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Report date: **21 November 2017**

Customer ref: **2402\_EPO1**

Property address: **Drewtons, Kettlethorpe Farm, Kettlethorpe Hill, SOUTH CAVE, HU15 2AG**

Report Commissioned by: **TD Jagger Ltd**

On behalf of: **Mr C Taylor**

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 Redevelopment of greenfield site, from Other to Other.**

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

In view of the development proposals in the form of Redevelopment of greenfield site from Other to Other, 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 the following environmental factors have been identified (1) An area of Ground Water Vulnerability

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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.

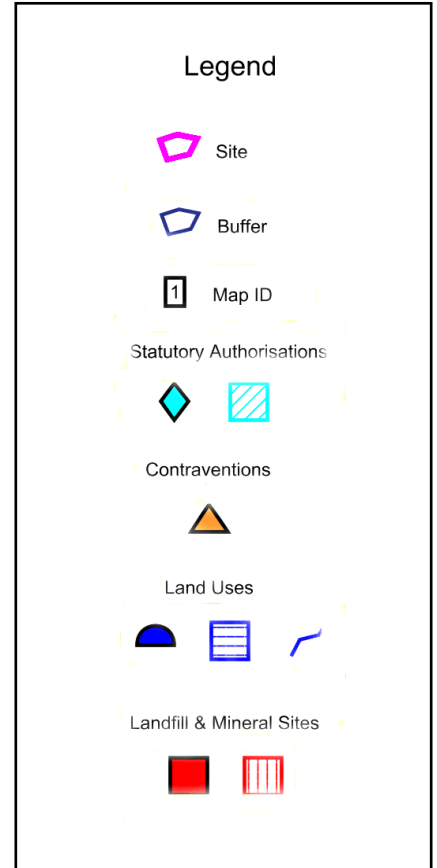
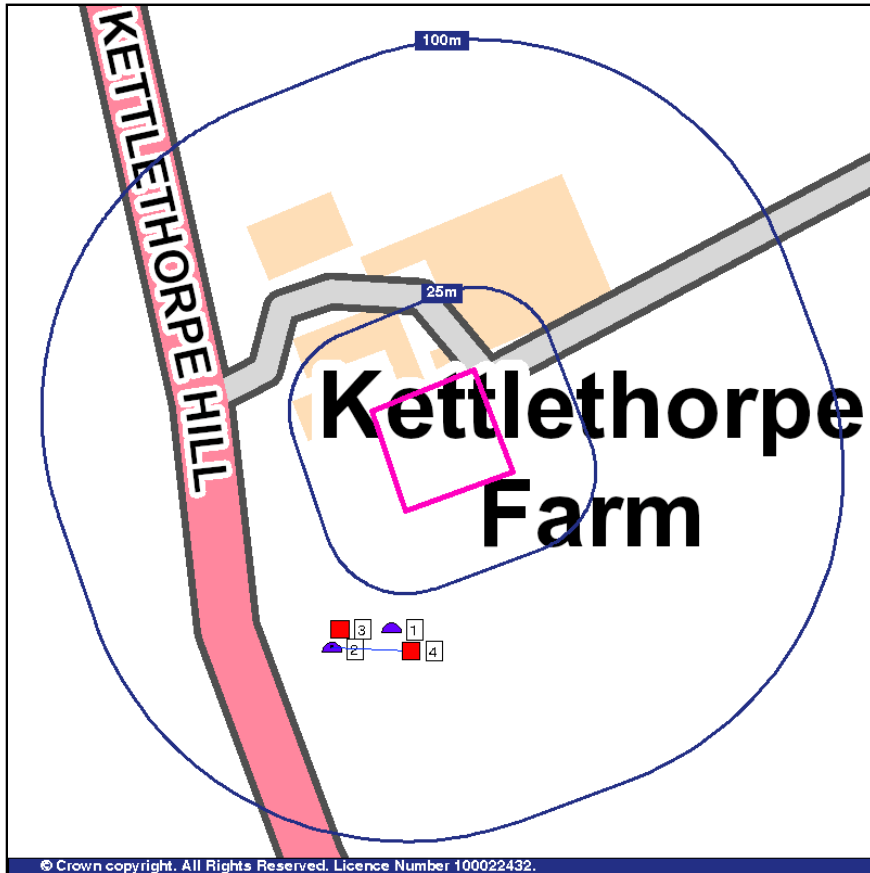
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Approved by:

**Argyll Environmental Ltd**



Site Address: Drewtons, Kettlethorpe Farm, Kettlethorpe Hill, SOUTH CAVE, HU15 2AG



**Site Boundary: Total Area**  
0.11 Ha

**Prepared For**  
TD Jagger Ltd  
3 Richmond House  
Caldene Business Park  
Mythomroyd  
Hebden Bridge  
West Yorkshire  
HX7 5QJ

**Client Ref**  
2402\_EPO1

**Purchase Order No.**  
N/A

**Client Name**  
Mr C Taylor

## 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>				
General quarrying, Date of mapping: 1855	1			✓
Quarrying of sand & clay, operation of sand & gravel pits, Date of mapping: 1910-1958	2			✓
<b>Landfill &amp; Mineral Sites</b>				
<b>Local Authority Landfill Coverage</b>				
East Riding of Yorkshire Unitary Authority, - Has no landfill data to supply *	N/A			
<b>BGS Recorded Mineral Sites</b>				
Kettlethorpe, Drewton, South Cave, Kingston Upon Hull, East Riding Of Yorkshire, Status: Ceased, Reference: 123223, Positional Accuracy: Located by supplier to within 10m	3			✓
<b>Potentially Infilled Land (Non-Water)</b>				
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1984	4			✓
<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: 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	N/A	✓		
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 High Leaching Potential (H3)- Coarse textured or moderately shallow soils which readily transmit non-absorbed pollutants and liquid discharges but which have some ability to attenuate absorbed pollutants because of their large clay or organic matter contents, Map Scale: 1:100,000	N/A		✓	
<b>Drift Deposits</b>				
No	N/A			

## Factors affecting the site

	Map ID	On Site	0 - 25m	25 - 100m
<b>Radon Potential</b>				
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	✓		
<b>Radon Protection Measures</b>				
None	N/A	✓		
<b>Coal Mining Affected Areas</b>				
In an area which may not be affected by coal mining	N/A			
<b>Brine Compensation Area</b>				
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.

## Useful Contact Information

East Riding of Yorkshire Council Public Protection Division  
Council Offices, Church Street, GOOLE, East Riding Of Yorks, DN14 5BG  
Telephone 08457 887700, Fax 01482 396104  
[www.eastriding.gov.uk/](http://www.eastriding.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)

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](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)

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[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 Drewtons, Kettlethorpe Farm, Kettlethorpe Hill, SOUTH CAVE, HU15 2AG. 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

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