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**Report on:**  
Riccall Poultry Farm 4  
King Rudding Lane  
Riccall  
York  
YO19 6QL

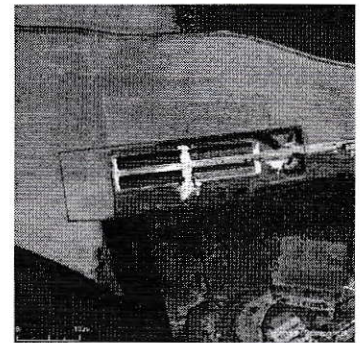
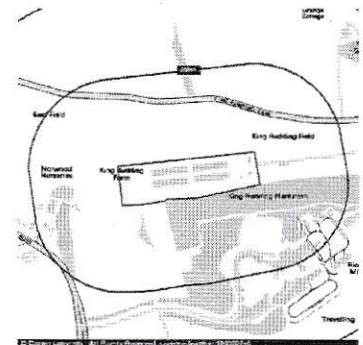
**Prepared For:**  
Philip Ashworth & Co  
121 The Mount  
York  
North Yorkshire  
YO30 6LE

**Report Reference:**  
SCASS-20301705-1-1

**Report Date:**  
18th August 2006

**Your Reference:**  
HM/AH/4843-Riccall\_SAS

**Report Centre**  
**National Grid Reference:**  
463450, 437200



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## Professional Opinion on environmental risk

# PASSED

The Sitecheck report dated 18/08/2006 and reference 20301705\_1 for Riccall Poultry Farm 4, King Ridding Lane, Riccall, York, YO19 6QL has examined the sources of potential contamination in terms of historical land use, environmental data and current land uses where known.

### INTRODUCTION

This professional opinion determines the level of environmental risk, as to whether a pollutant linkage exists which is created when there is a source of contamination, a pathway for it to travel along and receptors, which may be harmed. This risk-based approach underpins the governments approach to contaminated land. If a pollutant linkage exists the property may be regarded by the local authority as being "Contaminated Land" for the purposes of Part IIA of the Environmental Protection Act 1990.

In completing this report Wilbourn Associates has undertaken a review of data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Wilbourn Associates. No information as to the age, value and type of property has been made available. It is important to note that it is not known by Wilbourn Associates for what purpose the report has been commissioned.

### CONCLUSIONS

In the professional opinion of Wilbourn Associates the level of risk associated with the information disclosed in the associated Sitecheck 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 IIA of the Environmental Protection Act 1990.

**OTHER ENVIRONMENTAL FACTORS** In this case the following environmental factors have been identified which a client may wish to be investigated before proceeding further:

An area of Mining Instability  
An area which may be affected by coal mining activity

Please refer to the relevant section in the report for each of the above factors.

**Philip E. Wilbourn BSc FRICS**  
Chartered Environmental Surveyor



This professional opinion forms part of the Sitecheck Assess report and is subject to the associated Terms and Conditions of Business in force from time to time. Further information on the methodology and the datasets examined in this professional opinion is included in the Sitecheck Assess Practitioner Guide.



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## Professional Opinion on environmental risk

### SOURCES OF ADDITIONAL PROFESSIONAL GUIDANCE:

If the report is for valuation, or investment, or other forms of lending decision making there may be issues arising from the current occupation, which need to be examined. The Royal Institution of Chartered Surveyors has provided guidance with respect to such matters and specific reference should be made to the guidance note 'Contamination and Environmental Matters - their implications for property professionals'. This guidance note is referred to in UKGN1.1 paragraphs 9.1 and 9.2 of the RICS Appraisal and Valuation Standards (5th Edition) (The "Red Book").

It is recommended that the client reviews the outputs of any valuation report, which should include a Property Observation Checklist, contained at Appendix C for commercial property or Appendix D for rural property in the Royal Institution of Chartered Surveyors guidance note 'Contamination and Environmental Matters - their implications for property professionals'. 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. Any contamination, which is observed on the site by the surveyor during the normal course of their inspection, can also be recorded.

If the property is let, the landlord or the tenant (as appropriate) should take legal advice as to whether the covenants in the lease constitute legal or financial burdens. The Law Society's "Environmental Law Handbook-5th Edition" provides valuable assistance.

In leases with no express covenants dealing with environmental matters, lawyers and surveyors need to be aware of the extent to which the repairing of covenants can be applied and, when advising tenant clients in particular, will need to draw attention to the client's obligations to comply with enacted legislation.

Should contamination have been observed on site a suitably qualified, insured and experienced professional, preferably with the Specialist in Land Condition (SiLC) accreditation, should quantify whether this could give rise to an action by a regulator or any other party. A suitable management plan for action incorporated in a Land Quality Statement in accordance with RICS guidance should be put in place and appropriate matters taken up with the tenant/occupier.

In terms of development this report should be seen as a precursor to a thorough investigation of the property for planning control purposes. The DTI funded guidance published by the Construction Industry Research and Information Association (CIRIA) Brownfields-managing the development of previously developed land-a clients guide may be a useful starting point.

# Contents of the Report

This report is divided into eleven sections

## Aerial Photo

The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffers used throughout the report at 250m and 500m.

## Location Map

The accurate large-scale Ordnance Survey map confirms the boundary of the subject site. The descriptive text may identify other features which could be of relevance but not reported. The smaller aerial photo includes the site boundary.

## Summary of Site

This section comprises source, pathway and receptor information found on site. Other factors which may affect the site are also included.

## Summary

This section comprises of a summary table of the information found on site and in its vicinity.

## Current Land Use

This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.

## Historical Land Use

This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.

## Sensitivity

This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. The section also contains a separate Flood Map.

## Other Factors

This section contains information on other factors which may affect the site and its vicinity.

## Useful Information

This section contains information which may be of use when interpreting the report.

## Useful Contacts

All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record. Additionally there is a list of organisations that may be contacted if you require specialist environmental or geotechnical support.

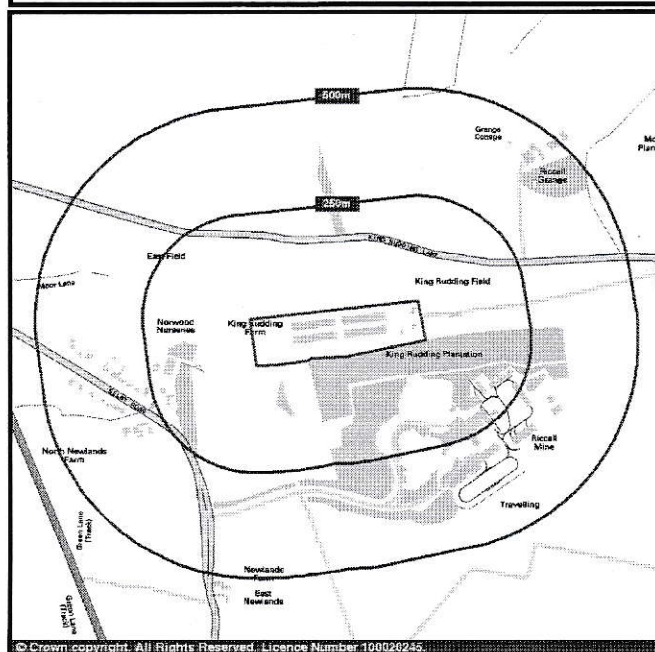
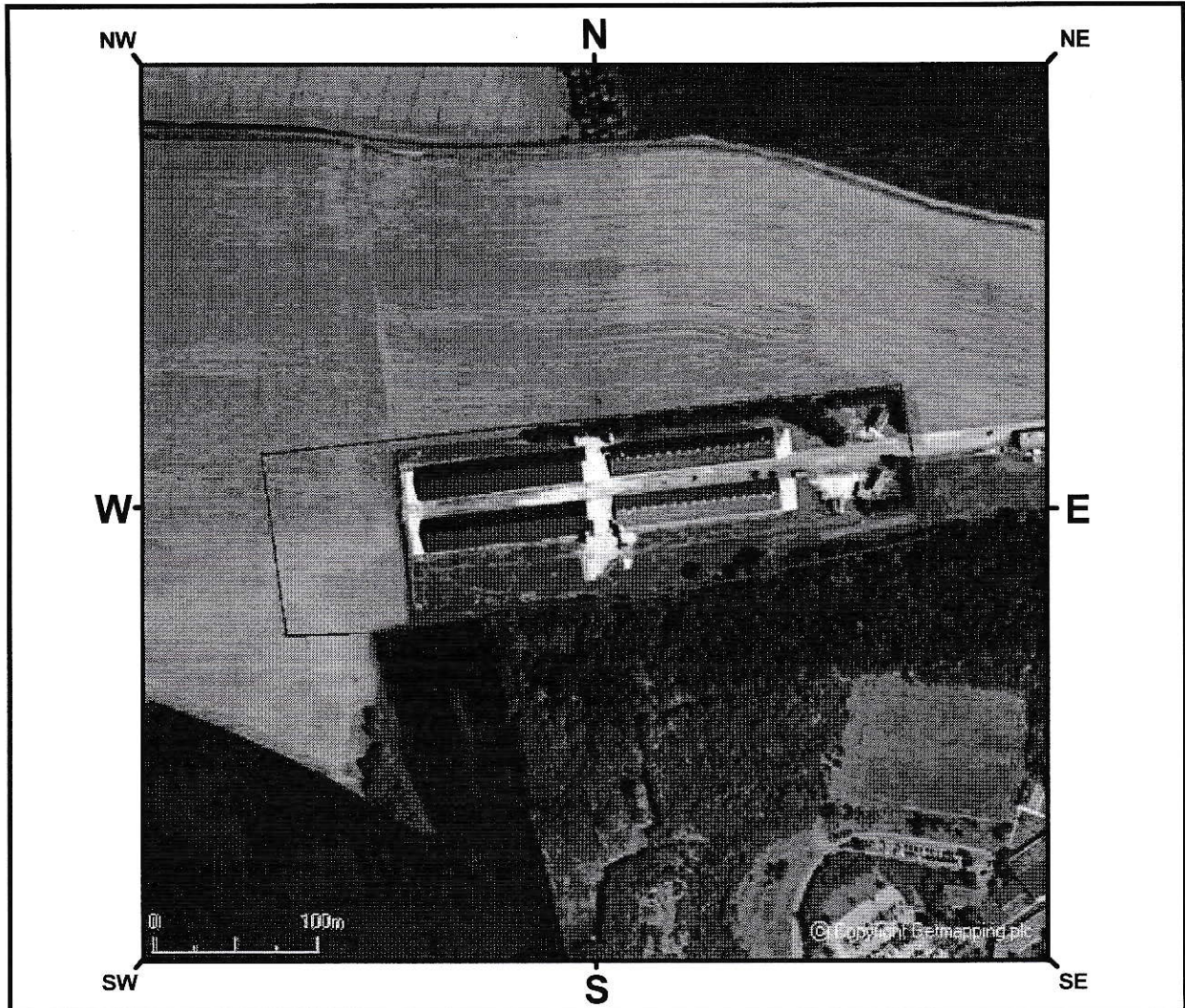
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The Sitecheck Assess User guide is available free of charge from our website [www.landmark-information.co.uk](http://www.landmark-information.co.uk)

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**Site**

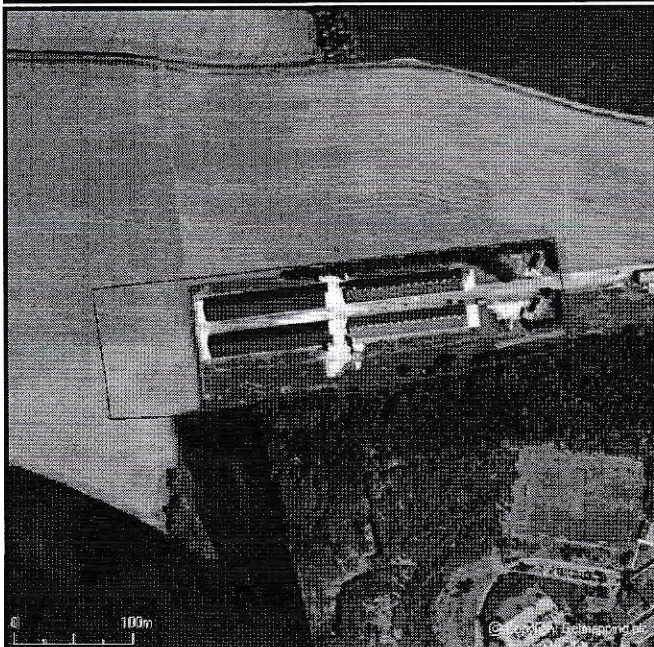
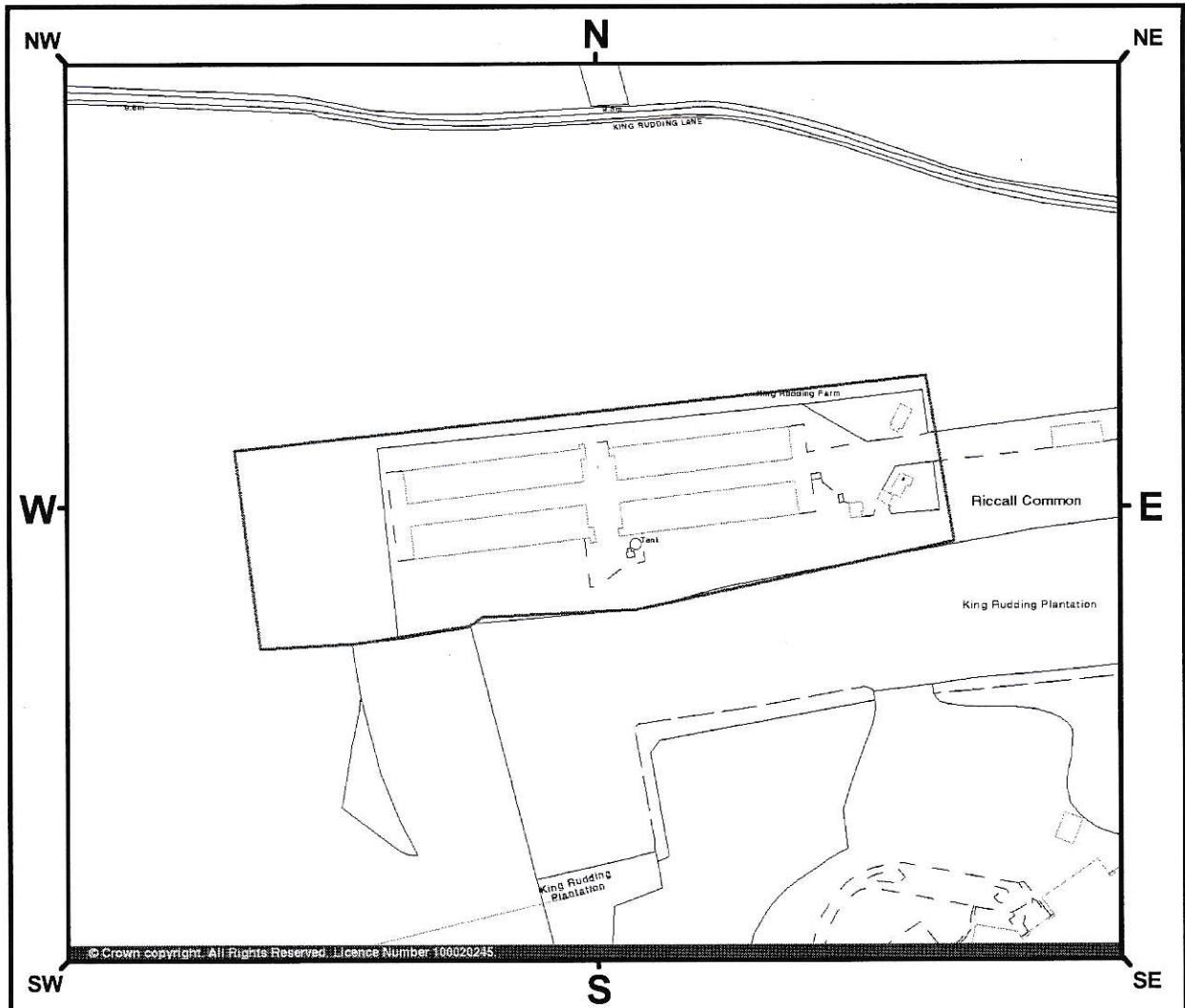
Riccall Poultry Farm 4  
King Ridding Lane  
Riccall  
York  
YO19 6QL

**Grid Reference**

Easting 463450

Northing 437200

## Location Map



### Site

Riccall Poultry Farm 4  
King Ridding Lane  
Riccall  
York  
YO19 6QL

### Grid Reference

Easting 463450  
Northing 437200

**Riccall Poultry Farm 4, King Rudding Lane, Riccall  
York, YO19 6QL**

### **Sources**

#### **Current Land Use**

#### **Waste/Landfill Sites**

##### **Local Authority Landfill Coverage**

North Yorkshire County Council, - Has no landfill data to supply. Contact ref: 1

Selby District Council, - Has supplied landfill data. Contact ref: 2

#### **Historical Land Use**

**No features were found on the site for this section.**

### **Riccall Poultry Farm 4, King Rudding Lane, Riccall York, YO19 6QL**

## **Pathways and Receptors**

### **Sensitivity**

#### **Pathways**

##### **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 (H1) - Soils which readily transmit liquid discharges because they are either shallow, or susceptible to rapid by-pass flow directly to rock, gravel or groundwater, Map Scale: 1:100,000, Map Name: Sheet 12 Vale of York. Contact ref: 3

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 (H2) - Deeps, permeable, coarse textured solids which readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential, Map Scale: 1:100,000, Map Name: Sheet 12 Vale of York. Contact ref: 3

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, Map Name: Sheet 12 Vale of York. Contact ref: 3

##### **Drift Deposits**

No

##### **Areas Benefiting from Flood Defences**

No

##### **Flood Water Storage Areas**

No

##### **Flood Defences**

No



### **Riccall Poultry Farm 4, King Rudding Lane, Riccall York, YO19 6QL**

#### **Other Factors**

##### **Brine Compensation Areas**

No

##### **Coal Mining Affected Areas**

In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.. Contact ref: 5

##### **Mining Instability**

Inconclusive Coal Mining

##### **Radon Affected Areas**

Less than 1% of homes are above the Action Level. Contact ref: 6

##### **Radon Protection Measures**

No radon protective measures are necessary in the construction of new dwellings or extensions. Contact ref: 4

##### **Potential for Collapsible Ground Stability Hazards**

No Hazard

##### **Potential for Compressible Ground Stability Hazards**

No Hazard. Contact ref: 4

##### **Potential for Ground Dissolution Stability Hazards**

No Hazard

##### **Potential for Landslide Ground Stability Hazards**

Very Low. Contact ref: 4

##### **Potential for Running Sand Ground Stability Hazards**

Very Low. Contact ref: 4

##### **Potential for Shrinking or Swelling Clay Ground Stability Hazards**

No Hazard. Contact ref: 4

##### **Shallow Mining Hazards**

No Hazard

## Summary

### Current Land Use

Sources	On Site	0-250m	250-500m
<b>Sources</b>	<b>0</b>	<b>3</b>	<b>4</b>
<b>Waste/Landfill Sites</b>			
BGS Recorded Landfill Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0
<b>Statutory Authorisations</b>			
Local Authority Pollution Prevention and Controls	0	0	0
Contaminated Land Register Entries and Notices	0	0	0
Registered Radioactive Substances	0	0	0
<b>Discharge Consents</b>			
Discharge Consents	0	0	2
Water Industry Act Referrals	0	0	0
<b>Industrial Processes</b>			
Integrated Pollution Controls	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Integrated Pollution Prevention And Control	0	0	0
Local Authority Integrated Pollution Prevention And Control	0	0	0
<b>Storage of Hazardous Substances</b>			
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0
<b>Contraventions</b>			
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0
Substantiated Pollution Incident Register	0	0	0
<b>Potentially Contaminative Uses</b>			
Contemporary Trade Directory Entries	0	1	2
Fuel Station Entries	0	0	0
<b>Miscellaneous</b>			
BGS Recorded Mineral Sites	0	2	0

## Summary

### Historical Land Use

	On Site	0-250m	250-500m
<b>Sources</b>	0	12	10
<b>Potentially Contaminative Uses</b>			
Historical Tanks And Energy Facilities	0	1	3
Potentially Contaminative Industrial Uses (Past Land Use)	0	4	1
<b>Potentially Infilled Land</b>			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	2	1
Potentially Infilled Land (Water)	0	5	5

### Sensitivity

	On Site	0-250m	250-500m
<b>Pathways and Receptors</b>	3	7	7
<b>Pathways</b>			
Groundwater Vulnerability	3	N/A	N/A
Drift Deposits	0	N/A	N/A
Historical Flood Liabilities	0	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0	1
Flooding from Rivers or Sea without Defences	0	0	1
Areas Benefiting from Flood Defences	0	0	0
Flood Water Storage Areas	0	0	0
Flood Defences	0	0	0
River Flood Data (Scotland)	0	0	0
<b>Environmentally Sensitive Receptors</b>			
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Local Nature Reserves	0	0	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
Nearest Surface Water Feature	0	1	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Source Protection Zones	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	6	5
<b>Protected Countryside Areas</b>			
Forest Parks	0	0	0
National Parks	0	0	0
National Scenic Areas	0	0	0

## Summary

### Other Factors

	On Site	0-250m	250-500m
	8	3	0
Brine Compensation Areas	0	N/A	N/A
Coal Mining Affected Areas	1	N/A	N/A
Mining Instability	1	0	N/A
Natural and Mining Cavities	0	0	0
Radon Affected Areas	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
Potential for Collapsible Ground Stability Hazards	0	0	N/A
Potential for Compressible Ground Stability Hazards	1	1	N/A
Potential for Ground Dissolution Stability Hazards	0	0	N/A
Potential for Landslide Ground Stability Hazards	1	0	N/A
Potential for Running Sand Ground Stability Hazards	1	1	N/A
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	1	N/A
Shallow Mining Hazards	0	0	N/A

# Current Land Use

**Legend**

**General**

- Site Boundary
- Basing Reference Point
- Reference Number
- Search Buffer
- Grid Lines

**Waste/Landfill Sites**

- BGS Recorded Landfill Site
- Licensed Waste Management Facilities (Landfill)
- Local Authority Recorded Landfill Site
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site
- Registered Landfill Site
- Point Location of BGS Recorded Landfill Site
- Licensed Waste Management Facilities (Location)
- Local Authority Recorded Landfill Site
- Point Location of Registered Waste Transfer Site
- Point Location of Registered Waste Treatment or Disposal Site
- Registered Landfill Site
- Potential Landfill Buffer

**Statutory Authorisations**

- Local Authority Pollution Prevention and Control
- Point Location of Contaminated Land Register Entry or Notice
- Discharge Consents
- Discharge Consent
- Industrial Processes
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Storage of Hazardous Substances
- Explosive Site
- MIMS
- Enforcement and Prohibition Notice
- Substantiated Pollution Incident Register
- Prohibition Relating to Contaminated Waters
- Potentially Contaminative Use
- Potentially Contaminative Use (High Risk)
- Potentially Contaminative Use
- Miscellaneous
- BGS Recorded Mineral Site

**Contaminated Land Register Entry or Notice**

**Registered Infringing Substances**

**Water Industry Act Referral**

**Integrated Pollution Control**

**Registered Waste Site**

**Local Authority Pollution Prevention and Control**

**Storage of Hazardous Substances**

**Explosive Site**

**MIMS**

**Enforcement and Prohibition Notice**

**Substantiated Pollution Incident Register**

**Prohibition Relating to Contaminated Waters**

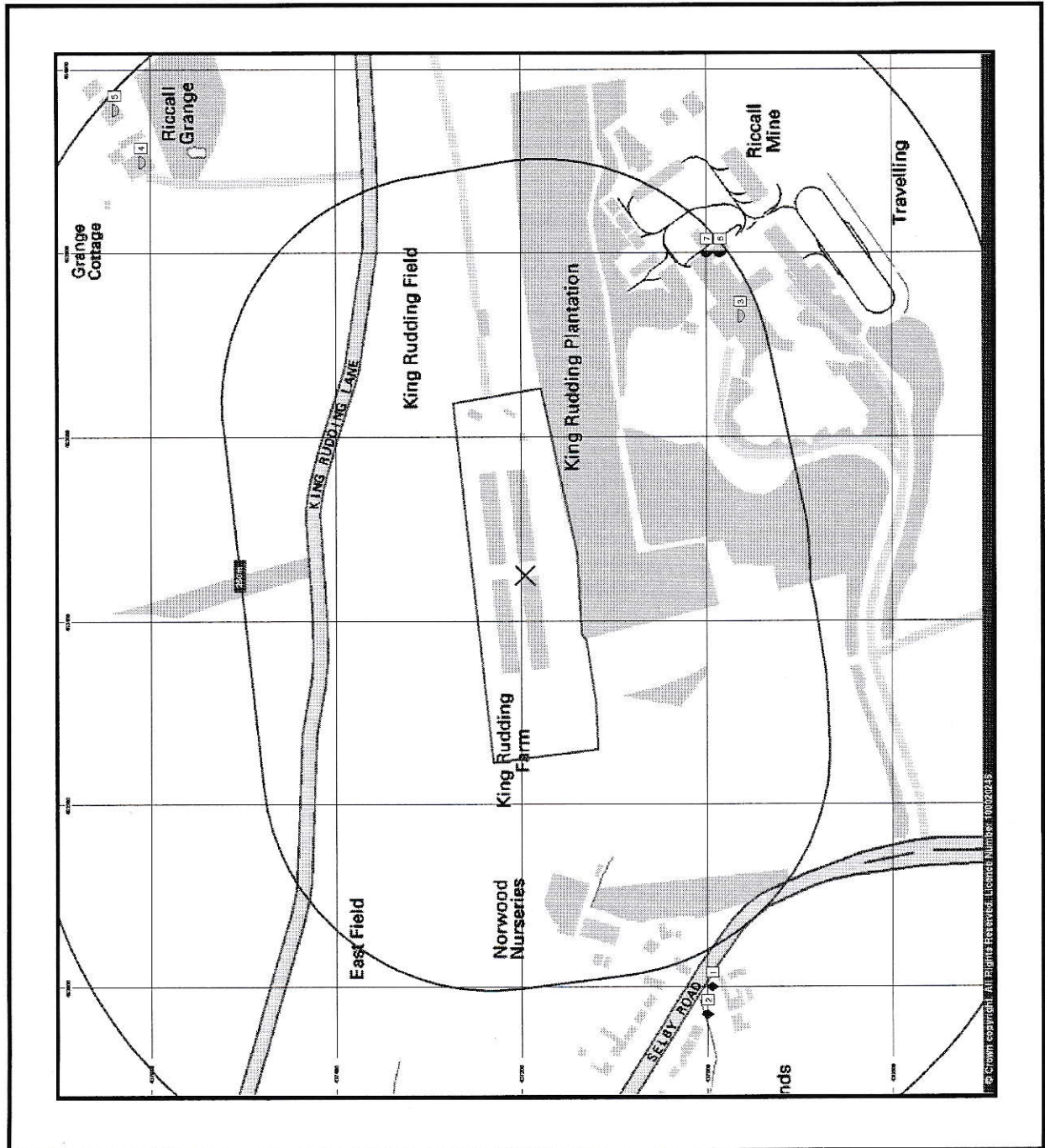
**Potentially Contaminative Use**

**Potentially Contaminative Use (High Risk)**

**Potentially Contaminative Use**

**Miscellaneous**

**BGS Recorded Mineral Site**



## Current Land Use

### Sources

Description	Ref. No.	Search Buffer	Direction
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#### Waste/Landfill Sites

##### Local Authority Landfill Coverage

North Yorkshire County Council, - Has no landfill data to supply. Contact ref: 1	-	On Site	-
Selby District Council, - Has supplied landfill data. Contact ref: 2	-	On Site	-

#### Discharge Consents

##### Discharge Consents

Yorkshire Water Services Ltd, Clive Villas, RICCALL, North Yorkshire, Sewerage Discharge, Reference: WADC94, Version: Not Supplied, Status: Not Supplied, Positional Accuracy: Located by supplier to within 100m. Contact ref: 3	1	250-500m	SW
Yorkshire Water Services Ltd, Clive Villas Sps, Selby Road, Riccall, Selby, Yo19 6qw, Sewage Discharge, Reference: 27/24/0190, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m. Contact ref: 3	2	250-500m	W

#### Potentially Contaminative Uses

##### Contemporary Trade Directory Entries

R J B Mining (Uk) Ltd, , Selby Road, Riccall, York, Coal Mining, Status: Inactive, Positional Accuracy: Automatically positioned to the address	3	0-250m	SE
Mortimer Cartridge, 1 Milners Yard, Riccall, York, Furniture Manufacturers - Home & Office, Status: Inactive, Positional Accuracy: Automatically positioned to the address	4	250-500m	NE
Wilfred Scruton, 2/3, The Barley Store, King Ridding Lane, Riccall, York, Agricultural Machinery - Sales & Service, Status: Active, Positional Accuracy: Manually positioned to the address or location	5	250-500m	NE

#### Miscellaneous

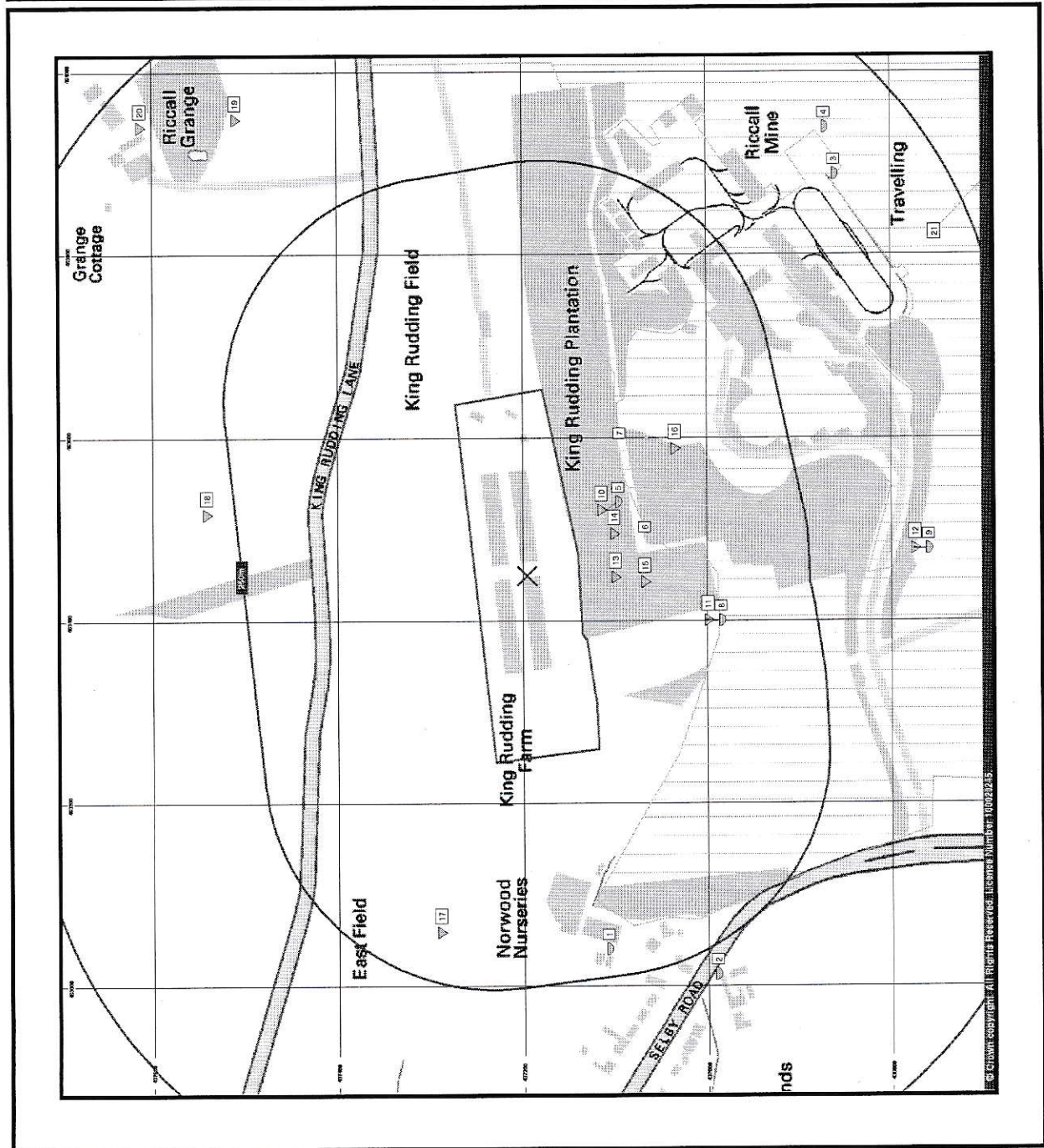
##### BGS Recorded Mineral Sites

Riccall Colliery, Selby Road, Riccall, York, North Yorkshire, Yo4 6qr, Status: Ceased, Reference: 3264, Positional Accuracy: Unknown. Contact ref: 4	6	0-250m	SE
Riccall Colliery, Selby Road, Riccall, York, North Yorkshire, Yo4 6qr, Status: Ceased, Reference: 3264, Positional Accuracy: Located by supplier to within 100m. Contact ref: 4	7	0-250m	SE

# Historical Land Use

**Legend**

<b>General</b>	Site Boundary
Search Buffer	Bearing Reference Point
Grid Lines	Reference Number
Potentially Contaminative Use	Potentially Contaminative Use (High Risk)
Point Feature	Area Feature
Line Feature	Line Feature
Potentially Contaminative Use	Potentially Contaminative Use (High Risk)
Point Feature	Area Feature
Line Feature	Line Feature
Potentially Infilled Land	Potentially Infilled Land (High Risk)
Point Feature	Area Feature
Line Feature	Line Feature
Potentially Infilled Land	Potentially Infilled Land (High Risk)
Point Feature	Area Feature
Line Feature	Line Feature



## Historical Land Use

### Sources

Description	Ref. No.	Search Buffer	Direction
<b>Potentially Contaminative Uses</b>			
<b>Historical Tanks And Energy Facilities</b>			
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1975	1	0-250m	W
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1987	2	250-500m	SW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1987	3	250-500m	SE
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1987	4	250-500m	SE
<b>Potentially Contaminative Industrial Uses (Past Land Use)</b>			
Quarrying of sand & clay, operation of sand & gravel pits, Date of mapping: 1851	5	0-250m	SE
Military Land, Date of mapping: 1952	6	0-250m	S
Mining & quarrying general, Date of mapping: 1989	7	0-250m	SE
Quarrying of sand & clay, operation of sand & gravel pits, Date of mapping: 1851	8	0-250m	S
Quarrying of sand & clay, operation of sand & gravel pits, Date of mapping: 1851	9	250-500m	S
<b>Potentially Infilled Land</b>			
<b>Potentially Infilled Land (Non-Water)</b>			
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1989	10	0-250m	SE
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1989	11	0-250m	S
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1989	12	250-500m	S
<b>Potentially Infilled Land (Water)</b>			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1851	13	0-250m	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1851	14	0-250m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1851	15	0-250m	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1851	16	0-250m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1851	17	0-250m	W
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1851	18	250-500m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1958	19	250-500m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1909	20	250-500m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1909	21	250-500m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1851	-	250-500m	S



## Historical Land Use

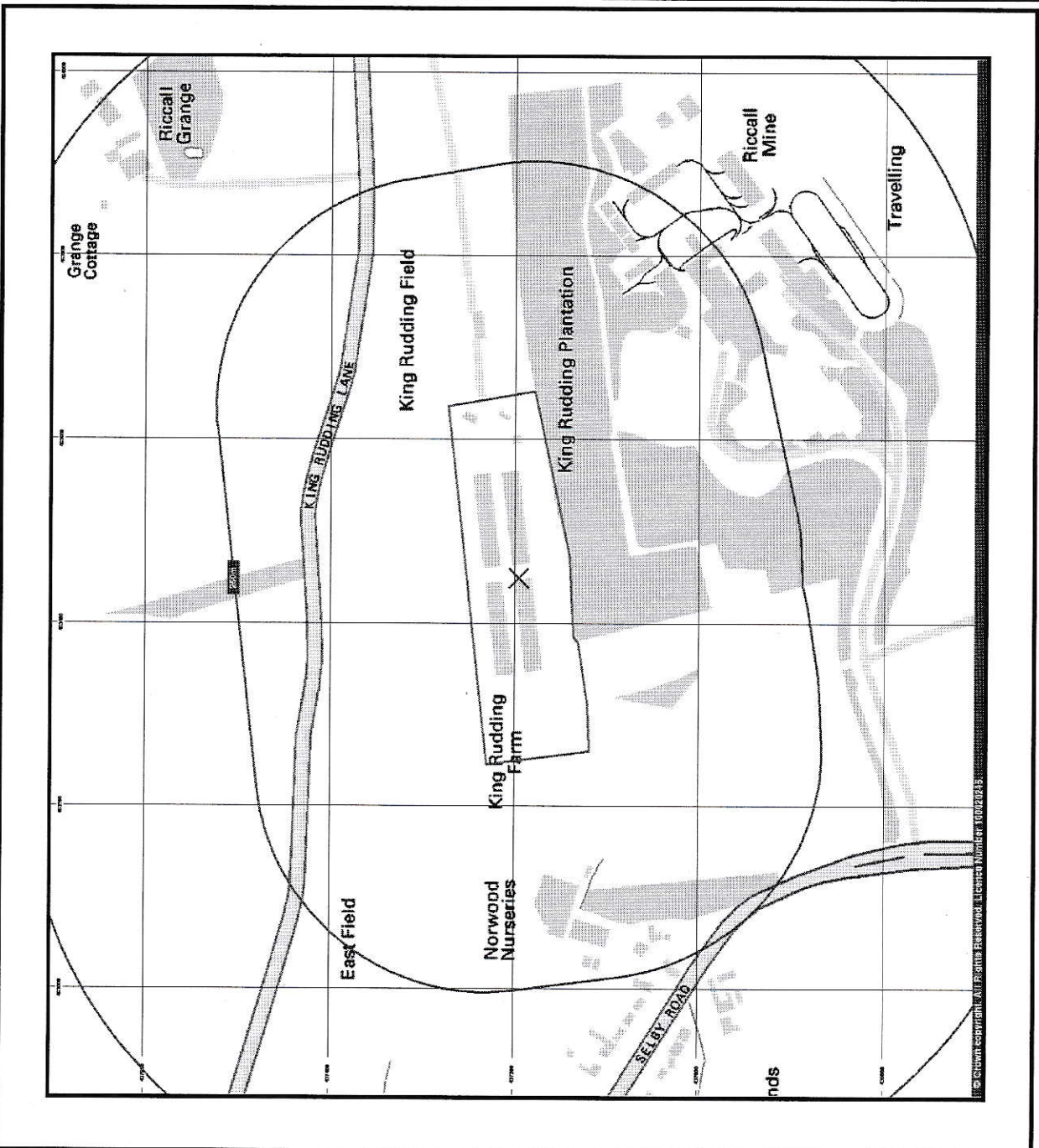
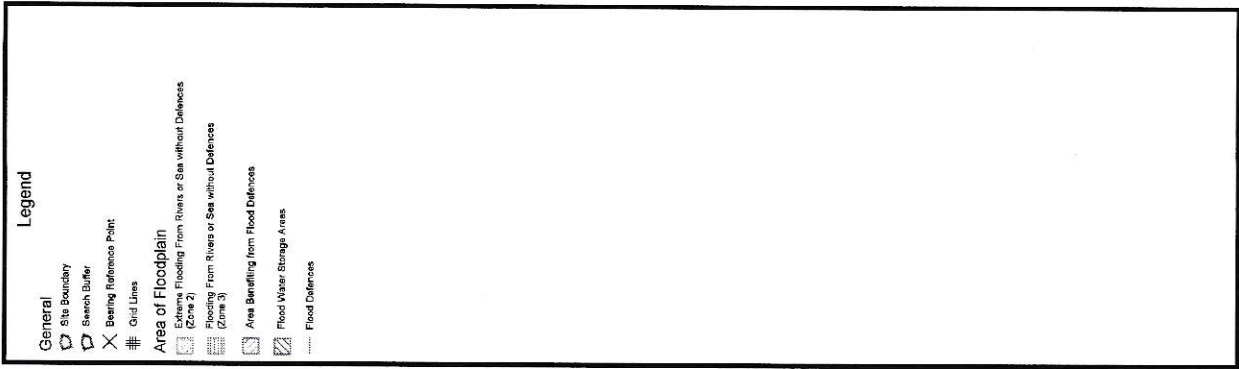
### Map Details

The following maps have been analysed for Historical Tanks and Energy Facilities.

<b>1:2,500</b>	<b>Mapsheet</b>	<b>Published Date</b>
National Grid	SE6437	1974
National Grid	SE6236	1975
National Grid	SE6237	1975
National Grid	SE6336	1975
National Grid	SE6337	1975
National Grid	SE6436	1975
National Grid	SE6236	1987
National Grid	SE6336	1987

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information.

<b>1:10,560</b>	<b>Mapsheet</b>	<b>Published Date</b>
Yorkshire	206_00	1851
Yorkshire	206_SE	1892
Yorkshire	206_SE	1909
Yorkshire	206_SE	1952
National Grid	SE63NW	1958
<b>1:10,000</b>	<b>Mapsheet</b>	<b>Published Date</b>
National Grid	SE63NW	1989



## Pathways and Receptors

Description	Ref. No.	Search Buffer	Direction
<b>Pathways</b>			
<b>Groundwater Vulnerability</b>			
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 (H1) - Soils which readily transmit liquid discharges because they are either shallow, or susceptible to rapid by-pass flow directly to rock, gravel or groundwater, Map Scale: 1:100,000, Map Name: Sheet 12 Vale of York. Contact ref: 3	-	On Site	S
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 (H2) - Deeps, permeable, coarse textured solids which readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential, Map Scale: 1:100,000, Map Name: Sheet 12 Vale of York. Contact ref: 3	-	On Site	-
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, Map Name: Sheet 12 Vale of York. Contact ref: 3	-	On Site	SE
<b>Drift Deposits</b>			
No	-	N/A	
<b>Extreme Flooding from Rivers or Sea without Defences</b>			
Fluvial. Contact ref: 3	-	250-500m	W
<b>Flooding from Rivers or Sea without Defences</b>			
Fluvial. Contact ref: 3	-	250-500m	W
<b>Areas Benefiting from Flood Defences</b>			
No	-	N/A	
<b>Flood Water Storage Areas</b>			
No	-	N/A	
<b>Flood Defences</b>			
No	-	N/A	

**Legend**

**General**

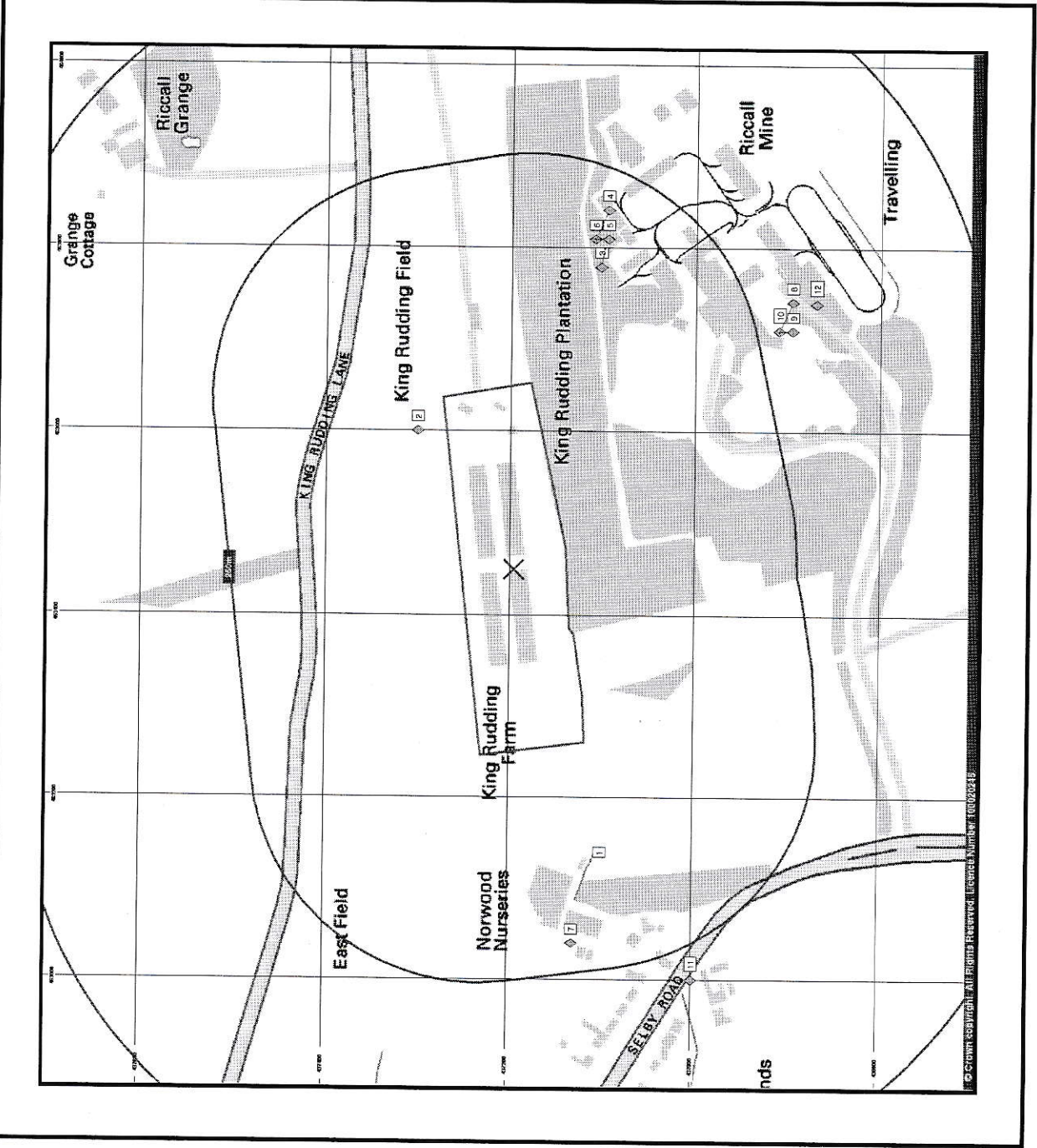
- Site Boundary
- Search Buffer
- Bearing Reference Point
- Grid Line
- Reference Number

**Environmentally Sensitive Land Use**

- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Nature Reserve
- Ramsar Site
- Natural Surface Water Feature
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- Water Abstraction

**Protected Countryside Areas**

- Forest Park
- National Park
- National Scenic Area



## Pathways and Receptors

Description	Ref. No.	Search Buffer	Direction
<b>Environmentally Sensitive Receptors</b>			
<b>Nearest Surface Water Feature</b>			
25-250m	1	0-250m	W
<b>Water Abstractions</b>			
Sullivan (Agriculture) Ltd, Borehole - Sherwood Sandstone - Riccall, Abstractions Agricultural, Reference: 2/27/24/148, Permit Version: 100, Positional Accuracy: Located by supplier to within 100m. Contact ref: 3	2	0-250m	NE
Rjb Mining (Uk) Ltd, Borehole (No 1) Pump, Abstractions Miscellaneous, Reference: 2/27/24/219, Permit Version: Not Supplied, Positional Accuracy: Located by supplier to within 100m. Contact ref: 3	3	0-250m	E
Rjb Mining (Uk) Ltd, Borehole (No 1), Abstractions Industrial, Reference: 2/27/24/398, Permit Version: 2, Positional Accuracy: Located by supplier to within 10m. Contact ref: 3	4	0-250m	E
Uk Coal Mining Ltd, Borehole (No 2) - Sherwood Sandstone - Cawood Common, Abstractions Industrial, Reference: 2/27/24/398, Permit Version: 3, Positional Accuracy: Located by supplier to within 10m. Contact ref: 3	5	0-250m	E
Uk Coal Mining Ltd, Borehole (No 2) - Sherwood Sandstone - Cawood Common, Abstractions Industrial, Reference: 2/27/24/398, Permit Version: 4, Positional Accuracy: Located by supplier to within 10m. Contact ref: 3	6	0-250m	E
Mr D J Parish, Borehole - Sherwood Sandstone - Riccall, Abstractions Agricultural, Reference: 2/27/24/011, Permit Version: 101, Positional Accuracy: Located by supplier to within 10m. Contact ref: 3	7	0-250m	W
Rjb Mining (Uk) Ltd, Borehole (No 2), Abstractions Industrial, Reference: 2/27/24/398, Permit Version: 2, Positional Accuracy: Located by supplier to within 10m. Contact ref: 3	8	250-500m	SE
Uk Coal Mining Ltd, Borehole (No 2) - Sherwood Sandstone - Riccall, Abstractions Industrial, Reference: 2/27/24/398, Permit Version: 4, Positional Accuracy: Located by supplier to within 10m. Contact ref: 3	9	250-500m	SE
Uk Coal Mining Ltd, Borehole (No 2) - Sherwood Sandstone - Riccall, Abstractions Industrial, Reference: 2/27/24/398, Permit Version: 3, Positional Accuracy: Located by supplier to within 10m. Contact ref: 3	10	250-500m	SE
Mr K A Parish, Borehole - Sherwood Sandstone - Riccall, Abstractions Agricultural, Reference: 2/27/24/011, Permit Version: 100, Positional Accuracy: Located by supplier to within 100m. Contact ref: 3	11	250-500m	SW
National Coal Board, Location Description Not Available, Abstractions Miscellaneous, Reference: 2/27/24/183, Permit Version: Not Supplied, Positional Accuracy: Located by supplier to within 100m. Contact ref: 3	12	250-500m	SE

## Other Factors

Description	Search Buffer	Direction
<b>Brine Compensation Areas</b>		
No	N/A	
<b>Coal Mining Affected Areas</b>		
In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.. Contact ref: 5	On Site	-
<b>Mining Instability</b>		
Inconclusive Coal Mining	On Site	-
<b>Radon Affected Areas</b>		
Less than 1% of homes are above the Action Level. Contact ref: 6	On Site	-
<b>Radon Protection Measures</b>		
No radon protective measures are necessary in the construction of new dwellings or extensions. Contact ref: 4	On Site	-
<b>Potential for Collapsible Ground Stability Hazards</b>		
No Hazard	N/A	
<b>Potential for Compressible Ground Stability Hazards</b>		
No Hazard. Contact ref: 4	On Site	-
Moderate. Contact ref: 4	0-250m	W
<b>Potential for Ground Dissolution Stability Hazards</b>		
No Hazard	N/A	
<b>Potential for Landslide Ground Stability Hazards</b>		
Very Low. Contact ref: 4	On Site	-
<b>Potential for Running Sand Ground Stability Hazards</b>		
Very Low. Contact ref: 4	On Site	-
Low. Contact ref: 4	0-250m	W
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
No Hazard. Contact ref: 4	On Site	-
Very Low. Contact ref: 4	0-250m	W
<b>Shallow Mining Hazards</b>		
No Hazard	N/A	

## Useful Information

### Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this 'buffer' relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as a Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

### Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974.

Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets.

In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

### Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set.

This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

### Mining Instability Data

The Mining Instability data was obtained on Licence from Ove Arup & Partners Limited (for further information, contact [mining.review@arup.com](mailto:mining.review@arup.com)). No reproduction or further use of such Data is to be made without the prior written consent of Ove Arup & Partners Limited. The information and data supplied in the Product are derived from publicly available records and other third party sources and neither Ove Arup & Partners nor Landmark warrant the accuracy or completeness of such information or data.



### Contact Name and Address

- 1 North Yorkshire County Council**  
County Hall  
Northallerton  
North Yorkshire  
DL7 8AD

Telephone 01609 780780  
Fax 01609 778199

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)
- 2 Selby District Council Environmental Health**  
Civic Centre  
Portholme Road  
Selby  
North Yorkshire  
YO8 0SB

[www.selby.gov.uk](http://www.selby.gov.uk)
- 3 Environment Agency National Customer Contact Centre (NCCC)**  
PO Box 544  
Templeborough  
Rotherham  
S60 1BY

Telephone 08708 506 506

[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)
- 4 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](mailto:enquiries@bgs.ac.uk)  
[www.bgs.ac.uk](http://www.bgs.ac.uk)
- 5 The Coal Authority Mining Report Service**  
200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

Telephone 0845 7626848

[thecoalauthority@coal.gov.uk](mailto:thecoalauthority@coal.gov.uk)
- 6 Health Protection Agency**  
Chilton  
Didcot  
Oxfordshire  
OX11 0RQ

Telephone 01235 831600  
Fax 01235 833891

Please note that the Environment Agency / SEPA have a charging policy in place for enquiries.

### Other Contacts

**Institution of Civil Engineering Surveyors**

26 Market Street  
ALTRINCHAM  
Cheshire  
WA14 1PF

Telephone 0161 928 8074

[www.ices.org.uk/ices.asp](http://www.ices.org.uk/ices.asp)



### Contact Name and Address

**The Association of Geotechnical and Geoenvironmental Specialists**

Foreham Street  
83 Copers  
Cope Road  
Beckenham  
Kent  
BR3 1NR

Telephone 020 86588212

[www.ags.org.uk/](http://www.ags.org.uk/)

**The Environmental Auditors Registration Association**

Welton House  
Limekiln Way  
Lincoln  
LN2 4US

Telephone 01522 540069

[www.greenchannel.com/iea/earahome.htm](http://www.greenchannel.com/iea/earahome.htm)

**The Environmental Industries Commission**

45 Weymouth Street  
London  
W1N 3LD

Telephone 020 79351675

[www.eic-uk.co.uk/](http://www.eic-uk.co.uk/)

**The Institution of Civil Engineers**

One Great George Street  
Westminster  
LONDON  
SW1P 3AA

Telephone 0207 222 7722  
Fax 0207 222 7500

[www.ice.org.uk](http://www.ice.org.uk)

**The Royal Institution of Chartered Surveyors**

12 Great George Street  
Parliament Square  
London  
SW1P 3AD

Telephone 020 7222 7000

[www.rics.org.uk/](http://www.rics.org.uk/)

**Wilbourn Associates**

30 Jessops Riverside  
800 Brightside Lane  
Sheffield  
S9 2RX

[www.environmental-surveyors.com](http://www.environmental-surveyors.com)

**Landmark Information Group Limited**

Imperial House  
21-25 North Street  
Bromley  
Kent  
BR1 1SS

Telephone 0870 606 1700  
Fax 0870 606 1701

[info@landmarkinfo.co.uk](mailto:info@landmarkinfo.co.uk)  
[www.landmarkinfo.co.uk](http://www.landmarkinfo.co.uk)

# LANDMARK TERMS AND CONDITIONS

## Definitions

**"Authorised Reseller"** means an agent or reseller of Landmark whom Landmark has duly appointed to resell its Reports and Services.

**"Content"** means any data, computing and information services and software, and other content and documentation or support materials and updates included in and/or supplied by or through the Websites, in Reports or Services or in any other way by Landmark and shall include Landmark developed and Third Party Content.

**"First Purchaser"** means the first person, or legal entity to purchase the Property Site following provision of a Report. **"First Purchaser's Lender"** means the funding provider for the First Purchaser.

**"Information Pack"** means a pack compiled by or on behalf of the owner or prospective buyer of the Property Site, designed to aid the marketing or purchase of the Property Site and containing information provided by or on behalf of the owner or prospective buyer of the Property Site.

**"Intellectual Property Rights"** means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right.

**"Order"** means the request for Services from Landmark by You.

**"Property Site"** means a land site on which Landmark provides a Service.

References to **"We"**, **"Us"** and **"Our"** are references to Landmark Information Group Limited ("Landmark"), whose registered office is 7 Abbey Court, Eagle Way, Exeter, EX2 7HY. Where You are not ordering the Services directly from Landmark, but from an Authorised Reseller, references to "Landmark" or "We", "Us" and "Our" shall be construed so as to mean either Landmark and/or the Authorised Reseller as the context shall indicate.

References to **"You/Your/Yourself"** refer to the contracting party who accesses the Website or places an Order with Landmark.

**"Report"** includes any information that Landmark supplies to You including all reports, services, datasets, software or information contained in them.

**"Services"** means the provision of any service by Landmark pursuant to these Terms, including without limitation, any Report.

**"Landmark Fees"** means any charges levied by Landmark for Services provided to You.

**"Suppliers"** means any organisation who provides data or information of any form to Landmark.

**"Terms"** means these Terms & Conditions.

**"Third Party Content"** means the services, software, information and other content or functionality provided by third parties and linked to or contained in the Services.

**"Websites"** means websites hosted by Landmark and includes the Content and any report, service, document, data-set, software or information contained therein, derived there from or thereby.

## 1. Terms & Conditions

- a. These Terms govern the relationship between You and Landmark whether You are an unregistered visitor to the Website or are purchasing Services. Where these Terms are not expressly accepted by You they will be deemed to have been accepted by You, and You agree to be bound by these Terms when You place any Order, or pay for any Services provided.
- b. If the person communicating with Landmark is an Authorised Reseller, they must ensure that You agree to these Terms.
- c. The headings in these Terms are for convenience only and shall not affect the meaning or interpretation of any part of these Terms.
- d. Landmark may modify these Terms, and may discontinue or revise any or all other aspects of the Services at our sole discretion, with immediate effect and without prior notice, including without limitation changing the Services available at any given time. Any amendment or variation to these Terms shall be posted on our Websites. Continued use of the Services by You shall be deemed an acceptance by You to be bound by any such amendments to the Terms.
- e. These Terms, together with the prices and delivery details set out on our Websites, Landmark's Privacy Policy and Your Order comprise the whole agreement relating to the supply of Services to You by Landmark. No prior stipulation, agreement, promotional material or statement whether written or oral made by any sales or other person or representative on our behalf should be understood as a variation of these Terms. Save for fraud or misrepresentation, Landmark shall have no liability for any such representation being untrue or misleading.
- f. These Terms shall prevail at all times to the exclusion of all other terms and conditions including any terms and conditions which You may purport to apply even if such other provisions are submitted in a later document or purport to exclude or override these Terms and neither the course of conduct between parties nor trade practice shall act to modify these Terms.

## 2. Services

- a. Landmark will use reasonable care and skill in providing the Services to You, however, the Services are provided on the express basis that the information and data

supplied in the Services are derived from third party sources and Landmark does not warrant the accuracy or completeness of such information or data. Such information is derived solely from those sources specifically cited in the Services and Landmark does not claim that these sources represent an exhaustive or comprehensive list of all sources that might be consulted.

## 3. Intellectual Property

- a. You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either Landmark or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.
- b. Subject always to these Terms You may, without further charge, make the Services available to:
  - i. the owner of the Property at the date of the Report,
  - ii. any person who purchases the whole of the Property Site,
  - iii. any person who provides funding secured on the whole of the Property Site,
  - iv. any person for whom You act in a professional or commercial capacity,
  - v. any person who acts for You in a professional or commercial capacity; and
  - vi. prospective buyers of the Property Site as part of an Information Pack but for the avoidance of doubt, Landmark shall have no liability to such prospective buyer unless the prospective buyer subsequently purchases the Property Site, and the prospective (or actual) buyer shall not be entitled to make the Service available to any other third party. Accordingly Landmark shall have the same duties and obligations to those persons in respect of the Services as it has to You.
- c. Each of those persons referred to in clause 3.b. shall have the benefit and the burden of Your rights and obligations under these Terms. The limitations of Landmark's liability as set out in clause 6 shall apply to all users of the Service in question in aggregate and Landmark shall not be liable to any other person.
- d. All parties given access to the Services agree that they will treat as strictly private and confidential the Services and all information which they obtain from the Services and shall restrict any disclosure to employees or professional advisors to enable the relevant party to conduct its internal business. The requirement in this clause to treat the Services as confidential shall include a requirement to maintain adequate security measures to safeguard the Services from unauthorised access, use or copying.
- e. Each recipient of the Services agrees (and agrees it will cause its employees, agents or contractors who may from time to time have access to the Services to agree) it will not, except as permitted herein or by separate agreement with Landmark:-
  - i. effect or attempt to effect any modification, merger or change to the Service, nor permit any other person to do so; or
  - ii. copy, use, market, re-sell, distribute, merge, alter, add to or carry on any redistribution, reproduction, translation, publication, reduction to any electronic medium or machine readable form or commercially exploit or in any other way deal with or utilise or (except as expressly permitted by applicable law) reverse engineer, decompile or disassemble the Services, Content or Website; or
  - iii. remove, alter or in any way change any trademark or proprietary marking in any element of the Services and You shall acknowledge the ownership of the Content, where such Content is incorporated or used into Your own documents, reports, systems or services whether or not these are supplied to any third party.
  - iv. create any product which is derived directly or indirectly from the data contained in the Services
- f. The mapping contained in any Services is protected by Crown Copyright and must not be used for any purpose outside the context of the Services or as specifically provided by these Terms.

## 4. Charges

- a. VAT at the prevailing rate shall be payable in addition to the Landmark Fees. You shall pay any other applicable indirect taxes related to Your use of the Services.
- b. An individual or a monthly invoice showing all Orders created by You will be generated subject to these Terms. You will pay the Landmark Fees at the rates set out in Landmark's or its Authorised Reseller's invoice. The Landmark Fees are payable in full within 30 days without deduction, counterclaim or set off. You acknowledge that time is of the essence with respect to the payment of such invoices. Landmark reserve the right to amend the Landmark Fees from time to time and the Services will be charged at the Landmark Fee applicable at the date on which the Service is ordered.
- c. We may charge interest on late payment at a rate equal to 3% per annum above the base lending rate of National Westminster Bank plc.
- d. Landmark or its Authorised Reseller shall not be obliged to invoice any party other than You for the provision of

Services, but where Landmark or its Authorised Reseller does so invoice any third party at Your request, and such invoice is not accepted or remains unpaid, Landmark or its Authorised Reseller shall have the option at any time to cancel such invoice and invoice You direct for such Services. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by Landmark or its Authorised Reseller to provide an element or elements of the Services shall not prejudice Landmark's or its Authorised Reseller's ability to require payment in respect of the Services delivered to You.

## 5. Termination

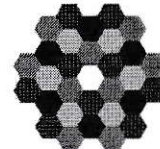
- a. Landmark may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:-
    - i. You fail to make any payment due in accordance with clause 4;
    - ii. You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
    - iii. You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so; additionally, without prejudice to the foregoing, Landmark may remedy the breach and recover the costs thereof from You.
  - b. If Your rights are terminated under this clause and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us in relation to the value of Services previously purchased.
  - c. Landmark reserves the right to refuse to supply any or all Services to You without notice or reason.
- ## 6. Liability
- a. We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.
  - b. Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or wilful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.
  - c. As most of the information contained in the Services is provided to Landmark by others, Landmark cannot control its accuracy or completeness, nor is it within the scope of Landmark's Services to check the information on the ground. Accordingly, Landmark will only be liable to You for any loss or damage caused by its negligence or wilful default and neither Landmark nor any person providing information contained in any Services shall in any other circumstances be liable for any inaccuracies, faults or omissions in the Services nor shall Landmark have any liability if the Services are used otherwise than in accordance with these Terms.
  - d. Save as precluded by law, Landmark shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by Landmark.
  - e. In any event, and notwithstanding anything contained in these Terms, Landmark's liability in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever arising by reason or in connection with this Contract (except in relation to death or personal injury) shall be limited to an aggregate amount not exceeding £1 million if the complaint is in relation to a Report on residential property and an aggregate amount not exceeding £10 million in respect of any other Report or Service purchased from Landmark.
  - f. Landmark will not be liable for any defect, failure or omission relating to Services that is not notified to Landmark within six months of the date of the issue becoming apparent and in any event, within twelve years of the date of the Service.
  - g. You acknowledge that:-
    - i. You shall have no claim or recourse against any Third Party Content supplier nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts of omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Service) in connection with the Services (for the avoidance of doubt Landmark is not a Third Party Content supplier). Landmark does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Landmark will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;
    - ii. Landmark's only obligation is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;
    - iii. no physical inspection of the Property Site reported on is carried out as part of any Services offered by Landmark and Landmark do not warrant that all land

- uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site for any particular purpose nor should it be relied upon for determining saleability or value or used as a substitute for any physical investigation or inspection. Landmark recommends that You inspect and take other advice in relation to the Property Site and not rely exclusively on the Services.
- iv. Landmark shall not be responsible for error or corruption in the Services resulting from inaccuracy or omission in primary or secondary information and data, inaccurate processing of information and data by third parties, computer malfunction or corruption of data whilst in the course of conversion, geo-coding, processing by computer or electronic means, or in the course of transmission by telephone or other communication link, or printing.
  - v. Landmark will not be held liable in any way if a Report on residential property is used for commercial property or more than the one residential property for which it was ordered.
  - vi. the Services have not been prepared to meet Your or anyone else's individual requirements; that You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same; and You confirm You are solely responsible for the selection or omission of any specific part of the Content;
  - vii. Landmark offer no warranty for the performance of any linked internet service not operated by Landmark;
  - viii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;
  - ix. Any support or assistance provided to You in connection with these Terms is at Your risk;
  - h. All liability for any insurance products purchased by You rests solely with the insurer. Landmark does not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property.
  - i. If Landmark provides You with any additional service obtained from a third party, including but not limited to any professional opinion, interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Landmark will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those Third Parties. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Wilbourn Associates Limited. Copies of their terms and conditions are available on request from Landmark.
  - j. In any event no person may rely on a Service more than 12 months after its original date.
  - k. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Landmark shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.
  - l. Time shall not be of the essence with respect to the provision of the Services.
  - m. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.
  - n. Where Landmark provides its own risk assessment in connection with any Report, Landmark shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, save where Landmark conducted the same negligently, in which case the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause 6n apply solely to risk assessments conducted by Landmark, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6i above.
- 7. Contribution**
- a. Save where expressly provided, this clause 7 shall apply solely to Envirosearch Residential Reports (regardless of the result of such Report). Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.
  - b. Landmark are prepared to offer, at their sole discretion, and without any admission or inference of liability a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution")
  - c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part II(A) of the Environmental Protection Act 1990 ("the Notice") Landmark will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:
    - i. the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;
    - ii. the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;
    - iii. the Contribution is strictly limited to the cost of works at the Property Site and at no other site.
  - iv. The Contribution will not be paid in respect of any of the following:
    - Radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.
    - Asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures.
    - Naturally occurring materials arising from the presence or required removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration.
    - Intentional non-compliance arising from the intentional disregard of or knowing wilful or deliberate non-compliance by any owner or occupier of the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority.
    - Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report.
    - Any condition which is caused by acts of War or an Act of Terrorism.
    - Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure.
    - Any fines liquidated damages punitive or exemplary damages.
    - Any bodily injury including without limitation, death, illness or disease, mental injury, anguish or nervous shock.
    - Any financial loss in respect of any loss of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption.
    - Any losses incurred following a material change in use of, alteration or development of the Property Site.
  - d. The maximum sum that shall be contributed by Landmark in respect of any Contribution shall be limited to £50,000. In the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.
  - e. Landmark shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.
  - f. Any rights to a Contribution under this Clause 7 are not assignable in the event of a sale of the Property Site and Landmark will not make any Contribution after the date of completion of such sale.
- g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Landmark in writing within 2 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Landmark with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Landmark's prior written consent to any estimates for such works or complying with any other reasonable request by Landmark, Landmark shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Landmark the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.
  - h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under PartII(A) of the Environmental Protection Act 1990 they will advise Landmark within a maximum period of two months from receipt of such communication. This clause 7h and the service of any notice under it shall not affect the provisions of clauses 7 e and g, and any such communications, even if advised to Landmark will not operate as notice under clause 7e.
  - i. Landmark reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7 g) above, to withdraw the offer of payment of Contributions without further notice.
- 8. Events Beyond Our Control**
- a. You acknowledge that Landmark shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or checking data, corruption of data whilst in the course of conversion, geo-coding, processing by computer in the course of electronic communication, or printing.
- 9. Severability**
- a. If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.
- 10. Governing Law**
- a. These terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts. If any dispute arises out of or in connection with this agreement (a "Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice initiating that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.
- 11. General**
- a. Landmark may assign its rights and obligations under these Terms without prior notice or any limitation.
  - b. Landmark may authorise or allow our contractors and other third parties to provide to Landmark and/or to You services necessary or related to the Services and to perform Landmark's obligations and exercise Landmark's rights under these Terms, which may include collecting payment on Landmark's behalf.
  - c. No waiver on Landmark's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.
  - d. Unless otherwise stated in these Terms, all notices from You to Landmark must be in writing and sent to the Landmark registered office (or in the case of an Authorised Reseller, to its registered office address) and all notices from Landmark to You will be displayed on our Websites from time to time.
  - e. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Landmark shall not be liable to any such third party in respect of any Services supplied.
  - f. Landmark's Privacy Policy as displayed on the Website governs the use made of any information You supply to Landmark.

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Version 6.01 1 Jul 2006



Philip Ashworth & Co  
121 The Mount  
York  
YO24 1DU

Sent by e-mail

Email sent to:  
HELEN@ASHWORTHS.COM

Date  
18 August 2006

Your ref  
HM AH 4733

Our ref  
NYK177452/D/077/SB/HSC

Proprietor/Applicant **David William Pavey, David Andrew Ingall  
and Stephen Robert Headley**

Title number **NYK177452**

Property **20, 22 And 24 Park Street, Selby**

Dear Sirs

With regard to your request for an extension of time to deal with the requisition(s) originally raised in our letter dated 24 July 2006, I confirm that I will hold your application until the cancellation date shown below. I will cancel your application without further notice on this date unless you respond fully to the outstanding requisitions **before** then.

If, however, you wish to request a further extension of time, please contact me again before the cancellation date explaining:

- the reason for the delay;
- the action you are taking and, if possible;
- when you expect to be able to reply.

**The cancellation date will be 18 September 2006**  
(Rule 16, Land Registration Rules 2003)

When replying please quote our reference as this will help me to deal with your application more quickly.

Land Registry  
York Office  
James House  
James Street  
York YO10 3YZ

DX 61599 York 2

Tel 01904 450000  
Fax 01904 450086  
york.office@landregistry.gsi.gov.uk

www.landregistry.gov.uk



If you would like to discuss this correspondence or require it in an alternative format please contact me, quoting our reference.

Yours faithfully

Sue Birkinshaw  
Direct line 01904 824602