
HS2 Depots	None

Crossrail 1

The property is not within 250 metres of the Crossrail project.

Crossrail 1 Route	None
Crossrail 1 Stations	None
Crossrail 1 Worksites	None

Railways

The property is not within 250 metres of any railways or railway stations.

Active Railways	None
Historical Railways and Tunnels	None
Railway and Tube Stations	None
London Underground and DLR	None

Planning summary



Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

19 Total applications

This total includes large developments within 750 m, small developments within 500 m and house extensions within 125 m. If required, full details on these applications including a detailed location plan relative to the property can be available when you purchase a Groundsure Planning Report or the comprehensive Groundsure Avista report via your preferred searches provider.

Planning constraints

No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

Environmental Protected Areas	None
Visual and Cultural Protected Areas	None

Telecoms

There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 500 metres of the property.

Mobile phone masts	None
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Additional searches that are not of concern or relevant to this location

The searches listed below were run against the property and found not to be of concern or represent a risk.

Contaminated Land

Previous use of industrial land
Potential contamination from storage tanks
Previous power station, substation, or other energy feature
Previous petrol stations
Previous garages
Land previously used for military purposes
Previous landfill (from British Geological Survey records, 1973)
Previous landfill (from Local Authority and historical mapping records)
Waste site no longer in use
Active or recent landfill
Previous landfill (from Environment Agency Records)
Active or recent waste sites
Active industrial land use
Active or obsolete petrol stations
Site storing large quantities of hazardous or explosive substances
Hazardous substance storage/usage
Sites designated as Contaminated Land
Licence for pollutant release
Current and recent pollutant release to water or land
Pollutant release licence to air
Licence for release of Red List toxic substances
Specific intent to release exceptionally toxic liquids
Dangerous Substance Inventory (List 1)
Dangerous Substance Inventory (List 2)
Recorded pollution incidents

Planning

Mobile phone masts
Mobile phone masts planning records

Ground stability

Natural ground subsidence
Natural geological cavities
Coal mining
Non-coal mining
Mining cavities

Energy Infrastructure

Electricity transmission lines and pylons

Planning constraints

Sites of Special Scientific Interest (SSSI)
Internationally important wetland sites (Ramsar sites)
Special Area of Conservation
Special Protection Areas (for birds)
National Nature Reserves
Local Nature Reserves
Designated Ancient Woodland
Green Belt
World Heritage Sites
Areas of Outstanding Natural Beauty
National Parks
Conservation Areas
Listed Buildings
Certificates of Immunity from Listing
Scheduled Monuments
Registered Parks and Gardens

Contaminated Land assessment methodology

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 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- historical land use (compiled from 1:10,000 and 1:10,560 maps)
- petrol stations, garages, energy features and tanks (compiled from 1:1,250 and 1:2,500 maps) – for selected areas.
- historic military / ordnance sites
- landfill and waste transfer/treatment or disposal sites (including scrap yards)
- current industrial uses (as defined by PointX data)
- Catalyst petrol station
- Part A(1), Part A(2) and Part B Authorisations
- Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS)
- sites determined as Contaminated Land under Part 2A EPA 1990
- Planning Hazardous Substance Consents
- Environment Agency Recorded Pollution Incidents
- Dangerous Substances Inventory Releases (DSI)
- Red List Discharge Consent

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.

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 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 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.

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Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email:

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