

PASSED

This Enviroscreen report dated 15/05/2007 and reference SMT533_ESC has been obtained by SMT Associates SW Ltd on behalf of Tregerles Farm Estates, for the purpose of unspecified activity in relation to the freehold interest in Tregerles Farm, Newquay, TR8 4PW. It is understood that there are redevelopment plans for the site in the form of Replacement Dwellinghouse and detached garage, demolish existing bungalow on completion. Sources of potential contamination in terms of historical land use, environmental data and current land uses, where known, have been considered in the creation of this report.

In view of the development proposals 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.

Within Part 3 - Chapter 2, Appendix 2.2 of the RICS Appraisal and Valuation Standards (the Red Book), guidance is given to the valuer concerning contamination and hazardous substances, and environmental matters with particular regard to the assumptions that should be used. It is possible to comment as follows:

Appendix 2.2 (E) Contamination and hazardous substances

In the professional opinion of Wilbourn Associates the level of risk associated with the information disclosed in the associated Enviroscreen data:

- 1) is unlikely to have an adverse effect on the value of the property, and
- 2) is not such that the property would be designated "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990.

Appendix 2.2 (F) Environmental Matters

In this case the following environmental factors have been identified:

- 1) An area affected by radon
- 2) An area where radon protective measures should be installed



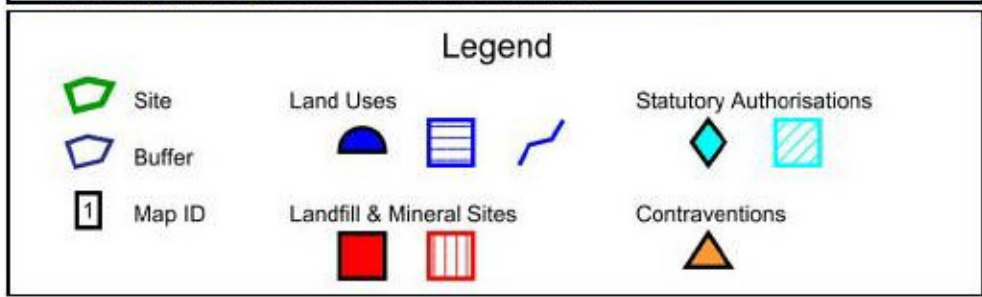
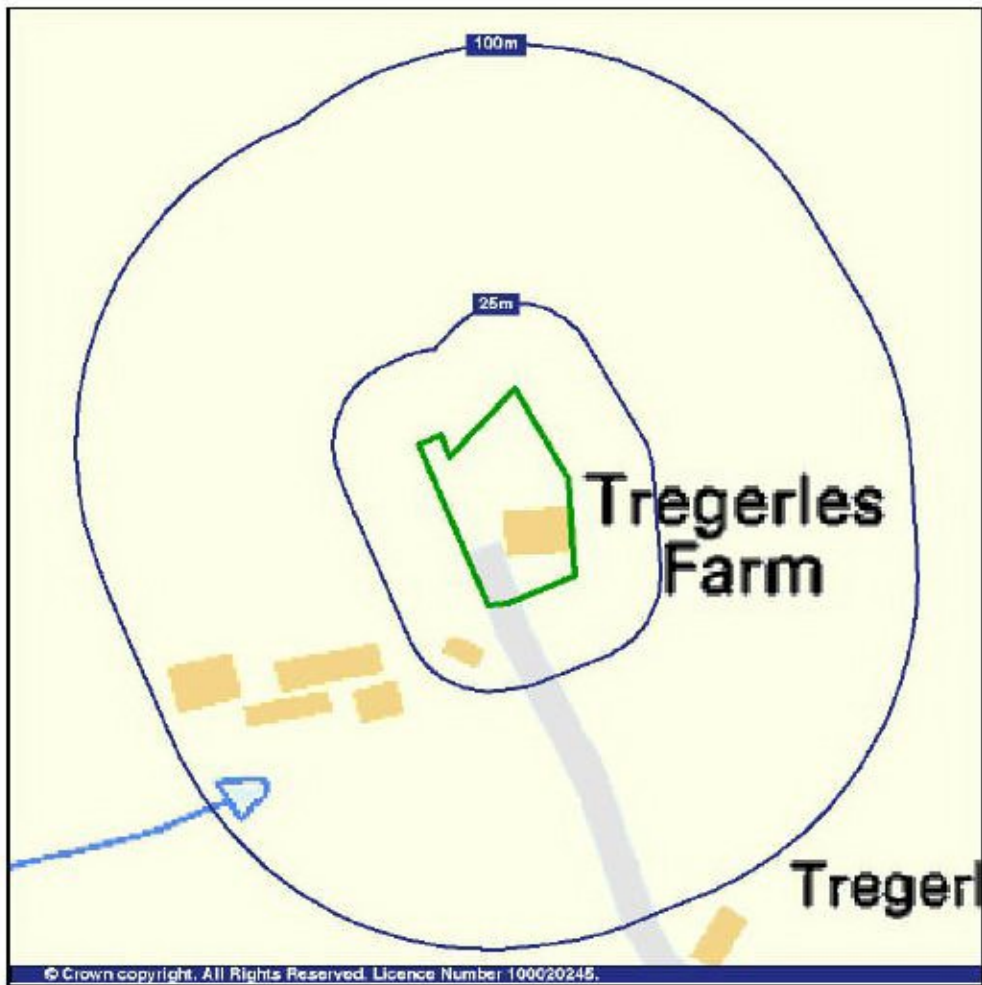
Philip E. Wilbourn BSc FRICS
CHARTERED ENVIRONMENTAL SURVEYOR



This Certificate may be relied upon by your client



Environmental Certificate



Site
 Tregerles Farm
 Newquay
 TR8 4PW

Site Boundary:
 Site Boundary defined total area: 0.17 Ha

Prepared For
 SMT Associates SW Ltd
 23 Nansavallon Road
 Truro
 Cornwall
 TR1 3JY

Client Ref
 SMT533_ESC

Purchase Order No.
 SMT533

Client Name
 Tregerles Farm Estates

Enviroscreen Order No.
 21585771_1

Factors affecting the site

	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				
Cornwall County Council, - Had landfill data but passed it to the relevant environment agency *	N/A			
Carrick District Council, - Has supplied landfill data	N/A	-		
Statutory Authorisations				
No features identified within this category	N/A			
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			



Factors affecting the site

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

	Map ID	On Site	0 - 25m	25 - 100m
Flood Defences				
No	N/A			
Groundwater Vulnerability				
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	✓		
Drift Deposits				
No	N/A			
Radon Affected Areas				
Between 10% and 30% of homes are above the Action Level	N/A	✓		
Between 10% and 30% of homes are above the Action Level	N/A			✓
Radon Protection Measures				
Full radon protective measures are necessary in the construction of new dwellings or extensions	N/A	✓		
Coal Mining Affected Areas				
In an area which may not be affected by coal mining	N/A			
Brine Compensation Areas				
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.



Additional Information

In completing this report Wilbourn Associates 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 Wilbourn Associates. 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 and Environmental Matters - their implications for property professionals**, published December 2003, 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 C-E 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.

Copies of the property observation checklist can be downloaded free of charge at

www.environmental-surveyors.com/downloads.htm

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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