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Report date:	<b>03 September 2018</b>
Customer ref:	<b>150112_1_EPO1</b>
Property address:	<b>Woodland Lodge, Link Road, Shotley Gate, IPSWICH, Suffolk, IP9 1NN</b>
Report Commissioned by:	<b>Landmark Account (PRP)</b>
On behalf of:	<b>N/A</b>
Purpose of report:	<b>Acquiring the property</b>
Freehold or Leasehold:	<b>Freehold</b>
Redevelopment Yes or No:	<b>Yes - It is understood that there are redevelopment plans for the site in the form of Change of use, from Residential to Residential.</b>

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

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## Property Assessment

# PASSED

A review of selected 1:2,500 and 1:1,250 scale Ordnance Survey mapping covering a period from 1943 to 1996 has identified that the site is on or within 25 metres of electrical sub station facilities.

In view of the development proposals in the form of Change of use 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.

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### Environmental Factors for consideration

In this case no environmental factors have been identified

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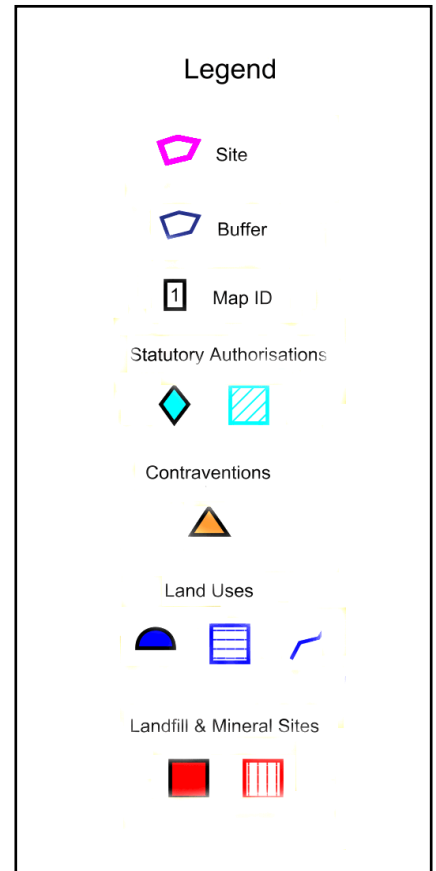
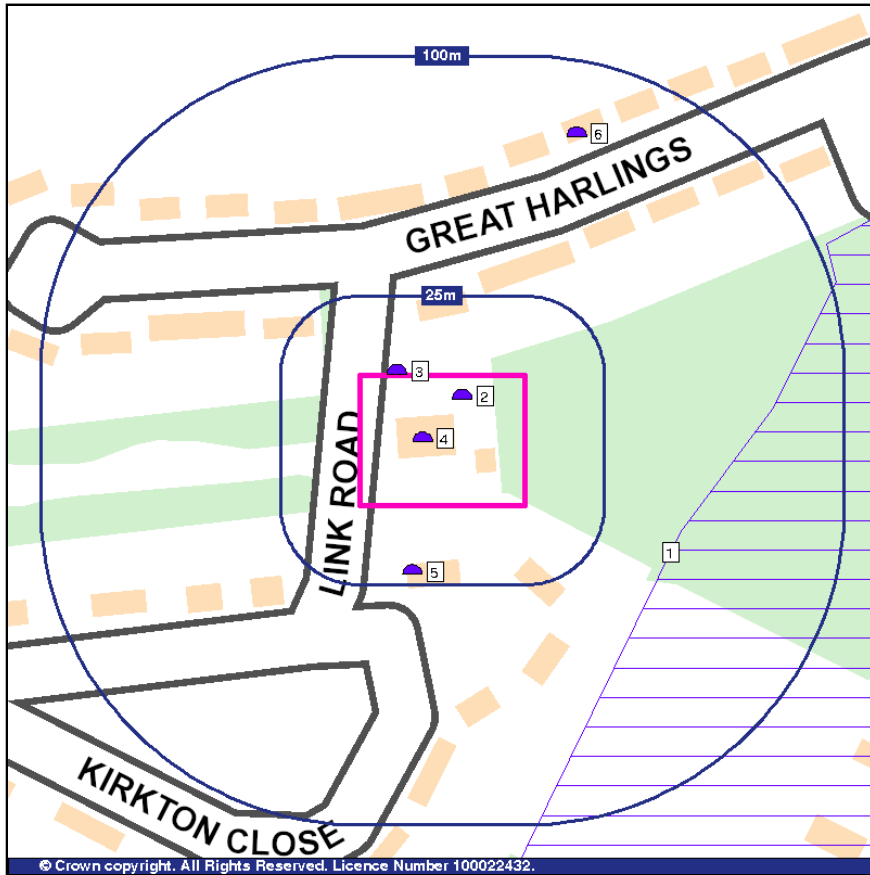
Based on valuation guidance from the RICS Red Book this report complies with UK GN1.1 - Appendix 2.2(E) Contamination and hazardous substances and valuation guidance from the RICS Red Book - Appendix 2.2(F) Environmental Matters.

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Approved by:

**Argyll Environmental Ltd**

Site Address: Woodland Lodge, Link Road, Shotley Gate, IPSWICH, Suffolk, IP9 1NN



**Site Boundary: Total Area**  
0.21 Ha

**Prepared For**  
Landmark Account (PRP)  
Landmark Information Group Ltd  
Exeter  
EX2 7HY

**Client Ref**  
150112\_1\_EPO1

**Purchase Order No.**

**Client Name**  
N/A

## Factors affecting the site

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

	Map ID	On Site	0 - 25m	25 - 100m
<b>Historical Land Uses</b>				
<b>Potentially Contaminative Industrial Uses (Past Land Use)</b>				
Military Land, Date of mapping: 1958	1			✓
<b>Historical Tanks And Energy Facilities</b>				
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1956	2	✓		
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1977	3		✓	
<b>Contemporary Trade Directory Entries</b>				
Woodland Vehicle Sales, ,Woodland Lodge,Link Road,Shotley Gate,Ipswich, Car Dealers, Status: Active, Positional Accuracy: Automatically positioned to the address	4	✓		
Ip9 Faith Clothing, ,18,Kirkton Close,Shotley Gate,Ipswich, Printers, Status: Active, Positional Accuracy: Automatically positioned to the address	5		✓	
Pressing Problems, Shotley Gate,Ipswich, Ironing & Home Laundry Services, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	6			✓
<b>Landfill &amp; Mineral Sites</b>				
<b>Local Authority Landfill Coverage</b>				
Suffolk County Council, - Has supplied landfill data	N/A	-		
Babergh District Council, - Has supplied landfill data	N/A	-		
<b>Statutory Authorisations</b>				
No features identified within this category	N/A			
<b>Contraventions</b>				
No features identified within this category	N/A			
<b>Natural Features</b>				
<b>Extreme Flooding from Rivers or Sea without Defences</b>				
No	N/A			
<b>Flooding from Rivers or Sea without Defences</b>				
No	N/A			
<b>Areas Benefiting from Flood Defences</b>				
No	N/A			
<b>Flood Water Storage Areas</b>				
No	N/A			
<b>Flood Defences</b>				
No	N/A			
<b>Groundwater Vulnerability</b>				
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of Intermediate Leaching Potential (I1) - Soils which can possibly transmit a wide range of pollutants, Map Scale: 1:100,000	N/A	✓		

## Factors affecting the site

	Map ID	On Site	0 - 25m	25 - 100m
<p>Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000</p> <p><b>Drift Deposits</b></p> <p>No</p> <p><b>Radon Potential</b></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><b>Radon Protection Measures</b></p> <p>None</p> <p><b>Coal Mining Affected Areas</b></p> <p>In an area which may not be affected by coal mining</p> <p><b>Brine Compensation Area</b></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

Babergh District Council Environmental Services  
Council Offices, Corks Lane, Hadleigh, Ipswich, Suffolk, IP7 6SJ  
Telephone 01473 825880, Fax 01473 825738  
[www.babergh.gov.uk](http://www.babergh.gov.uk)

Environment Agency National Customer Contact Centre (NCCC)  
PO Box 544, Templeborough, Rotherham, S60 1BY  
Telephone 03708 506 506  
[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

Suffolk County Council  
St Edmund House, County Hall, Ipswich, Suffolk, IP4 1LZ  
Telephone 01473 583000, Fax 01473 230240  
[www.suffolkcc.gov.uk](http://www.suffolkcc.gov.uk)

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](mailto:enquiries@bgs.ac.uk)  
[www.bgs.ac.uk](http://www.bgs.ac.uk)

Argyll Environmental Ltd  
1st Floor, 98-99 Queens Road, Brighton, BN1 3XF  
Telephone 0845 458 5250, Fax 0845 458 5260  
[info@argyllenviro.com](mailto:info@argyllenviro.com)  
[www.argyllenvironmental.com](http://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](mailto:customerservice@promap.co.uk)  
[www.landmarkinfo.co.uk](http://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 Woodland Lodge, Link Road, Shotley Gate, IPSWICH, Suffolk, IP9 1NN. 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
<b>3 Year term</b>	£2,955	£5,910
<b>5 Year term</b>	£4,199	£8,398

#### Historic and Operational Coverage

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

To obtain a quote please go to [www.arlingtoninsuranceservices.com/environmental](http://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>