
Report date: **20 January 2017**

Customer ref: **1677_EPO1**

Property address: **White House Farm, Ashbocking Road, Henley, IPSWICH, IP6 0SA**

Report Commissioned by: **Hollins Architects & Surveyors**

On behalf of: **Mrs A Harrison**

Purpose of report: **Providing a valuation of 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 Refurbishment, from Residential 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

PASSED

In view of the development proposals in the form of Refurbishment from Residential 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

Unlikely to have an adverse effect on the value of the property.

Contaminated Land

The property is unlikely to be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

Environmental Factors for consideration

In this case the following environmental factors have been identified (1) An area of Ground Water Vulnerability

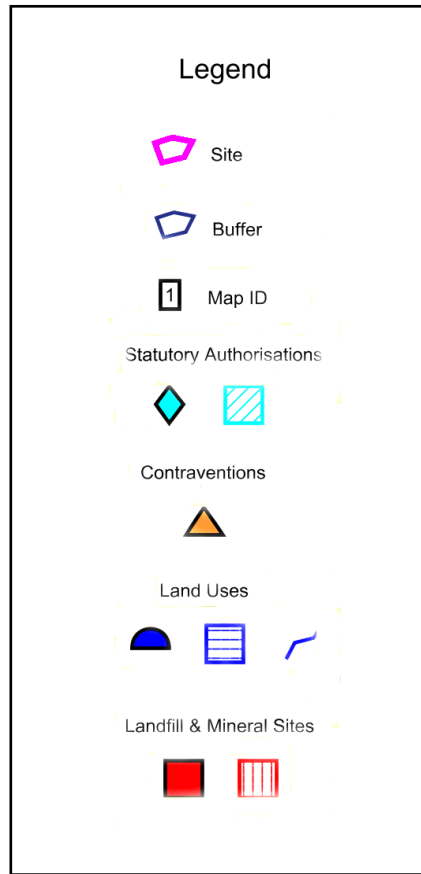
Based on valuation guidance from the RICS Red Book this report complies with UK GN1.1 - Appendix 2.2(E) Contamination and hazardous substances and valuation guidance from the RICS Red Book - Appendix 2.2(F) Environmental Matters.

Approved by:

Argyll Environmental Ltd



Site Address: White House Farm, Ashbocking Road, Henley, IPSWICH, IP6 0SA



Site Boundary: Total Area
0.64 Ha

Prepared For
Hollins Architects & Surveyors
4a Market Hill
Framlingham
Suffolk
IP13 9BA

Client Ref
1677_EPO1

Purchase Order No.
James Rudd

Client Name
Mrs A Harrison

Factors affecting the site

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

	Map ID	On Site	0 - 25m	25 - 100m
Historical Land Uses No features identified within this category	N/A			
Landfill & Mineral Sites Local Authority Landfill Coverage Mid Suffolk District Council, - Has supplied landfill data Suffolk County Council, - Has supplied landfill data	N/A N/A	- -		
Statutory Authorisations Integrated Pollution Prevention And Control E C Drummond (Agriculture) Ltd, Henley Poultry Unit Epr/Dp3331ar,Hill Farm Barns,Ashbocking Road,Henley,IPSWICH, Integrated Pollution And Prevention Control Processes, Reference: DP3331AR, Status: Effective, Positional Accuracy: Located by supplier to within 100m	1			✓
Discharge Consents Mr Richard Coleman, White House Farm Henley,Ipswich,Suffolk,-,Ip6 0sa, Sewage Discharge, Reference: Npswqd008544, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m	2			✓
W D R Turner, Akenfield,The Square,Ipswich,Ip9 2eu, Unknown Discharge, Reference: Pr4lf76095, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 100m	3			✓
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			
Groundwater Vulnerability Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment, Map Scale: 1:100,000	N/A	✓		

Factors affecting the site

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

	Map ID	On Site	0 - 25m	25 - 100m
<p>Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of Intermediate Leaching Potential (I1) - Soils which can possibly transmit a wide range of pollutants, Map Scale: 1:100,000</p> <p>Drift Deposits</p> <p>Drift Deposit: Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium</p> <p>Radon Potential</p> <p>The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).</p> <p>Radon Protection Measures</p> <p>None</p> <p>Coal Mining Affected Areas</p> <p>In an area which may not be affected by coal mining</p> <p>Brine Compensation Area</p> <p>No</p>	N/A			✓
	N/A	✓		
	N/A	✓		
	N/A	✓		
	N/A			
	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.

Useful Contact Information

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

Environment Agency National Customer Contact Centre (NCCC)
PO Box 544, Templeborough, Rotherham, S60 1BY
Telephone 03708 506 506
enquiries@environment-agency.gov.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.mid-suffolk-dc.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
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Telephone 0844 844 9960, Fax 0844 844 9951
customerservice@promap.co.uk
www.landmarkinfo.co.uk



THE
COAL
AUTHORITY



British
Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

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 White House Farm, Ashbocking Road, Henley, IPSWICH, IP6 0SA. 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.

Sample Premiums

Indicative premiums below are based on Commercial mixed use/offices with a £2500 excess where the Report Status is shown as PASSED and are for example use only.

Historic use only

	£1m cover	£5m cover
3 Year term	£2,955	£5,910
5 Year term	£4,199	£8,398

Historic and Operational Coverage

	£1m cover	£5m cover
3 Year term	£3,477	£6,895
5 Year term	£4,889	£9,788

To obtain a quote please go to www.arlingtoninsuranceservices.com/environmental and enter your Enviroscreen report details or alternatively please telephone 020 7734 3346 to discuss your individual position with an environmental specialist.

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>