

8, Jannochs Court, Dersingham, King's Lynn, PE31 6DX

## Professional opinion

Addresses the Law Society practice notes on Contaminated Land



**PASS**



**Contaminated Land Liability**  
**Passed**

## Further guidance



**Ground Stability**  
Not identified

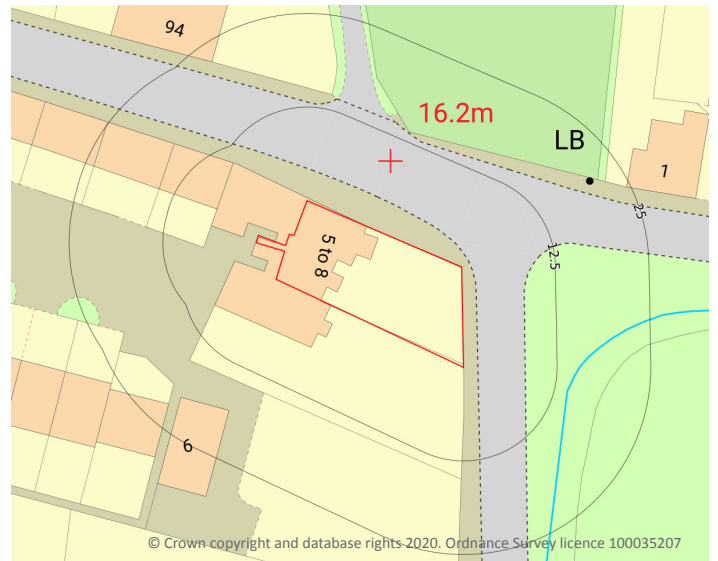


**Radon**  
**Identified** page 4



**Planning Constraints**  
**Identified** page 8

## Site Plan



## Screenings



**Flood Risk**  
**Identified** page 4



**Energy**  
**Identified** page 6



**Transportation**  
Not identified



**Planning Applications**  
**Identified** page 8

Full assessments of the above screenings are available in our Avista report. Please contact Groundsure or your search provider for further details.

## Useful contacts

King's Lynn and West Norfolk Borough Council:

<http://www.west-norfolk.gov.uk>

[contact@west-norfolk.gov.uk](mailto:contact@west-norfolk.gov.uk)

01553 616 200

Environment Agency National Customer  
Contact Centre (NCCC):

[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

03708 506 506

## Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 11**.

### **Rn** Radon

The property is in an area where elevated radon levels are detected in 3-5% of properties. Key recommended next steps:

- if the property is a 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'
- high levels of radon can be reduced through carrying out remedial works to the property
- Basic radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property.
- See <http://www.radonassociation.co.uk/guide-to-radon/information-for-house-buyers-and-sellers/> for further information

## Other considerations

These are potential actions associated with non-environmental search returns such as mobile masts and planning constraints.



## Planning constraints

### Visual and cultural designations

The property lies within 50m of a visually or culturally protected site or area. Next steps for consideration:

- seek further guidance from the local planning department on any likely restrictions if considering any property development



## 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 **page 2** for further advice.



### Contaminated Land

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

<b>Contaminated Land Liability</b>	<b>Passed</b>
<b>Past Land Use</b>	<b>Passed</b>
<b>Waste and Landfill</b>	<b>Passed</b>
<b>Current and Recent Industrial</b>	<b>Passed</b>



### Flood Risk

The property is within 75m of a river or coastal flood risk or within 25m of a surface water and/or groundwater flood risk. If required, full details on flood features including their location plotted on a map relative to the property are available in other Groundsure reports.

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

<b>River, Coastal and Surface Water Flooding</b>	<b>Identified</b>
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### Ground stability

No significant concerns have been identified as a result of the ground stability searches. No action required.

<b>Natural Ground Stability</b>	<b>Negligible-Very low</b>
<b>Non-Natural Ground Stability</b>	<b>Not identified</b>



### Radon

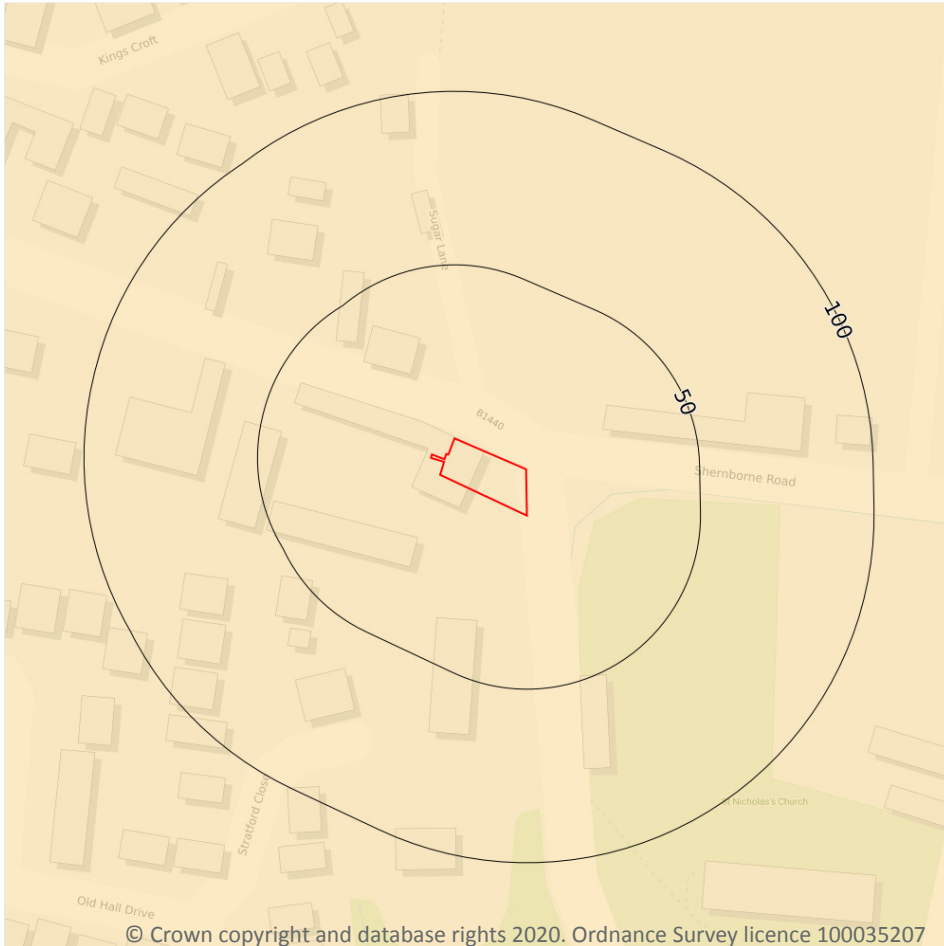
The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. Percentage of affected homes in your local area is between 3% and 5%.

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

**In a radon affected area**



## Radon



- Site Outline
- Search buffers in metres (m)
- Greater than 30%
  - Between 10% and 30%
  - Between 5% and 10%
  - Between 3% and 5%
  - Between 1% and 3%
  - Less than 1%

The property is in a radon affected area, meaning the area has a general radon level above the radon Action Level. In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from Public Health England (PHE) or [www.ukradon.org](http://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. However, the property is 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 re-tested and did the re-testing confirm the measures have been effective.

Please see **page 2** for further advice.

This data is sourced from the British Geological Survey/Public Health England.

## Energy summary



The property has been identified to lie within 5km of one or more solar energy features or within 10km of one or more wind 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 are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



### Oil and Gas

No historical, active or planned wells or extraction areas have been identified near the property.

**Oil and Gas Areas**  
**Oil and Gas Wells**

**Not identified**  
**Not identified**



### Wind and Solar

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

**Planned Multiple Wind Turbines**

**Not identified**

**Planned Single Wind Turbines**

**Identified**

**Existing Wind Turbines**

**Not identified**

**Proposed Solar Farms**

**Identified**

**Existing Solar Farms**

**Identified**



### Energy Infrastructure

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

**Power stations**

**Not identified**

**Energy Infrastructure Projects**

**Not identified**

**Not identified**



## 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 when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



### HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

<b>HS2 Route</b>	<b>Not identified</b>
<b>HS2 Safeguarding</b>	<b>Not identified</b>
<b>HS2 Stations</b>	<b>Not identified</b>
<b>HS2 Depots</b>	<b>Not identified</b>
<b>HS2 Noise</b>	<b>Not assessed</b>
<b>HS2 Visual impact</b>	<b>Not assessed</b>



### Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

<b>Crossrail 1 Route</b>	<b>Not identified</b>
<b>Crossrail 1 Stations</b>	<b>Not identified</b>
<b>Crossrail 1 Worksites</b>	<b>Not identified</b>
<b>Crossrail 2 Route</b>	<b>Not identified</b>
<b>Crossrail 2 Stations</b>	<b>Not identified</b>
<b>Crossrail 2 Worksites</b>	<b>Not identified</b>
<b>Crossrail 2 Safeguarding</b>	<b>Not identified</b>
<b>Crossrail 2 Headhouse</b>	<b>Not identified</b>



### Other Railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

<b>Active Railways and Tunnels</b>	<b>Not identified</b>
<b>Historical Railways and Tunnels</b>	<b>Not identified</b>
<b>Railway and Tube Stations</b>	<b>Not identified</b>
<b>Underground</b>	<b>Not identified</b>



## 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.

### 13 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 are available when you purchase a Groundsure Planning Report via your preferred searches provider.



### Planning constraints

Protected areas have been identified within 50 metres of the property.

Please see **page 9** for details of the identified issues.

**Environmental Protected Areas** Not identified  
**Visual and Cultural Protected Areas** Identified



### Telecoms

There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

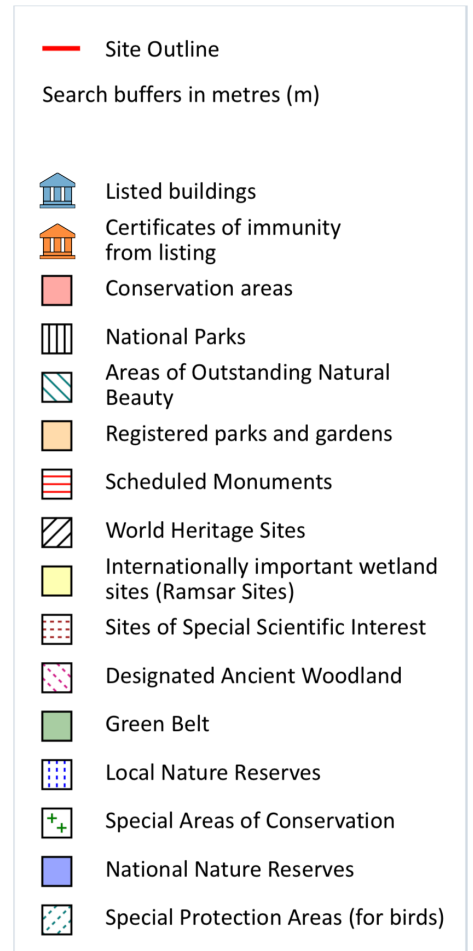
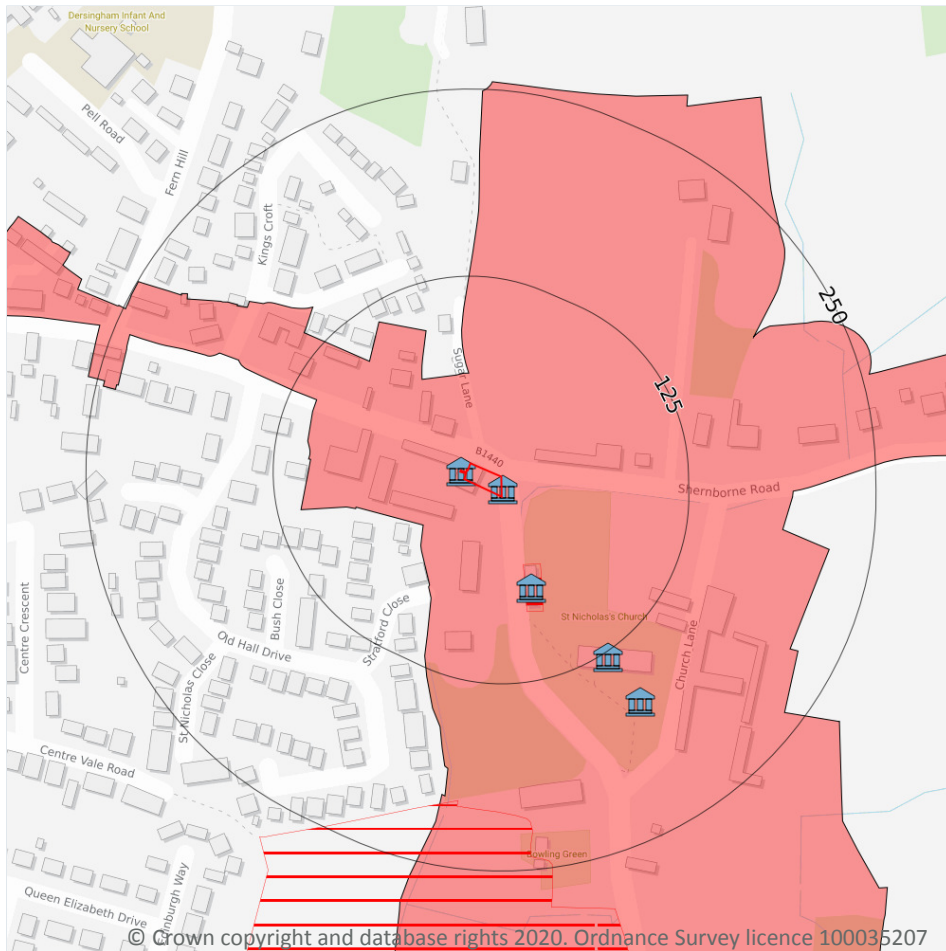
**Mobile phone masts**

Not identified





## Planning Constraints



## Visual and Cultural Designations

### Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
0	on site	Dersingham	King's Lynn and West Norfolk

This data is sourced from Local Authorities. For more information please see <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>.

## Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
0	on site	Dersingham Hall, Dersingham, King's Lynn And West Norfolk, Norfolk, PE31	II	1342279	05/06/1953
1 m	E	Garden Wall Attached To East And South Of Dersingham Hall, Dersingham, King's Lynn And West Norfolk, Norfolk, PE31	II	1077866	08/10/1984

This data is sourced from Historic England. For more information please see <https://historicengland.org.uk/listing/the-list/>

## Scheduled Monuments

Scheduled Monuments have been officially protected as they are considered of national importance. If you are the owner of a scheduled monument and you wish to carry out works to the monument, you will need to apply for prior written permission from the Secretary of State for Culture, Media and Sport. This applies to works above or below ground level.

Scheduled monuments are not always ancient, or visible above ground. There are over 200 'classes' of monuments, ranging from prehistoric standing stones, through to many types of medieval site - castles, monasteries, abandoned farmsteads - to the more recent results of human activity, such as collieries.

Scheduling is reserved for carefully selected sites, which create a representative sample of sites from different epochs. Please see Historic England's website for further information.

Distance	Direction	Ancient Monument Name	Listed Entry
48 m	S	Tithe barn near church	1003967

## Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified	Dangerous industrial substances (D.S.I. List 2)	Not identified
Former tanks	Not identified	Pollution incidents	Not identified
Former energy features	Not identified	<b>Ground stability</b>	
Former petrol stations	Not identified	Natural ground subsidence	Not identified
Former garages	Not identified	Natural geological cavities	Not identified
Former military land	Not identified	Coal mining	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Non-coal mining	Not identified
Waste site no longer in use	Not identified	Mining cavities	Not identified
Active or recent landfill	Not identified	Infilled land	Not identified
Former landfill (from Environment Agency Records)	Not identified	<b>Radon</b>	
Active or recent licensed waste sites	Not identified	<b>Radon</b>	<b>Identified</b>
Recent industrial land uses	Not identified	<b>Energy Infrastructure</b>	
Current or recent petrol stations	Not identified	Electricity transmission lines and pylons	Not identified
Hazardous substance storage/usage	Not identified	<b>Planning constraints</b>	
Sites designated as Contaminated Land	Not identified	Sites of Special Scientific Interest	Not identified
Historical licensed industrial activities	Not identified	Internationally important wetland sites (Ramsar Sites)	Not identified
Current or recent licensed industrial activities	Not identified	Special Areas of Conservation	Not identified
Local Authority licensed pollutant release	Not identified	Special Protection Areas (for birds)	Not identified
Pollutant release to surface waters	Not identified	National Nature Reserves	Not identified
Pollutant release to public sewer	Not identified	Local Nature Reserves	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified	Designated Ancient Woodland	Not identified

## Planning constraints

Green Belt Not identified

World Heritage Sites Not identified

Areas of Outstanding Natural Beauty Not identified

National Parks Not identified

**Conservation Areas Identified**

**Listed Buildings Identified**

Certificates of Immunity from Listing Not identified

**Scheduled Monuments Identified**

Registered Parks and Gardens Not identified

## Planning

Mobile phone masts Not identified

Mobile phone masts planning records Not identified

## Contaminated land liability 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 and recent industrial uses (as defined by PointX data)
- Catalyst petrol station
- Part A(1), Part A(2) and Part B Authorisations
- 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 Action Required. If the report result is Action Required 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 report has been prepared with the assumption that the site is in residential use and that no significant (re)development is planned. The 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.

## Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

## Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, whereas a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand.

Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. This is then represented within Groundsure reports as either Negligible-Very Low (A&B ratings), Low (C ratings) or Moderate-High (D&E ratings). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide:  
<https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

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- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

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