Site Name: Specimen Address

Grid Reference: 123456,123456

Size of Site: 6.35 ha

Report Reference: Estate Specimen
Executive Summary

The following opinion is provided by Groundsure on the basis of the information available at the time of writing and contained within this report.

Acceptable Environmental Risk

<table>
<thead>
<tr>
<th>Question</th>
<th>Risk Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?</td>
<td>Unlikely</td>
</tr>
<tr>
<td>Does the property represent Acceptable Banking Security from an environmental risk perspective?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is there a risk that the property value may be impacted due to environmental liability issues?</td>
<td>Unlikely</td>
</tr>
<tr>
<td>What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?</td>
<td>Low</td>
</tr>
</tbody>
</table>

Recommendations

None Required.

If you would like any further assistance regarding this report, then please contact the Groundsure Helpline on 08444 159000.

Environmental Consultancy: Groundsure Environmental Consultants are available to discuss the findings of this report free of charge and to assist in possible solutions where reports are determined to be In Need of Further Assessment, or where other outstanding environmental issues require further consideration.

Environmental Insurance: Environmental insurance may be available for the subject property. Please contact Groundsure for further details.
Consultant's Opinion

<table>
<thead>
<tr>
<th>Issue</th>
<th>Guidance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current land use</td>
<td>It has been assumed that the property being assessed is a residential property and associated land, with no commercial or industrial activity undertaken at the property.</td>
</tr>
<tr>
<td>Proposed land use</td>
<td>It has been assumed that the property will remain as a residential property and associated land, with no commercial or industrial activity undertaken at the property.</td>
</tr>
<tr>
<td>On site potentially contaminative issues</td>
<td>No potentially contaminative land uses have been identified at the study site.</td>
</tr>
<tr>
<td>Off site potentially contaminative issues</td>
<td>No potentially contaminative land uses have been identified in proximity to the study site.</td>
</tr>
<tr>
<td>Potentially vulnerable receptors</td>
<td>Potentially vulnerable receptors have been identified including:</td>
</tr>
<tr>
<td>Human health: Residential site users, adjacent residential properties</td>
<td></td>
</tr>
<tr>
<td>Aquifer - Superficial: None</td>
<td></td>
</tr>
<tr>
<td>Aquifer - Bedrock: Secondary A On Site Unproductive On Site</td>
<td></td>
</tr>
<tr>
<td>Source Protection Zones (SPZ) within 100m: None</td>
<td></td>
</tr>
<tr>
<td>Confined Aquifer SPZ within 50m: None</td>
<td></td>
</tr>
<tr>
<td>Abstractions – Potable (within 2000m): None</td>
<td></td>
</tr>
<tr>
<td>Abstractions – Groundwater (within 2000m): None</td>
<td></td>
</tr>
<tr>
<td>Abstractions – Surface Water (within 2000m): None</td>
<td></td>
</tr>
<tr>
<td>Surface Water Features (within 50m): None</td>
<td></td>
</tr>
<tr>
<td>Designated sites: Special Protection Area 89m NE</td>
<td></td>
</tr>
<tr>
<td>Site of Special Scientific Interest 89m NE</td>
<td></td>
</tr>
<tr>
<td>Notes: None</td>
<td></td>
</tr>
<tr>
<td>Conclusion</td>
<td>Groundsure has not identified a potential source-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Groundsure Risk Assessment Methodology contained within this report.</td>
</tr>
</tbody>
</table>

Additional Matters

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

<table>
<thead>
<tr>
<th>Issue</th>
<th>Guidance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site specific features</td>
<td>This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.</td>
</tr>
<tr>
<td>Asbestos</td>
<td>The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.</td>
</tr>
<tr>
<td>Infilled Land</td>
<td>No issues identified.</td>
</tr>
<tr>
<td>Flooding</td>
<td>The property does not lie within 25m of an Environment Agency floodplain.</td>
</tr>
<tr>
<td>Natural Ground Subsidence</td>
<td>No issues identified.</td>
</tr>
<tr>
<td>Shallow Mining</td>
<td>No issues identified.</td>
</tr>
<tr>
<td>Radon</td>
<td>No issues identified.</td>
</tr>
<tr>
<td>Radon Protection</td>
<td>No issues identified.</td>
</tr>
<tr>
<td>Coal Mining</td>
<td>No issues identified.</td>
</tr>
</tbody>
</table>

Report Reference: Estate Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com
Unexploded Ordnance (UXO)  The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2007.
Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched ‘-’ will be recorded.

<table>
<thead>
<tr>
<th>Report Section</th>
<th>Number of records found within (X) m of the study site boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Historical Industrial Sites</strong></td>
<td></td>
</tr>
<tr>
<td>1.1 Potentially Contaminative Past Land Use</td>
<td></td>
</tr>
<tr>
<td>Records of potentially contaminative past land use</td>
<td>1 0 17 - - -</td>
</tr>
<tr>
<td>(1:10,000 scale mapping)</td>
<td></td>
</tr>
<tr>
<td>1.2 Additional Information – Historical Tanks</td>
<td>0 0 0* - - -</td>
</tr>
<tr>
<td>(1:2,500,1:1,250 scale mapping)</td>
<td></td>
</tr>
<tr>
<td>1.3 Additional Information – Historical Energy Features</td>
<td>0 0 0* - - -</td>
</tr>
<tr>
<td>(1:2,500,1:1,250 scale mapping)</td>
<td></td>
</tr>
<tr>
<td>1.4 Additional Information – Historical Petrol and Fuel Site Database</td>
<td>0 0 0* - - -</td>
</tr>
<tr>
<td>(1:2,500,1:1,250 scale mapping)</td>
<td></td>
</tr>
<tr>
<td>1.5 Additional Information – Historical Vehicle Repair and Garages</td>
<td>0 0 0* - - -</td>
</tr>
<tr>
<td>(1:2,500,1:1,250 scale mapping)</td>
<td></td>
</tr>
<tr>
<td>1.6 Potentially Infilled Land</td>
<td>0 0 3* - - -</td>
</tr>
<tr>
<td>Records of potentially infilled land (1:10,000)</td>
<td></td>
</tr>
<tr>
<td>*51-100m</td>
<td></td>
</tr>
<tr>
<td><strong>2. Environmental Permits, Incidents and Registers</strong></td>
<td></td>
</tr>
<tr>
<td>2.1 Industrial Sites Holding Environmental Permits and/or Authorisations</td>
<td></td>
</tr>
<tr>
<td>Records of Historic IPC Authorisations</td>
<td>0 0 0 0 - -</td>
</tr>
<tr>
<td>Records of Part A(1) and IPPC Authorised Activities</td>
<td>0 0 0 0 - -</td>
</tr>
<tr>
<td>Records of Water Industry Referrals (potentially harmful discharges to the public sewer)</td>
<td>0 0 0 0 - -</td>
</tr>
<tr>
<td>Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)</td>
<td>0 0 0 0 - -</td>
</tr>
<tr>
<td>Records of List 1 Dangerous Substances Inventory sites</td>
<td>0 0 0 0 - -</td>
</tr>
<tr>
<td>Records of List 2 Dangerous Substances Inventory sites</td>
<td>0 0 0 0 - -</td>
</tr>
<tr>
<td>Records of Part A(2) and Part B Activities and Enforcements</td>
<td>0 0 0 0 - -</td>
</tr>
<tr>
<td>Records of Category 3 or 4 Radioactive Substances Authorisations</td>
<td>0 0 0 0 - -</td>
</tr>
<tr>
<td>Records of Licensed Discharge Consents</td>
<td>0 0 3 5 - -</td>
</tr>
<tr>
<td>Records of Planning Hazardous Substance Consents and Enforcements</td>
<td>0 0 0 0 - -</td>
</tr>
<tr>
<td>2.2 Records of COMAH and NIHHS sites</td>
<td>0 0 0 0 - -</td>
</tr>
<tr>
<td>2.3 Environment Agency Recorded Pollution Incidents</td>
<td></td>
</tr>
<tr>
<td>National Incidents Recording System, List 2</td>
<td>0 0 0 - - -</td>
</tr>
<tr>
<td>National Incidents Recording System, List 1</td>
<td>0 0 0 - - -</td>
</tr>
<tr>
<td>2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990</td>
<td>0 0 0 0 - - -</td>
</tr>
<tr>
<td><strong>3. Landfill and Other Waste Sites</strong></td>
<td></td>
</tr>
</tbody>
</table>

Report Reference: Estate Specimen

If you would like any further assistance regarding this report then please contact
Groundsure on (T) 08444 159 000, email: info@groundsure.com
3.1 Landfill Sites

- Environment Agency Registered landfill Sites: 0
- Environment Agency Historic Landfill Sites: 0
- BGS/DoE Landfill Site Survey: 0
- Groundsure Local Authority Landfill Sites Data: 0

3.2 Landfill and Other Waste Sites Findings

- Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites: 0
- Environment Agency licensed Waste Sites: 0

4. Current Land Uses

<table>
<thead>
<tr>
<th>Current Industrial Sites Data</th>
<th>0-50</th>
<th>51-250</th>
<th>251-500</th>
<th>501-1000</th>
<th>1001-1500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Records of Petrol and Fuel Sites</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Underground High Pressure Oil and Gas Pipelines</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

5. Geology

- Are there any records of Artificial Ground and Made Ground present beneath the study site? * No
- Are there any records of Superficial Ground and Drift Geology present beneath the study site? * No
- For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.
  Source: Scale: 1:50,000 BGS Sheet 303
  * This includes an automatically generated 50m buffer zone around the site.

6. Hydrogeology and Hydrology

| Productive Strata in the Superficial Geology within 500m of the study site? | Yes |
| Productive Strata in the Bedrock Geology within 500m of the study site? | Yes |
| Groundwater Abstraction Licences (within 1000m of the study site) | 0 | 0 | 0 | 0 | - |
| Surface Water Abstraction Licences (within 1000m of the study site) | 0 | 0 | 0 | 0 | - |
| Potable Water Abstraction Licences (within 1500m of the study site) | 0 | 0 | 0 | 0 | 0 |
| Are there any Source Protection Zones within 500m of the study site? | No |

7. Flooding

- Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site? No
- Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site? No
- Are there any Flood Defences within 250m of the study site? No
- Are there any areas benefiting from Flood Defences within 250m of the study site? No

Report Reference: Estate Specimen
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com
7.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site? No
7.5 Are there any areas used for Flood Storage within 250m of the study site? No
7.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site? Limited potential
7.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas? Low

8. Designated Environmentally Sensitive Sites

<table>
<thead>
<tr>
<th>Sites</th>
<th>on-site</th>
<th>0-50</th>
<th>51-250</th>
<th>251-500</th>
<th>501-1000</th>
<th>1001-1500</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.1 Records of Sites of Special Scientific Interest (SSSI)</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>8.2 Records of National Nature Reserves (NNR)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>8.3 Records of Local Nature Reserves (LNR)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>8.4 Records of Special Areas of Conservation (SAC)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>8.5 Records of Special Protection Areas (SPA)</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>8.6 Records of Ramsar sites</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>8.7 Records of World Heritage Sites</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>8.8 Records of Environmentally Sensitive Areas</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>8.9 Records of Areas of Outstanding Natural Beauty (AONB)</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>8.10 Records of National Parks</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>8.11 Records of Nitrate Sensitive Areas</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>8.12 Records of Green Belt land</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

9. Additional Information

<table>
<thead>
<tr>
<th>Information</th>
<th>on-site</th>
<th>0-50</th>
<th>51-250</th>
<th>250-500</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.1 Ofcom Sitefinder Mobile Phone Mast Records</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>9.2 Mobile Phone Mast Planning Records</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>9.3 Records of overhead transmission lines in proximity to the study site</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence? Very Low
10.2 Is the property in a Radon Affected Area as defined by Public Health England (PHE) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary

11. Mining

11.1 Are there any coal mining areas within 75m of the study site? No
11.2 What is the risk of subsidence relating to shallow mining within 150m of the study site? Low
11.3 Are there any brine affected areas within 50m of the study site? No

Report Reference: Estate Specimen

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Groundsure on (T) 08444 159 000, email: info@groundsure.com
Using this Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites
Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 250m.

2. Environmental Permits, Incidents and Registers
Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites
Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses
Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure underground oil and gas pipelines.

5. Geology
Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology
Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 1500m.

7. Flooding
Provides information on river and tidal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites
Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas and World Heritage Sites. These searches are conducted using radii of up to 500m.

9. Additional Information
Provides information on records of Ofcom-registered mobile phone masts, mobile mast planning records and overhead transmission lines up to 500m.

Report Reference: Estate Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com
10. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon.

11. Mining

Provides information on areas of coal and shallow mining.

12. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.
Groundsure Risk Assessment Methodology

Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the source-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

It has been assumed that the property being assessed is a residential property and associated land, with no commercial or industrial activity undertaken at the property. If the property is used for commercial or industrial purposes, or for agricultural use, please contact Groundsure in order to determine which alternative report would be more suitable for your purposes. Groundsure will not accept any liability for the use of this report if carried out on a non-residential property.

Explicit opinion is provided with regard to potential liability for the property to be identified as “Contaminated Land” in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010.

This report does not contain a detailed Conceptual Site Model as required in National Planning Policy Framework (NPPF), however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including the Environment Agency, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Source - Pathway - Receptor Definitions

Sources of contamination include:

• Historic on-site and historic off-site sources
• Current on-site and current off-site sources

Pathways comprise:

• Mechanisms facilitating "receptor” exposure to contaminative "sources”

Receptors include:

• Human health i.e. site users, adjacent site users
• Controlled Waters i.e. groundwater, surface water
• Habitats and biodiversity
• Property, buildings and infrastructure
Risk Assessment Definitions

**Acceptable Environmental Risk:** Significant potential environmental liabilities have not been identified

**In Need of Further Assessment:** Significant potential environmental liabilities have been identified

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

**Does the property represent Acceptable Banking Security from an environmental risk perspective?**

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

**Low:** There are unlikely to be significant environmental liabilities associated with the property

**Low-Moderate:** There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and further assessment may be appropriate under certain circumstances e.g. redevelopment

**Moderate:** Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

**Moderate-High:** Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

**High:** Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

Report Reference: Estate Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com
Remediation

This report is covered by Groundsure's remediation contribution. For the purpose of this condition, 'Claimant' shall mean one of: (a) the Beneficiary, (b) the purchaser of the site from the Beneficiary or (c) the funder of (a) or (b) as applicable.

This condition shall apply solely to Groundsure Homebuyers and Groundsure Home Environmental with "Passed" rather than "In Need of Further Assessment".

Groundsure may, at its sole discretion without any admission of liability, make a contribution to the Claimant towards the costs of any clean up works required to be carried out under a notice served on a Claimant in respect of a site under Part II (A) Environmental Protection Act 1990 ("Remediation Notice") on the terms of this condition ("Clean up Award").

The Clean up Award: (a) is only available once in respect of a site and to one Claimant only; (b) shall only apply where the site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, a Clean up Award will not be considered in respect of commercial property or to any site being developed or redeveloped whether for residential purposes or otherwise; and (c) shall only apply to contamination or a pollution occurring as at or prior to the date of Groundsure Homebuyers.

The Clean up Award will not be paid in respect of any of the following, including without limitation: (a) asbestos; (b) radioactive contamination arising directly or indirectly from or in connection with ionising radiations or contamination by radioactivity from any nuclear waste or fuel; from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof; (c) naturally occurring materials or their removal except where such materials are present in excess of their natural concentration; (d) any condition caused by acts of war or an act of terrorism; (e) any condition which is known or ought reasonably to have been known to the Claimant prior to the purchase of Groundsure Homebuyers; (f) non-compliance by the Claimant or any other person with respect to the site with any statute, regulation, byelaws complaint, or notice from any regulatory authority; (g) any property belonging to or in the custody or control of the Claimant which does not form a fixed part of the site or the structure; (h) any losses incurred following a material change in use of, alteration or development of the site; or (i) financial loss in respect of loss of rental, profit, revenue, savings, business or any consequential, indirect or economic loss, damages or expenses, including the cost of temporary accommodation or business interruption.

In the event the Claimant wishes to apply for a Clean up Award, it shall notify Groundsure in writing within 3 months of the date of the Remediation Notice. The Claimant shall comply with all reasonable requirements of Groundsure with regard to the commission and conduct of the clean up works to be carried out under the Remediation Notice. In the event that the Claimant breaches this provision including, without limitation, failing to obtain Groundsure's prior written consent in respect of estimates for such works Groundsure shall not be required to pay a Clean up Award.

Groundsure shall only pay a Clean up Award where a Remediation Notice is served within 36 months of the date of Groundsure Homebuyers. The maximum sum of any Clean up Award shall be £60,000 and shall be paid subject to the Claimant having paid to Groundsure an excess in respect of its claim of £5,000. Groundsure reserves the right at any time to withdraw the offer of payment of a Clean up Award.

The Claimant shall take all reasonable steps to appeal such Remediation Notice and mitigate any costs incurred in connection with the remediation works required under the terms of any Remediation Notice. Groundsure reserves the right to withhold or reduce the amount of its Clean up Award in the event of a breach of this condition or an appeal is still active.
1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

**Records of sites with a potentially contaminative past land use within 250m of the search centre:** 18

The following records are not represented on Mapping:

<table>
<thead>
<tr>
<th>Distance [m]</th>
<th>Direction</th>
<th>Use</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Nursery</td>
<td>1874</td>
</tr>
<tr>
<td>63.0</td>
<td>S</td>
<td>Nursery</td>
<td>1985</td>
</tr>
<tr>
<td>63.0</td>
<td>S</td>
<td>Nursery</td>
<td>1963</td>
</tr>
<tr>
<td>98.0</td>
<td>SE</td>
<td>Unspecified Quarries</td>
<td>1911</td>
</tr>
<tr>
<td>98.0</td>
<td>SE</td>
<td>Unspecified Quarries</td>
<td>1898</td>
</tr>
<tr>
<td>114.0</td>
<td>SE</td>
<td>Unspecified Quarry</td>
<td>1911</td>
</tr>
<tr>
<td>114.0</td>
<td>SE</td>
<td>Unspecified Quarry</td>
<td>1898</td>
</tr>
<tr>
<td>128.0</td>
<td>SE</td>
<td>Unspecified Pit</td>
<td>1911</td>
</tr>
<tr>
<td>129.0</td>
<td>SE</td>
<td>Unspecified Pit</td>
<td>1911</td>
</tr>
<tr>
<td>142.0</td>
<td>SE</td>
<td>Unspecified Quarries</td>
<td>1898</td>
</tr>
<tr>
<td>174.0</td>
<td>SE</td>
<td>Unspecified Quarries</td>
<td>1911</td>
</tr>
<tr>
<td>174.0</td>
<td>SE</td>
<td>Unspecified Quarries</td>
<td>1898</td>
</tr>
<tr>
<td>188.0</td>
<td>NE</td>
<td>Nursery</td>
<td>1911</td>
</tr>
<tr>
<td>205.0</td>
<td>E</td>
<td>Nursery</td>
<td>1911</td>
</tr>
<tr>
<td>223.0</td>
<td>E</td>
<td>Unspecified Tank</td>
<td>1874</td>
</tr>
<tr>
<td>248.0</td>
<td>SE</td>
<td>Unspecified Drift</td>
<td>1985</td>
</tr>
</tbody>
</table>

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

**Records of historical tanks within 100m of the search centre:** 0

Database searched and no data found.

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

**Records of historical energy features within 100m of the search centre:** 0

Database searched and no data found.
1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 100m of the search centre: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 100m of the search centre: 0

Database searched and no data found.

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 3

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

<table>
<thead>
<tr>
<th>Distance [m]</th>
<th>Direction</th>
<th>Use</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>83.0</td>
<td>W</td>
<td>Pool</td>
<td>1963</td>
</tr>
<tr>
<td>98.0</td>
<td>SE</td>
<td>Unspecified Quarries</td>
<td>1911</td>
</tr>
<tr>
<td>98.0</td>
<td>SE</td>
<td>Unspecified Quarries</td>
<td>1898</td>
</tr>
</tbody>
</table>

Report Reference: Estate Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com
2. Environmental Permits, Incidents and Registers Map

Environmental Permits, Incidents and Registers Legend

- Site Outline
- Search Buffers (m): 250, 500
- Recorded Pollution Incident
- Dangerous Substances (List 1)
- Dangerous Substances (List 2)
- Water Industry Referrals
- Licenced Discharge Consents
- Red List Discharge Consents
- RAS 3 & 4 Authorisations
- Part A(1) Authorised Processes and Historic IPC Authorisations
- Part A(2) and Part B Authorised Processes
- COMAH / NIHHS Sites
- Sites Determined as Contaminated Land
- Hazardous Substance Consents and Enforcements

Report Reference: Estate Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com
2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

- Records of historic IPC Authorisations within 500m of the study site: 0
  Database searched and no data found.

- Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: 0
  Database searched and no data found.

- Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0
  Database searched and no data found. The following Water Industry Referral records are represented as points on the Environmental Permits, Incidents and Registers Map:

- Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0
  Database searched and no data found.

- Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0
  Database searched and no data found.

- Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0
  Database searched and no data found.

- Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 0
  Database searched and no data found.

- Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0
  Database searched and no data found.

- Records of Licensed Discharge Consents within 500m of the study site: 8
  Report Reference: Estate Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com
The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance [m]</th>
<th>Direction</th>
<th>NGR</th>
<th>Address</th>
<th>Effluent Type</th>
<th>Permit Number</th>
<th>Permit Version</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>167.0</td>
<td>N</td>
<td>546480, 126150</td>
<td>Cophall Barn, Cophall Barn, Fairwarp, East Sussex</td>
<td>Sewage Discharges - Final/treated Effluent - Not Water Company</td>
<td>P07995</td>
<td>1</td>
<td>Receiving Water: Freshwater River Status: Pre Nra Legislation Where Issue Date &lt; 01-sep-89 (historic Only) Issue date: 24/1/2000 Effective Date: 24/1/2000 Revocation Date: -</td>
</tr>
<tr>
<td>3</td>
<td>189.0</td>
<td>E</td>
<td>546800, 125900</td>
<td>Dwelling At Willow Tree, Willow Tree, Nursery Lane, Fairwarp</td>
<td>Sewage Discharges - Final/treated Effluent - Not Water Company</td>
<td>N03010</td>
<td>1</td>
<td>Receiving Water: Into Land Status: Pre Nra Legislation Where Issue Date &lt; 01-sep-89 (historic Only) Issue date: 23/5/1979 Effective Date: 23/5/1979 Revocation Date: -</td>
</tr>
<tr>
<td>5</td>
<td>420.0</td>
<td>W</td>
<td>545930, 125740</td>
<td>The Dreweries &amp; Old Forge Cottage, The Dreweries &amp; Old Forge Cottage, Old Forge Lane, Maresfield, Uckfield East Sussex</td>
<td>Sewage Discharges - Final/treated Effluent - Not Water Company</td>
<td>N036868</td>
<td>1</td>
<td>Receiving Water: Freshwater River Status: New Consent (wra 91, S88 &amp; Schd 10 As Amended By Env Act 1995) Issue date: 15/8/1997 Effective Date: 15/8/1997 Revocation Date: -</td>
</tr>
<tr>
<td>6</td>
<td>426.0</td>
<td>E</td>
<td>546940, 125580</td>
<td>Woodlands Fairwarp, Woodlands Fairwarp Fairwarp</td>
<td>Sewage Discharges - Final/treated Effluent - Not Water Company</td>
<td>SD02546</td>
<td>1</td>
<td>Receiving Water: Freshwater River Status: Pre Nra Legislation Where Issue Date &lt; 01-sep-89 (historic Only) Issue date: 12/4/1982 Effective Date: 12/4/1982 Revocation Date: -</td>
</tr>
<tr>
<td>7</td>
<td>465.0</td>
<td>W</td>
<td>545890, 125610</td>
<td>Glenwood, Glenwood, Old Forge Lane, Maresfield East Sussex</td>
<td>Sewage Discharges - Final/treated Effluent - Not Water Company</td>
<td>P01617</td>
<td>1</td>
<td>Receiving Water: Freshwater Stream Or River Status: Pre Nra Legislation Where Issue Date &lt; 01-sep-89 (historic Only) Issue date: 25/7/1988 Effective Date: 25/7/1988 Revocation Date: -</td>
</tr>
</tbody>
</table>

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0
Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Report Reference: Estate Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com
Records of COMAH & NIHHS sites within 500m of the study site: 0
Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site: 0
Database searched and no data found.

Records of National Incidents Recording System, List 1 within 250m of the study site: 0
Database searched and no data found.

2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site? 0
Database searched and no data found.
3. Landfill and Other Waste Sites Map

Landfill & Other Waste Sites Legend

3. Landfill and Other Waste Sites

3.1 Landfill Sites

Records from Environment Agency landfill data within 1000m of the study site: 0
Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: 3
The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance [m]</th>
<th>Direction</th>
<th>NGR</th>
<th>Details</th>
</tr>
</thead>
</table>
| 1  | 222.0        | W         | 546000, 125500 | Site Address: Greenfold House, Upperst, Sussex
Waste Licence: Yes
Site Reference: WD/88/0717, WR1-163, 27-331
Waste Type: Inert
Regis Reference: -
Licence Issue: 01-Jan-1976
Licence Surrendered: -
Operator: Coppards Plant Hire Limited |
| 2  | 584.0        | NE        | 546800, 126500 | Site Address: Land off Oldlands Hill, Fairwarp, East Sussex
Waste Licence: -
Site Reference: 1-580
Waste Type: -
Regis Reference: -
Licence Issue: -
Licence Surrendered: -
Operator: - |
| Not shown | 1389.0 | NW        | 545200, 126800 | Site Address: Hole Farm, Nutley, Maresfield, Sussex
Waste Licence: Yes
Site Reference: WR1-056, WD171
Waste Type: Inert, Industrial
Regis Reference: -
Licence Issue: 01-Jan-1976
Licence Surrendered: -
Operator: A and M Skip Hire |

Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 0
Database searched and no data found.

Records of Local Authority landfill sites within 1500m of the study site: 0
Database searched and no data found.

3.2 Other Waste Sites

Records of operational waste treatment, transfer or disposal sites within 500m of the study site: 0
Database searched and no data found.

Records of Environment Agency licensed waste sites within 1500m of the study site: 2
The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

Report Reference: Estate Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com
<table>
<thead>
<tr>
<th>ID</th>
<th>Distance [m]</th>
<th>Direction</th>
<th>NGR</th>
<th>Site Address</th>
<th>Details</th>
</tr>
</thead>
</table>
| 4  | 462.0        | W         | 545902, 125518 | Hazelbank, London Road, Maresfield, East Sussex, TN22 3EP | Issue Date: 01/03/1991  
Type: Household, Commercial & Industrial Waste T Stn  
Size: >= 25000 tonnes < 75000 tonnes  
Regis Licence Number: MIT001  
Operator: Mitchell Mr A G  
Modified: 26/01/2001  
Effective Date: -  
Status: Modified  
Cancelled Date: -  
Correspondence Address: - -  
Waste Management licence No: 19707 |
|   |              |           |     |              |         |
| Not shown | 1377.0 | E | 547991, 125936 | Land Off A26, Herons Ghyll, Buxted, East Sussex, TN22 4BU | Issue Date: 25/04/2014  
Type: Deposit of waste to land as a recovery operation  
Size: < 25000 tonnes  
Regis Licence Number: WOO184  
Operator: Carter Michael  
Modified: 02/12/2014  
Effective Date: -  
Status: Modified  
Cancelled Date: -  
Correspondence Address: - -  
Waste Management licence No: 401056 |

Annual Tonnage: 24999.0  
Annual Tonnage: 40000.0
4. Current Land Use Map

Current Land Use Legend

- Site Outline
- 250: Search Buffers (m)
- 500: Search Buffers (m)
- Star: Current Industrial Sites
- Circle: Petrol & Fuel Sites
- Wavy Line: Underground High Pressure Oil & Fuel Pipelines


Report Reference: Estate Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com
4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 0
Database searched and no data found.

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 0
Database searched and no data found.

4.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site: 0
Database searched and no data found.
5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.
The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

Database searched and no data found.
The database has been searched on site, including a 50m buffer.

5.3 Bedrock and Solid Geology

The database has been searched on site, including a 50m buffer.

<table>
<thead>
<tr>
<th>LEX Code</th>
<th>Description</th>
<th>Rock Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>GRC-MDST</td>
<td>GRINSTEAD CLAY MEMBER</td>
<td>MUDSTONE</td>
</tr>
<tr>
<td>ASD-SDL</td>
<td>ASHDOWN FORMATION</td>
<td>SANDSTONE AND SILTSTONE, INTERBEDDED</td>
</tr>
<tr>
<td>ARS-SDST</td>
<td>ARDINGLY SANDSTONE MEMBER</td>
<td>SANDSTONE</td>
</tr>
</tbody>
</table>

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

For more detailed geological and ground stability data please refer to the "Groundsure Geology and Ground Stability Report". Available from our website.
6a. Hydrogeology - Aquifer Within Superficial Geology

---

Aquifer Within Superficial Geology Legend

- Site Outline
- Principal Aquifer
- Secondary (A) Aquifer - Permeable Layers
- Secondary (B) Aquifer - Lower Permeability Layers
- Secondary Aquifer - Undifferentiated Layers
- Unproductive
- Unknown (lakes and landslip)

---

Report Reference: Estate Specimen
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com
6b. Hydrogeology - Aquifer Within Bedrock

Geology and Abstraction Licenses

Aquifer Within Bedrock Geology Legend

- Principal Aquifer
- Secondary (A) Aquifer - Permeable Layers
- Secondary (B) Aquifer - Lower Permeability Layers
- Secondary Aquifer - Undifferentiated Layers
- Unproductive
- Unknown (lakes and landslip)
- Groundwater Abstraction Licence
- Surface Water Abstraction Licence

Report Reference: Estate Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses
6d. Hydrology – Detailed River Network and River Quality

Hydrology Legend

- Primary River
- Secondary River
- Tertiary River
- Lake/Reservoir
- Underground River (inferred)
- Underground River (local knowledge)
- Underground River (Potential Sewer)
- Canal
- Canal Tunnel
- Culvert
- Multiple Channel Culvert

Site Outline

Search Buffers (m)

Report Reference: Estate Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com
6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of productive strata within the superficial geology at or in proximity to the property?  Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance [m]</th>
<th>Direction</th>
<th>Designation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>361</td>
<td>SE</td>
<td>Secondary A</td>
<td>Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers</td>
</tr>
<tr>
<td>2</td>
<td>421</td>
<td>W</td>
<td>Secondary A</td>
<td>Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers</td>
</tr>
</tbody>
</table>

6.2 Aquifer within Bedrock Deposits

Are there records of productive strata within the bedrock geology at or in proximity to the property?  Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance [m]</th>
<th>Direction</th>
<th>Designation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>0</td>
<td>On Site</td>
<td>Unproductive</td>
<td>These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow</td>
</tr>
<tr>
<td>5</td>
<td>212</td>
<td>SW</td>
<td>Unproductive</td>
<td>These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow</td>
</tr>
<tr>
<td>6</td>
<td>214</td>
<td>E</td>
<td>Unproductive</td>
<td>These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow</td>
</tr>
<tr>
<td>7</td>
<td>244</td>
<td>S</td>
<td>Unproductive</td>
<td>These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow</td>
</tr>
<tr>
<td>8</td>
<td>317</td>
<td>S</td>
<td>Unproductive</td>
<td>These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow</td>
</tr>
<tr>
<td>9</td>
<td>400</td>
<td>N</td>
<td>Unproductive</td>
<td>These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow</td>
</tr>
<tr>
<td>10</td>
<td>421</td>
<td>N</td>
<td>Unproductive</td>
<td>These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow</td>
</tr>
</tbody>
</table>

Report Reference: Estate Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com
6.3 Groundwater Abstraction Licences
Are there any Groundwater Abstraction Licences within 1000m of the study site? No
Database searched and no data found.

6.4 Surface Water Abstraction Licences
Are there any Surface Water Abstraction Licences within 1000m of the study site? No
Database searched and no data found.

6.5 Potable Water Abstraction Licences
Are there any Potable Water Abstraction Licences within 1500m of the study site? No
Database searched and no data found.

6.6 Source Protection Zones
Are there any Source Protection Zones within 500m of the study site? No
Database searched and no data found.

6.7 River Quality
Is there any Environment Agency information on river quality within 1500m of the study site? No
Biological Quality:
Database searched and no data found.

Chemical Quality:
Database searched and no data found.

6.8 Detailed River Network
Are there any Detailed River Network entries within 500m of the study site? Yes

Report Reference: Estate Specimen
The following Detailed River Network records are represented on the Hydrology Map (6d):

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>River Name:</th>
<th>Welsh River Name:</th>
<th>Alternative Name:</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>141</td>
<td>NW</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>River Type: Tertiary River</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Main River Status: Currently Undefined</td>
</tr>
<tr>
<td>2</td>
<td>239</td>
<td>NW</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>River Type: Secondary River</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Main River Status: Currently Undefined</td>
</tr>
<tr>
<td>3</td>
<td>262</td>
<td>NW</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>River Type: Tertiary River</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Main River Status: Currently Undefined</td>
</tr>
<tr>
<td>4</td>
<td>388</td>
<td>NW</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>River Type: Tertiary River</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Main River Status: Currently Undefined</td>
</tr>
<tr>
<td>5</td>
<td>389</td>
<td>NW</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>River Type: Tertiary River</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Main River Status: Currently Undefined</td>
</tr>
<tr>
<td>6</td>
<td>399</td>
<td>SE</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>River Type: Secondary River</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Main River Status: Currently Undefined</td>
</tr>
<tr>
<td>7</td>
<td>400</td>
<td>SW</td>
<td>Drain</td>
<td>-</td>
<td>-</td>
<td>River Type: Tertiary River</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Main River Status: Currently Undefined</td>
</tr>
<tr>
<td>8</td>
<td>414</td>
<td>W</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>River Type: Secondary River</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Main River Status: Currently Undefined</td>
</tr>
<tr>
<td>9</td>
<td>465</td>
<td>W</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>River Type: Lake/Reservoir</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Main River Status: Currently Undefined</td>
</tr>
<tr>
<td>10</td>
<td>476</td>
<td>W</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>River Type: Tertiary River</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Main River Status: Currently Undefined</td>
</tr>
<tr>
<td>11</td>
<td>477</td>
<td>W</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>River Type: Lake/Reservoir</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Main River Status: Currently Undefined</td>
</tr>
<tr>
<td>12</td>
<td>477</td>
<td>W</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>River Type: Tertiary River</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Main River Status: Currently Undefined</td>
</tr>
<tr>
<td>13</td>
<td>500</td>
<td>W</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>River Type: Culvert</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Main River Status: Currently Undefined</td>
</tr>
</tbody>
</table>

6.9 Surface Water Features

Are there any surface water features within 250m of the study site? Yes

The following surface water records are not represented on mapping:

<table>
<thead>
<tr>
<th>Distance to Surface Water (m)</th>
<th>on-site</th>
<th>0-50</th>
<th>51-250</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface water features within 250m of the study site</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

This information is taken from Ordnance Survey OpenData™. Contains Ordnance Survey data © Crown copyright and database right 2013.
7. River and Tidal Flood Map

River and Tidal Flood Legend


Site Outline

Zone 2 Floodplain

Zone 3 Floodplain

Flood Storage Area

Area Benefiting from Flood Defences

Flood Defences

Report Reference: Estate Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com
7. Flooding

7.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 2 floodplain?  
No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

Database searched and no data found.

7.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 3 floodplain?  
No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

Database searched and no data found.

7.3 Flood Defences

Are there any Flood Defences within 250m of the study site?  
No

7.4 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site?  
No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

7.5 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?  
No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.
7.6 Groundwater Flooding Susceptibility Areas

Are there any British Geological Survey groundwater flooding susceptibility flood areas within 50m of the boundary of the study site?  Yes

What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?  Limited potential for groundwater flooding

Does this relate to Clearwater Flooding or Superficial Deposits Flooding?  Clearwater Flooding

Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard, unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area, you need take no further action in relation to groundwater flooding hazard.

7.7 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result?  Low

Notes:

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.
8. Designated Environmentally Sensitive Sites Map
8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 500m of the study site: Yes

Records of Sites of Special Scientific Interest (SSSI) within 500m of the study site: 2

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance [m]</th>
<th>Direction</th>
<th>SSSI Name</th>
<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>3A</td>
<td>89</td>
<td>NE</td>
<td>Ashdown Forest</td>
<td>Natural England</td>
</tr>
<tr>
<td>4</td>
<td>169</td>
<td>E</td>
<td>Rock Wood</td>
<td>Natural England</td>
</tr>
</tbody>
</table>

Records of National Nature Reserves (NNR) within 500m of the study site: 0

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 500m of the study site: 1

The following Special Area of Conservation (SAC) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance [m]</th>
<th>Direction</th>
<th>SAC Name</th>
<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>440</td>
<td>N</td>
<td>Ashdown Forest</td>
<td>Natural England</td>
</tr>
</tbody>
</table>

Records of Special Protection Areas (SPA) within 500m of the study site: 1

The following Special Protection Area (SPA) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance [m]</th>
<th>Direction</th>
<th>SPA Name</th>
<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>2A</td>
<td>89</td>
<td>NE</td>
<td>Ashdown Forest</td>
<td>Natural England</td>
</tr>
</tbody>
</table>

Records of Ramsar sites within 500m of the study site: 0

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 500m of the study site: 0

Database searched and no data found.

Records of World Heritage Sites within 500m of the study site: 0

Database searched and no data found.

Records of Environmentally Sensitive Areas within 500m of the study site: 0

Report Reference: Estate Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com
Database searched and no data found.

**Records of Areas of Outstanding Natural Beauty (AONB) within 500m of the study site:** 1

The following Area of Outstanding Natural Beauty (AONB) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance [m]</th>
<th>Direction</th>
<th>AONB/NSA Name</th>
<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>167</td>
<td>N</td>
<td>High Weald</td>
<td>Natural England</td>
</tr>
</tbody>
</table>

**Records of National Parks (NP) within 500m of the study site:** 0

Database searched and no data found.

**Records of Nitrate Sensitive Areas within 500m of the study site:** 0

Database searched and no data found.

**Records of Green Belt land within 500m of the study site:** 0

Database searched and no data found.
9. Additional Information

9.1 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 250m of the study site?  No  

Database searched and no data found.  

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder.  

The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.  

9.2 Mobile Phone Mast Planning Records

Have any planning records relating to telecommunication masts been identified within 250m of the study site?  No  

Database searched and no data found.  

This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.  

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site?  No  

Database searched and no data found.  

Guidance: None required.
10. Natural Hazards Findings

10.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information, please obtain a Groundsure Geology and Ground Stability Report. Available from our website. The following information has been found:

10.1.1 Shrink Swell

**What is the maximum Shrink-Swell* hazard rating identified on the study site?** Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

<table>
<thead>
<tr>
<th>Hazard</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.</td>
<td></td>
</tr>
</tbody>
</table>

10.1.2 Landslides

**What is the maximum Landslide* hazard rating identified on the study site?** Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

<table>
<thead>
<tr>
<th>Hazard</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.</td>
<td></td>
</tr>
</tbody>
</table>

10.1.3 Soluble Rocks

**What is the maximum Soluble Rocks* hazard rating identified on the study site?** Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

<table>
<thead>
<tr>
<th>Hazard</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.</td>
<td></td>
</tr>
</tbody>
</table>

10.1.4 Compressible Ground

**What is the maximum Compressible Ground* hazard rating identified on the study site?** Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

<table>
<thead>
<tr>
<th>Hazard</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

10.1.5 Collapsible Rocks

**What is the maximum Collapsible Rocks* hazard rating identified on the study site?**  
*Very Low*

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

| Hazard | Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits. |

10.1.6 Running Sand

**What is the maximum Running Sand* hazard rating identified on the study site?**  
*Very Low*

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

| Hazard | Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand. |

* This indicates an automatically generated 50m buffer and site.

10.2 Radon

**What is the maximum radon potential at the study site?**  
The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

**Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?**  
*No radon protective measures are necessary*

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from Public Health England (PHE) and the British Geological Survey (BGS). No radon protection measures are required.
11. Mining

11.1 Coal Mining

Are there any coal mining areas within 75m of the study site?  No

Database searched and no data found.

11.2 Shallow Mining

What is the hazard of subsidence relating to shallow mining on site (including a 150m buffer)?  Low

Guidance: Where low potential is indicated, this means that the rocks underlying the area are of a type known to have been mined at shallow depth in some parts of the UK, but that it is unlikely to be of significant concern in this area. However, it is recommended that you do obtain a Coal Authority mining search in this area, which will provide a comprehensive search of former mining activity, including coal mining at deeper levels.

11.3 Brine Affected Areas

Are there any brine affected areas within 50m of the study site?  No

Guidance: No Guidance Required.
12. Contacts

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com

British Geological Survey (England & Wales)
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries

Environment Agency
Tel: 08708 506 506
Solent & South Downs
Guildbourne House - Chatsworth Road, Worthing, BN11 1LD
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

The Coal Authority Property Search Services
200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848 - DX 716176 MANSFIELD 5
Email: groundstability@coal.gov.uk
Web: www.groundstability.com

Public Health England
Public information access office, Public Health England
Wellington House, 133-155 Waterloo Road, London, SE1 8UG
https://www.gov.uk/government/organisations/public-health-england
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000

Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority
Authority: Wealden District Council
Phone: 01323 443 322
Web: http://www.wealden.gov.uk/
Address: Vicarage Lane, Halsham, East Sussex, BN27 2AX

Get Mapping PLC
Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW
Tel: 01252 845444

CoPSO
The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
Tel: 0871 4237191
(www.copso.org.uk)

Acknowledgements

Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

If you would like any further assistance regarding this report then please contact
Groundsure on (T) 08444 159 000, email: info@groundsure.com

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**Search Code**

**IMPORTANT CONSUMER PROTECTION INFORMATION**

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.Groundsure.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 compensation of up to £5,000 to you if they find that you have suffered actual loss 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
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: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.Groundsure.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 their final decision.
Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

“Beneficiary” means the person or entity for whose benefit the Client has obtained the Services.

“Client” means the party or parties entering into a Contract with Groundsure.

“Commercial” means any building or property which is not Residential.

“Confidential Information” means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and available upon request from Groundsure and on the “User Guide”.

“Other” means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

“Contract” means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

“Third Party Data Provider” means any third party providing Third Party Content to Groundsure.

“Data Reports” means any Report, Mapping and/or Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

“Order” means an Order pursuant to clause 2.6.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client’s order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject acts and omissions which they are not prepared to accept or to be held harmless from or indemnified against any loss or damage suffered by the Client as a consequence of using the Order Website.

2.6 Groundsure’s quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure’s acceptance of an Order shall be in writing, but shall be binding only when made in writing and signed by Groundsure’s authorised representative or when accepted through the Order Website.

3 The Client’s obligations

3.1 The Client shall comply with the terms of this Contract and (i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and (ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary’s needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client’s approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.
4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,
(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
(iv) the first purchaser or first tenant of the Site, and
(v) the professional advisers and lenders of the first purchaser or first tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure’s invoice or such other period as may be agreed in writing between Groundsure and the Client (“Payment Date”). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2, a member of Groundsure’s management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and
(ii) compliance with this Contract, the Client is granted (and is permitted to sub-license to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials and shall remain owned by Groundsure or Groundsure’s licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;
(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
(iii) create a product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
(iv) not combine the Services with or incorporate such Services into any other information data or service;
(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save or those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);
(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and
(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey’s OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7. Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or subcontractors;
(ii) any use made of the Reports, Services, Materials or any information contained in the Services in accordance with the request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

(i) loss of profits;
(ii) loss of business;
(iii) depletion of goodwill and/or similar losses;
(iv) loss of anticipated savings;
(v) loss of goods;
(vi) loss of contract;
(vii) loss of use;
(viii) loss or corruption of data or information;
(ix) business interruption;
(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;
(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;
(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;
(xiii) loss or damage to a computer, software, modem, telephone or other property; and
(xiv) loss or damage caused by a delay or loss of use of Groundsure’s internet ordering system.

7.5 Groundsure’s total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure’s right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services,
Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client’s creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client’s Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminat or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure’s acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

(a) supplied to the Client’s specification(s) and in any event

(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure’s possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract. 11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure’s anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out herein shall have any right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills (“BIS”) or BIS’ successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary’s failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond Groundsure’s reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day when it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB).

12.14 All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law.

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