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.

Energy & Infrastructure

We have identified one or more Energy & Infrastructure factors at or close to the property. Please turn the page for further information and recommendations.

Ground Hazards

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

This report is issued for the property described as:
Hall Farm Cottage, Mucking Wharf Road, STANFORD-LE-HOPE, SS17 0RN

Report Reference 187108646
National Grid Reference 568550 181110
Customer Reference IAN.12006100.15_RVR
Report date 23 November 2018

Click here to view the online viewer or go to:
http://landmark.ly/s1AOaw

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

**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 £100,000 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.

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### Flood

**Professional Opinion**

Landmark Information Group have identified the property to be within an area that is at a low to moderate risk of flooding. This means that although there is some indication of a possible flood risk, this would be an infrequent event or in the event of flooding, the water depth is likely to be low.

**Flood Defences**

River/coastal flood defences have been identified and considered as part of Landmark’s overall risk of flooding. However, please be aware that if the defences fail, are absent or over-topped the risk of river/coastal flooding to the property would be a moderate to high risk.

**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.
2. As flood defences benefitting the property have been identified, you may wish to understand the protection level that these defences provide to the property. In this case, we recommend you purchase a Flood Solutions Consult report.

**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.
Professional Opinion and Recommendations

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Energy & Infrastructure

**Professional Opinion**
Landmark Information Group have identified Energy & Infrastructure projects that may affect the property or nearby area. These developments and projects have the potential to affect nearby property values. They may also result in added visual impact or noise to the neighbourhood. The impact on property values may also be positive. For instance, being near a new rail link may boost values in the local area.

**Recommendations**
The property is near to an operational or planned renewable power plant. Contact the planning department at the local Authority to find out more about any planning applications for these developments in the area.

The search is limited to the following factors: High Speed 2 (HS2), Crossrail 1, Wind Farms and Turbines, Solar Farms, Other Renewable Power Plants, Areas Licensed for Exploration of Oil and Gas, Oil and Gas Drilling Wells. To understand more about Energy and Infrastructure factors, please refer to the relevant section in the viewer. For further information or help, please contact your professional adviser or Landmark Customer Services on 0844 844 9966.

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Ground Hazards

**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 provided by the BGS indicates that land in the area could be prone to compressibility and uneven settlement hazards. There is a moderate potential that problems could occur in the area.

**Radon**
The property is in an area with an elevated probability of Radon.

**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.

**Radon**
The property is in an intermediate probability radon area, as between 1 and 3% of homes are estimated to be at or above the action level. This does not necessarily mean that the property has high radon or that there is cause for concern. Public Health England advises that homes in affected areas should be tested. For further information please contact Public Health England (see Contacts section) or go to www.ukradon.org

For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 844 9966.
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 2018
The map below shows the location of Energy & Infrastructure projects that have the potential to affect the property. We detail the projects 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 projects and the surrounding area further, please visit the online viewer.
We have highlighted below the Energy & Infrastructure projects at or around the property. Please see the Professional Opinion and Recommendations page for further information.

### Other Renewable Energy

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Reference</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
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<tbody>
<tr>
<td><strong>Planning Applications</strong></td>
<td></td>
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</tbody>
</table>
| 1 | Reference: | Name: Mucking Gas 2 Landfill Scheme  
Operator: ENERGY DEVELOPMENTS (UK) LTD  
Onshore/Offshore: Landfill Gas  
Turbine Capacity (MW): n/a  
Total Installed Capacity (MW): 3.77  
Local Planning Authority: Thurrock Council  
Address: Mucking Wharf Road, Mucking, Stanford  
Planning Application Submitted: 12 March 1999  
Operational Date: 19 July 2000  
Planning Permission Granted: 22 July 1999 | | 1105m | 1 |
| 1 | Reference: | Name: Mucking Gas 3 Landfill Scheme  
Operator: Cory Environmental  
Onshore/Offshore: Landfill Gas  
Turbine Capacity (MW): n/a  
Total Installed Capacity (MW): 3.88  
Local Planning Authority: Thurrock Council  
Address: Crown Cottage, Mucking Wharf Road, Stanford le Hope  
Planning Application Submitted: 09 March 1999  
Operational Date: 18 July 2000  
Planning Permission Granted: 22 July 1999 | | 1105m | 1 |
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.

Contains Ordnance Survey data © Crown copyright and database right 2018
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

<table>
<thead>
<tr>
<th>Map ID</th>
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<th>Contact</th>
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<tbody>
<tr>
<td>2</td>
<td>Potential for Compressible Ground Stability Hazards</td>
<td>8m</td>
<td>2</td>
</tr>
</tbody>
</table>

**Hazard Potential:** Moderate  
**Hazard Description:** Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.  
**Hazard Guidance:** Avoid large differential loadings of ground. Do not drain or dewater ground near the property without technical advice.

### Radon

<table>
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<tr>
<th>Map ID</th>
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<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>Radon Potential</td>
<td>On Site</td>
<td>2</td>
</tr>
</tbody>
</table>

**Radon Affected Area:** Yes  
The property is in an Intermediate probability radon area (1 to 3% of homes are estimated to be at or above the Action Level).  
**Radon Protection Measures Required:** None
### 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

<table>
<thead>
<tr>
<th>Contact</th>
<th>Name</th>
<th>Address</th>
<th>Contact details</th>
</tr>
</thead>
</table>
| 1       | Landmark Information Group Limited | Imperium  
Imperial Way  
Berkshire  
RG2 0TD | T: 0844 844 9966  
E: helpdesk@landmark.co.uk  
W: www.landmark.co.uk |
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 http://landmark.ly/s1AOaw. 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 http://landmark.ly/s1AOaw.

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Landmark works in association with:
SearchCode

Important Consumer Protection Information
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• 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.

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

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

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

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

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

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