



Homecheck Professional Environmental Report for Residential Property

A Landmark© Product



Shaded area shows flood plain

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This report is for use by lawyers and other professionals involved in residential property. It provides information in the five key areas that are not covered by Standard Enquiries of Local Authorities.

In partnership with RPS, Europe's largest environmental consultancy, every Residential Report now includes an Environmental Certificate. The Certificate indicates the likelihood of the property being described as contaminated, as defined by Section 78(A)2 of Part IIA of the Environmental Protection Act 1990.

This Certificate is now enhanced with a unique Lending Assessment, which provides guidance from an environmental perspective as to whether the property can be used as security in normal lending. The Certificate also highlights matters which, whilst not relating to contamination, may impact on the value or use of the property. Such matters include Flooding, Radon, Subsidence or active landfill sites within the vicinity of the property.

In this way, Homecheck Professional addresses the issue raised by the Law Society Warning Card on Contaminated Land as well as removing from the property professional the burden of interpreting the results of the report.

Reports on Residential Properties are available at £29 (plus VAT) each.

Enquiries of Statutory Registers

This section of the report sets out information from statutory registers held by the Environment Agency, Local Authorities and the Health and Safety Executive. It identifies any nearby industrial processes or installations which might have an environmental impact on the property.

The key areas covered are the existence of landfill and waste management sites, industrial processes regulated by the Environment Agency, the storage of hazardous substances, discharges to air, and industrial installations regulated by the Health and Safety Executive under NIHHS and COMAH Regulations.

Enquiries Concerning Land Use

This section of the report seeks to identify both past and present industrial land use. Its purpose is to identify any land which may have been put to a potentially contaminative use. Databases interrogated include the Valuation Office's Non-Domestic Rating list to check whether it indicates the presence of a potentially contaminative industrial land use. Past industrial land use is checked by an analysis of historical Ordnance Survey maps.

Enquiries Concerning Land Instability

This section concerns coal mining, natural subsidence and mineral extraction, which are the principal causes of insurance claims. It is designed to highlight land instability issues which may affect the value or enjoyment of the property. Enquiries ascertain whether the property is in a mining area (including underground or surface mining whether past, present or proposed).



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Air Pollution Control (APC) • Areas of Outstanding Natural Beauty • BGS Recorded Landfill Sites • BGS Recorded Mineral Sites • BGS Solid Geology • Coal Mining Areas • COMAH • Discharge Consents • Enforcement & Prohibition Notices • Environmentally Sensitive Areas • Indicative Floodplain Maps • Fuel Database • Groundwater Vulnerability • Integrated Pollution Control (IPC) and Integrated Pollution Prevention Control (IPPC) • Local Nature Reserves • National Nature Reserves • National Parks • Natural Subsidence Hazard • NIHHS • Nitrate Sensitive Areas • Nitrate Vulnerable Zones • Planning Hazardous Substance Consents • Potential Contaminative Land Use • Prosecutions Relating to Authorised Processes • Prosecutions Relating to Controlled Waters • Radon Affected Areas • Radon • Ramsar Sites • Red List Discharge Consents • Registered Landfill Sites • Registered Radioactive Substances • Registered Waste Transfer, Treatment or Disposal Sites • River Quality • Shallow Mining • Sites of Special Scientific Interest • Special Areas of Conservation • Special Protection Areas • Current Industrial Land Use • Water Abstractions

Environmental Search On Residential Property

Residential Property at
43 Sample Crescent
Sample Town
Postcode: XX1 1XX
Grid Reference: 000000 000000

Requested by
Stoneware Ltd
Imperial House
21-23 North Street
Bromley
Kent
BN1 1SS

Your Reference: Sample
Faculty: 08 October 2021

The Homecheck service is provided by Stoneware Limited - a leading UK provider of property and environmental risk information to lawyers, banks, mortgage lenders, conveyancers, engineers and other property professionals.

Stoneware is a value added reseller for

homecheck professional Site Location

Map Legend
+ Site location
Search Band
Open area
Water Features
Building Outline

Search Details
Search Address: 43 Sample Crescent
Sample Town
Postcode: XX1 1XX
Grid Reference: 000000 000000
Date of Report: 08/10/2021

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Report Summary

Section A - Enquiries of Statutory Registers

Enquiry	Reply
LANDFILL AND WASTE	
Landfill Sites	
A.1 Are there any landfill sites licensed by the Environment Agency under Part 4 of Environmental Protection Act 1990 within 0 - 250 metres? Yes	within 0 - 250 metres? Yes
	within 251 - 500 metres? No
Please refer to the Additional Information section for details of records found.	
A.2 Are there any scrapyards licensed by the Environment Agency under Part 4 of Environmental Protection Act 1990 within 0 - 250 metres? No	within 251 - 500 metres? No
Waste Treatment and Disposal	
A.3 Are there any other sites licensed by the Environment Agency under Part 4 of Environmental Protection Act 1990 to treat, store or dispose of controlled waste within 0 - 250 metres? No	within 251 - 500 metres? No
REGULATED INDUSTRIES	
Integrated Pollution Control (IPC) Regulations	
A.4 Are there sites authorised by the Environment Agency under Part 4 of Environmental Protection Act 1990 to carry out processes subject to Integrated Pollution Control (IPC) within 0 - 250 metres? No	within 251 - 500 metres? No
Radioactive Substances	
A.5 Are there any sites registered by the Environment Agency under the Radioactive Substances Act 1990 to keep or use radioactive materials within 0 - 250 metres? No	within 251 - 500 metres? No
Storage of Hazardous Substances	
A.6 Are there any sites subject to hazardous substances controls granted by the relevant local authority under the Planning (Hazardous Substances) Act 1990 within 0 - 250 metres? No	within 251 - 500 metres? No

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Additional Information

EA Region: Midlands Region (D1) 111 0204
EA Area: Upper Severn - Midlands (D1A2) 272 0208
Local Authority: Dudley Metropolitan Borough Council
Municipality: Metropolitan area and sub-metropolitan conurbation, unincorporated
Site location: The site is located in an area where there is the possibility of sites of high flooding potential with the ability to impact upon the property and/or other buildings, such as 100 boundaries, roads and in most cases will be within 100 metres of the actual boundary.

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Searches are also carried out to assess the risk to the property from shallow mining: are there nearby sites where quarrying or mineral extraction activity is currently being carried out and what is the risk to the property from natural subsidence?

Enquiries Concerning Natural Perils

This section concerns flooding and radon.

Recent events have highlighted the danger properties can face from flooding. Searches will ascertain the river and coastal flood risks by indicating whether a property's postcode is in or within 250 metres of a fluvial or tidal floodplain.

Radon is the largest cause of lung cancer after smoking. Searches will indicate whether the property is in a radon-affected area as defined by the National Radiological Protection Board (NRPB) and if so, what percentage of homes are above the action level. They will also ascertain whether the property is in an area where radon protection measures are required for new properties or extensions to existing ones under Building Regulation BR211.

Enquiries Concerning Other Matters

This section details other matters which may impact on the property and its settings and includes Air Quality readings from the Department of Transport, Environment and the Regions (now DEFRA). It also includes a check on whether there are any transmitters and cell phone masts registered with the Radio Communications Agency near the property.

