

# Envirosearch Residential

## Risk Summary



### Section 1: Contaminated Land

**PASSED**

We consider there to be no potential risk of contaminated land at or within the vicinity of the property. Please **refer to section 1** for further information.



### Section 2: Flood

**NONE IDENTIFIED**

While this report may have identified areas at risk of flooding within 250m of the search centre, we consider there to be no significant risk of flooding to the property. Please **refer to section 2** for further information.



### Section 3: Energy & Infrastructure

**IDENTIFIED**

We have identified one or more factors such as HS2, Crossrail 1 and 2, energy exploration, wind or solar farms within the vicinity of the property. Please **refer to section 3** for further information and next steps.



### Section 4: Ground Stability

**IDENTIFIED**

We have identified a factor that may affect the ground stability of the property. Please **refer to section 4** for further information and next steps.



### Section 5: Radon

**IDENTIFIED**

We have identified that the property falls within a radon affected area. Please **refer to section 5** for further information and next steps.



### Section 6: Other Influential Factors

**NONE IDENTIFIED**

No overhead power lines, environmental or other influential factors have been identified within the vicinity of the property. Please **refer to section 6** for more information.

This report is issued for the property described as

**Sample Site**

Report Reference  
**235702259\_1\_1**

National Grid Reference  
**491040 106950**

Customer Reference  
**ESR Passed Sample\_ESR**

Report Date  
**24 February 2020**

### Landmark Contribution

By purchasing this report, the recipient may be eligible for remediation contribution of **up to £150,000** if served with a Remediation Notice by the local authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.

### CONTACT DETAILS

If you require assistance please contact our customer services team on:

**0844 844 9966**

or by email at:  
[helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

# Conveyancer Guidance



## Professional Opinion

Contamination Risk: **PASSED CERTIFICATE**

In the professional opinion of Argyll Environmental Ltd. the level of contamination risk associated with the information disclosed in the Envirosearch Residential report dated 24th February 2020 and reference 235702259\_1\_1, ESR Passed Sample\_ESR for

### Sample Site

1) is unlikely that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

2) is unlikely to have an adverse effect on the security of the property for normal lending purposes.

The professional opinion refers to Section 1 of this report and should always be read in conjunction with the full text of that report. No physical site inspection or survey has been carried out or is proposed.

Approved by:

**Argyll Environmental Ltd**

