

RiskView Commercial



Contaminated Land

PASSED

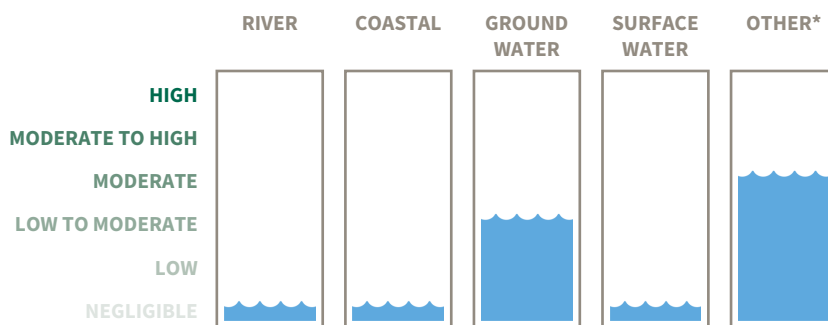
No significant contaminant linkage has been identified and any liabilities from contaminated land are unlikely. No further action is required.



Flood

PASSED

Data suggest that there are features which may present a flood risk to the property and its occupants during an extreme flood event. However, buildings and contents insurance should easily be available in most cases. It would be prudent to consider the measures outlined in the Recommendations section.



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



Energy & Infrastructure

NONE IDENTIFIED

Landmark Information Group have not identified any Energy & Infrastructure projects at or near to the property. Please see the next section for further information.



Ground Hazards



IDENTIFIED

[CLICK TO VIEW INTERACTIVE MAP](#)

Landmark Information Group have identified Ground Hazards that could affect the property. Please see the next section for further information and recommendations.

This report is issued for the property described as:
The Old Toll House, The Old Toll House, Abbey Crescent, Torbay Road, TORQUAY, TQ2 5HB

Report Reference
100105412

National Grid Reference
291310 63720

Customer Reference
Torquay sample_RVC

Report date
04 October 2016



Click here to view the **interactive map** of any identified risk



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. These may be copied into your Report on Title if you wish. 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

In the professional opinion of Landmark Information Group, the level of risk associated with the information assessed in this report:

- 1) is unlikely to have an adverse effect on the value of the property, and
- 2) is not such that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 8449966.

To understand more about contaminated land and the various datasets that have been reviewed, please refer to the Contaminated Land sections in the online viewer.



Flood

Professional Opinion

Based on the following assessment Landmark Information Group consider there to be features which may present a flood risk to the site and its occupants during an extreme flood event. However, buildings and contents insurance should easily be available in most cases. It would be prudent to consider the measures outlined in the Recommendations section.

Undefended Flood Risk:

What is the overall risk of flooding, assuming defences fail or are absent or over-topped? Moderate

Flood Defences:

Are there existing flood defences that might benefit the property? No

Development Risk:

If development is proposed would a detailed Flood Risk Assessment be required? No

Insurance:

Based on the level of flood risk identified, buildings and contents insurance should easily be available in most cases. For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 8449966.

Recommendations

1. The Property is within an area that is at a risk of flooding during extreme storm events. While you may not consider property level protection measures to be a cost effective solution, we would recommend formalising a flood action plan to ensure that you minimise damage and reduce business interruption should a flood event occur. Appropriate steps should include:

Signing up to the Environment Agency's (EA) Flood Warning and Flood Alert Service in order to receive updates on impending flood events;

Design a flood evacuation plan supplemented by flood training for all employees to ensure readiness in the event of a flood; and

Prepare a business continuity plan comprising a list of actions to reduce disruption, protect your property, stock and important documentation and assist with the recovery.

Professional Opinion and Recommendations

More information can be found on the 'Know Your Flood Risk Website' <http://www.knowyourfloodrisk.co.uk/>.

2. You should ask the seller and other nearby property owners whether or not flooding has occurred in the area previously. If it has, what was the impact and where were the affected areas
3. Finally, prior to exchanging contracts, establish the terms of buildings and contents insurance for the property.

Flood risk is based on probability - to understand more about flood and the information reviewed, you are recommended to view the data presented in the online viewer.



Energy & Infrastructure

Professional Opinion

Landmark Information Group have not identified any Energy and Infrastructure projects at the property or in the nearby area.

The search is limited to the following projects: 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. 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 8449966.

To understand more about Energy and Infrastructure factors, and see the factors more clearly near your property, please refer to the relevant section in the online viewer.

Professional Opinion and Recommendations



Ground Hazards

Professional Opinion

Landmark Information Group have identified factors that may either affect the stability of the ground at or close to the property or indicate that the property is located within a radon affected area.

Recommendations

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 starting new buildings or changes in land use.

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 or go to www.ukradon.org

Radon Protection Measures Required: No radon protective measures are necessary in the construction of new dwellings or extensions.

For further information or help, please contact your professional adviser or Landmark Customer Services on 0844 8449966.

No physical property inspection or survey has been carried out or is proposed. Our search is limited to Ground instability from Mining and Natural Ground Instability issues (see the online viewer for more information).

Next Steps

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

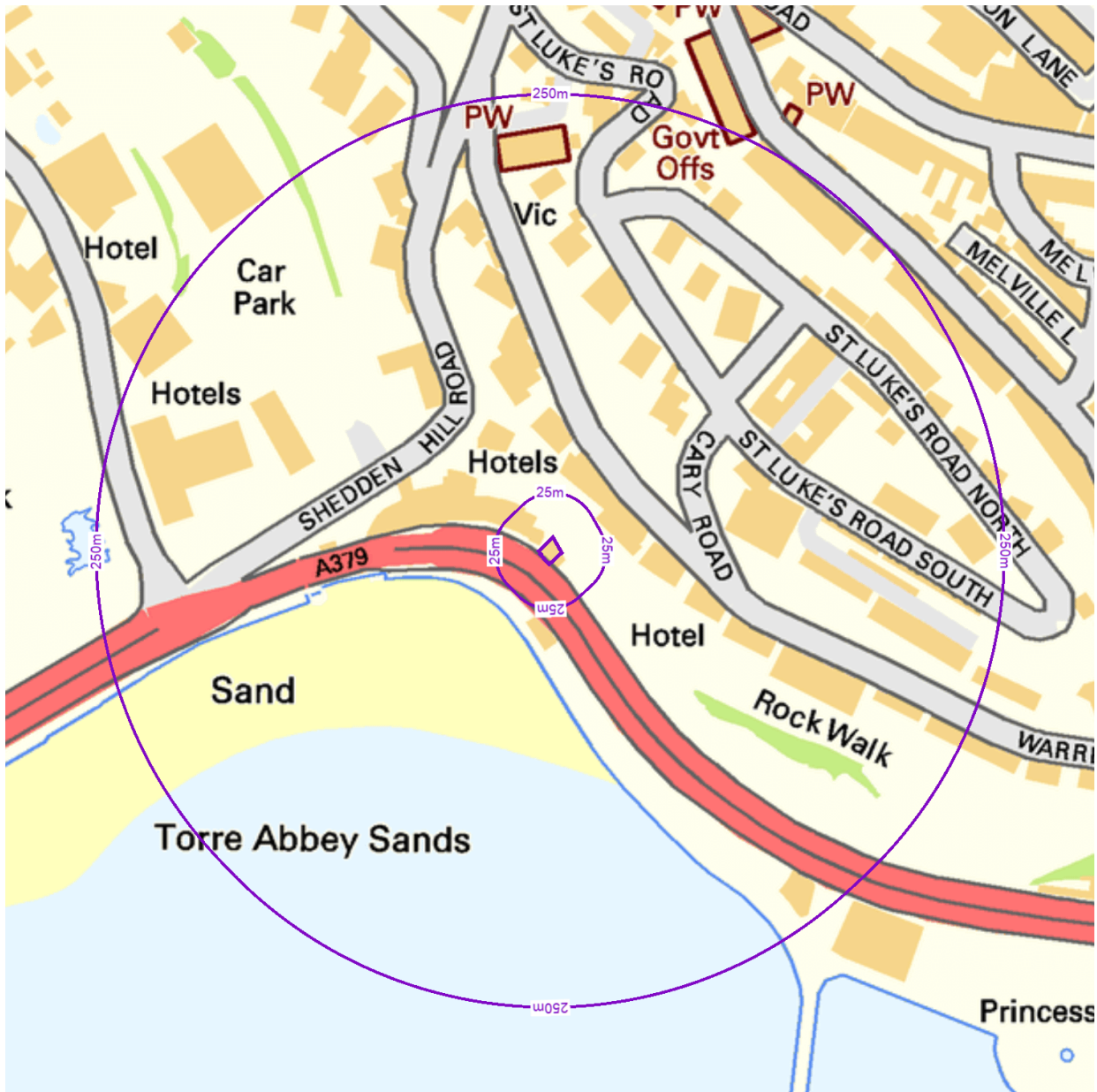
0844 844 9966 or helpdesk@landmark.co.uk

Property Location



Location Plan

The map below shows the location of the property.

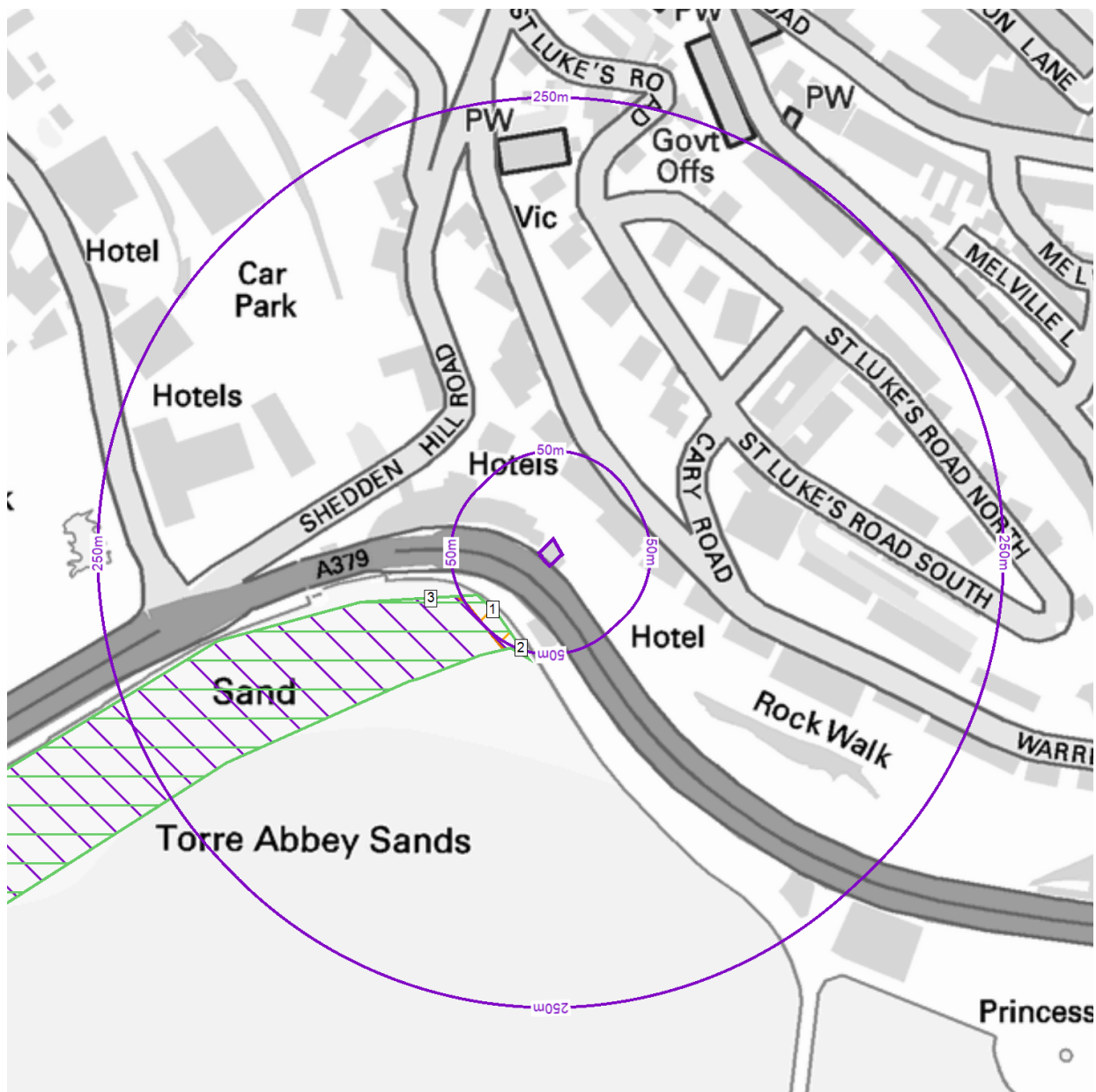


Contains Ordnance Survey data © Crown copyright and database right 2016

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.



Contains Ordnance Survey data © Crown copyright and database right 2016

Coal Mining Affected Areas	Likely	Highly Likely	Non Coal Mining Areas of Great Britain
Man-Made Mining Cavities	Moderate	High	Potential for Landslide Ground Stability Hazards
Salt Mining Related Features	Potential for Landslide Ground Stability Hazards	Potential for Ground Dissolution Stability Hazards	Potential for Compressible Ground Stability Hazards
Salt Mining - Brine Compensation Zone	Potential for Ground Dissolution Stability Hazards	Potential for Shrinking or Swelling Clay Ground Stability Hazards	Potential for Running Sand Ground Stability Hazards
Brine Subsidence Solution Area	Potential for Compressible Ground Stability Hazards	Potential for Collapsible Ground Stability Hazards	
Brine Pumping Related Features	Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Natural Mining Cavities	Potential for Running Sand Ground Stability Hazards		
	Potential for Collapsible Ground Stability Hazards		

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 Instability

Map ID	Details	Distance	Contact
Potential for Landslide			
1	<p>Hazard Potential: Moderate</p> <p>Hazard Guidance: Avoid large amounts of water entering the ground through pipe leakage or soakaways. Do not undercut or place large amounts of material on slopes with technical advice.</p>	40m	1
Potential for Compressible Ground			
2	<p>Hazard Potential: Moderate</p> <p>Hazard Guidance: Avoid large differential loadings of ground. Do not drain or dewater ground near the property without technical advice.</p>	40m	1
Potential for Running Sand			
3	<p>Hazard Potential: Moderate</p> <p>Hazard Guidance: Avoid large amounts of water entering the ground through pipe leakage or soak-aways. Do not dig (deep) holes into saturated ground near the property without technical advice.</p>	40m	1



Radon

Map ID	Details	Distance	Contact
Radon Potential			
-	<p>Radon Affected Area: Yes</p> <p>The property is in an Intermediate probability radon area (1 to 3% of homes are estimated to be at or above the Action Level).</p> <p>Radon Protection Measures: None</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 Kingsley Dunham 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/4k81oh>. The report may be used for redevelopment sites, however for such transactions – especially complex cases – we recommend Site Solutions Combined, which includes a complete manual review by a named consultant in every instance. 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/4k81oh>.

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The brine subsidence data relating to the Droitwich area as provided in this report is derived from JPB studies and physical monitoring undertaken annually over more than 35 years. For more detailed interpretation contact enquiries@jpb.co.uk. JPB retain the copyright and intellectual rights to this data and accept no liability for any loss or damage, including in direct or consequential loss, arising from the use of this data.

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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:

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- 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.

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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