



in association with



Professional Opinion on environmental risk

PASSED

In the professional opinion of Wilbourn Associates the level of environmental risk associated with the information disclosed in the Envirosearch Residential report RS34303820_1_1 dated 25 March 2011 for

**Broadacres
Lower Road
Westerfield Ipswich
Suffolk
IP6 9AR**

- 1) is unlikely to have an adverse effect on the value of the property as compared to similar properties in similar locations or on its use as a domestic dwelling;
- 2) is not such that the property would be designated "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990.

OTHER ENVIRONMENTAL FACTORS

In this case the following environmental factors have been identified in Parts 3 and 4 of this report which a client may wish to be investigated further:

None

This professional opinion does not extend to Parts 3 and 4 of the associated Envirosearch Residential report and should always be read in conjunction with the full text of that report. No physical site inspection or survey has been carried out or is proposed.



**Philip E. Wilbourn BSc C.Env FRICS
Chartered Environmental Surveyor**



This professional opinion forms part of the Envirosearch Residential report and is subject to Landmark Information Group's Terms and Conditions of Business in force from time to time. Further information on the datasets examined in formulating this professional opinion is included in the Envirosearch Residential Practitioner Guide. Wilbourn Associates are regulated by RICS.