

RiskView Residential



Contaminated Land

PASSED

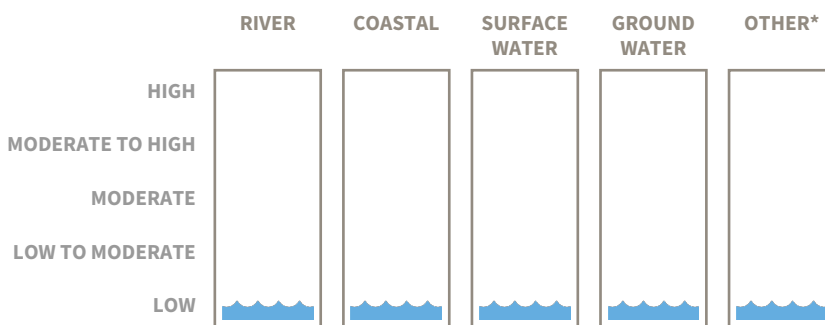
We believe there is no significant risk of contaminated land at or close to the property. Please turn the page for further information.



Flood

PASSED

The property is considered to be at minimal or no risk of flooding. However, you should ask the seller if the property has flooded in the past. The home buyer may wish to visit the online viewer to explore the surrounding area.



*Includes historical flood events, proximity to surface water features and elevation above sea level



Energy & Infrastructure

NONE IDENTIFIED

We have not identified any relevant Energy & Infrastructure factors at or around the property. Please turn the page for further information.



Coal Mining

NONE IDENTIFIED

Our search indicates that the property is not within an area where a full coal mining report should be obtained.



Ground Hazards



IDENTIFIED

[CLICK TO VIEW ONLINE VIEWER](#)

We have identified Ground Hazards that could affect the property. Please turn the page for further information and recommendations.



Planning Applications



IDENTIFIED

[CLICK TO VIEW ONLINE VIEWER](#)

We have identified Planning Applications that could have an impact on the property. Please turn the page for further information and recommendations.

This report is issued for the property described as:
Development land at, 152 Acre Lane, LONDON, SW2 5UT

Report Reference
271235988

National Grid Reference
530320 175110

Customer Reference
20210105137528 - HD/P301/2_RVR

Report date
07 January 2021



Click here
to view the **online viewer**



CONTACT DETAILS

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

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

Professional Opinion and Recommendations

Please see below our recommendations and next steps with regards to the property. These may be copied into your Report on Title if you wish. This information is relevant to a residential property and should not be relied upon in a commercial transaction. No physical site inspection has been carried out or is proposed. This report highlights only the information which we have determined should be drawn to your attention however, other risks may be present. To review the complete information and for a full list of the data used for this report, please see the Useful Information section on the web viewer.



Contaminated Land

PASSED

Professional Opinion

Landmark Information Group consider it unlikely that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990. Therefore, there should be no adverse effect on the security of the property for normal lending purposes. Please note that no physical site inspection or survey has been carried out or is proposed. To understand more about contaminated land and the various sources they have reviewed, please refer to the Contaminated Land section in the viewer. For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 844 9966.

Landmark Contribution

By purchasing this report, the recipient may be eligible for remediation contribution of up to £250,000 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.



Flood

PASSED

Professional Opinion

Landmark Information Group have identified the property to be within an area that is at minimal or no risk of flooding.

Recommendations

1. Ask the seller and other nearby residents if flooding has historically occurred in the area. If it has, why did it occur, what was the impact and what areas were affected.

Insurance

Buildings and contents insurance should be available and affordable. However, we recommend you obtain buildings and contents insurance terms before exchange of contracts to confirm this.

Flood Risk

Flood risk is based on probability; to understand more about flood and the information reviewed, including flood protection measures, please explore the flood section of this report or visit the 'Know Your Flood Risk' website at: www.knowyourfloodrisk.co.uk.



Energy & Infrastructure

NONE IDENTIFIED

Professional Opinion

Landmark Information Group have not identified any Energy & Infrastructure factors at or near to the site.

Professional Opinion and Recommendations

The search is limited to the following factors: High Speed 2 (HS2), Crossrail 1 and 2, Wind Farms and Turbines, Solar Farms, Other Renewable Power Plants, Areas Licensed for Exploration of Oil and Gas, Oil and Gas Drilling Wells. There may be other forms of energy developments planned in your area - you should contact your Local Authority for further information. For additional information or help, please contact your professional adviser or Landmark Customer Services on 0844 844 9966.



Coal Mining

NONE IDENTIFIED

Professional Opinion

Our search indicates that the property is not within an area where a full coal mining report should be obtained.



Ground Hazards



IDENTIFIED

[CLICK TO VIEW ONLINE VIEWER](#)

Professional Opinion

Landmark Information Group have identified the following factors that may indicate ground stability issues at or close to the property or indicate that the property is located within a radon affected area:

Natural Ground Stability Hazards

Information from the BGS indicates that the ground in the area is prone to changing shape or volume, usually because of varying amounts of water in the ground throughout the year. This means that there is a moderate potential that problems could occur in the area.

Recommendations

Natural Ground Stability Hazards

The property is in an area where natural ground instability hazards could occur. If any active ground instability appears to be affecting your property, inform your insurance company, mortgage lender, landlord or get specialist advice from a suitably qualified expert such as a structural surveyor, geotechnical engineer or chartered engineering geologist. If active ground instability does not appear to be affecting your property but the area has a potential for instability, this should be taken into account before undertaking any alterations to the existing property.

For further information or help, please contact your professional adviser or Landmark Customer Services on 0844 844 9966.

Professional Opinion and Recommendations



Planning Applications



IDENTIFIED

[CLICK TO VIEW ONLINE VIEWER](#)

Professional Opinion

Landmark information Group have identified planning applications close to the property.

Whether an application is likely to impact the property is subjective, therefore you should see the information presented in the viewer or Landmark recommend carrying out a follow on 'Plansearch Plus' report. The Plansearch Plus report will also include further detail about land use designations and neighbourhood information.

Residential Applications:

Alterations within 50m: **34**

New build up to 10 dwellings within 250m: **9**

New build 10 to 50 dwellings within 250m: **0**

New build over 50 dwellings within 750m: **6**

Unclassified Dwellings within 250m: **0**

Non-Residential Applications:

Small Developments within 100m: **20**

Medium Developments within 250m: **38**

Large Developments within 750m: **13**

Unclassified Developments within 250m: **0**

Next Steps

If you require any assistance, please contact our customer service team on:

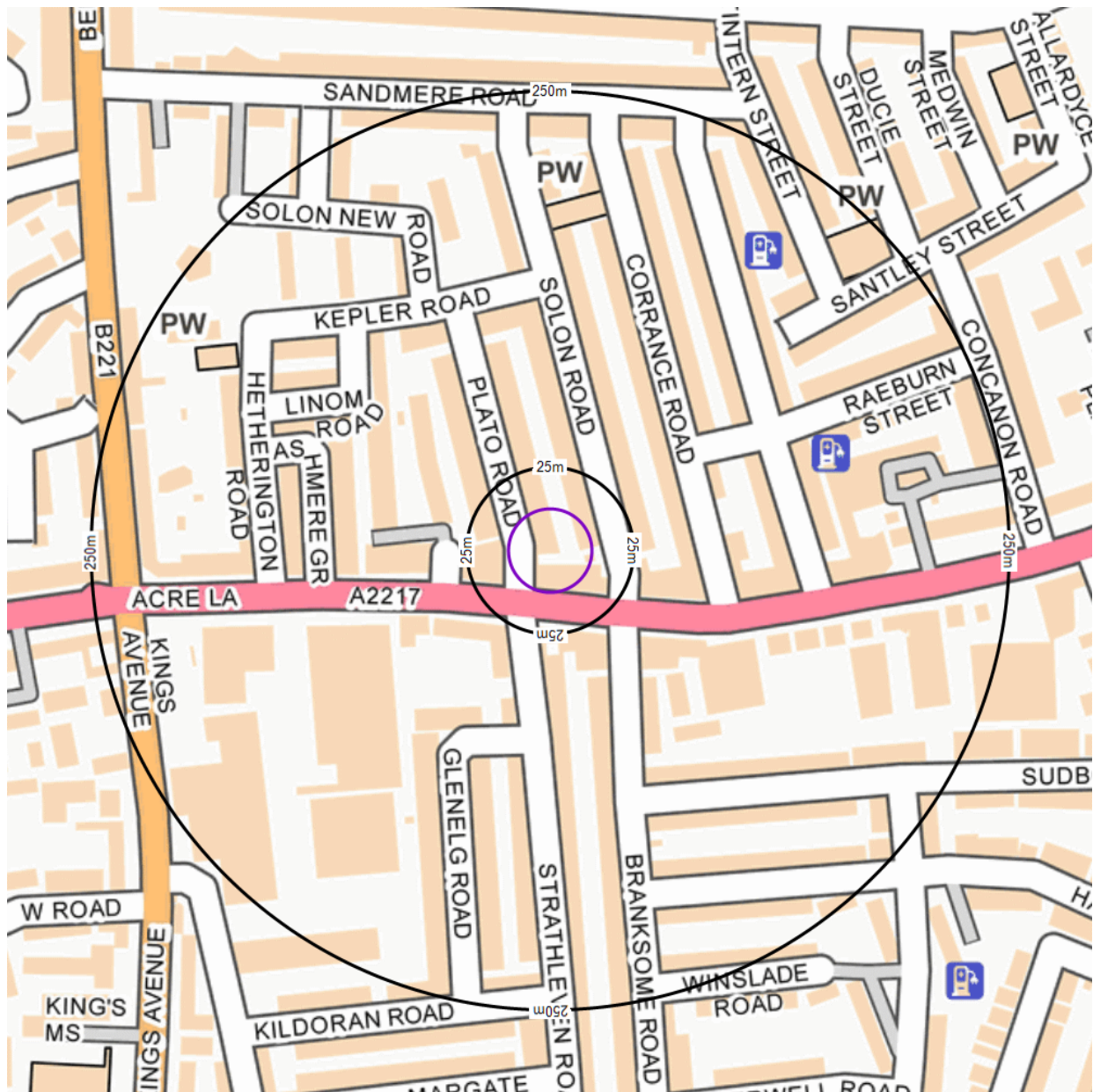
0844 844 9966 or helpdesk@landmark.co.uk

Property Location



Location Plan

The map below shows the location of the property.



Contains Ordnance Survey data © Crown copyright and database right 2021



Property

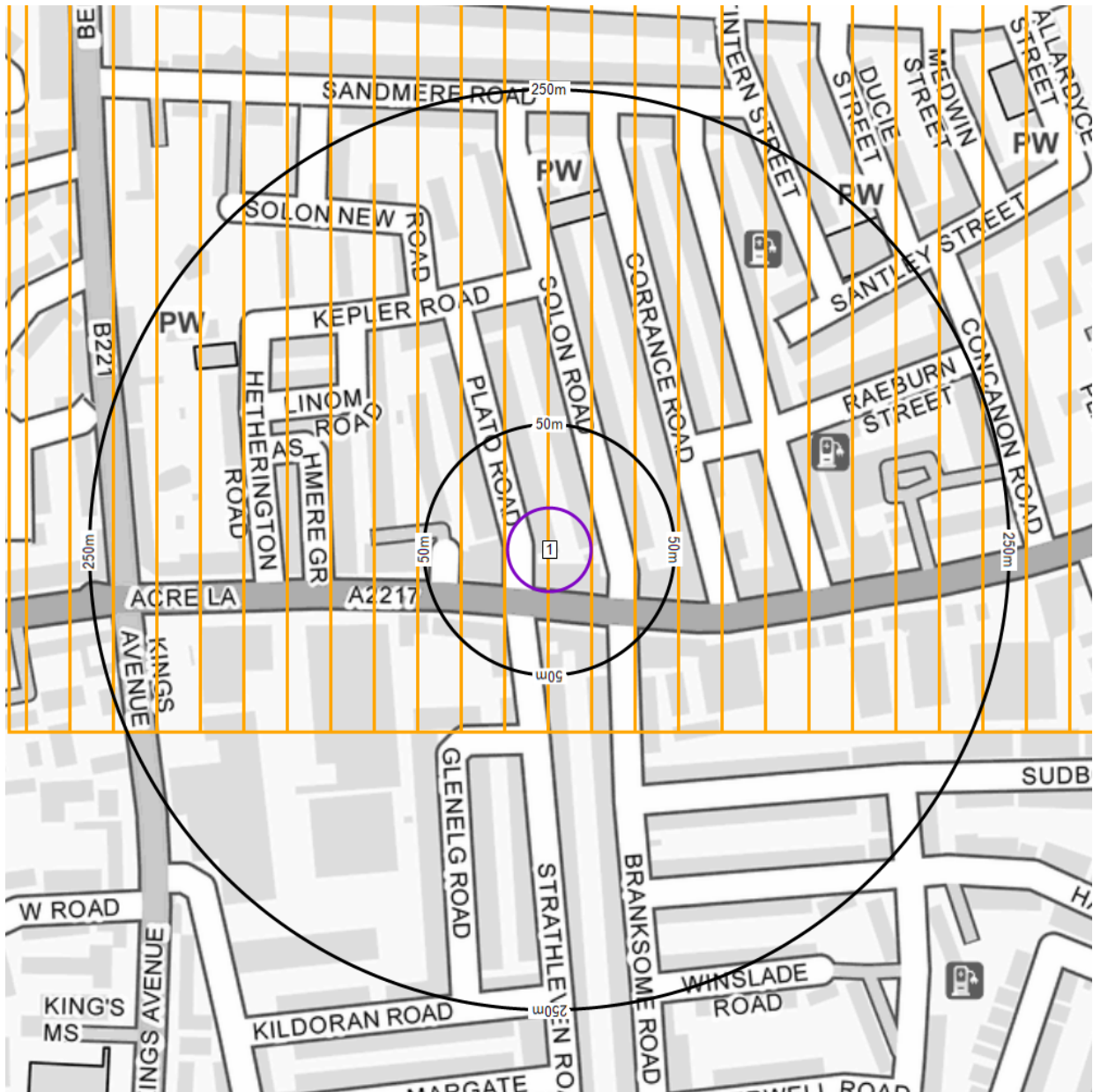


Search Radii

Ground Hazards



The map below shows the location of potential ground hazards that may affect the property. We detail the features we believe require further attention in the table on the following page and also on the Professional Opinion and Recommendations page. If you wish to explore these features and the surrounding area further, please visit the online viewer.



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	Coalfield Consultation Area		Infilled Land
	Mining from Historical Maps		Landfills
	Mining Cavities		Natural Cavities
	Other Mining		Potential for Ground Stability Hazards - High
	CBSCB Compensation District		Potential for Ground Stability Hazards - Moderate
	Brine Pumping Related Features		
	Brine Subsidence Solution Area		
	Salt Mining Related Features		

Ground Hazards

We have highlighted below potential ground hazards at or around the property. Please see the Professional Opinion and Recommendations page for further information and next steps guidance.



Natural Ground Stability Hazards

Map ID	Details	Distance	Contact
Potential for Shrinking or Swelling Clay Ground Stability Hazards			
1	<p>Hazard Potential: Moderate</p> <p>Hazard Description: Ground conditions predominantly high plasticity.</p> <p>Hazard Guidance: Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management.</p>	On Site	1

Useful Contacts

Please see below the contact details of the suppliers referred to within this report. For all other queries please contact:

Landmark Information Group

Imperium
Imperial Way
Reading
RG2 0TD

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

0844 844 9966

or by email at:

helpdesk@landmark.co.uk

Contact	Name	Address	Contact details
1	British Geological Survey, Enquiry Service	British Geological Survey Environmental Science Centre Keyworth Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk
	Argyll Environmental Ltd	1st Floor 98 – 99 Queens Road Brighton BN1 3XF	T: 0845 458 5250 F: 0845 458 5260 E: info@argyllenviro.com W: www.argyllenvironmental.com

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.

Useful Information

Guidance for Purchasers of the Property

This report examines whether the property is at risk from any of a specified range of environmental issues, that could affect detrimentally your use or enjoyment of the property; expose you to future liability and expense (for example, cleaning up any contamination on the property) and/or reduce the value of the property. It also details any risk of flooding to an extent or frequency that might affect adversely your ability to obtain suitable insurance cover, your use and enjoyment of the property or its future saleability. Ground instability issues as well as a specified range of major existing or planned energy or infrastructure projects (e.g fracking, HS2, wind & solar farms) that may need further investigation are also detailed where they may impact the property.

More detailed information about risks and projects affecting the property can be viewed on our web viewer. Please click on the image on the front page of this report to access the viewer or visit **<https://landmarkriskview.co.uk/e03bb176-c2a9-40fe-9648-b56eb4856930>**. If you are planning to make changes to the property which will require planning permission, then this is not the correct type of report. You need a SiteSolutions Residence report instead, as it considers additional risks. Please liaise with your professional adviser over how to request such a report. If you require further assistance, please call the Landmark Customer Services team on 0844 844 9966 or email helpdesk@landmark.co.uk.

Information for Professional Advisers

This report gives details of any issues that we have identified as affecting the property or located nearby, and our recommendations on what to do in relation to these issues. You are authorised to copy the recommendations on the Professional Opinion and Recommendations page into any report on title that you provide to your client.

More information about the issues is available to you and your client via the web viewer. This gives access to maps showing the location and types of data we have identified, an explanation of that data and details about the data providers, together with other information that may be of interest to your client. Please click on the image on the front page of this report to access the viewer or visit <https://landmarkriskview.co.uk/e03bb176-c2a9-40fe-9648-b56eb4856930>.

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Crossrail 2 Data sourced from consultation documents as published by the Department of Transport.

Useful Information

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This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD

Tel: 0844 844 9966

Fax: 0844 844 9980

Email: helpdesk@landmark.co.uk

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- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

Complaints

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

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Web site: www.tpos.co.uk

Email: admin@tpos.co.uk

Landmark Complaints Procedure

If you want to make a complaint to Landmark, 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:

Customer Relationships Manager
Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

Tel: 0844 844 9966
Email: helpdesk@landmark.co.uk
Fax: 0844 844 9980

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
Email: admin@tpos.co.uk

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