

Environmental Risk Certificate

Report Reference:

GLR000001

Client:

Sample Solicitors

Client Reference:

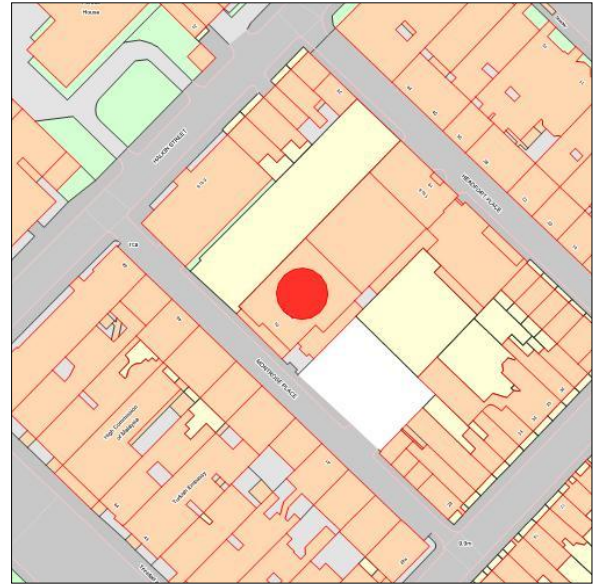
GLR-Sample

Property Address:

Apartment 17, 10 Montrose Place, Sampletown, ST1 1TM

Report Date:

23 January 2012



RESULT:

YOU'VE GOT THE GREENLIGHT[®]

Professional Opinion Provided by:



30 Jessops Riverside | 800 Brightside Lane | Sheffield
S9 2RX | Registered in England 3392663

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Environmental Risk Certificate

Introduction

Thank you for ordering a GreenLight[®] Report in relation to the property detailed above. This report is produced for the purposes of screening residential property for potential risks arising from contaminated land, landfilling, petrol filling stations, environmental permitting regulations, flooding, subsidence, radon, and mining.

The Part 2A status of the property under the provisions of the Environmental Protection Act 1990 is determined by the regulatory authority, which is the only authoritative source and was charged with carrying out an extensive review of the site history from all available sources when the Act came into force in April 2000. In compiling this report Wilbourn Associates has consulted with the regulatory authority about the Part 2A status and has also taken into account any other important potentially contaminative features which might have an adverse impact on the property value. Unless the property has been determined by the local authority as being 'Contaminated Land', or a tangible contamination risk is otherwise disclosed, there is no material impact on the valuation of the asset. This approach is entirely in accordance with the guidance set out in UK Appendix 10 of *RICS Valuation Standards* (the 'Red Book'), *RICS residential mortgage specification*.

This report contains an appraisal of the available data held on licence by Wilbourn Associates from the Environment Agency, British Geological Survey and enquiries made to the relevant local authority. No site inspection or ground investigation has been carried out. The summary at the end of this report states what further action, if any, is recommended.

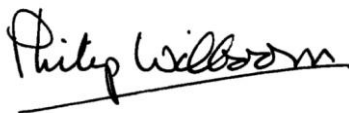
Wilbourn Associates are Chartered Environmental Surveyors and all reports produced by us are in accordance with the latest guidance from the Royal Institution of Chartered Surveyors titled "*Contamination, the environment and sustainability: Implications for Chartered Surveyors and their clients*" 3rd edition, 2010.

Overview

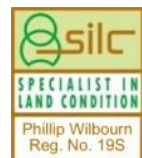
Potential Risk to Value

No significant issues have been highlighted in respect of contamination, flooding or ground instability. In our opinion from the information we have examined, it is unlikely that the value of the property could be impaired in the future.

Wilbourn Associates is able to offer the services necessary and provide you with best RICS regulated guidance in relation to the "next steps" required for this site or any other sites you may be interested in.



Philip E. Wilbourn BSc CEnv FRICS
Chartered Environmental Surveyor



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Contamination

1.1. Landfilling

Environment Agency data held on licence by Wilbourn Associates has revealed no historic landfill sites on or adjoining the site.

Environment Agency data held on licence by Wilbourn Associates has revealed no registered landfill sites on or adjoining the site.

1.2. Environmental Permitting Regulations

On 6th April 2008, the Environmental Permitting Regulations (EPR) came into force in England and Wales. These regulations created a new permitting regime combining waste management licensing with the permitting previously carried out under Integrated Pollution Prevention & Control Regulations (IPPC).

A search of the Environmental Permitting Regulations (Waste) register has revealed no entries on or adjacent to the site.

Environment Agency data held on licence by Wilbourn Associates has revealed no Environmental Permitting Regulations – Industry (Formerly IPPC) for Part A1 activities under the Pollution Prevention and Control Act 1999 on or adjoining the site.

1.3. Fuel Station Entries

Data provided by Catalist Limited reveals no fuel stations on or adjoining the site.

1.4. Part 2A Sites

The Contaminated Land regime was brought into effect in 2000; it applies to all land, whether residential, commercial, industrial or agricultural. All Local Authorities are required to inspect and identify contaminated land in their area and determine whether a site is or is not categorised as 'Contaminated Land' under Part 2A of the Environmental Protection Act 1990.

Based on the information available to us and our enquiries to Sampletown Council there are no Part 2A sites with remediation notices served or intended to be served on or within 25 metres of the site.

In our opinion, from the information we have examined, the property is unlikely to constitute 'Contaminated Land' as defined by Part 2A of the Environmental Protection Act 1990.

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Flooding

2.1. Environment Agency Flood Zones

In respect of flooding, the Environment Agency Flood Map has been consulted which identifies the extent of the natural floodplain if there were no flood defences as well as the location of any flood defences constructed in the last 5 years.

The property is outside the floodplain and is therefore unlikely to be susceptible to flooding from main rivers or the sea.

Ground Instability, Radon & Mining

3.1. Natural Ground Instability

Negligible or very low potential is indicated, this means that no further action needs to be taken in relation to natural ground subsidence in this area.

3.2. Radon

The property is in a lower probability radon area, as less than 1% of homes are above the Action Level. No radon protective measures are necessary.

3.3. Coal Mining

The property is not located within an area affected by coal mining.

Valuation Appraisal

In our opinion from the information we have examined, it is unlikely that the value of the property could be impaired in the future.

Next Steps Guide

	GreenLight [®]	Further Assessment	Next Steps
Contamination	✓		No further action required.
Flooding	✓		No further action required.
Mining and Ground Instability	✓		No further action required.

Contacts

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