
Report date:	03 April 2017
Customer ref:	Enviroscreen Sample_ESC
Property address:	Sample Site, Sample Town
Report Commissioned by:	Landmark Po Sample Account
On behalf of:	N/A
Purpose of report:	Providing an investment valuation of the property
Freehold or Leasehold:	Freehold
Redevelopment Yes or No:	No - It is understood that there are no redevelopment plans for the site

Argyll Environmental's professional opinion describes the level of risk associated with the information disclosed in the associated Enviroscreen data, as the following:

Property Assessment

PASSED

Property Value

Unlikely to have an adverse effect on the value of the property.

Contaminated Land

The property is unlikely to be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

Environmental Factors for consideration

In this case no environmental factors have been identified

Lending Risk Assessment

Passed

This property has passed for commercial lending purposes and as such has no significant liability to the lender regarding contamination risk.

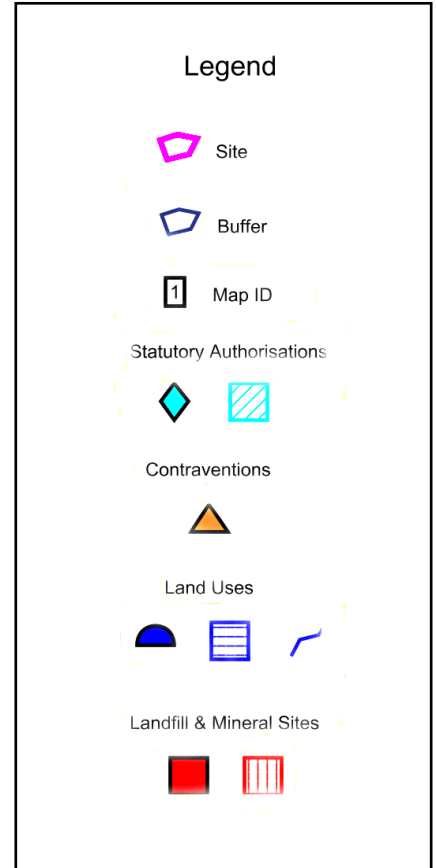
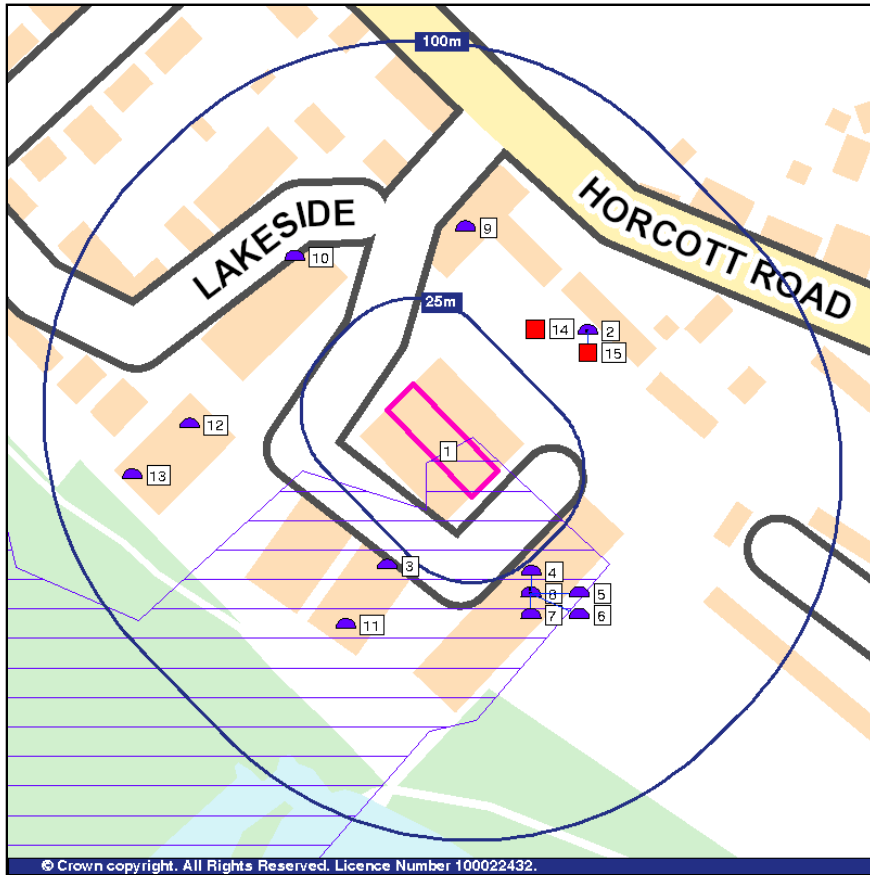
Based on valuation guidance from the RICS Red Book this report complies with UK GN1.1 - Appendix 2.2(E) Contamination and hazardous substances and valuation guidance from the RICS Red Book - Appendix 2.2(F) Environmental Matters.

Approved by:

Argyll Environmental Ltd



Site Address: Sample Site, Sample Town



Site Boundary: Total Area
0.04 Ha

Prepared For
Landmark Po Sample Account
5 - 7 Abbey Court
Eagle Way
Exeter
Devon
EX2 7HY

Client Ref
Enviroscreen Sample_ESC

Purchase Order No.
N/A

Client Name
N/A

Factors affecting the site

Map ID On Site 0 - 25m 25 - 100m

	Map ID	On Site	0 - 25m	25 - 100m
Historical Land Uses				
Potentially Contaminative Industrial Uses (Past Land Use)				
Quarrying of sand & clay, operation of sand & gravel pits, Date of mapping: 1960-1982	1	✓		
Quarrying of sand & clay, operation of sand & gravel pits, Date of mapping: 1924	2			✓
Contemporary Trade Directory Entries				
Performance Autoworks Llp, Unit 13,Horcott Industrial Estate,Horcott Road,Fairford, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	3			✓
I W S Services, Unit 18,Horcott Industrial Estate,Horcott Road,Fairford, Brake & Clutch Service Centres, Status: Inactive, Positional Accuracy: Automatically positioned to the address	4			✓
I W S, Unit 18,Horcott Industrial Estate,Horcott Road,Fairford, Garage Services, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	5			✓
I W S, Unit 18,Horcott Industrial Estate,Horcott Road,Fairford, Garage Services, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	6			✓
I W S Services, Unit 18,Horcott Industrial Estate,Horcott Road,Fairford, Mot Testing Centres, Status: Inactive, Positional Accuracy: Automatically positioned to the address	7			✓
I W S, Unit 18,Horcott Industrial Estate,Horcott Road,Fairford, Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	8			✓
Resintech, Unit 1-3,Horcott Industrial Estate,Horcott Road,FAIRFORD, Adhesives, Glues & Sealants, Status: Active, Positional Accuracy: Automatically positioned to the address	9			✓
Forest Assemblies Ltd, Unit 3 Horcott Indust Est,Horcott Rd,Fairford, Printed Circuit Services, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	10			✓
The Real Candy Co, Unit 14/15,Horcott Industrial Estate,Horcott Road,Fairford, Confectionery Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	11			✓
S M L Ltd, ,Horcott Industrial Estate,Horcott Road,Fairford, Metal Products - Fabricated, Status: Inactive, Positional Accuracy: Automatically positioned to the address	12			✓
Somerford Labs, Unit 9,Horcott Industrial Estate,Horcott Road,Fairford, Engineering Services, Status: Active, Positional Accuracy: Automatically positioned to the address	13			✓
Landfill & Mineral Sites				
Local Authority Landfill Coverage				
Cotswold District Council, - Has no landfill data to supply *	N/A			
Gloucestershire County Council, - Has supplied landfill data	N/A	-		
BGS Recorded Mineral Sites				
Horcott Gravel Pit, , Horcott, Fairford, Gloucestershire, Status: Ceased, Reference: 60654, Positional Accuracy: Located by supplier to within 10m	14			✓
Potentially Infilled Land (Non-Water)				
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1982	15			✓
Statutory Authorisations				
No features identified within this category	N/A			

Factors affecting the site

Map ID On Site 0 - 25m 25 - 100m

	Map ID	On Site	0 - 25m	25 - 100m
Contraventions				
No features identified within this category	N/A			
Natural Features				
Extreme Flooding from Rivers or Sea without Defences				
No	N/A			
Flooding from Rivers or Sea without Defences				
No	N/A			
Areas Benefiting from Flood Defences				
No	N/A			
Flood Water Storage Areas				
No	N/A			
Flood Defences				
No	N/A			
Groundwater Vulnerability				
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (H3)- Coarse textured or moderately shallow soils which readily transmit non-absorbed pollutants and liquid discharges but which have some ability to attenuate absorbed pollutants because of their large clay or organic matter contents, Map Scale: 1:100,000	N/A	✓		
Drift Deposits				
No	N/A			
Radon Potential				
The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).	N/A	✓		
Radon Protection Measures				
None	N/A	✓		
Coal Mining Affected Areas				
In an area which may not be affected by coal mining	N/A			
Brine Compensation Area				
No	N/A			

Local Authority Landfill Coverage * if applicable. It has not been possible to obtain Landfill data from this authority therefore the fact that no local authority landfills are disclosed in this report does not necessarily confirm that no local authority landfills exist. We recommend that if you are concerned about landfill you should contact the relevant local authority. "-" denotes the nearest Local Authority Landfill Coverage.

Useful Contact Information

Cotswold District Council Environmental Health Department
Council Offices, Trinity Road, Cirencester, Gloucestershire, GL7 1PX
Telephone 01285 643643, Fax 01285 640743
www.cotswold.gov.uk

Environment Agency National Customer Contact Centre (NCCC)
PO Box 544, Templeborough, Rotherham, S60 1BY
Telephone 03708 506 506
enquiries@environment-agency.gov.uk

British Geological Survey Enquiry Service
British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG
Telephone 0115 936 3143, Fax 0115 936 3276
enquiries@bgs.ac.uk
www.bgs.ac.uk

Gloucestershire County Council
Shire Hall, Westgate Street, Gloucester, Gloucestershire, GL1 2TG
Telephone 01452 425000
www.gloscc.gov.uk

Argyll Environmental Ltd
1st Floor, 98-99 Queens Road, Brighton, BN1 3XF
Telephone 0845 458 5250, Fax 0845 458 5260
info@argyllenviro.com
www.argyllenvironmental.com

Landmark Information Group Limited
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Telephone 0844 844 9960, Fax 0844 844 9951
customerservice@promap.co.uk
www.landmarkinfo.co.uk



Additional Information

In completing this report Argyll Environmental has undertaken a review of the Enviroscreen data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Argyll Environmental. No information as to the age, value and type of property has been made available.

Surveyors are reminded to refer to the RICS guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients', published April 2010, and consider using the property observation checklists developed by the RICS for identifying apparent potential for contamination and recording observations made during the normal course of inspection. The checklists are contained at Appendices A-C of the above guidance note. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover.

The information in this Enviroscreen® Certificate is derived from a number of statutory and non-statutory sources (refer to the user guide). Whilst every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this Certificate Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this Certificate in conjunction with the User Guide and your attention is drawn to the scope of the Certificate section within the User Guide.

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Commercial Premises Environmental Insurance

Landmark information Group provides a link to Arlington Insurance Services Limited which is able to offer environmental insurance underwritten by ACE Insurance Group Limited for Sample Site, Sample Town. The insurance is subject to an Enviroscreen certificate report having been commissioned and a quote obtained from Arlington Insurance Services Limited.

Key policy Benefits:

- n Coverage for sudden and gradual pollution
- n Coverage for on-site and off-site first party cleanup
- n Automatic coverage for biodiversity damage
- n Damage to third party property, including diminution in value
- n Policy periods up to 5 years coverage
- n Limit of indemnity up to £5m
- n Self Insured Retentions from £2,500 per loss
- n Proactive claims support to minimise losses and their financial and reputational impacts on the business
- n Legal Defence Expenses

This statement does not contain the full terms and conditions of the coverage provided, which can be found in the policy document. The Environmental Impairment Liability (EIL) Policy is a claims-made policy offering a range of cover for gradual, sudden and accidental pollution resulting from the ownership, control and/or operation of premises.

Sample Premiums

Indicative premiums below are based on Commercial mixed use/offices with a £2500 excess where the Report Status is shown as PASSED and are for example use only.

Historic use only

	£1m cover	£5m cover
3 Year term	£2,955	£5,910
5 Year term	£4,199	£8,398

Historic and Operational Coverage

	£1m cover	£5m cover
3 Year term	£3,477	£6,895
5 Year term	£4,889	£9,788

To obtain a quote please go to www.arlingtoninsuranceservices.com/environmental and enter your Enviroscreen report details or alternatively please telephone 020 7734 3346 to discuss your individual position with an environmental specialist.

This insurance is offered by



ACE European Group Limited, ACE Building, 100 Leadenhall Street, London EC3A 3BP
Arlington Insurance Services Ltd, Goldsmith House, 137 Regent Street, London W1B 4HZ

Authorised and regulated by the Financial Services Authority

LANDMARK STANDARD TERMS & CONDITIONS

Full Terms and Conditions can be found on the following link:

<http://www.landmarkinfo.co.uk/Terms/Show/515>