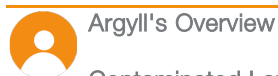


EstateSolutions Farm



Contaminated Land :

The property poses an acceptably low contamination risk and no further investigation is required. However, your attention is drawn to prudent measures suggested on page 4 that you may wish to implement.

Flood Risk :

Moderate - The Site is susceptible to flooding from one or more sources. A prudent purchaser should ask the vendor whether there has been any historical flooding and confirm the availability of building and contents insurance. You may also want to carry out further assessment and explore options for managing flood risk (see pages 3 & 4).

Environmental

Hazards :

The following other Environmental Hazards have been identified in the immediate vicinity of the Site: Ground Instability Hazard



Report on:

Frog Hall, Crow Lane Sheepy Magna, Atherstone, CV9 3QX

Report prepared for:

Severn Trent Searches

Client Reference:

60007922_ESF

Report Reference:

AEL-0016-LSF-948943

National Grid Reference:

430555,300743

Report date:

20th July 2018



Site Location

Report prepared on

Frog Hall, Crow Lane Sheepy Magna, Atherstone, CV9 3QX

Site Area (hectares)

48.8696

Current Use

Agricultural

Proposed Use

Agricultural

Report Prepared For

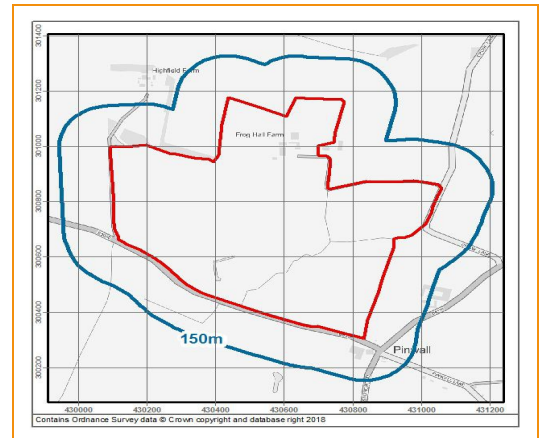
Assumed purchase

Report Author

Joanna Heathfield BSc (Hons)

Telephone: 0845 458 5250

E-mail: orders@argyllenviro.com





Summary of Liabilities and Risk

Issue

Evaluation

Contaminated Land Liability Assessment



PASSED



What is the pollution risk from within the property?	Low to Moderate
What is the pollution risk from the surrounding area?	Low to Moderate
What is the sensitivity of this area to pollution?	Moderate to High
What is the overall liability risk of this property?	Low to Moderate

Within the scope of this assessment no liabilities have been identified. However, your attention is drawn to the prudent measures suggested overleaf.



PASSED



Flood Risk Summary

What is the overall risk of flooding at the farm, assuming flood defences are operational?

Moderate
(see recommendations below)



Additional Considerations Summary

Asbestos		Ground Instability		Mining Hazard	
Radon		Coal Mining		Nitrate Vulnerability	
Brine Compensation		Historic Rights of Way		Sensitive Land Uses	
Water Abstractions		Sewage Discharges		Stewardship Schemes	
Unexploded Ordnance		Soil Chemistry		Telecommunication Base Stations / Transmission Lines	
COMAH Sites		Listed Buildings			

Please refer to the Additional Considerations section for further details for those considerations that have been flagged by the report.



Conclusions and Recommendations



PASSED



Contaminated Land Conclusion

Groundwater abstraction

A groundwater abstraction has been identified on the farm for general agricultural and domestic use. This would be considered a sensitivity receptor to any pollutants in the underlying aquifer. However, this does not present a contamination risk, and is unlikely to result in an environmental liability for the farm.

Off-Site Industry

The industry in the surrounding area may have caused some pollution and this could have affected the neighbouring parts of the farm to some degree. This could be sufficiently severe to reduce productivity in those areas, but is not likely to result in environmental liability for the farm.

Recommendations

Groundwater abstraction

The water from the abstraction point should be tested for potential pollutants such as agrochemicals and fuel. The vendor may be able to provide the result of a recent test, but otherwise it is likely to cost in the region of £800 for the analysis and interpretation of results. Please call us on 0845 458 5250 for further assistance.

Off-Site Industry

The purchaser or their agent may wish to inspect the parts of the farm close to the neighbouring industry for a reduction in plant growth or poor soil quality, but the risks of liability are not great and no further investigation is considered essential.



PASSED



Flood Risk Recommendations

1. Although areas of the Site have been identified as at an increased risk of flooding, owing to the limited extent and location of this risk in relation to the main operational areas, further detailed assessment is not deemed necessary. However, it would be prudent to check with the current vendor to confirm whether or not historical flooding has significantly impacted upon farm operations, facilities and general farming practices.
2. If this risk relates to areas where buildings are present, you may wish to consider further assessment to establish anticipated flood depths which will aid a cost appraisal and installation of flood resistance and/or resilience protection measures (Please contact Argyll for more details).
3. You may wish to consider obtaining insurance terms prior to the completion of this transaction if the main buildings on Site are at risk.



Contaminated Land Risk Analysis

Investigation		Risk Commentary
	Farm description	The farm is approximately 49 hectares and is formed of arable land. Part of a moat is present in the south, as well as a drainage channel and pond. Frog Hall farmyard is located in the north. This is formed of barns and storage areas for machinery. No redevelopment is proposed.
	Farm History	The farm was generally similar in the late 1800's, although the farmyard was gradually developed throughout mapping. In addition the moat in the south was constructed from 1981.
	Argyll's Comment	As a result of the historical and current use of the Site, there is a low to moderate risk of contaminants being present.
	Surrounding area description	The farm is almost entirely surrounded by arable land or grassland, with small areas of woodland to the north. A residential property is located adjacent east. A garage is located 40m south of the farm, listed on trade directories as offering garage services.
	History of Surrounding Area	The area was extremely similar in the late 1800s and there have been no activities or alterations since that time that are likely to significantly affect the farm.
	Argyll's Comment	The historical and current use of the surrounding area is therefore considered to present a low to moderate risk of affecting the Site.
	Water resources and sensitive habitats	With reference to Environment Agency data, the superficial hydrogeology underlying the Site is classified as a Secondary (A) Aquifer (deposits with moderate permeability), and a Secondary (Undifferentiated) Aquifer (deposits with variable/limited permeability) and the bedrock hydrogeology is classified as a Secondary (B) Aquifer (formations with limited permeability). The overlying soils are not given a separate soil vulnerability classification, however they would generally be regarded as having a low permeability. According to information provided by the Environment Agency the Site does not lie within a groundwater Source Protection Zone (SPZ). There is one abstraction licence located within 500m. It is a groundwater abstraction (on Site) for general farming and domestic use. The nearest water feature is located on Site. Residential properties are located adjacent The general area appears to be largely in agricultural use. Finally no designated eco-receptors were identified within a 500m radius of the Site.
	Argyll's Comment	Overall, the Site is therefore considered to have a moderate to high environmental sensitivity .
	Additional Sources of Information	The following additional historical map packs were used to produce this report. Envirocheck Ref: 173975446 centred on 430555, 300743.



Flood Risk Screening

Flood Analysis of Whole Farm

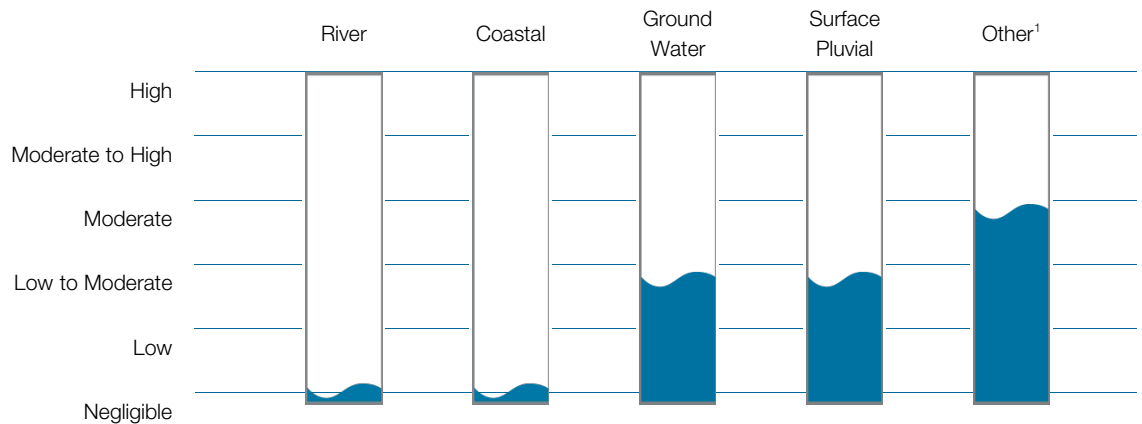
What is the overall risk of flooding at the farm, assuming defences fail or are absent or over-topped?

Moderate

Flood Defences

Are there existing flood defences that might benefit the Site?

No



Flood Analysis of Buildings

Are the main farm buildings at significant risk of flooding?

No

Riparian Ownership

Is there a water feature located within or adjacent to the Site?

Yes

Argyll's Comment



A riparian owner describes anyone who owns a property where there is a watercourse within or adjacent to the boundaries of their property.

Under common law, a riparian owner has rights and responsibilities relating to the stretch of watercourse that falls within or beside the boundaries of their land. Their primary responsibility is to keep the watercourse free of any obstructions that could hinder normal water flow. If the riparian owner fails to carry out their responsibilities, this could result in civil action.

A riparian owner should also check before carrying out any works near to the edge of a river, as such works may be subject to byelaws. If infringed, this could lead to enforcement action by the Environment Agency.

There is a presumption that the boundary between properties abutting a watercourse is the centre line of that watercourse. To confirm whether this is the case, a solicitor should check the deeds or the Index Map.

The Environment Agency has published useful guidance "Living on the edge" for owners of land or property alongside a watercourse. Sometimes, the Environment Agency or other organisations managing flood risk, may have statutory rights of access to properties which adjoin a watercourse. This may be for for maintenance, repair or rebuilding of any part of the watercourse or for access to or repair of monitoring equipment.

Development Control

Is there a water feature located within 250m of the Site?

Yes

Argyll's Comment



Sites which lie close to (but do not adjoin) a watercourse, may be subject to planning controls should redevelopment be considered. The Environment Agency and Internal Drainage Boards are normally consulted regarding any development within 50m of a Main River or drainage channel. Navigation authorities are normally consulted regarding any development within 250m of a canal, although this varies on a site by site basis. Please see The Environment Agency website to check if there is a Main River within 20m of your property.

Dam and Reservoir Failure

Could the Site be affected by dam or reservoir failure?

No

¹Other factors influencing flood risk include historic flood events, geological indicators of flooding, proximate surface water features and elevation above sea level.



The answer is based on detailed models provided by JBA Risk Management. These predict the areas liable to flood around approximately 1700 key dams and reservoirs across England and Wales (if that dam or reservoir were to fail).



Recommendations

1. Although areas of the Site have been identified as at an increased risk of flooding, owing to the limited extent and location of this risk in relation to the main operational areas, further detailed assessment is not deemed necessary. However, it would be prudent to check with the current vendor to confirm whether or not historical flooding has significantly impacted upon farm operations, facilities and general farming practices.
2. If this risk relates to areas where buildings are present, you may wish to consider further assessment to establish anticipated flood depths which will aid a cost appraisal and installation of flood resistance and/or resilience protection measures (Please contact Argyll for more details).
3. You may wish to consider obtaining insurance terms prior to the completion of this transaction if the main buildings on Site are at risk.



Additional Considerations

Item	Summary	Suggested Action
Asbestos (Commercial)	If the buildings at the Site were constructed or renovated during the period between 1950 and 1999, then the fabric of these buildings may contain asbestos in a variety of forms.	Check Asbestos Register and Management Plan
Historic Rights of Way	A review of historic mapping indicates there may be former rights of way on the farm. It is possible that these could be re-instated by Natural England under the Discovering Lost Ways project within England. This project aims to identify former rights of way (pre-1949) which have disappeared from local authority maps and statements. Similar projects exist for Scotland and Wales. Argyll recommends contacting the relevant authority for further advice and discussion on the implications for a property owner.	Contact either Natural England, Scottish Natural Heritage, or Natural Resources Wales for further information
Nitrate Vulnerable Zones	The farm is located within a Nitrate Vulnerable Zone. Nitrate Vulnerable Zones are designated areas of land draining into waters assessed to be polluted by nitrates. As the farm lies within a designated zone the land owner will need to comply with the requirements of the Nitrates Action Programme regulated by DEFRA and the Environment Agency.	Contact the Environment Agency for further information
Soils	BGS soil chemistry data for the Site indicates <15 mg/kg of arsenic, <1.8 mg/kg of cadmium, 60 - 90 mg/kg of chromium, <100 mg/kg of lead, 30 - 45 mg/kg of nickel. 15 - 30 mg/kg of nickel.	None required
Agricultural Land Classifications	The farm is located within a Grade 3 classification (good). The classification system forms part of the planning system in England and Wales. Agricultural land is classified into five categories according to versatility and suitability for growing crops. The top three grades 1, 2 and 3a are considered the best and most versatile land, 3b – 5 are considered moderate to very poor.	Contact Natural England for further information
Water Abstractions	Groundwater water abstractions have been identified at the Site. It would be prudent to check the terms of these licences to ensure that there have been no breaches of licence conditions and that continued abstraction is compliant with the permitted rates for the specified use(s). It should be noted that The Water Act 2003 changes how water abstraction is regulated, and there may be implications for the current licence holder.	Contact the Environment Agency or Natural Resources Wales for further information
Ground Instability Hazard	As a potential ground instability hazard was identified, you may wish to consult a local RICS accredited surveyor and/or review any available geotechnical surveys.	Contact RICS accredited Surveyor for further guidance

Generic Guidance

Item	Summary	Suggested Action
Energy Performance Certificate	Under the Energy Performance of Buildings (England and Wales) Regulations 2012 and the Energy Performance of Buildings (Scotland) Regulations 2008, there is a requirement for all buildings to have an Energy Performance Certificate (EPC) upon their construction, sale or lease (and in some cases when the building is modified).	Check EPC or conduct energy assessment
Above and Below Ground Storage	It is common for agricultural premises to store a variety of substances in above ground and underground storage tanks (ASTs and USTs). Most commonly red diesel, heating oil and occasionally petrol on larger estates. There is no reliable database of underground storage tanks nor are all above ground tanks marked on historical maps.	Check all tanks and surrounding land for signs of leaks or spills, such as stained ground or vegetation die-back
Tree Preservation Orders / Hedgerows	The objective of a TPO is to protect trees that make a significant impact on their surroundings (important feature within the local landscape or an historical association within the local area). If a tree has an associated TPO then it is an offence to cut down, prune, uproot, wilfully damage or destroy it. Under The Town and Country Planning (Tree Preservation) (England) Regulations 2012, the existing regulations have continued for England and Wales. Farms situated in Wales will follow guidance regulated by the Welsh Assembly Government.	Contact the Local Planning Authority for further information
Hedgerow Regulations 1997	The Hedgerow Regulations came into force in 1997 to protect the most important hedges in the countryside from being removed. The regulations apply to hedges which are more than 20 metres long or which meet another hedgerow at either end. If you remove a hedgerow without permission you are liable to an unlimited fine and may have to replace the hedgerow.	Contact the Local Planning Authority for further information
Change of Use Redevelopment	Proposed changes in land use require permission from the Local Authority and are subject to conditions as part of the statutory planning process.	Contact local planning authority or speak with planning consultant

Whilst this assessment is primarily a desktop assessment of potential soil and groundwater liabilities, the above potential liability considerations that fall outside the scope of the Risk Analysis Methodology have been identified.

Additional sources of information may be available for the Site. These sources could include previous environmental reports (including audits, contaminated land investigation and remediation reports), valuation reports (including property observation checklists), a Land Quality Record, and property deeds. Argyll Environmental would be pleased to review any reports that are available and revise this report accordingly. This may entail additional fees depending upon the volume and complexity of information available. Please contact us for further information.

Contents of the Data Section

Section	Description
Tabular Summary	This section presents a tabular summary of information found for the Site and surrounding area. The data is presented in three buffer zones for ease of reference: data found at the Site, from 1-250m and from 251-500m. If a database has been searched the number of records found will be displayed under the relevant search band. If a database is not available or has not been searched, this will be represented by the abbreviation N/A under the relevant search band.
Current Land Use Mapping	This section provides information on current land uses and is divided into three sections, statutory information, waste and current industrial uses. It is preceded by two maps.
Statutory Information	This section presents detailed statutory information for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then the section will be omitted.
Waste	This section presents detailed information on waste and landfill sites for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then the section will be omitted.
Current Industrial Land Use	This section presents detailed information on current land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then the section will be omitted.
Historical Land Use Mapping	The Historical Land Use Map presents 1:10,000 scale and selected 1:2,500 scale (tanks and energy facilities) historical land use information within 250m of the Site boundary.
Historical Land Use	This section presents selected information on historical land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then the section will be omitted.
Aquifer Designations and Geology	This section is preceded by two maps that present information relating to the aquifer designations beneath the Site. The first of these maps indicates the designation of the Superficial geology. The second map presents the aquifer designation of the solid geology. These maps are followed by detailed information in relation to aquifer designations/groundwater vulnerability and geology at the Site and surrounding area (0-500m). If no data is identified then the section will be omitted.
Environmental Sensitivity	This section presents detailed information on the environmental sensitivity of the Site and surrounding area (up to 500m depending upon dataset) and is preceded by two maps. The first shows areas with statutory designations, the second shows source protection zones. The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then the section will be omitted.
Natural and Mining Related Hazards	This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining. If no data is identified then the section will be omitted.

Farm Specific Issues	This section firstly presents data relating to designated features and areas that may be present on or in proximity to a farm and could affect or restrict farming operations (e.g. listed buildings, heritage sites etc.). If no data is identified then the section will be omitted.
Soil Chemistry	This section is preceded by five maps that present information relating to the concentrations of Arsenic, Cadmium, Chromium, Lead and Nickel within soils beneath the farm and surrounding area. The maps are immediately followed by the detailed data. If no data is identified then the section will be omitted.
Flooding Risk Information	This section presents information relating to the four main types of flooding – River flooding, Coastal/tidal flooding, surface water flooding and groundwater flooding. Some of this data will be preceded by an associated map.

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Tabular Summary

Statutory Information

Authorisations	On-site	1-250m	251-500m
Local Authority Pollution Prevention and Controls	0	0	N/A
Local Authority Integrated Pollution Prevention and Controls	0	0	N/A
Integrated Pollution Controls	0	0	N/A
Integrated Pollution Prevention And Control	0	0	N/A
Registered Radioactive Substances	0	0	N/A
Discharges	On-site	1-250m	251-500m
Discharge Consents	0	1	N/A
Water Industry Act Referrals	0	0	N/A
Control of Major Accident Hazards Sites	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contraventions	On-site	1-250m	251-500m
Contaminated Land Register Entries and Notices	0	0	N/A
Local Authority Pollution Prevention and Control Enforcements	0	0	N/A
Enforcement and Prohibition Notices	0	0	N/A
Planning Hazardous Substance Enforcements	0	0	0
Substantiated Pollution Incident Register	0	0	0
Prosecutions Relating to Authorised Processes	0	0	N/A
Prosecutions Relating to Controlled Waters	0	0	N/A

Waste

Waste/Landfill Sites	On-site	1-250m	251-500m
BGS Recorded Landfill Sites	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	N/A
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	N/A
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	N/A
Registered Waste Treatment or Disposal Sites	0	0	N/A
Historical Landfill Sites	0	0	0

Current Land Use

Current Potentially Contaminative Uses	On-site	1-250m	251-500m
Contemporary Trade Directory Entries	0	3	N/A
Fuel Station Entries	0	1	N/A
Other Features	On-site	1-250m	251-500m
Telecommunication Base Stations	0	0 ²	N/A
Overhead Transmission Lines	0	0	N/A

Historical Land Use

Historical Potentially Contaminative Uses	On-site	1-250m	251-500m
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²Telecommunication base stations are only searched to a radius of 100m from the Site boundary.

Historical Land Use

Potentially Contaminative Industrial Uses (Past Land Use)	0	0	N/A
Historical Tanks And Energy Facilities	0	1	N/A
Potentially Infilled Land	On-site	1-250m	251-500m
Former Marshes	0	0	N/A
Potentially Infilled Land (Non-Water)	0	0	N/A
Potentially Infilled Land (Water)	0	1	N/A

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	2	2	0
Bedrock Aquifer Designations	1	1	0
Groundwater Vulnerability	3	2	N/A
Geology	On-site	1-250m	251-500m
Low Permeability Drift Deposits	0	N/A	N/A
BGS 1:625,000 Solid Geology	1	N/A	N/A

Environmental Sensitivity

Environmental Sensitivity	On-site	1-250m	251-500m
Areas of Outstanding Natural Beauty	0	0	N/A
Environmentally Sensitive Areas	0	0	N/A
Forest Parks	0	0	N/A
Local Nature Reserves	0	0	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	N/A
National Scenic Areas	0	0	N/A
Nitrate Sensitive Areas	0	N/A	N/A
Nitrate Vulnerable Zones	1	N/A	N/A
Ramsar Sites	0	0	0
River Quality Biology Sampling Points	0	0	N/A
River Quality Chemistry Sampling Points	0	0	N/A
Nearest Surface Water Feature	1	0	N/A
Sites of Special Scientific Interest	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	1	0	0
Source Protection Zones	0	0	N/A

Natural and Mining Related Hazards

Subsidence	On-site	1-250m	251-500m
Collapsible Ground Stability Hazards	1	0 ³	N/A
Compressible Ground Stability Hazards	1	0	N/A
Ground Dissolution Stability Hazards	1	0	N/A
Landslide Ground Stability Hazards	1	0	N/A
Running Sand Ground Stability Hazards	1	0	N/A
Shrinking or Swelling Clay Subsidence Hazards	1	0	N/A

³Ground stability hazards are only searched to a radius of 50m from the Site boundary.

Natural and Mining Related Hazards

Non-Coal Mining Hazards	0	0	N/A
Radon	On-site	1-250m	251-500m
Radon Potential	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
Mining	On-site	1-250m	251-500m
Brine Compensation Areas	0	N/A	N/A
Coal Mining Affected Areas	0	N/A	N/A
Natural and Mining Cavities	0	0	N/A
Mining Instability	0	0	N/A
BGS Recorded Mineral Sites	0	0	N/A

Farm Specific Issues

Farm Specific Issues	On-site	1-250m	251-500m
Listed Buildings	0	1	1
World Heritage Sites	0	0	0
Scheduled Monuments	1	0	0
Historic Battlefields	0	0	0
Historic Landscapes	0	0	0
Country Parks	0	0	0
Ancient Woodlands	0	0	0
Soils	On-site	1-250m	251-500m
BGS Soil Chemistry Arsenic	1	0	0
BGS Soil Chemistry Cadmium	1	0	0
BGS Soil Chemistry Chromium	1	1	0
BGS Soil Chemistry Lead	1	0	0
BGS Soil Chemistry Nickel	2	0	0

Flooding

Current Flood Risk	On-site	1-250m	251-500m
Flooding From Rivers or Sea	0	0	1
Flooding From Rivers or Sea (in an Extreme Event)	0	1	0
Areas Benefiting from Flood Defences	0	0	0
Flood Water Storage Areas	0	0	0
Flood Defences	0	0	0
Risk of Flooding from Rivers and Sea	0	1	2
Groundwater Flood Risk	1	1	0
Surface Water Flooding (1:75 year rainfall event)	2	0	1
Surface Water Flooding (1:200 year rainfall event)	2	1	0
Surface Water Flooding (1:1,000 year rainfall event)	2	1	0
Dam or Reservoir Failure	0	0	0
Historical Flooding	On-site	1-250m	251-500m
Historical Flood Events	0	0	0
Geological Indicators of Flooding	1	0	1
Other Flood Information	On-site	1-250m	251-500m
Surface Water Feature	1	2	4
MasterMap Water Network	6	7	3

Tabular Summary Explanation

Argyll has carefully selected a range of datasets which are considered appropriate for the intended use of this report. Each dataset is searched to a set radius from the Site boundary and the tabular summary is divided into different search bands accordingly. If a database is searched and information is found, then the number of records available are detailed in the table above. If the database was searched and no data was found, then a zero will be present. If a database was not searched then the abbreviation N/A will be found, indicating this information was not available at the radius searched.

Landfill Site Information

Registered landfill site boundaries (where available), are shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Sites. At present no complete national dataset exists for landfill site boundaries, therefore a point grid reference provided by the data supplier is used for some landfill sites. The point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. A point cannot properly define landfill boundaries therefore Landmark constructs a 250 metre or 100 metre "buffer" zone around the point to warn of the possible presence of landfill. The "buffer" zone is shown on the map as an orange crosshatched area and is referred to in the map legend as Potential Landfill Buffer.

Local Authority landfill data is sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority had landfill data but passed it to the relevant Environment Agency office, it does not necessarily mean that local authority landfill data is now included in our other Landfill datasets. In addition if no data has been made available for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Subsidence Hazards

Information on subsidence hazards is provided by the British Geological Survey (BGS). Information present within 250m of the Site is reported under Natural and Mining Related Hazards. Due to the level of detail of this data and the complexities of the real world, the BGS recommends a precautionary approach when using this information and advises taking the worst reading noted for each dataset within the vicinity of a property. Therefore, Argyll reports the presence of a ground stability or non-coal related mining hazard in the Risk Analysis section based on the highest reading found within 50m of the Site boundary.

Statutory Information

Discharges

Discharge Consents

Map ID	Details	Distance	Direction
1	Operator: Stuart Jules Gallyot, Property Type: FOOD+BEVERAGE SERVICES/CAFE/RESTAURANT/PUB, Location: The Red Lion Public House Main Road, Pinwall, Nr Atherstone, Warwickshire, CV9 3nb, Authority: Environment Agency, Midlands Region, Catchment Area: Lower Anker Catchment, Permit Ref: T/20/35380/T, Permit Version: 1, Effective Date: 23rd July 1999, Issued Date: 23rd July 1999, Revocation Date: 13th September 2012, Discharge Type: Sewage And Trade Combined - Unspecified, Discharge Environment: Freshwater Stream/River, Receiving Water: Trib Of Sibson Brook, Status: Revoked under EPR 2010, Positional Accuracy: Located by supplier to within 10m.	128m	SE

Hazardous Sites

Waste

Current Land Use

Current Potentially Contaminative Uses

Contemporary Trade Directory Entries

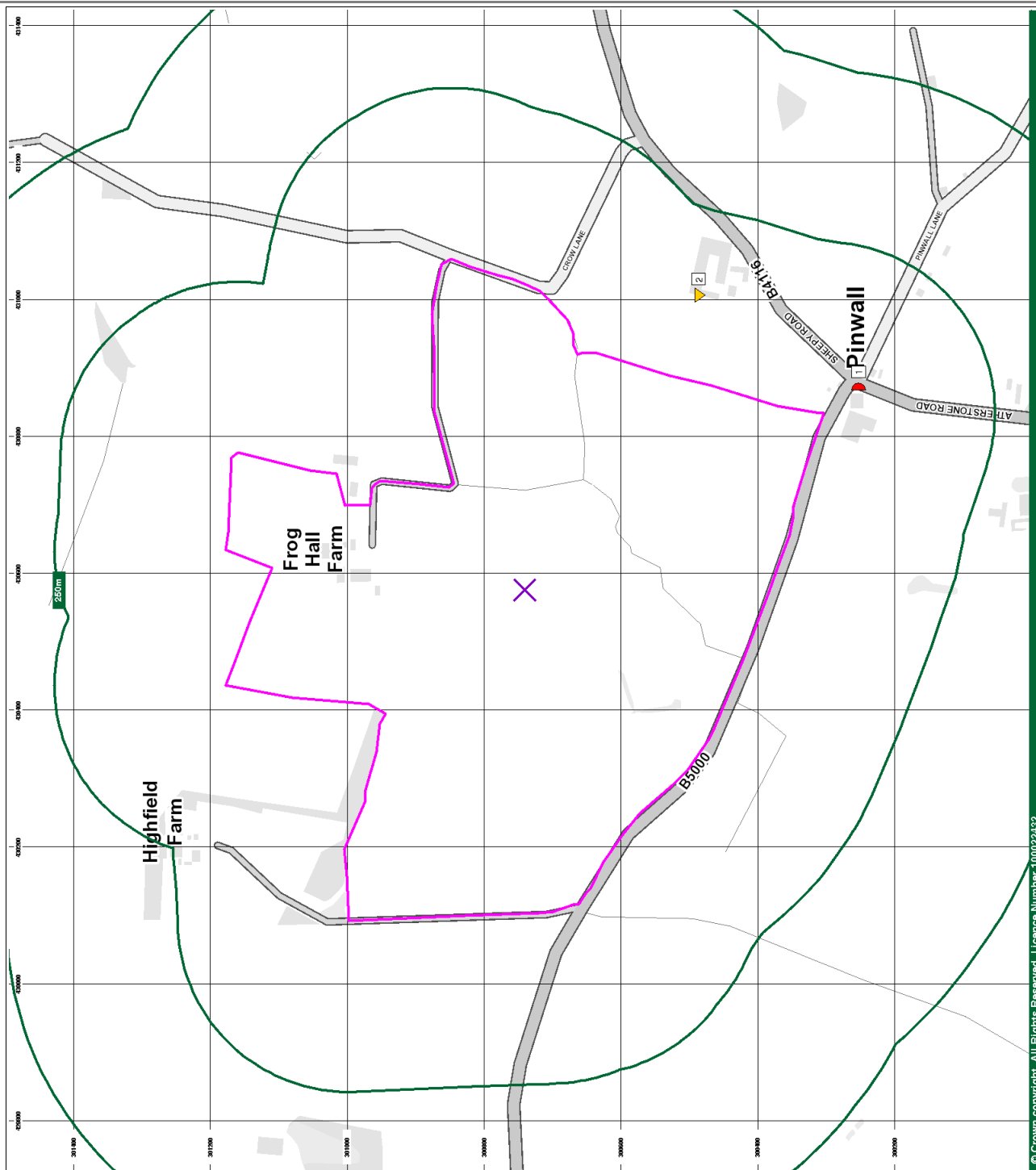
Map ID	Details	Distance	Direction
2	Garage Services, Name: Smiths Garage Ltd, Status: Inactive, Location: Main Road, Pinwall, Atherstone, Warwickshire, CV9 3NB, Positional Accuracy: Automatically positioned to the address.	41m	SE
3	Garage Services, Name: Smiths Garage, Status: Inactive, Location: Main Road, Pinwall, Atherstone, Warwickshire, CV9 3NB, Positional Accuracy: Automatically positioned to the address.	41m	SE
4	Car Dealers, Name: Smiths Garage Pinwall Ltd, Status: Active, Location: Garage House, Atherstone Road, Pinwall, Atherstone, CV9 3NB, Positional Accuracy: Automatically positioned to the address.	63m	SE

Fuel Station Entries

Map ID	Details	Distance	Direction
5	Name: Smiths Garage Ltd, Location: Atherstone Road Grendon Road, Pinwall , Atherstone, Leicestershire, CV9 3NB, Brand: Unbranded, Premises Type: Petrol Station, Status: Closed, Positional Accuracy: Manually positioned to the address or location.	54m	SE

Historical Land Uses within 250m

- General**
- Site Boundary
 - Search Buffer
 - Bearing Reference Point
 - Grid Lines
 - Reference Number
- Potentially Contaminative Uses**
- Point Feature
 - Area Feature
 - Line Feature
- Potentially Infilled Land**
- Point Feature
 - Area Feature
 - Line Feature
- Former Marshes**
- Point Feature
 - Area Feature
 - Line Feature
- Historical Tanks and Energy Facilities**
- Point Feature



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Historical Land Use

Historical Potentially Contaminative Uses

Historical Tanks and Energy Facilities

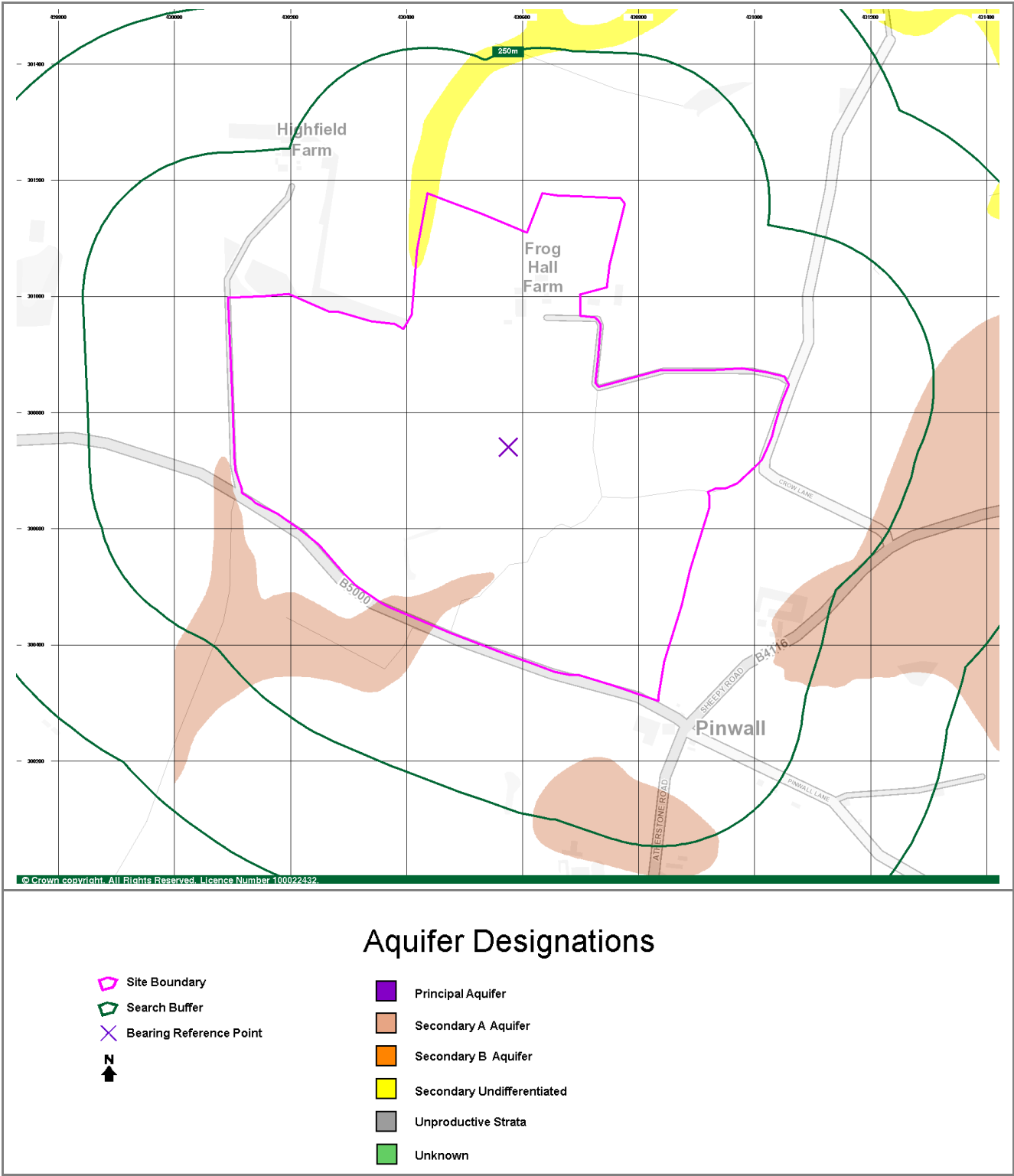
Map ID	Details	Distance	Direction
1	Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1958.	63m	SE

Potentially Infilled Land

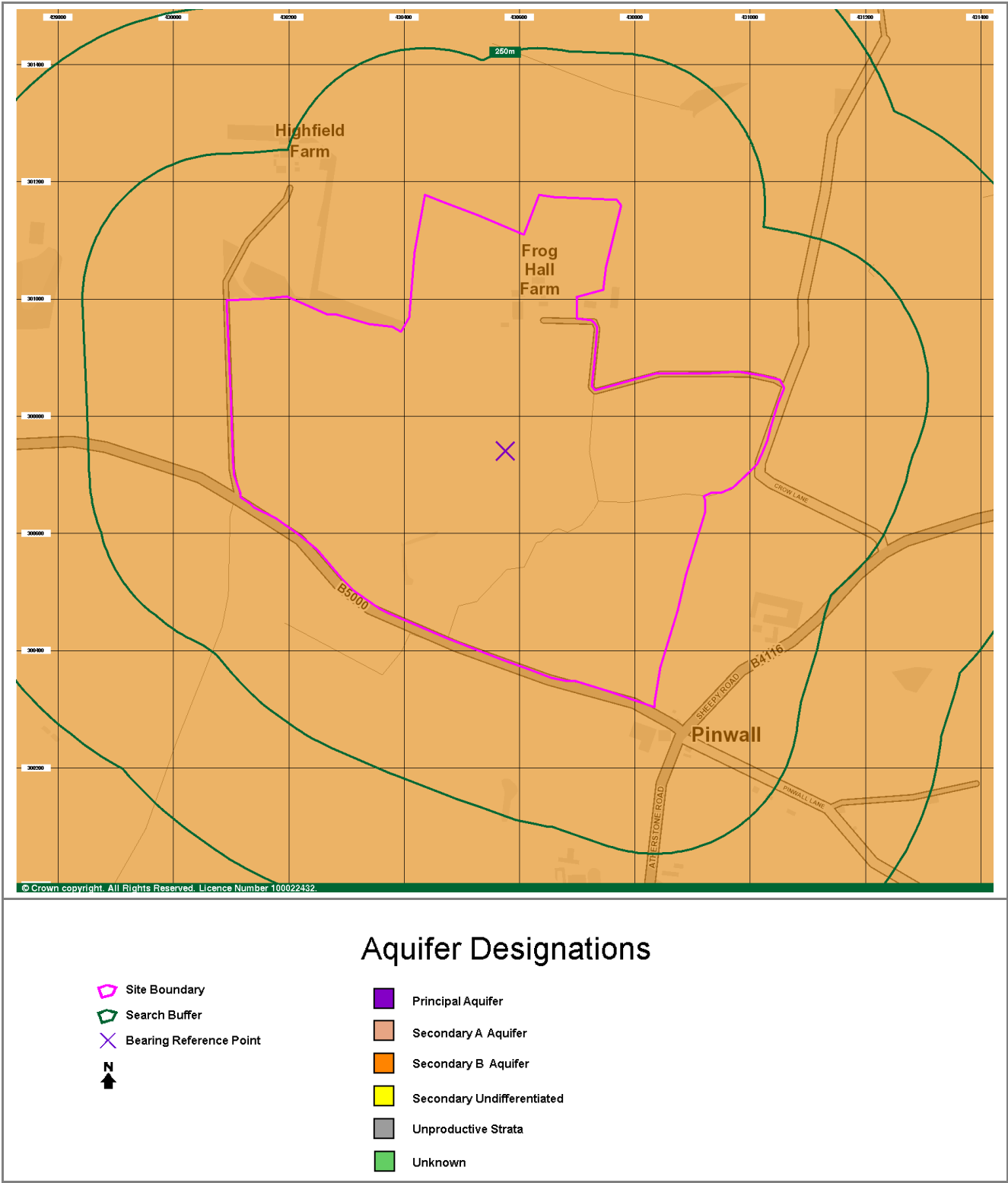
Potentially Infilled Land (Water)

Map ID	Details	Distance	Direction
2	Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1955.	125m	SE

Aquifer Designation (Superficial)



Aquifer Designation (Bedrock)



Groundwater Vulnerability

Hydrogeology

Superficial Aquifer Designations

Map ID	Details	Distance	Direction
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	On Site	S
	Secondary Aquifer - Undifferentiated These aquifers have a variable permeability, yielding varying amounts of groundwater at different locations but not capable of supporting water supplies at a more than a local scale.	On Site	NW
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	123m	S
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	157m	SE

Bedrock Aquifer Designations

Map ID	Details	Distance	Direction
	Secondary Aquifer - B These aquifers are formed of predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable layers and weathering.	On Site	-
	Secondary Aquifer - B These aquifers are formed of predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable layers and weathering.	92m	W

Groundwater Vulnerability

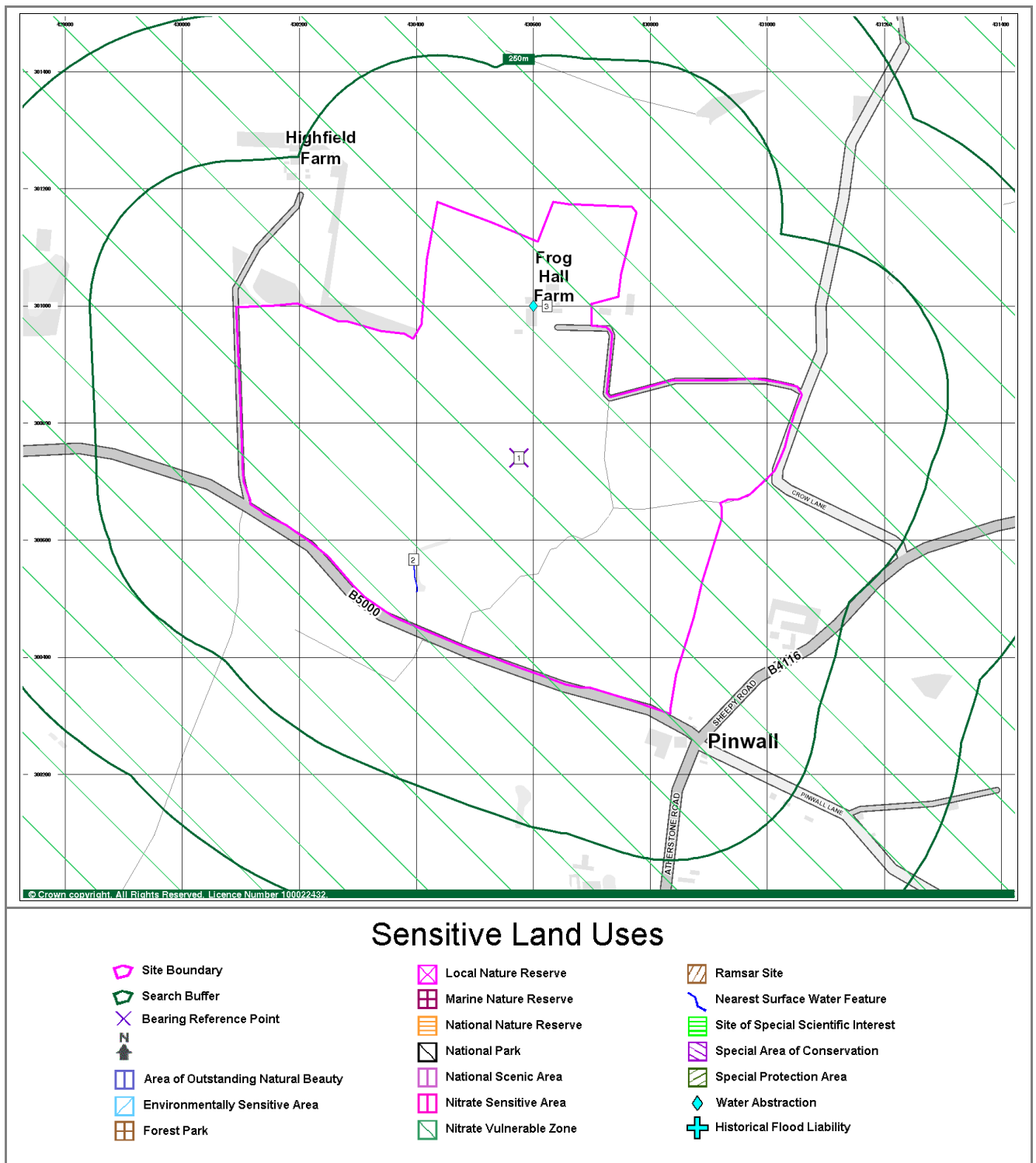
Map ID	Details	Distance	Direction
	Soil Classification: Soils of Intermediate Leaching Potential (I1) - Soils which can possibly transmit a wide range of pollutants, Map Scale: 1:100,000, Map Name: Sheet 23 Leicestershire.	On Site	W
	Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 23 Leicestershire.	On Site	-
	Soil Classification: Soils of High Leaching Potential (H1) - Soils which readily transmit liquid discharges because they are either shallow, or susceptible to rapid by-pass flow directly to rock, gravel or groundwater, Map Scale: 1:100,000, Map Name: Sheet 23 Leicestershire.	On Site	SW
	Soil Classification: Soils of High Leaching Potential (H2) - Deep, permeable, coarse textured soils which readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential, Map Scale: 1:100,000, Map Name: Sheet 23 Leicestershire.	166m	SE
	Soil Classification: Soils of Intermediate Leaching Potential (I1) - Soils which can possibly transmit a wide range of pollutants, Map Scale: 1:100,000, Map Name: Sheet 23 Leicestershire.	223m	W

Geology

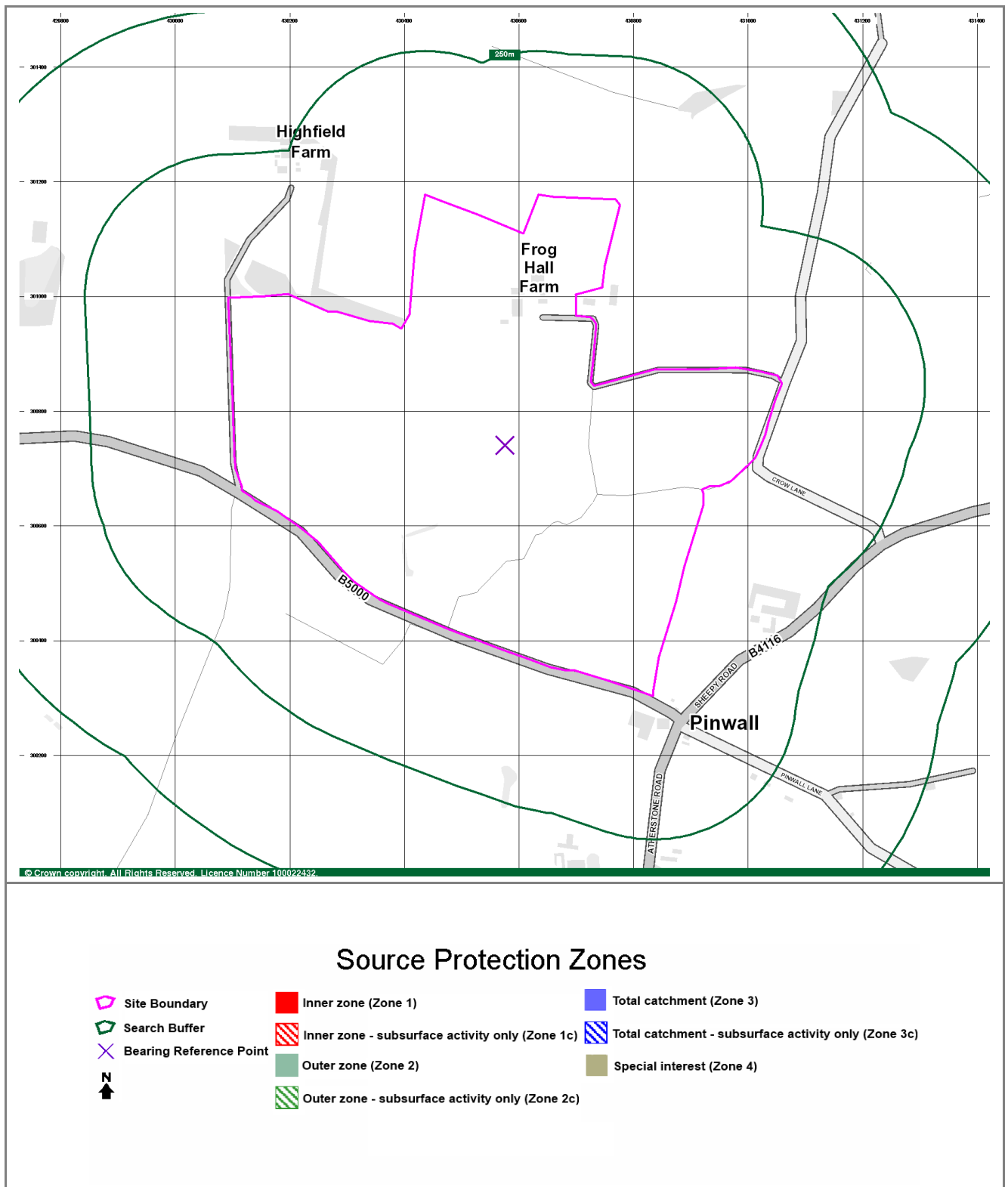
BGS 1:625,000 Solid Geology

Map ID	Details	Distance	Direction
	Triassic Rocks (Undifferentiated).	On Site	-

Sensitive Land Uses



Source Protection Zones



Environmentally Sensitive Features

Nitrate Vulnerable Zones

Map ID	Details	Distance	Direction
1	Name: River Trent (Source To Confluence With Derwent) Nvz, Description: Surface Water, Source: Environment Agency, Head Office.	On Site	-

Nearest Surface Water Feature

Map ID	Details	Distance	Direction
2	Surface water feature identified in proximity.	On Site	SW

Water Abstractions

Map ID	Details	Distance	Direction
3	Operator: Mr D L Cormack, Licence Number: 03/28/21/0027, Permit Version: 100, Location: Frog Hall Farm, B'Hole, Authority: Environment Agency, Midlands Region, Abstraction: General Farming And Domestic, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m ³): Not Supplied, Yearly Rate (m ³): Not Supplied, Frog Hall Farm, Sheepy Magna, Nr Atherstone, Authorised Start: 01 April, Authorised End: 31 March, Permit Start Date: 21st October 1966, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	On Site	N

Natural and Mining Related Hazards

Subsidence

Collapsible Ground Stability Hazards

Details	Distance	Direction
Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Compressible Ground Stability Hazards

Details	Distance	Direction
Risk: Moderate, Source: British Geological Survey, National Geoscience Information Service.	On Site	S

Ground Dissolution Stability Hazards

Details	Distance	Direction
Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Landslide Ground Stability Hazards

Details	Distance	Direction
Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Running Sand Ground Stability Hazards

Details	Distance	Direction
Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	S

Shrinking or Swelling Clay Subsidence Hazards

Details	Distance	Direction
Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	NW

Radon

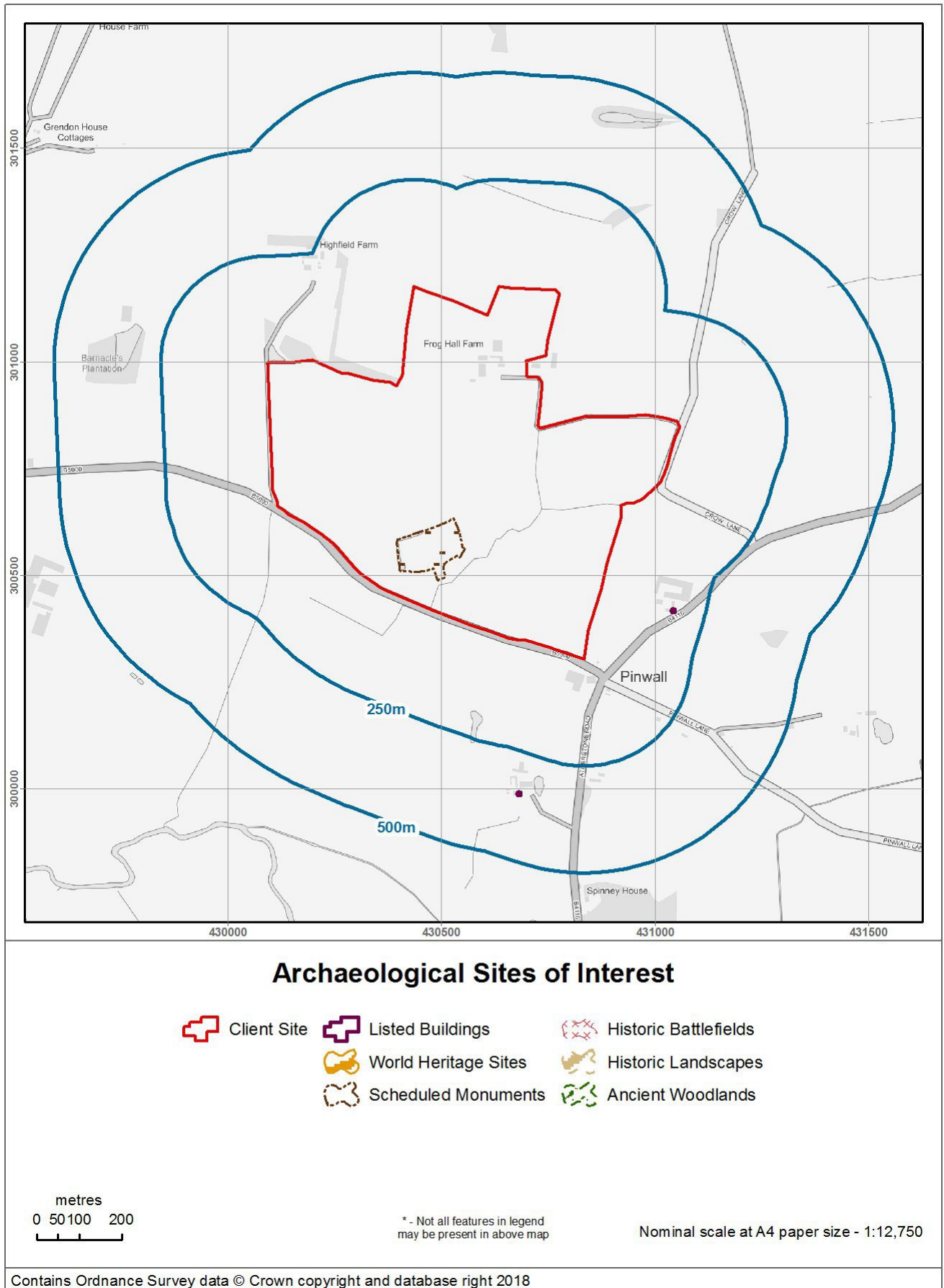
Radon Potential

Details	Distance	Direction
The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Radon Protective Measures

Details	Distance	Direction
None, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Farm Specific Issues



Farm Specific Issues

Listed Buildings

Details	Distance	Direction
List Entry: 1074273, Name: PINWALL HALL, Grade: II, List Date: 07/11/1966, Amend Date: , NGR: SK 31043 00417, Capture Scale: 1:2500, Easting: 431043, Northing: 300417, Area (hectares): 0	174.0m	E
List Entry: 1177827, Name: PINWALL GRANGE FARMHOUSE, Grade: II, List Date: 13/10/1986, Amend Date: , NGR: SP3068299989, Capture Scale: 1:2500, Easting: 430682, Northing: 299989, Area (hectares): 0	344.5m	S

Scheduled Monuments

Details	Distance	Direction
List Entry: 1009235, Name: Moated site north-west of Pinwall, Schedule Date: 13/01/1993, Amend Date: , NGR: SK 30475 00563, Capture Scale: 1:10000, Easting: 430473.648147, Northing: 300561.779127, Area (hectares): 1.382	On Site	-

Soil Chemistry - Arsenic

Client Site

No data

<15 mg/kg

15 - 25 mg/kg

25 - 35 mg/kg

35 - 45 mg/kg

45 - 60 mg/kg

60 - 120 mg/kg

>120 mg/kg

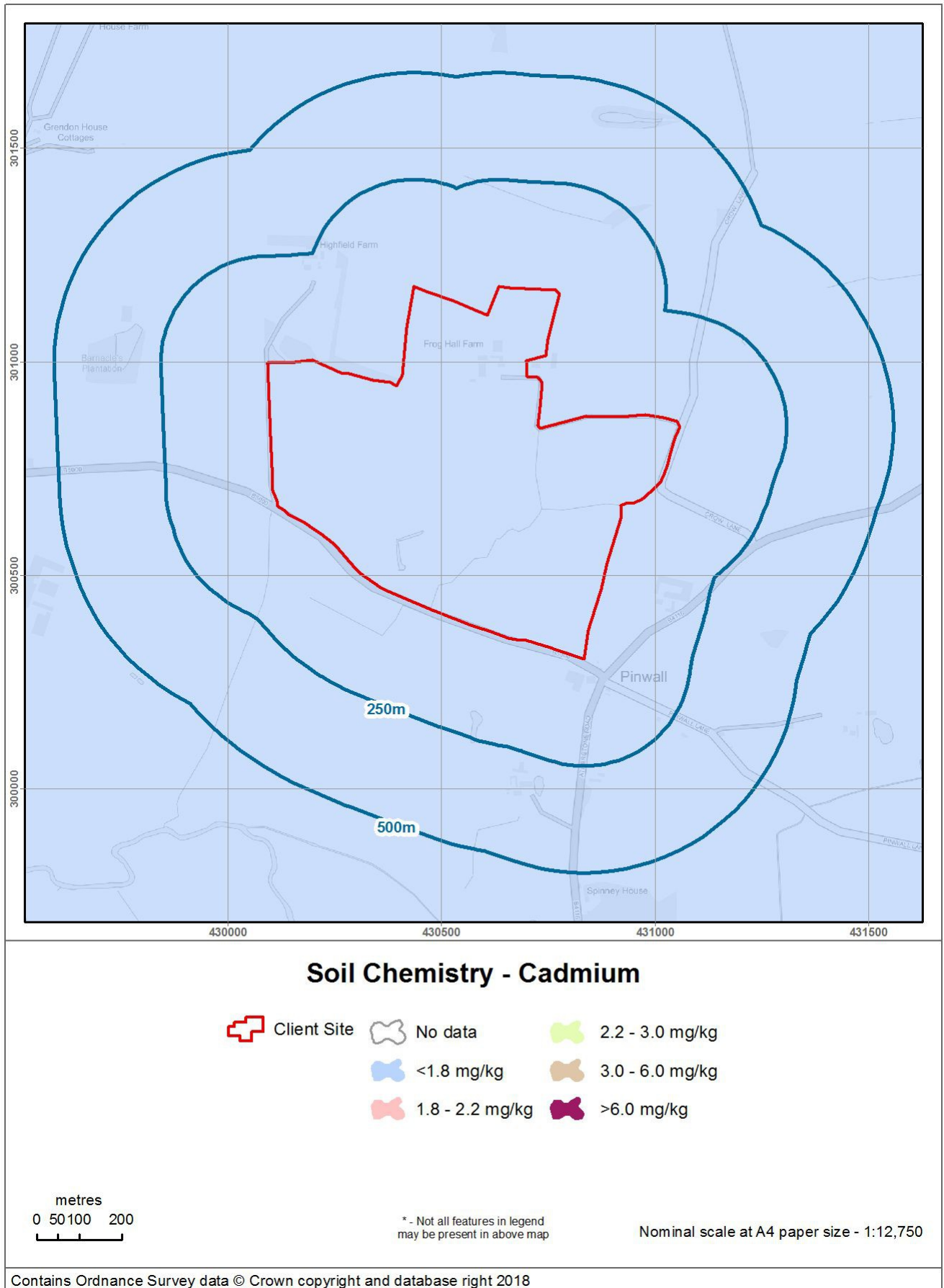
metres
0 50 100 200

* - Not all features in legend may be present in above map

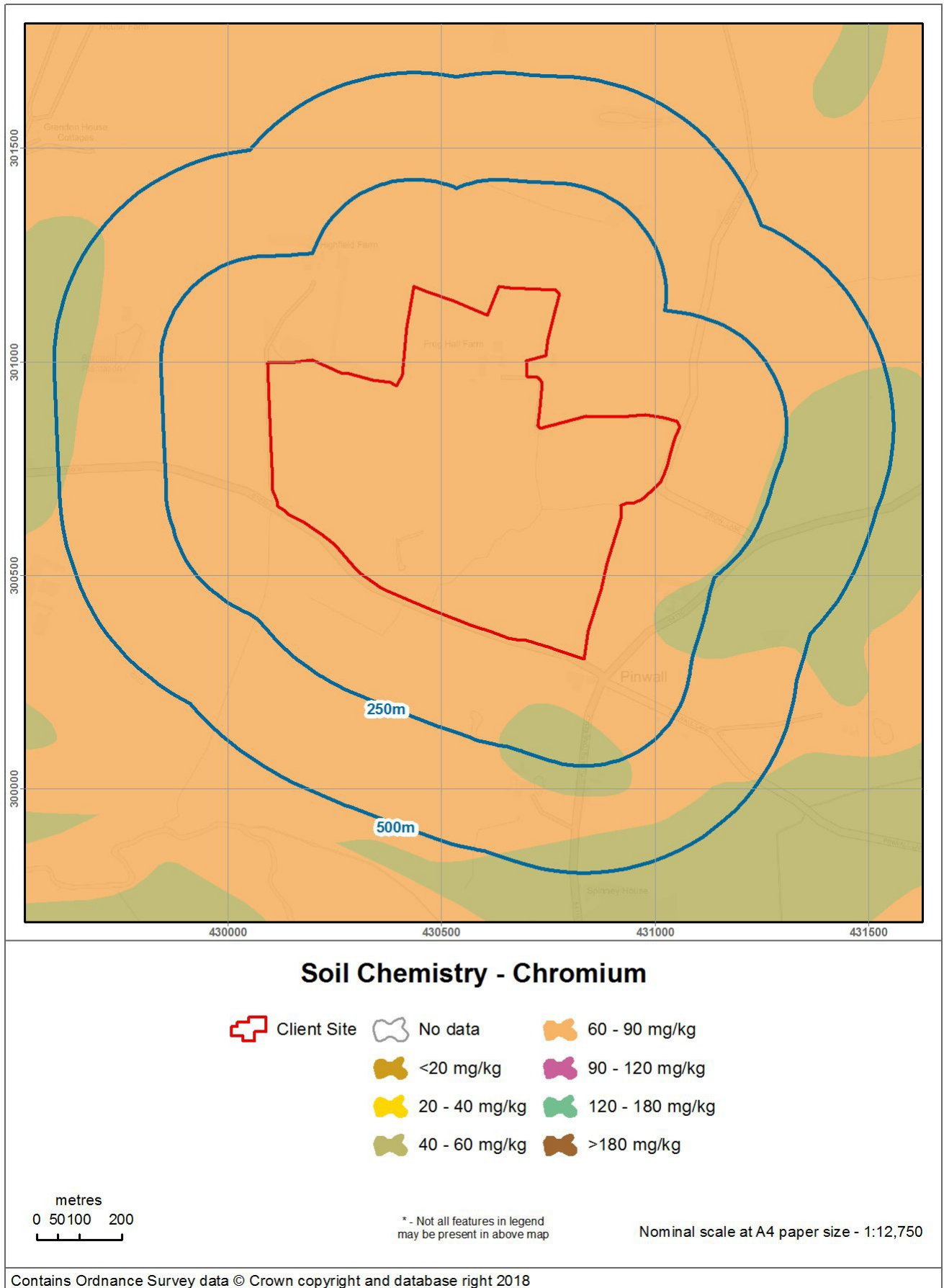
Nominal scale at A4 paper size - 1:12,750

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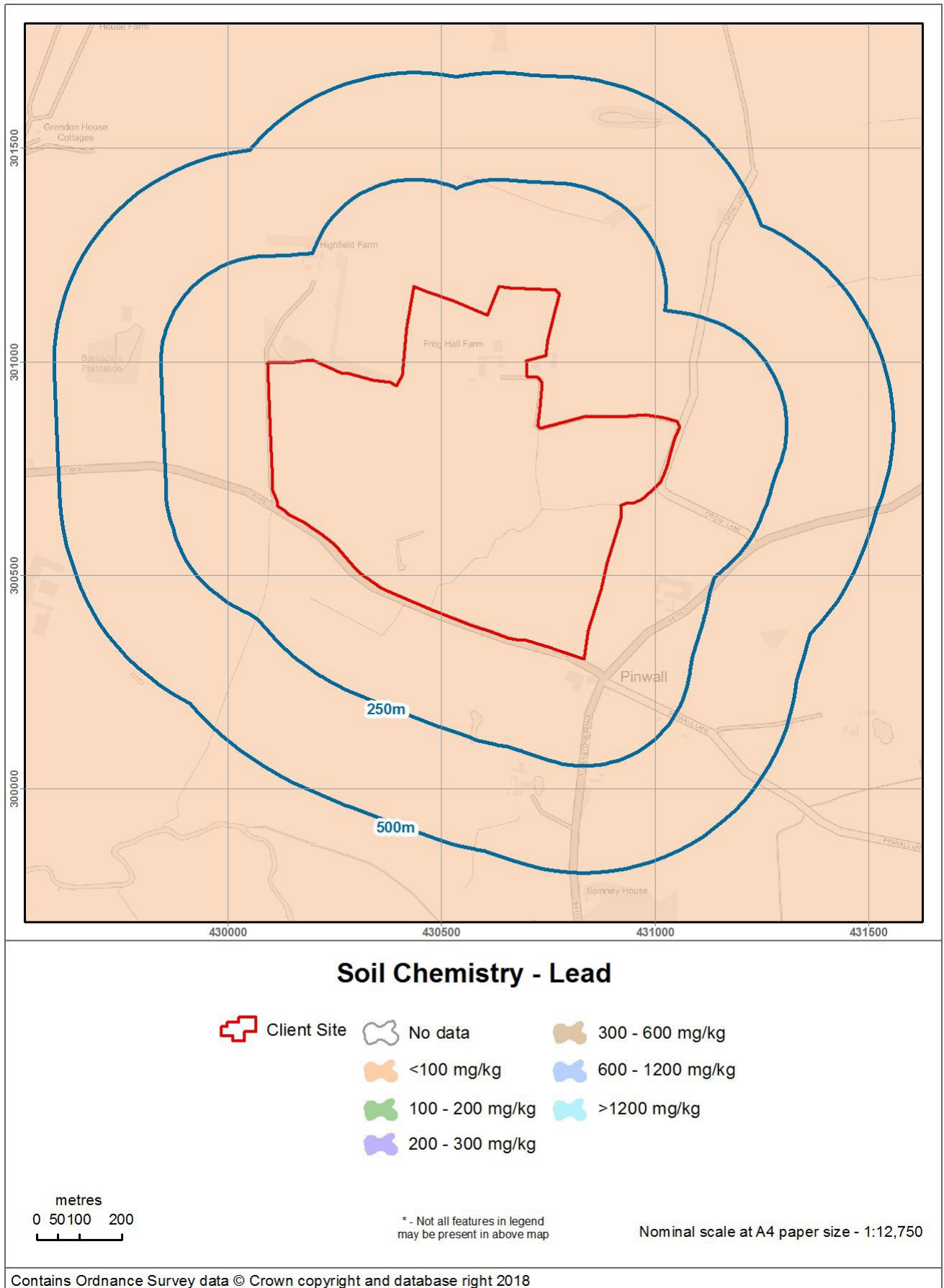
BGS Soil Chemistry – Cadmium



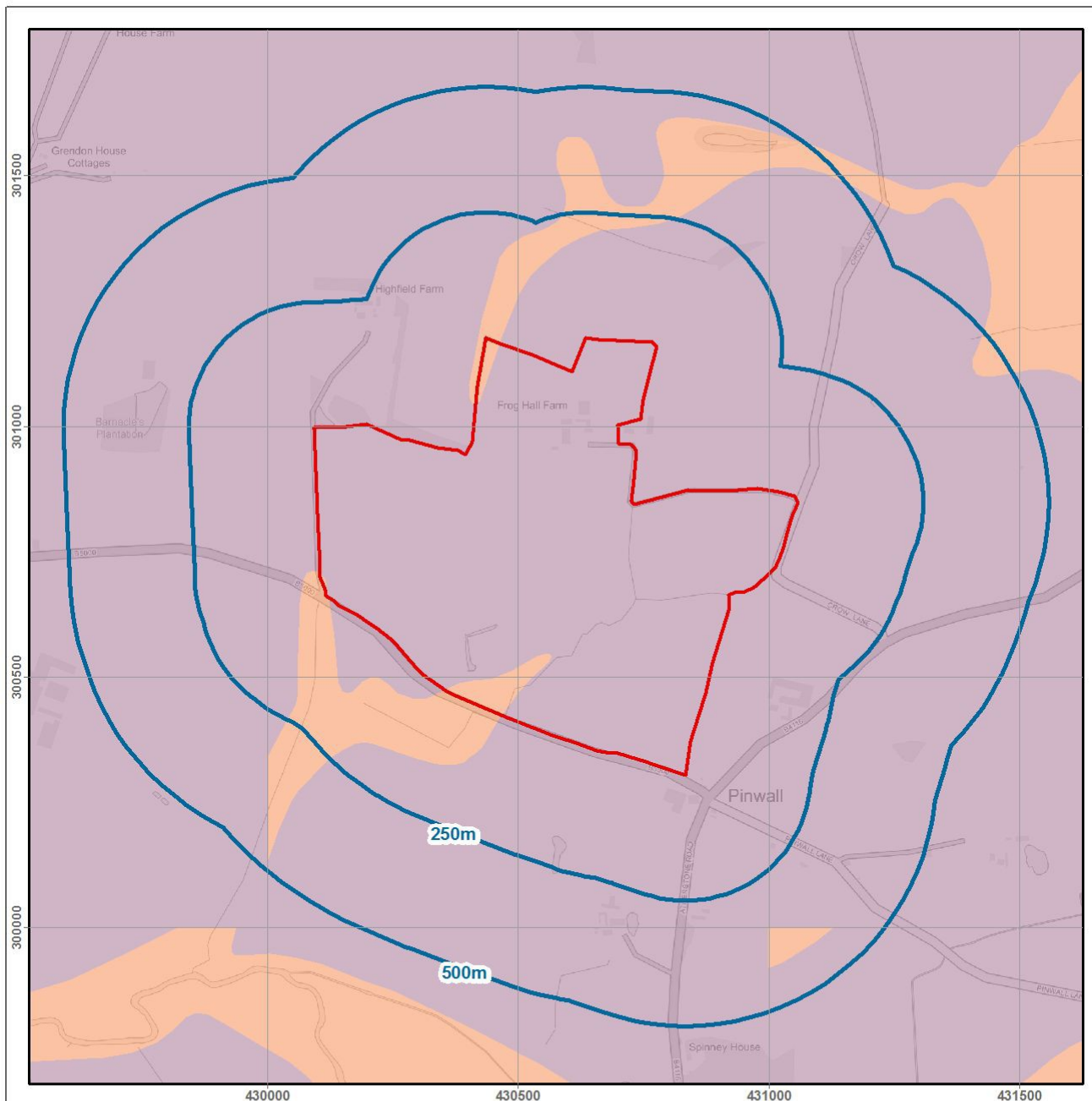
BGS Soil Chemistry – Chromium



BGS Soil Chemistry – Lead



BGS Soil Chemistry – Nickel



Soil Chemistry - Nickel



metres
0 50 100 200

* - Not all features in legend
may be present in above map

Nominal scale at A4 paper size - 1:12,750

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Soil Chemistry

BGS Soil Chemistry Arsenic

Map ID	Details	Distance	Direction
	Sample Type: RuralSoil, Proportion: <15 mg/kg	On Site	-

BGS Soil Chemistry Cadmium

Map ID	Details	Distance	Direction
	Sample Type: RuralSoil, Proportion: <1.8 mg/kg	On Site	-

BGS Soil Chemistry Chromium

Map ID	Details	Distance	Direction
	Sample Type: RuralSoil, Proportion: 60 - 90 mg/kg	On Site	-
	Sample Type: RuralSoil, Proportion: 40 - 60 mg/kg	123.5m	S

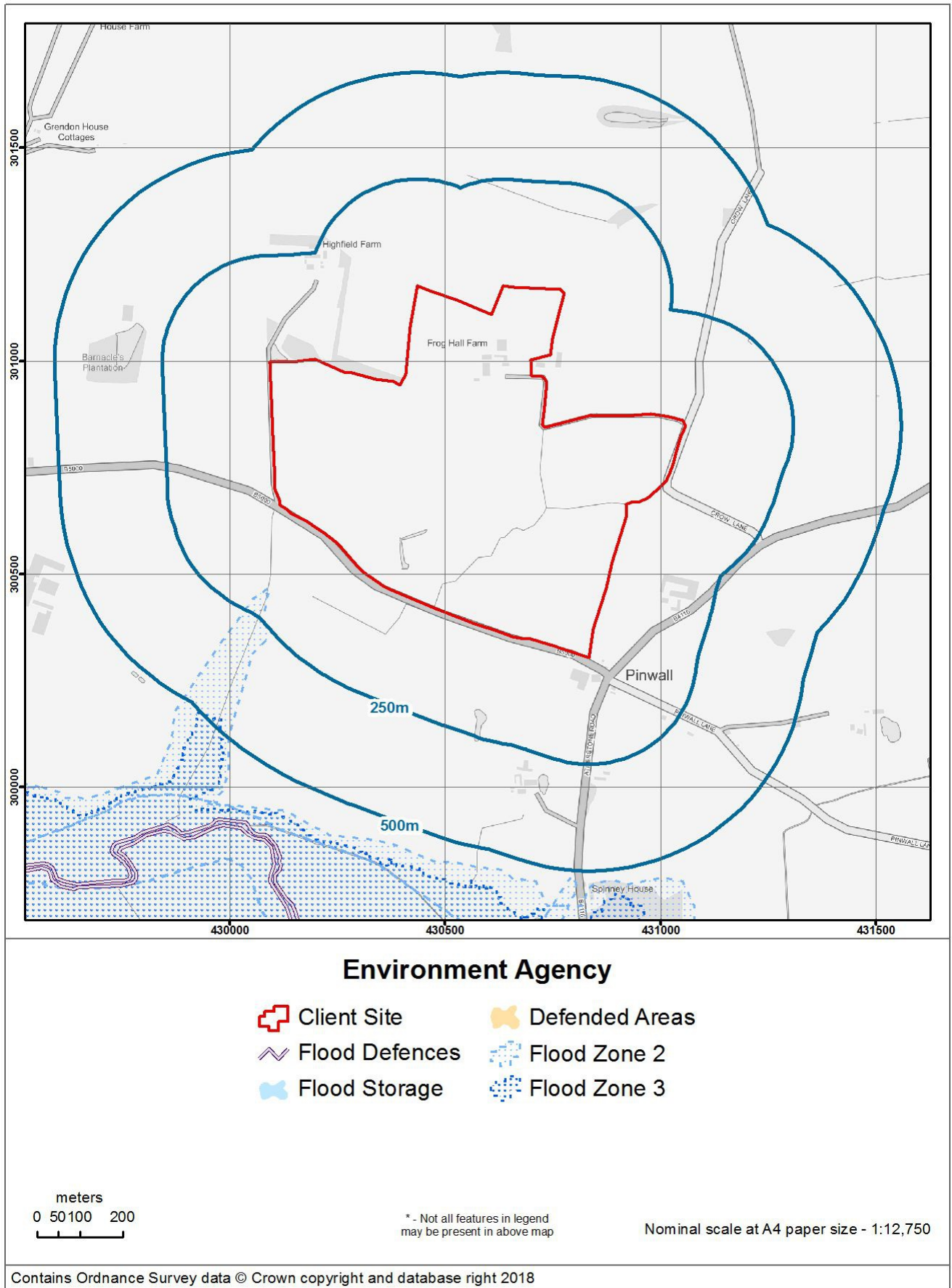
BGS Soil Chemistry Lead

Map ID	Details	Distance	Direction
	Sample Type: RuralSoil, Proportion: <100 mg/kg	On Site	-

BGS Soil Chemistry Nickel

Map ID	Details	Distance	Direction
	Sample Type: RuralSoil, Proportion: 30 - 45 mg/kg	On Site	-
	Sample Type: RuralSoil, Proportion: 15 - 30 mg/kg	On Site	-

Flooding from Rivers or Sea



Flooding from Rivers or Sea

Flooding from River or Sea (Flood Zone 3)

Map ID	Details	Distance	Reply or Direction
	Are there any indicative flood plains within 500m?	<501m	YES
	Type: Fluvial Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	478.6m	SW

Flooding from River or Sea in an Extreme Event (Flood Zone 2)

Map ID	Details	Distance	Reply or Direction
	Are there any indicative flood plains (extreme events) within 500m?	<501m	YES
	Type: Fluvial Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	178.2m	SW



The Site is at a low risk of flooding from rivers or the sea, as defined by the regulatory body's Flood Map. If the Site area is greater than one hectare, any planning application for development would need to be accompanied by a Flood Risk Assessment in accordance with NPPF.

Areas Benefiting from Flood Defences

Map ID	Details	Distance	Reply or Direction
	Does the Site or any areas within 500m benefit from flood defences?	<501m	NO



The Site is over 500m from an Area Benefiting from a Flood Defence, as defined by the regulatory body. The residual risk that the Site may flood if the protection standard of any flood defences is exceeded, or if the defences fail, is insignificant.

Flood Water Storage Areas

Map ID	Details	Distance	Reply or Direction
	Are there any flood water storage areas within 500m?	<501m	NO



The Site is over 500m from a Flood Storage Area (FSA) as defined by the regulatory body. These areas store flood water during significant flood events. It is unlikely that any FSA presents any associated flood risk to the Site.

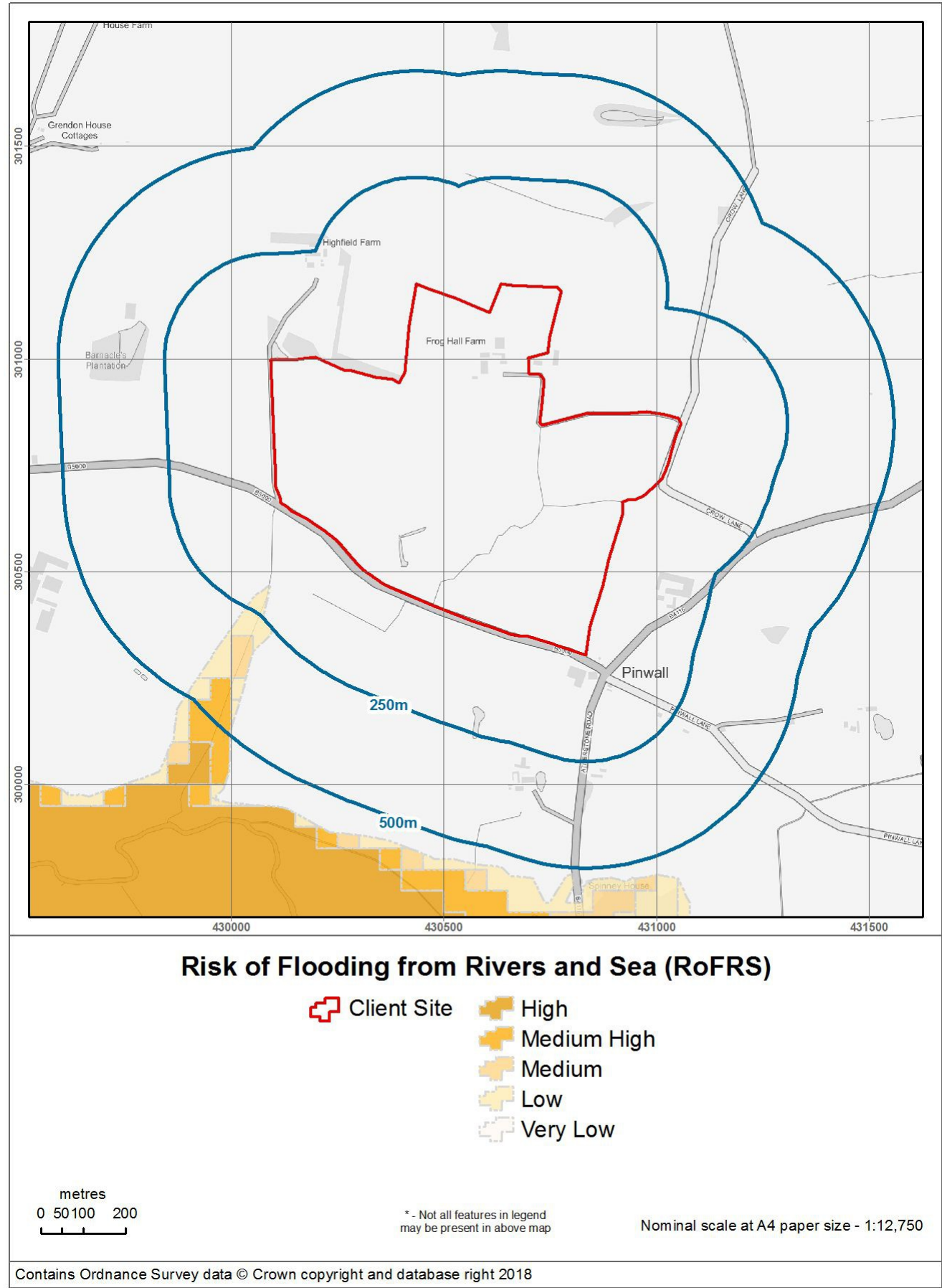
Flood Defences

Map ID	Details	Distance	Reply or Direction
	Are there any flood defences within 500m?	<501m	NO



There are no flood defences within 500m of the Site. There may be a small residual risk of flooding from overtopping or failure of defences more distant from the Site. Reference should be made to the assessment of 'Areas Benefiting from Flood Defences' to ascertain whether the Site could potentially be at risk.

The Environment Agency Risk of Flooding from Rivers and Sea



The Environment Agency Risk of Flooding from Rivers and Sea

Details	Distance	Reply or Direction
What is the flood likelihood category for the Site?	On Site	-



Some areas may be classified as having no result. This occurs where there is no output data from the analysis used to produce the regulatory body's risk assessment, but the area falls within the extreme flood outline (with a 0.1% or 1 in 1000 chance of flooding in any year).

The Environment Agency Data

The data in the Risk of Flooding from Rivers and Sea Property Flood Likelihood Database is sourced from The Environment Agency's National Property Dataset (NPD2). The information provided includes the flood likelihood category low, moderate, or significant according to the flood risk analysis.

Groundwater Flooding Risk

Groundwater Flooding Risk

Details	Distance	Reply or Direction
What is the risk of groundwater flooding at the Site?	On Site	moderate



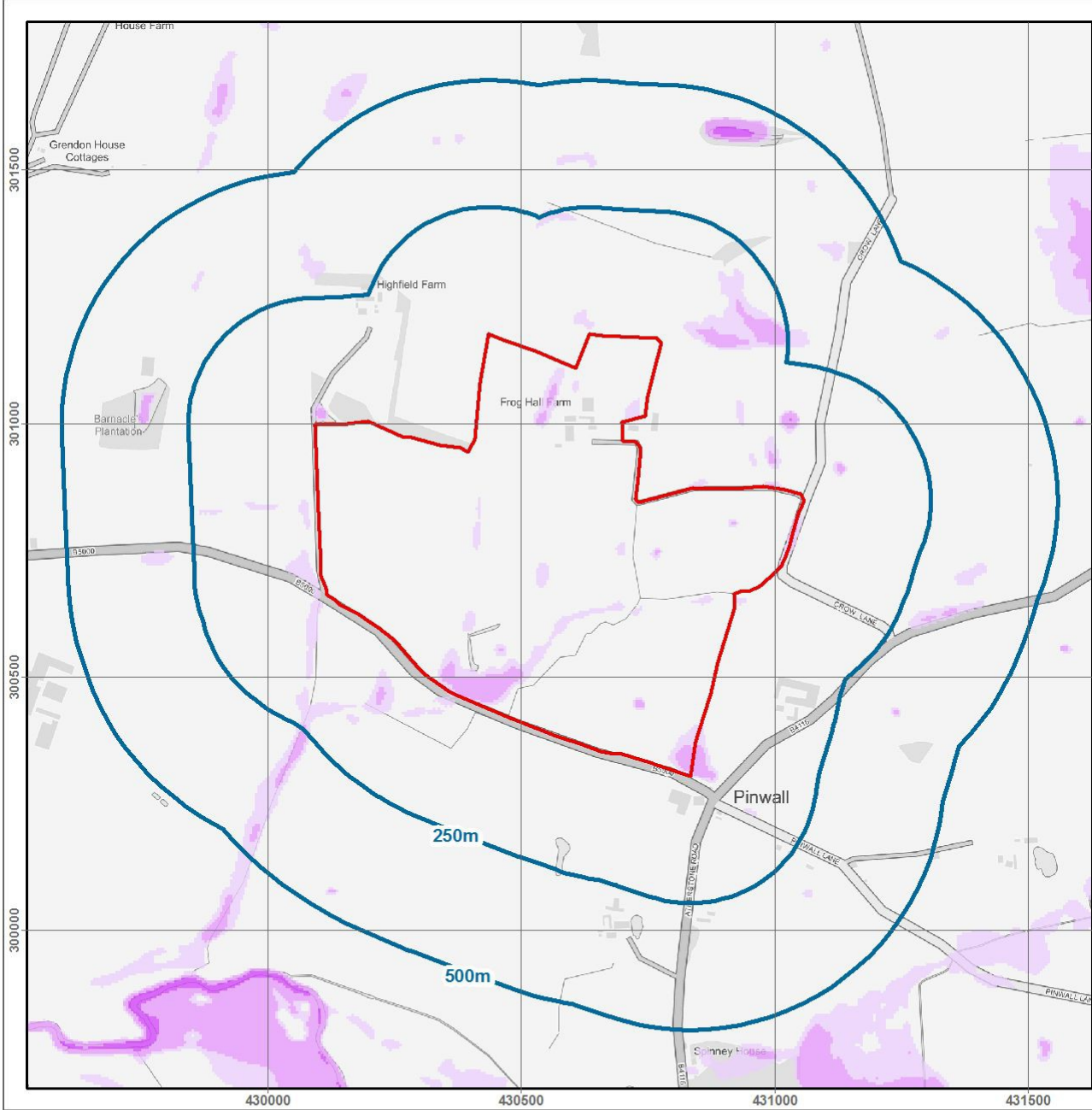
Information from GeoSmart Information Ltd indicates that there is a moderate risk of groundwater flooding in this area with a return period of 1 in 100 years. There will be a possibility that incidence of groundwater flooding could lead to damage to property or harm to other sensitive receptors at, or near, this location. Where flooding occurs it is likely to be in the form of shallow pools or streams. There may be basement flooding, but road or rail closures should not be needed and flooding should pose no significant risk to life. Surface water flooding may be exacerbated when groundwater levels are high. Further consideration of the level of risk and mitigation, by a suitably qualified professional, is recommended.

GeoSmart Information Ltd Data

GeoSmart Information Ltd provides data to Argyll in relation to groundwater flooding. Through research and development, building on their expertise in addressing groundwater flooding issues for the Environment Agency and other clients in the UK, GeoSmart Information Ltd has developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in England and Wales. This differs from other suppliers of data regarding groundwater flooding which only report on the susceptibility of groundwater flooding. Susceptibility merely has to be identified, whereas risk must be quantified. The resulting map is a 5x5m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). GeoSmart Information Ltd's classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 100 years.

The map is a general purpose indicative screening tool, and is intended to provide a useful initial view for a wide variety of applications. However, it does not provide an alternative to a site specific assessment, and a detailed risk assessment should be used for any site where the impact of groundwater flooding would have significant adverse consequences.

Surface Water Flooding (1:200 year rainfall event)



Surface Water Risk

-  Client Site
-  10cm - 30cm depth
-  30cm - 1m depth
-  1m + depth

metres
0 50 100 200

* - Not all features in legend
may be present in above map

Nominal scale at A4 paper size - 1:12,750

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Surface Water Flooding

Surface Water Flooding

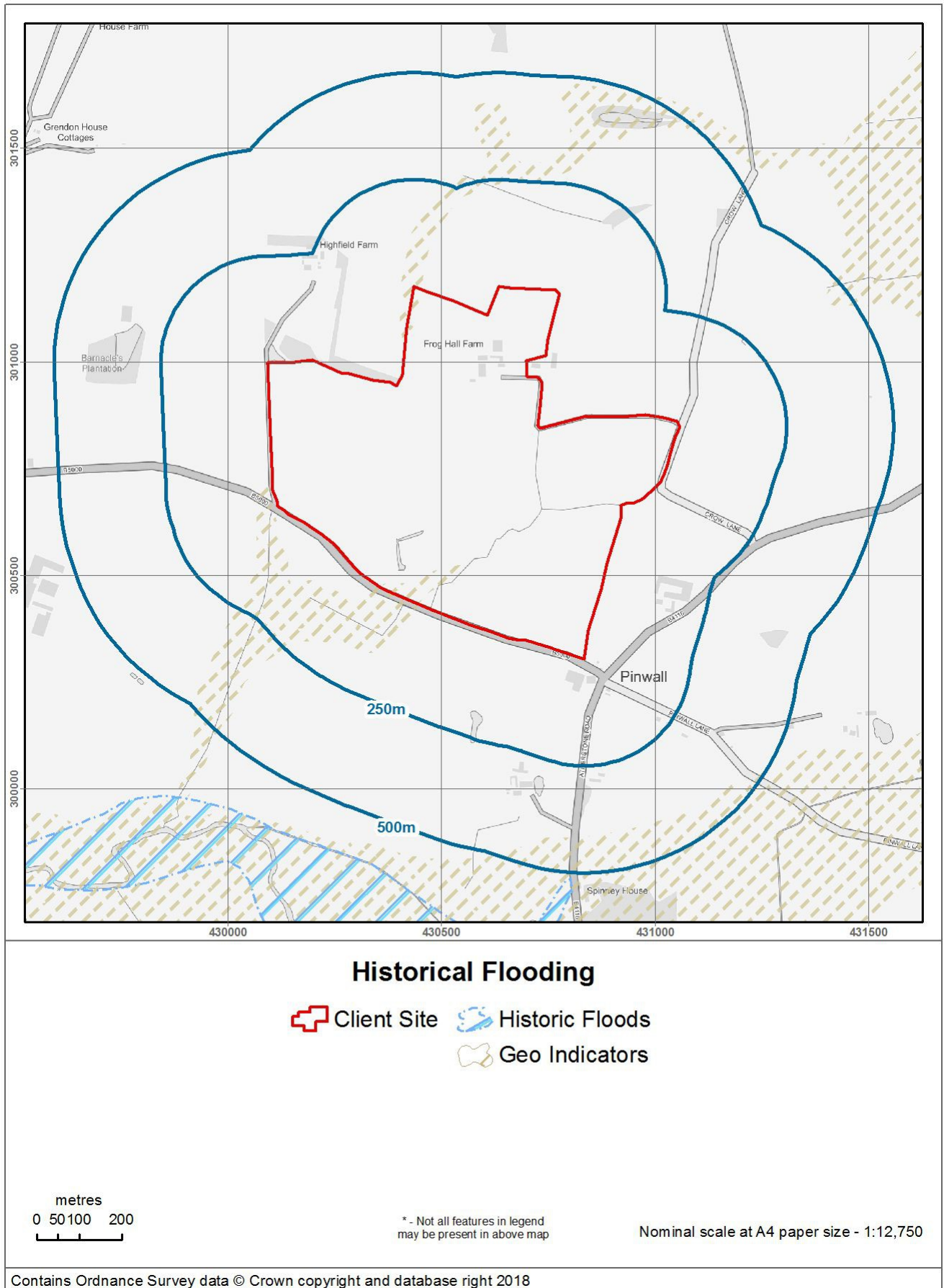
Details	Distance	Reply or Direction
What is the risk of surface water flooding at the Site following a 1 in 75 year rainfall event?	On Site	medium
What is the risk of surface water flooding at the Site following a 1 in 200 year rainfall event?	On Site	medium
What is the risk of surface water flooding at the Site following a 1 in 1,000 year rainfall event?	On Site	medium



JBA Risk Management Data

Surface Water Flooding - Information regarding the risk of natural surface water or pluvial flooding. The risk is classified by JBA into four categories, low (equal to 10cm), low to medium (more than 10cm), medium (more than 30cm) and high (more than 1m) which reflect varying depths of potential surface water flooding during a range of rainfall events including 1:75 year, 1:200 year, and 1:1000 year.

Historical Flooding



Historical Flooding

Historical Flood Events

Details	Distance	Reply or Direction
Have any historic flood events occurred at the Site or within 500m?	<501m	NO



The regulatory body's records have no indication of past flooding within 500m of the Site. As these records are not comprehensive, it may still be prudent to ask the Site owner whether they are aware of any previous flooding at the Site or in the surrounding area.

Environment Agency Data

Historic Flood Outlines - The EA has collated extensive records (including outlines) of flooding from rivers, the sea or groundwater which have occurred in England and Wales since c. 1950. This information comes from various sources including maps, aerial photographs and private records. It is not necessarily comprehensive.

Geological Indicators of Flooding

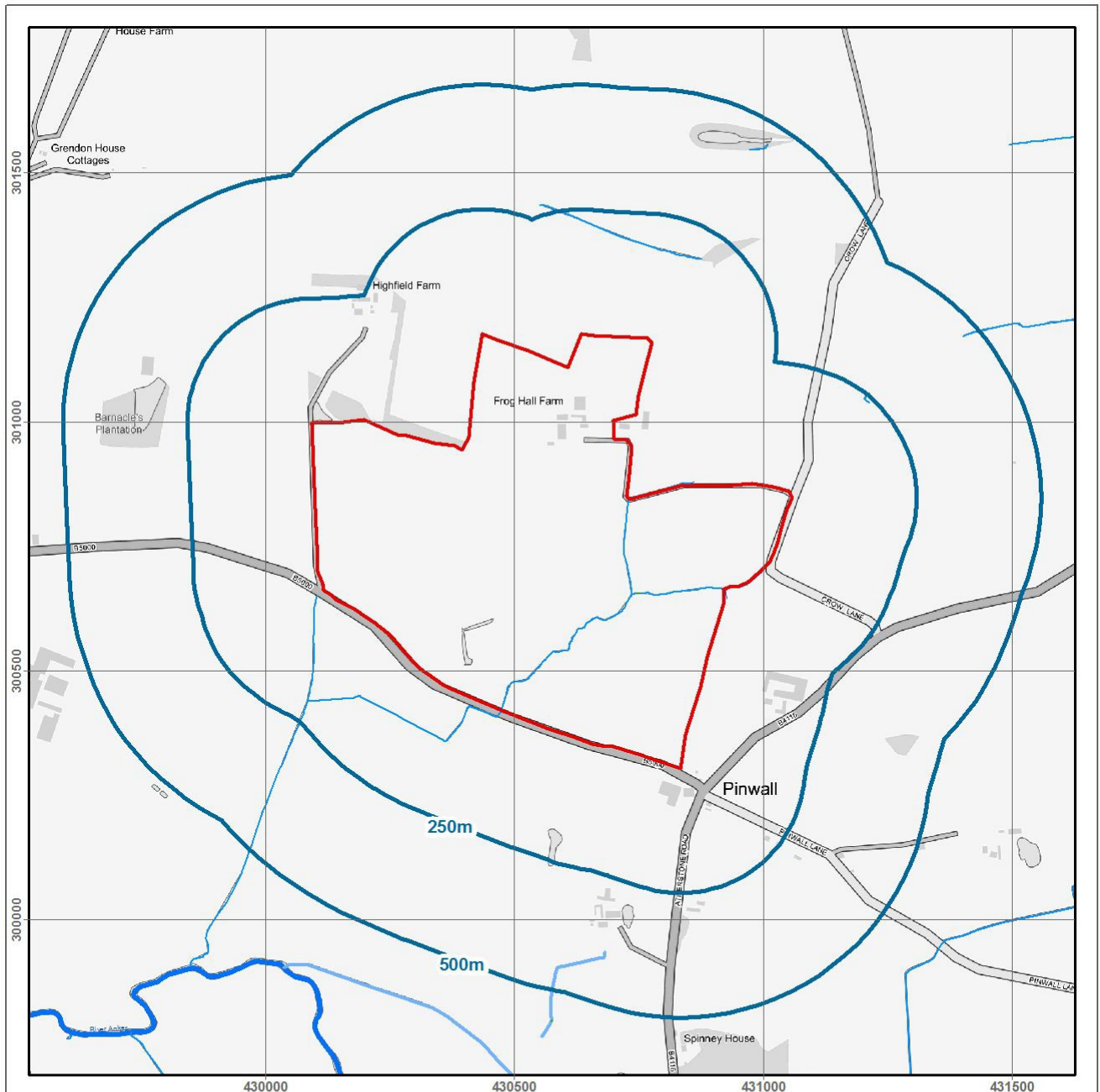
Details	Distance	Reply or Direction
Are there any geological deposits which indicate the Site may have been flooded in the past?	<26m	YES
Fluvial flooding indicators, Higher flood potential from rivers: the first areas to experience the effects of inland flooding in a river catchment.	On Site	-



British Geological Survey Data

Geological Indicators of Flooding – The BGS Geological Indicators of Flooding (GIF) data set is a digital map based on the BGS Digital Geological Map of Great Britain at the 1:50,000 scale (DiGMapGB-50). It was produced by characterising Superficial (Drift) Deposits on DiGMapGB-50 in terms of their likely vulnerability to flooding, either from coastal or inland water flow and reflects areas which may have flooded in the recent geological past. This normally relates to flooding which happened many thousands of years ago.

OS MasterMap Water Network



OS MasterMap Water Network

- | | |
|-------------------------|-------------------------|
| Client Site | Lake or Reservoir |
| Primary Flow (named) | Foreshore and Sea |
| Primary Flow (un-named) | Underground River |
| Secondary Flow | Marsh |
| Tidal River | Canal, Lock or Transfer |

metres
0 50 100 200

* - Not all features in legend
may be present in above map

Nominal scale at A4 paper size - 1:12,750

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OS MasterMap Water Network

OS MasterMap Water Network

Map ID	Details	Distance	Reply or Direction
	Is there any information from the OS's MasterMap Water Network within 500m?	<501m	YES
	Watercourse Type: Underground River	On Site	-
	Watercourse Type: Primary Flow (un-named)	On Site	-
	Watercourse Type: Primary Flow (un-named)	On Site	-
	Watercourse Type: Primary Flow (un-named)	On Site	-
	Watercourse Type: Lake or Reservoir	On Site	-
	Watercourse Type: Primary Flow (un-named)	On Site	-
	Watercourse Type: Primary Flow (un-named)	1.6m	S
	Watercourse Type: Lake or Reservoir	3.3m	E
	Watercourse Type: Lake or Reservoir	4.0m	N
	Watercourse Type: Primary Flow (un-named)	17.9m	SW
	Watercourse Type: Primary Flow (un-named)	176.7m	N
	Watercourse Type: Primary Flow (un-named)	206.0m	SW
	Watercourse Type: Primary Flow (un-named)	239.8m	NE
	Watercourse Type: Secondary Flow	398.0m	S
	Watercourse Type: Primary Flow (un-named)	430.1m	NE
	Watercourse Type: Primary Flow (un-named)	469.4m	NE



A water feature has been identified at the property. This does not present an immediate risk, however it may require frequent upkeep and maintenance.

OS Data

OS MasterMap Water Network is a three-dimensional digital representation of the watercourses in Great Britain. It includes rivers, streams, lakes, lochs and canals as a series of watercourse network lines. The network lines (links) are attributed to provide a range of information about the section of watercourse they depict. The OS MasterMap Water Network will significantly enhance systems used to manage waterways, river and the flood risk they pose.

Other Information

Height Above Sea Level

Map ID	Details	Distance	Reply or Direction
	Maximum height of the Site above sea level	On Site	79.00m
	Minimum height of the Site above sea level	On Site	68.90m
	Average height of the Site above sea level	On Site	73.87m



The Site is at a relatively high elevation above sea level. However, this is not in itself indicative of the absence of flood risk and reference should be made to other assessments within this report.

Distance to Water Features

Details	Distance	Reply or Direction
Are there any water features within 500m?	<501m	YES
Surface water feature	On Site	-
Surface water feature	2.2m	N
Surface water feature	188.5m	S
Surface water feature	293.6m	S
Surface water feature	293.6m	S
Surface water feature	303.0m	W
Surface water feature	410.1m	N



There is a water feature shown on the Ordnance Survey maps within the Site. This does not represent a flood risk in itself, but its presence has been taken into account in the overall risk assessment in this Report.

Dam or Reservoir Failure

Details	Distance	Reply or Direction
Is there a risk of the Site being affected by the failure of a nearby dam or reservoir?	On Site	NO



Neither the Site nor areas near to it will be likely to flood if a dam or reservoir in the surrounding area failed.

JBA Risk Management Data

Dam or Reservoir Failure – JBA has modelled approximately 1700 dams and reservoirs across the UK which are considered to pose the greatest risks to people and property. These models are able to predict the areas likely to flood on all sides of a feature, should an element of it fail e.g. a wall, dam or earth bund.

Useful Contacts

Name and Address	Telephone/Fax/Email
Argyll Environmental Limited 1 st Floor 98 – 99 Queens Road Brighton BN1 3XF www.argyllenvironmental.com	Telephone 0845 458 5250 orders@argyllenviro.com
Ensura Limited (for Environmental Insurance) 1 st Floor 98 – 99 Queens Road Brighton BN1 3XF www.ensura.co.uk	Telephone 0845 652 8585 Fax 0845 652 8686 info@ensura.co.uk
Environment Agency National Customer Contact Centre (NCCC) PO Box 544	Telephone 03708 506 506
Hinckley And Bosworth Borough Council Environmental Health Department First Floor www.hinckley-bosworth.gov.uk	Telephone 01455 238141 Fax: 01455 890228
Leicestershire County Council County Hall www.leics.gov.uk	Telephone
Warwickshire County Council PO Box 43 www.warwickshire.gov.uk	Telephone 01926 410410
North Warwickshire Borough Council Environmental Health Department P O Box 6 www.northwarks.gov.uk	Telephone 01827 715341 Fax: 01827 719399
British Geological Survey Enquiry Service British Geological Survey www.bgs.ac.uk	Telephone 0115 936 3143 Fax: 0115 936 3276 enquiries@bgs.ac.uk
Environment Agency Head Office Rio House	Telephone 01454 624400 Fax: 01454 624409
Defra Nobel House 17 Smith Square London SW1P 3JR	Telephone 08459 335577 defra.helpline@defra.gsi.gov.uk
ALA (Agricultural Law Association)	Telephone 01206 383521 Enquiries@aka.org.uk
Please note that the Environment Agency / SEPA have a charging policy in place for enquiries. When contacting these agencies please mention that this data has been received from the Landmark database, alternatively Argyll Environmental Limited would be pleased to assist with consultation to the above bodies. Please contact us for a quotation.	

Contaminated Land Risk Analysis Methodology

The Estate Solutions reports have been designed to assist in making informed decisions during property transactions. The Report is a desktop assessment of direct liabilities (Liabilities) which could affect the owner /occupier of the Site and arise under Part 2A of the Environmental Protection Act 1990 and/or equivalent requirements under the planning regime and/or the Water Resources Act 1991⁴. (Relevant Legislation). If a risk is identified, then a number of options for finding out more about the risk, managing it or transferring it are proposed.

The assessment of environmental liability under the Relevant Legislation is based upon the principle of determining the presence of a plausible contaminant-pathway-receptor relationship (a contaminant linkage). A 'contaminant' is a source of contamination, a 'pathway' is a medium through which the contamination can mobilise and 'a receptor' is a person or entity that could be detrimentally affected by the contamination. If all three are identified, then a 'plausible contaminant-pathway-receptor relationship' may be present. By definition, this is one which Argyll believes could result in significant harm, a significant possibility of significant harm or significant pollution or the possibility of significant pollution to Controlled Waters.

In our assessment we use the following test to decide if there is a potential liability affecting the Site. For the purpose of this assessment a site where a potential Liability has been identified is defined as follows:

A Site which, from the information assessed by Argyll, is considered to have the potential of being affected by contaminative substances present in or under the Site (but excluding potential sources of contamination on or above the land) such that, on the basis of its current or proposed use, there is a reasonable likelihood of a UK regulatory authority, acting in accordance with Relevant Legislation, requiring that remedial measures are taken in order to remedy or mitigate the contaminative substances that are present in or under the land that forms all or part of the Site.

The term Liabilities is defined within the scope of this assessment to mean, remedial works under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991 which may result in direct liability for the site owner/occupier.

The assessment within the Report has been produced and quality checked by a team of qualified environmental professionals. The assessment is based upon a manual review of the data contained within the Data Section of this Report and of 1:2500 and 1:1250 (where available) scale historical mapping.

Ecological Risk Assessment

The evaluation of ecological risk is becoming an increasingly important input when making risk management decisions. In the Site Solutions Commercial report, Argyll assesses two different drivers for risks and liabilities driven by ecological receptors;

- 1.The Contaminated Land Regime; and
- 2.The Environmental Damage Regulations (EDR) 2009.

The Environment Agency has designed a generic framework for conducting ecological risk assessment (see Assessing Risk to Ecosystems from Land Contamination, R&D Technical Report P299, EA 2002). This recommends a tiered approach in line with best practice for human health and controlled water risk assessment and defines Relevant Ecological Receptors as any of the Relevant Types of Receptor as set out in Table 1 of Defra Statutory Guidance on Contaminated Land dated April 2012.

Argyll assesses Relevant Ecological Receptors as part of its assessment process. To do so it uses the Argyll EcoRisk model which was developed and tested in consultation with leading experts and is based on the Environment Agency framework.

The Environmental Damage (Prevention and Remediation) Regulations 2009 were introduced on 1 March 2009 to implement the provisions of the European Commission's Environmental Liability Directive into law in England ⁵. The aim of EDR is to prevent and remedy damage to protected species or natural habitats or a site of special scientific interest, surface water, groundwater or to land. 'Environmental damage' has a specific meaning in the Regulations, and covers only the most severe cases. Existing legislation with provisions for environmental liability remains in place. The Regulations apply on land in England and on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea.

Argyll does not consider the standard of current operations, but reports the potential for environmental damage based on the location of EDR Receptors around the Site.

⁴ Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

⁵ Environmental Damage (Prevention and Remediation) (Wales) Regulations 2009 or Environmental Damage (Prevention and Remediation) (Scotland) Regulations where appropriate.

When conducting either assessment, Argyll will primarily assess information provided in the Data section of the Report. However, in some cases Argyll may choose to supplement this with freely available public information such as that provided by Natural England and/or information provided by the Argyll Europa System.

Liability Assessment

In this section Argyll will report on any potential soil and groundwater liabilities which it considers are associated with the Site. Our assessment of Liability is based upon the proposed and current use of the Site (as supplied by the client) in line with current Government guidance.

There will be one of the following three responses:

Assessment	Liability Statement & explanation	Defra Category*
PASSED 	Within the scope of this assessment no Liabilities have been identified. No further action is required. This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation.	3 or 4
PASSED 	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent enquiries suggested below. This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. However, a client may wish to obtain further information about other issues disclosed in the Report, which could be material.	3 or 4
FURTHER ACTION 	Potential Liabilities have been identified under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991⁶. To quantify these you may decide to undertake a more detailed assessment through the recommendation(s) set out below. This statement indicates that within the scope of this assessment, an issue or a number of issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. In this event, recommendations are made, in order that additional information is collected so that the liabilities may be more accurately assessed.	Potentially 1 or 2

* According to Defra's updated Statutory Guidance on Contaminated Land, Regulators have a four-stage test to decide when land is and is not contaminated. Category 1 and Category 2 sites would encompass land which is capable of being determined as contaminated land, whereas Category 3 and Category 4 sites would encompass land which is not capable of being determined as contaminated land.

Limitations of the Report

The Estate Solutions reports have been designed to satisfy standard environmental due-diligence enquiries, as recommended by the Law Society's contaminated land warning card. It is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The Report does not include a site investigation, nor does Argyll make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Argyll cannot guarantee that all land uses or factors of concern will have been identified by the Report.

The information in the Data Section of the Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Argyll cannot guarantee the accuracy or completeness of such information or data. Argyll will not accept responsibility for inaccurate data provided by external data providers.

Further information regarding our risk assessment methodology is provided in the Products and Services User Manual which is available free of charge from the client area of our website www.argyllenvironmental.com. For further information regarding the datasets reviewed within our assessment, please contact one of our technical team on 0845 458 5250. This report is provided under The Argyll Environmental Terms and Conditions for Data Reports, a copy of which is available on our website. Flood Risk Screening Methodology

⁶Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

The EstateSolutions Farm includes a desktop flood risk assessment designed to enable property professionals to assess the risk of flooding at agricultural sites. It examines the overall risk of flooding at a site (not taking into account any flood defences that may be present). The report considers current Government guidance including the National Planning Policy Framework (NPPF) and the agreement between the Association of British Insurers and Defra known as the Statement of Principles. The report has been produced and quality-checked by a qualified consultant using the data contained in this report.

Flood Risk Rating

Argyll provides an overall flood risk rating based on an assessment of the data provided within this report. It does so by asking one question:

1. What is the overall risk of flooding, assuming flood defence fail or are absent or overtopped?

The answer to this question provides a worst case scenario assuming there are either no defences in the area, that any defences in the area could fail, primarily as a result of river or coastal flooding, or are overtopped by excessive flood volumes.

Questions 1 are answered by one of six standard responses:

Response	Meaning
Negligible	The overall flood risk rating for the Site is assessed to be 'Negligible'. Existing datasets do not indicate any risk at the Site itself, or any feature within the locality of the Site, which would be expected to pose a threat of flooding. It is not considered that any further investigations are necessary in regard to flood risk.
Low	The overall flood risk rating for the Site is assessed to be 'Low'. Although large sites (over 1 ha) would require a Drainage Impact Assessment to accompany any planning application, it is not considered necessary to undertake any other further investigations into the flood risk to the Site.
Low to Moderate	The overall flood risk rating for the Site is assessed to be 'Low to Moderate'. The presence of such features as flood defences, flood storage areas and watercourses within the locality of the Site suggests that there may be a risk of flooding to the Site itself. Further investigations could be undertaken to further assess this risk.
Moderate	The overall flood risk rating for the Site is assessed to be 'Moderate'. Information from existing datasets suggests that there are certain features which may present a risk to the Site and its occupants. Further assessment would normally be suggested as a prudent measure to clarify the risk of flooding at the Site.
Moderate to High	The overall flood risk rating for Site is assessed to be 'Moderate to High'. Information from existing datasets suggests that there are certain features which may present a significant risk to the Site and its occupants. Further assessment is usually recommended in order to clarify the risk of flooding at the Site.
High	The overall flood risk rating for Site is assessed to be 'High', with a consequent risk to life and property. This means that existing datasets reveal significant flood risk issues which need to be addressed. Further assessment is usually recommended in order to clarify the risk of flooding at the Site.

Flood Analysis

The flood risk gauges provide a more detailed analysis of the risk from each of the four main types of flooding – river, coastal, groundwater and surface water. In addition, a fifth gauge provides an analysis of other factors (i.e. historic flood events, geological deposits which are indicative of past flooding, proximity to surface water features and elevation above sea level) that may affect the overall flood risk. For surface water flooding, only the risk rating generated from the 1:200 year rainfall event data is included in the overall risk assessment. The data on 1:75 year and 1:1,000 year rainfall events is provided for information only. The flood analysis within the report is automated taking into account the percentage of identified flood risk from the individual datasets to assess their significance in the context of the wider farm. This includes an assessment of whether the assumed main buildings within the Site boundary fall within an area of flood risk. For further information on each of these types of flooding, please refer to the Argyll FloodSolutions User Guide.

This analysis takes into account any existing flood defences that are intended to protect the Site and assumes that these work as designed. The analysis also takes into account the other information contained in those data sections of the report

which are relevant to that particular type of flooding. The assessment of the risk as shown in the flood gauge should therefore take priority over the information in the individual data sections of the report.

Limitations of the Report

The Renaissance Estate Solutions Farm report has been designed to satisfy basic flood-related environmental due-diligence enquiries for farm and large estates. It is a desktop review of information provided by the client and from selected private and public databases. It does not include a site investigation, nor are specific information requests made of the regulatory authorities for any relevant information (other than local water and sewerage providers). Therefore, Argyll cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete.

This report includes an assessment of surface water flooding which examines the risk of the general drainage network overflowing during periods of extreme rainfall. This report does not make a detailed site-specific assessment of the suitability of the existing drainage on the Site. If this is required, then a site survey should be considered. The assessment of pluvial flooding does not take into account particular local or temporary factors that may cause surface water flooding such as the blockage or failure of structures on or within watercourses, drains, foul sewers, water mains, canals and other water infrastructure; and any history of drains flooding at the Site or in the locality. Surface water flooding can occur before surface water reaches the general drainage network, for example on hills and inclines.

Environment Agency data does not include flood risk from very small catchments as models of such small scale catchments are not considered to be reliable for UK-wide flood risk assessments. The potential impact of climate change on flood risk to the Site would require further study.

When answering any questions within this report, current applicable legislation is taken into account.

The data used in this report may have inherent limitations and qualifications. Further details are set out in the FloodSolutions User Guide which is available free of charge from our website www.argyllenvironmental.com , or by calling one of our technical team on 0845 458 5250.

This report is provided under The Argyll Environmental Terms and Conditions for Flood Solutions Reports, a copy of which is available on our website, www.argyllenvironmental.com , or by calling one of our technical team on 0845 458 5250



Important Consumer Protection Information

This search has been produced by Argyll Environmental Ltd, 1st Floor, 98 – 99 Queens Road, Brighton, BN1 3XF. Telephone: 0845 458 5250, e-mail: orders@argyllenviro.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE



Complaints procedure

If you want to make a complaint, we will:

- 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.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Legal Director
Argyll Environmental Ltd
1st Floor
98 – 99 Queens Road
Brighton
BN1 3XF

Telephone: 0845 458 5250

Email: orders@argyllenviro.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.