

# Certificate

Referred to

This Certificate is issued in respect of the Homecheck Professional Environmental Report 25973955\_1 dated 30/07/2008 for the property described as:

**LAND AT DIRTNESS BRIDGE FARM  
CROWLE  
SCUNTHORPE  
DN17 4BP**

Your Reference: PERRIN/4802\_HCP

### Contaminated Land Assessment

RPS certifies that the level of environmental risk identified in the Homecheck Professional Environmental Report is not likely to be sufficient for the property to be described as "contaminated land" as defined by section 78(A)2 of Part IIA of the Environmental Protection Act 1990.

### Lending Assessment

As the subject property has received a Certificate, it is the opinion of RPS that "contaminated land" issues should not have a significant impact on the security of the property for normal lending purposes.



Signed  
Andrew Troup MRICS  
Chartered Environmental Surveyor  
Director  
RPS Consultants Ltd

Dated 30 July 2008

This Certificate is based only on the information relating to historical land uses as shown by data sources collected by Sitescope Ltd and stated within the Homecheck Professional Environmental Report. This Certificate should be read in conjunction with both that Report and the Guide to the RPS Environmental Risk Certificate provided with this Certificate. No physical inspection of the Property has been carried out. This Certificate is subject to our prevailing terms of business as set out in the document entitled Sitescope Terms and Conditions.

### Other Matters

Whilst outside the scope of Part IIA of the Environmental Protection Act 1990, and this Certificate, it should also be noted that the following additional environmental factors have been identified within the Report:

**Natural Subsidence: The property is in an area of natural subsidence hazard potential. It is recommended that a surveyor is consulted. (See Section C.1)**

**Flood: The site is located within 250 metres of a flood plain, please refer to the detailed mapping in Section D.1. For a more detailed assessment of flood risk, including Geological, Groundwater and Insurance data, you should purchase the Homecheck Professional Flood Report.**

**Flood: The site is located within 250 metres of a flood defence or water storage area, please refer to the detailed mapping in Section D.1. For a more detailed assessment of flood risk, including Geological, Groundwater and Insurance data, you should purchase the Homecheck Professional Flood Report.**

# Guide to the RPS Environmental Risk Certificate

## 1 Purpose of the Certificate

The purpose of the RPS Environmental Certificate is to assist the conveyancer in assessing the implications of the environmental risks identified in the Homecheck Professional Environmental Report and their possible impact on the security of the property for normal lending purposes. Such risks are identified from eleven key recorded environmental datasets which on their own or in combination and subject to their proximity to the subject site could lead to the property being described as "contaminated land" as defined by section 78(A)2 of Part IIA of the Environmental Protection Act 1990.


Under this legislation Local Authorities have a duty placed on them to identify land within their Borough, which falls within the statutory definition of being "contaminated land". Where land is identified as being "contaminated land", the Local Authority (or the Environment Agency in certain circumstances) must ensure that the site is remediated to ensure that the land is safe for its current usage.

For a site to be identified as "contaminated land" there must be a source of contamination that can find a pathway to affect the underlying groundwater, watercourse, people, building materials, or the natural environment (the receptor) AND be causing significant harm or likely to cause significant harm to the receptor. That is: for land to officially be deemed "contaminated land" a linkage must exist between the source, the pathway and the receptor. If any one of these is absent, then it cannot be classed as contaminated land under the Part IIA guidance. Each Local Authority has a contaminated land inspection strategy which explains the process they will be following.

## 2 Lending Assessment

In addition to the Certificate and to add further clarification to the result of the report, RPS provide an Opinion on whether the potential risk associated with the likelihood of the property being defined as "contaminated land" will have a significant impact on the security of the property for normal lending purposes.

## 3 Review Procedure

Where a sufficient level of potential risk has been identified within the report  and the property does not immediately receive a Certificate, the report is automatically forwarded to RPS for manual review by a qualified environmental consultant. The outcome of the manual review will either be a Certificate (in the majority of cases) or a detailed report on the outstanding matters that require further information to be obtained and other actions that may be necessary. Where a Certificate is not issued after a review, this does not necessarily mean there is a likelihood of contamination but that further information/action is required before a Certificate can be issued. The review will normally be completed within 2 working days. There is then the choice of instructing RPS to assist and carry out this further investigation or sourcing the information independently and forwarding it to RPS for further review.

The Certificate is based solely on the 11 key recorded environmental datasets defined below and as detailed in the Homecheck Professional Environmental Report and is NOT based on any physical inspection of the site or condition of the land. Whilst Sitescope uses the best available public sources of information to identify possible risks and sources of land use, Sitescope does not warrant that all potentially contaminative land uses or features whether past or current will be identified in the Homecheck Professional Environmental Report using these sources. Where sufficient risk is identified in the Homecheck Professional Environmental Report it does not necessarily mean that a property will be designated as contaminated land or a special site. It is the duty of the Local Authority to inspect the land in its area to determine if it meets the definition of contaminated land (as mentioned in Section 1 above). Until such investigations have taken place it will not be possible to confirm whether the site is likely to be designated as contaminated.

Under Part IIA of the Environmental Protection Act 1990, Local Authorities have a duty to inspect their land from time to time. This means that they may gather information at a later date, which may lead them to alter their decision on whether the land can be classed as contaminated. We recommend that for additional protection insurance cover be obtained. Please contact the Homecheck Professional Environmental Helpline (0844 844 9966) for further details on Land Insurance.

#### 4 Other Matters

Other matters identified in the Homecheck Professional Environmental Report, which the conveyancer may wish to bring to the attention of the client, are set out together with appropriate guidance in the "Other Matters" section of the Certificate. These risks are outside the definition of **contaminated land** because they are outside the scope of Part IIA of the Environmental Protection Act 1990.

These risks are:

Flooding, Shallow Mining, Radon Gas, Coal Mining and Natural Subsidence. Where relevant, reference is also made to the report commissioned by DEFRA in relation to the impact on property values caused by their proximity to active landfill sites.

Where indicative flood plain is identified in close proximity to the property, enquiries should be made to confirm that insurance cover is available for this risk.

The Certificate ONLY applies to residential property with a valid planning consent, not to commercial/industrial property.

For any enquiries in relation to this report (including queries for RPS), please contact the Homecheck Professional Environmental Helpline on 0844 844 9966 or at [helpdesk@homecheck.co.uk](mailto:helpdesk@homecheck.co.uk)

#### 5 Methodology and Scope

The RPS Certificate is based on a risk assessment model designed by RPS specifically for the purpose described above. The model uses details set out in this Homecheck Professional Report to assess the risk from 11 key recorded environmental datasets. Using a point allocation system based on the contaminative nature of each land use identified and distance from the search site, the model determines if **sufficient risk** is present. The data used to assess **sufficient risk** is limited to:

- |  |  |
|--|--|
| 1. Historical Industrial land uses         | 7. Licensed Waste Management Facilities            |
| 2. Potentially Infilled land               | 8. Waste Treatment Sites                           |
| 3. Historical Tanks and Energy Facilities  | 9. Scrap Yards                                     |
| 4. BGS Recorded Landfill Sites             | 10. Fuel Station Entries                           |
| 5. Registered Landfill Sites               | 11. Contaminated Land Register Entries and Notices |
| 6. Local Authority Recorded Landfill Sites |  |

Areas of Military Land depicted on historical maps often comprise large expanses of land. Although parts of these areas can have the potential for a degree of contamination, a substantial proportion have often only been occupied by open land (e.g. fields) or subject to non-contaminative activities (e.g. as a training ground or barracks). In addition some areas of past Military Land were left blank for defence reasons. Consequently, given this inconsistency and to avoid over-caution, areas of Military Land have been excluded from assessment within this report.

#### 6 Who is RPS?

RPS is part of the RPS Group plc, the largest Environmental Consultancy in Europe with over 4000 staff. As a leading advisor to the financial and property sector on potential environmental liabilities, RPS has developed statistical models to try to ensure that potential environmental liabilities are placed in a suitable risk context. RPS acts as a panel advisor to the majority of UK clearing banks.

#### 7 Other Information

It is not possible to identify from records and historical mapping all contaminative land uses. For example, illegal tipping of chemical substances by an unknown business or person could result in a remediation notice being issued on the current occupier of the land.

#### 8 Contact Details

For any enquiries in relation to this report (including queries for RPS), please contact the Homecheck Professional Environmental Helpline on 0844 844 9966 or at [helpdesk@homecheck.co.uk](mailto:helpdesk@homecheck.co.uk)



## Introduction

This report is for use by lawyers and other professionals involved in residential conveyancing. It presents information in the following five key areas that are not covered by Standard Enquiries of Local Authorities:

### **Section A - Statutory Registers**

This section of the report sets out information from statutory registers kept by the Environment Agency, local authorities and the Health and Safety Executive. It identifies any nearby industrial processes or installations which might have an environmental impact on the property.

The key areas covered are the existence of landfill and waste management sites, industrial processes regulated by the Environment Agency, the storage of hazardous substances, discharges to air, and industrial installations regulated by the Health and Safety Executive under NIHHS and COMAH Regulations.

### **Section B - Site History**

This section of the report seeks to identify both past and present industrial land use. Its purpose is to identify any land which may have been put to a potentially contaminative use.

### **Section C - Land Instability**

This section concerns coal mining, natural subsidence and mineral extraction, which are the principal cause of insurance claims. It is designed to highlight land instability issues which may affect the value or enjoyment of the property.

### **Section D - Natural Perils**

This section concerns flooding and radon.

### **Section E - Groundwater**

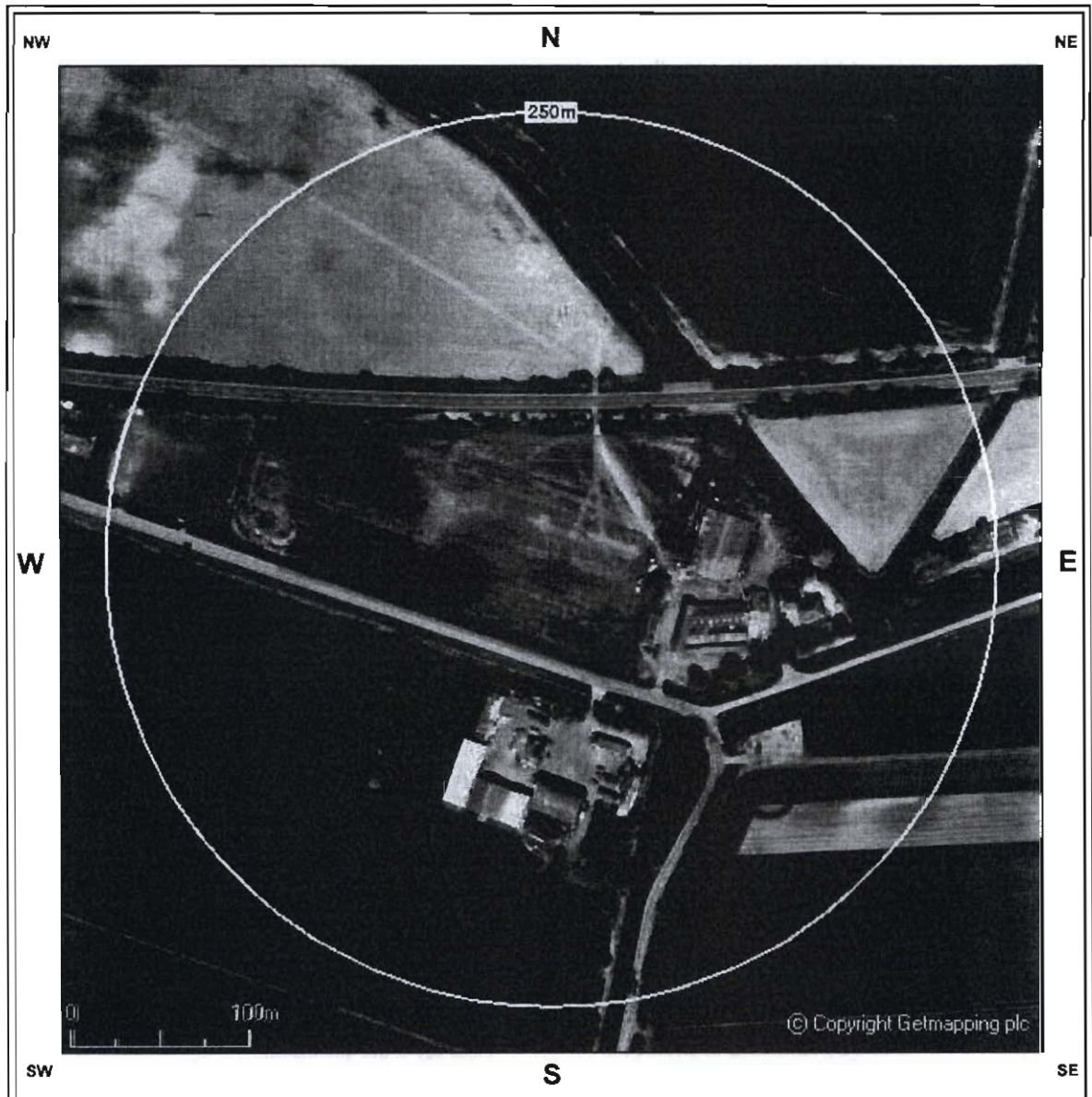
This section of the report sets out the source protection zones within 500m.

The Summary section of the report presents enquiries in a familiar and easy-to-understand question and answer format. Where a reply to an enquiry is Yes, further details are given for each question in the Additional Information section of the report.

Unless otherwise stated in the enquiry, the answers cover two search bands, 0-250 metres and 251-500 metres from the property. Contact details for the data providers are given in the Contacts section at the end of this report.

### **Footnotes**

- (1) The report should only be used in connection with one residential parcel of land (for the purpose of defining a single parcel of land Rule2(2) of the Local Land Charges Act 1997 is used). The report is based on the address and grid reference shown on the cover of this report and the replies are given in reliance on the accuracy and completeness of this information.
- (2) The report is supplied subject to our current standard terms and conditions.
- (3) The search is based on a UK National Grid Reference for the property. The grid reference used is shown on the cover of this report.
- (4) The information in the report is supplied under licence to Sitescope Limited from various sources including: Environment Agency, British Geological Survey and Ordnance Survey.
- (5) This report is a search of statutory and non-statutory sources of information which does not include any on-site survey or inspection of the property or its environs. Accordingly the report cannot in any way provide information as to the actual state of the property or land.
- (6) The replies in this report are based on information currently supplied to Sitescope Limited by its data providers. Sitescope cannot guarantee the accuracy or the completeness of any information supplied to it by its data providers.
- (7) Homecheck Professional is a Sitescope Product provided by Landmark Information Group Limited.



**Map Legend**

 Search Band

Date Range: 1999 - 2001

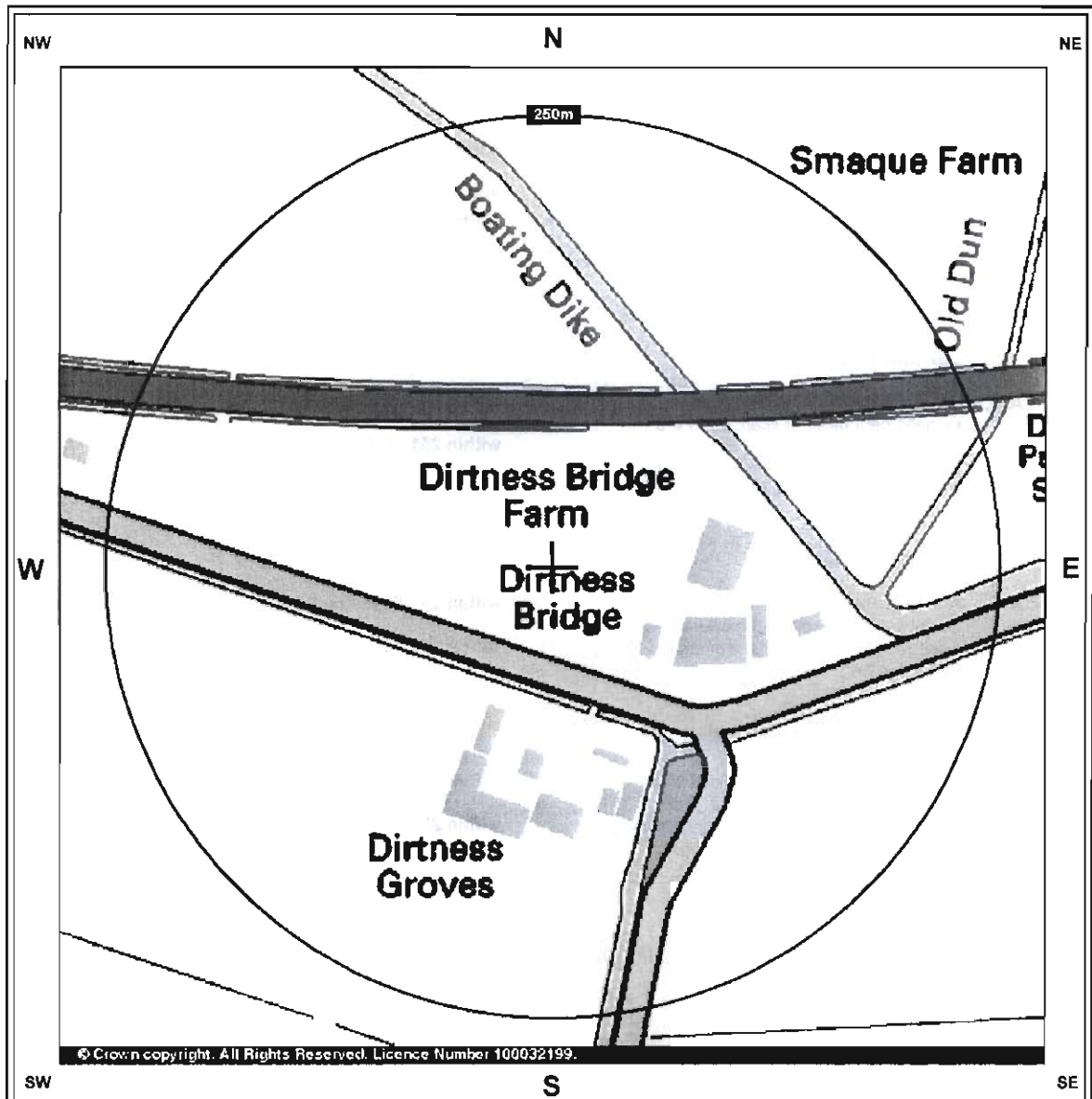
Image Resolution: 50cm

**Search Details**

**Search address** LAND AT DIRTNESS BRIDGE FARM  
CROWLE  
SCUNTHORPE  
DN17 4BP

**Grid Reference** 474573E 409742N

**Date of Report** 30/7/2008



Map Legend



Site location

250m Search Band



Water Feature



Building Outline



Search Details

**Search address** LAND AT DIRTNESS BRIDGE FARM  
CROWLE  
SCUNTHORPE  
DN17 4BP

**Grid Reference** 474573E 409742N

**Date of Report** 30/7/2008

**SCANNED**  
13 OCT 2008



Section A - Statutory Registers

LANDFILL AND WASTE

Local Authority Landfill Sites

A.1.1 Are there any Local Authority recorded landfill sites?

Are there any Local Authority recorded landfill sites? The following list shows if local authorities covering the area of search have made landfill data available.

within 0 - 250 metres? No

within 251 - 500 metres? No

North Lincolnshire Unitary Council - Has no landfill data to supply

Please refer to the Contacts section for contact information.

Landfill Sites

A.1.2 Are there any landfill sites or waste management facilities licensed by the environment Agency under Part II of Environmental Protection Act 1990 or any BGS Recorded Landfill sites?

within 0 - 250 metres? No

within 251 - 500 metres? No

Waste Transfer

A.2 Are there any Waste Transfer Sites (including scrapyards) licensed by the environment Agency under Part II of Environmental Protection Act 1990?

within 0 - 250 metres? No

within 251 - 500 metres? No

Waste Treatment and Disposal

A.3 Are there any other sites licensed by the environment Agency under Part II of Environmental Protection Act 1990 to treat, keep or dispose of controlled waste?

within 0 - 250 metres? No

within 251 - 500 metres? No

REGULATED INDUSTRIES

Integrated Pollution Control (IPC) Regulations

A.4 Are there sites authorised under Part 1 of the Environmental Protection Act 1990 or the Pollution Prevention and Control (England and Wales) Regulations 2000 to carry out processes subject to Integrated Pollution Control (IPC) or Integrated Pollution Prevention and Control (IPPC)?

within 0 - 250 metres? No

within 251 - 500 metres? No

Radioactive Substances

A.5 Are there any sites registered by environment Agency under the Radioactive Substances Act 1993 to keep or use radioactive materials?

within 0 - 250 metres? No

within 251 - 500 metres? No

Storage of Hazardous Substances

A.6 Are there any sites subject to hazardous substances consents granted by the relevant local authority under the Planning (Hazardous Substances) Act 1990?

within 0 - 250 metres? No

within 251 - 500 metres? No



Storage of Dangerous Substances

Table with 3 columns: Question ID, Question Text, and Answer. Row A.7: Are there any sites regulated by the Health and Safety Executive for storing specific dangerous substances... within 0 - 250 metres? No; within 251 - 500 metres? No

Control of Major Accident Hazards

Table with 3 columns: Question ID, Question Text, and Answer. Row A.8: Are there any sites regulated by the Health and Safety Executive under the Control of Major Accident Hazards (COMAH) Regulations 1999? within 0 - 250 metres? No; within 251 - 500 metres? No

AIR

Emissions to Air

Table with 3 columns: Question ID, Question Text, and Answer. Row A.9: Are there any sites subject to Local Authority Pollution Prevention and Control (LAPPC) under Part I of the Environmental Protection Act 1990 or the Pollution Prevention Control Act 1999? within 0 - 250 metres? No; within 251 - 500 metres? No

WATER ABSTRACTION AND DISCHARGES

Abstraction Licences

Table with 3 columns: Question ID, Question Text, and Answer. Row A.10: Are any sites licensed to abstract water by the environment Agency in accordance with the Water Resources Act 1991? within 0 - 250 metres? Yes; within 251 - 500 metres? Yes

Please refer to the Additional Information section for details of records found.

Discharges to Water

Table with 3 columns: Question ID, Question Text, and Answer. Row A.11: Are there any authorisations issued by the environment Agency (and its predecessor, the National Rivers Authority) to discharge to the watercourse from non-IPC processes in accordance with the Water Resources Act 1991? within 0 - 250 metres? Yes; within 251 - 500 metres? No

Please refer to the Additional Information section for details of records found.

CONTAMINATED LAND REGISTER

Contaminated Land Register Entries and Notices

Table with 3 columns: Question ID, Question Text, and Answer. Row A.12: Are there any Contaminated Land Register Entries and Notices from the Local Authority as defined by 78(A) 2 of Part IIA of the Environmental Protection Act 1990? within 0 - 250 metres? No; within 251 - 500 metres? No

CONTRAVENTIONS

Contraventions

Table with 3 columns: Question ID, Question Text, and Answer. Row A.13: Are there any records of any enforcements, prohibitions, or prosecutions relating to questions in Section A or any Substantiated Pollution Incidents? within 0 - 250 metres? No; within 251 - 500 metres? No



**Footnotes:**

Question A.1 The Landfill Sites and Licensed Waste Management Facilities have been provided by the relevant environment agency or Local Authority (where available). 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. For Registered Landfill Sites, where the positional accuracy of the site is unclear, a "buffer" is constructed around the point to warn of the possible presence of landfill.

Question A.2. The Waste Transfer Sites comprise both current and historic sites sourced from the relevant environment Agency. In certain cases it has been possible to source site boundaries.

Question A.3. The Waste Treatment and Disposal Sites comprise both current and historic sites sourced from the relevant environment Agency. In certain cases it has been possible to source site boundaries.

Question A.6 The response to this question is based on data supplied by Local Planning Authorities.

Question A.10 The response to this question is based on details of abstraction licences issued by the relevant Agency.

Question A.11 The response to this question is based on details of consents issued by the relevant environment Agency to discharge to the watercourse.

Question A.12 The contaminated land regulations, enacted in 2000, give effect to relevant sections of the Environmental Protection Act (1990) in regards to contaminated land. There are three sets of regulations that relate to England, Scotland and Wales. They are Contaminated Land (England) Regulations 2000 (SI227), Contaminated Land (Scotland) Regulations 2000 (SI 178), and Contaminated Land (Wales) Regulations 2001 (WSI 2197) respectively. There is also statutory guidance that complements the regulations. The regulations give power to define special sites, contaminated land and to remediate any land defined as contaminated as well as exclude and apportion liability for remediation.



Section B - Site History

LAND USE

Past Industrial Land Use

B.1 Are there any industrial sites (indicating potentially contaminative land use) shown on historical Ordnance Survey maps? within 0 - 250 metres? No

Current Industrial Land Use

B.2 Are there any industrial sites (indicating potentially contaminative land use) in Trade Listings? within 0 - 250 metres? No

Footnotes:

Question B.1 Historical maps are a valuable and recognised source of information for investigating site history. They assist in identifying any previous potential contaminative uses or potential infilling of land which may have been carried out at a particular location.

The Historical Industrial Land Use data used in this reply is the result of a systematic analysis of 1:10,560 scale Ordnance Survey maps dating from the 1880s, as well as selected 1:10,000 scale Ordnance Survey National Grid Series.

Evidence of past potential contamination and potentially infilled land is drawn from a series of up to six historic map editions. The first of these editions will be the earliest County Series maps, which date from between 1860 and 1890 and are to a scale of 1:10,560. The second edition of County Series maps dates from circa 1900, and the third circa 1930.

In addition, evidence of Historical Tanks and Energy Facilities has been identified from the location of text on 1:2,500 and 1:1,250 historical Ordnance Survey maps covering a period from 1943-1996.

Question B.2 The reply to this question is based on contaminative industrial uses identified from current published trade directories.



Section C - Land Instability

SUBSIDENCE

Natural Ground Instability

C.1 What is the potential for natural ground instability in the search area?

Moderate

The BGS indicate that there is a moderate potential for natural ground instability in the search area. This does not necessarily mean there is cause for concern in terms of property stability, however we recommend that specific advice be commissioned from a qualified member of the RICS. For further details regarding this risk you should consider purchasing the HCP Ground Stability Report.

MINING AND MINERAL EXTRACTION

Shallow Mining

C.2 What is the potential for ground instability relating to shallow mining in the search area?

No Hazard

The British Geological Survey has assessed the area of search as having no hazard of property damage from subsidence relating to shallow mining. Further action is unlikely to be required. Nevertheless, surveyors should remain aware that locally uncharted mine workings may be present.

Coal Mining Areas

C.3 Is the property in a coal mining area or in an area (without past or present, deep or open-cast, coal mining activity) in which coal bearing strata are known or expected to be present?

No

Mineral Extraction and Quarrying

C.4 Are there sites where quarrying or mineral extraction activity occurs or has previously occurred?

within 0 - 250 metres? No
within 251 - 500 metres? No

Footnotes:

Question C.1 This assessment is based on 1:50,000 scale digital map information, showing the potential for natural ground instability related to the underlying geology, supplied by the BGS. It takes into account the principal natural ground stability hazards in the UK, including shrink-swell clay, landslide, ground solution, compressible ground, collapsible ground and running sand.

Question C.2 This assessment is based on information supplied by the BGS and takes into account many types of mining in addition to coal, such as ironstone or limestone extraction. Shallow mine workings less than 40 metres below the ground surface are considered to cause a particular ground stability hazard as they can sometimes produce potentially damaging surface collapses. This shallow mining search does not take into account deeper mining, which can be assessed through a Coal Authority mining search described at C.3.

Question C.3 The reply to this question indicates whether it is advisable to obtain a coal mining search from the Coal Authority.

Question C.4 The reply to this question is based upon the BGS compendium of mines, quarries and mineral sites operating commercially in England and Wales since 1993. The original data was compiled by BGS in 1993-94 primarily from BGS records and from information supplied by local authorities, industrial sources and the Valuation Office Agency.

## Section D - Natural Perils

### FLOODING

#### Flood Risk

- D.1.1** Is the property in or within 250m of an area affected by flooding (Zone 3) or extreme flooding (Zone 2)?

Yes

Please refer to the Additional Information section to see the flood map.

#### Flood Defence

- D.1.2** Is the property in or within 250m of flood defences?

Yes

Please refer to the Additional Information section to see the flood map.

#### Flood Defended Area

- D.1.3** Is the property in or within 250m of an area benefiting from flood defences?

No

### RADON AND RADON PROTECTION MEASURES

#### Radon Affected Area

- D.2** Is the property in a radon-affected area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the action level?

**Less than 1% of homes are above the Action Level**

Whether or not a home actually has a basic or high radon concentration can only be established by having the building tested. The HPA provides a radon testing service, please refer to the Contacts section of this report.

#### Radon Protection Measures

- D.3** Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

**No radon protective measures are necessary**

#### Footnotes:

Question D.1.1 The replies given in England and Wales are based on the Environment Agency's Flood Map, specifically the extent of flooding. This shows flooding from rivers or sea without defences i.e. the natural flood plain area that could be affected in the event of flooding from rivers and the sea. An area affected by flooding (Zone 3) indicates the extent of a flood with a 1% (1 in 100) chance of happening each year from a river and a 0.5% (1 in 200) chance of happening each year from the sea. The extrema flooding (Zone 2) indicates the extent of a flood with a 0.1% (1 in 1000) chance of happening each year.

Question D.1.2 The replies given in England and Wales are based on the Environment Agency's Flood Map, specifically the flood defences. This includes linear flood defences (such as walls and embankments) and flood water storage areas (such as reservoirs and basins). The linear flood defences shown are normally those built within the last 5 years to a specified standard. As a result not all flood defences may be shown.

Question D.1.3 The replies given in England and Wales are based on the Environment Agency's Flood Map, specifically the areas benefiting from flood defences. This shows areas that benefit from flood defences, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would flood.

Question D.2 The HPA recommends an 'Action Level' of 200 Becquerels per cubic metre. Areas are defined as radon-affected for existing dwellings where there is 1% chance or more of a house having a radon concentration at or above the Action Level.

Question D.3 In areas with 3% chance or more of a house having a radon concentration at or above the Action Level, protective measures need to be installed in new buildings and extensions to existing buildings. These areas are estimated through a combined analysis of geological data from the British Geological Survey (BGS) and measurement data from the Health Protection Agency (HPA). This forms the basis for the Building Research Establishment guidance on radon protective measures for new buildings (BR211, 2007)



**Section E - Groundwater**

**Source Protection Zones**

<b>E.1</b>	Is the property in an area of concern around a protected water source?	<b>within 0 - 250 metres?</b>	<b>Yes</b>
		<b>within 251 - 500 metres?</b>	<b>No</b>

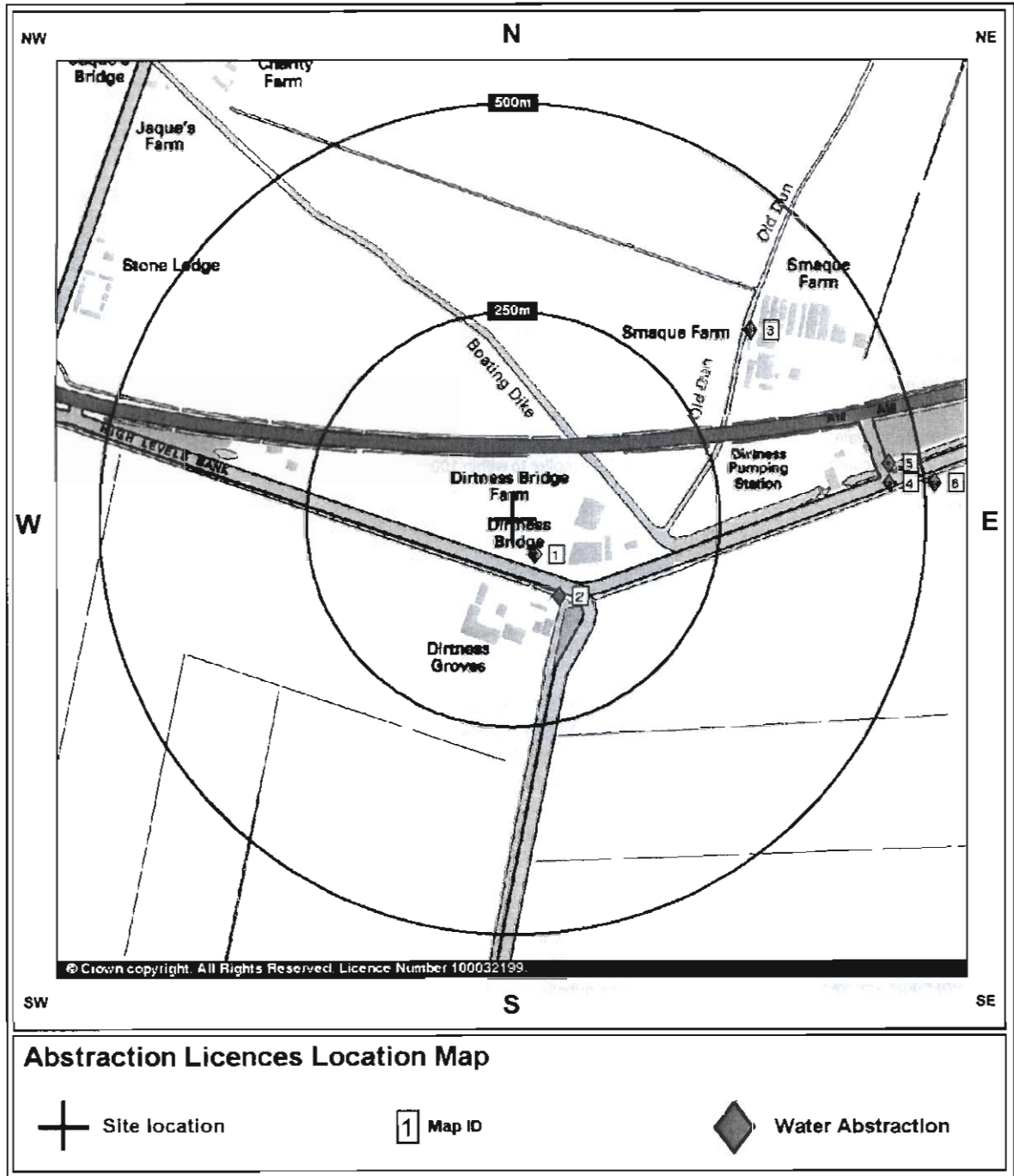
Please refer to the Additional Information section for details of records found.

**Footnotes:**

Question E.1 The reply to this question is based upon information provided by the Environment Agency in England and Wales. They represent areas that form the catchments to water supplies that are potentially vulnerable to contamination from polluting activities. The criteria has been assigned to nearly 2000 major groundwater supplies. Different areas have been designated to the groundwater source catchments depending primarily upon the time it would take a pollutant to reach the source. Boreholes and springs, which are the abstraction points for the groundwater, have also been identified.

Section A - Statutory Registers

A.10 - Abstraction Licences - Records within 0 - 500m



SCANNED  
13 OCT 2008



**Water Abstractions**

**Map ID** 1  
**Contact Number** 1  
*Direction* South-East  
*Distance* 50m  
*Operator:* Mr D Cundall  
*Licence Number:* 03/28/83/0090  
*Permit Version:* 100  
*Location:* Dirtness Bridge Farm,Crowle - Borehole  
*Authority:* Environment Agency, Midlands Region  
*Abstraction:* General Farming And Domestic  
*Abstraction Type:* Water may be abstracted from a single point  
*Source:* Groundwater  
*Details:* Dirtness Bridge Farm,Crowle - Borehole  
*Authorised Start:* 01 April  
*Authorised End:* 31 March  
*Permit Start Date:* 25th January 1999  
*Permit End Date:* Not Supplied  
*Positional Accuracy:* Located by supplier to within 100m

**Map ID** 2  
**Contact Number** 1  
*Direction* South-East  
*Distance* 109m  
*Operator:* J S Brooke & Sons  
*Licence Number:* 03/28/83/0066  
*Permit Version:* 101  
*Location:* Dirtness Groves,Crowle - Unnamed Drain (1)  
*Authority:* Environment Agency, Midlands Region  
*Abstraction:* General Agriculture: Spray Irrigation - Direct  
*Abstraction Type:* Water may be abstracted from a river or stream reach, or a row of wallpoints  
*Source:* Surface  
*Details:* Land At Thorne And Crowle,Dirtness Groves - North Idle Drain,Anchor Drain, Bletchers Drain & Various Unnamed Drains  
*Authorised Start:* 01 April  
*Authorised End:* 30 September  
*Permit Start Date:* 21st October 1999  
*Permit End Date:* Not Supplied  
*Positional Accuracy:* Located by supplier to within 10m



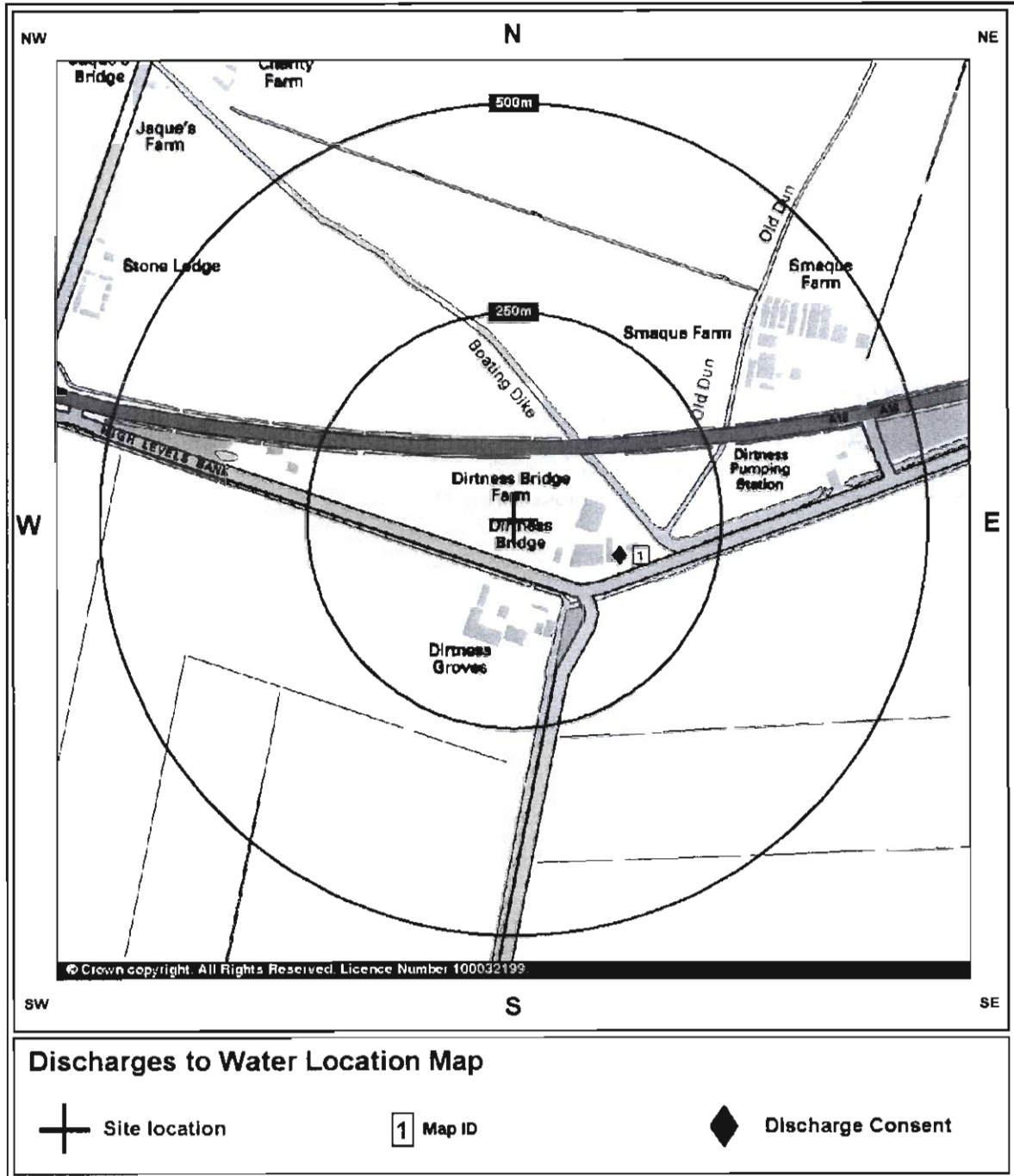
<b>Map ID</b>	<b>3</b>
<b>Contact Number</b>	<b>1</b>
<i>Direction</i>	North-East
<i>Distance</i>	367m
<i>Operator:</i>	J S Brooke And Sons
<i>Licence Number:</i>	03/28/83/0255
<i>Permit Version:</i>	1
<i>Location:</i>	Smaque Farm - Old River Don
<i>Authority:</i>	Environment Agency, Midlands Region
<i>Abstraction:</i>	General Agriculture: Spray Irrigation - Direct
<i>Abstraction Type:</i>	Water may be abstracted from a single point
<i>Source:</i>	Surface
<i>Details:</i>	Dirtiness Levels
<i>Authorised Start:</i>	01 April
<i>Authorised End:</i>	30 September
<i>Permit Start Date:</i>	28th January 2000
<i>Permit End Date:</i>	Not Supplied
<i>Positional Accuracy:</i>	Located by supplier to within 10m
<b>Map ID</b>	<b>4</b>
<b>Contact Number</b>	<b>1</b>
<i>Direction</i>	East
<i>Distance</i>	463m
<i>Operator:</i>	Tillers Turf Company Ltd
<i>Licence Number:</i>	03/28/83/0197
<i>Permit Version:</i>	100
<i>Location:</i>	Epworth & Belton - North Engine Drain
<i>Authority:</i>	Environment Agency, Midlands Region
<i>Abstraction:</i>	Horticulture And Nurseries: Spray Irrigation - Direct
<i>Abstraction Type:</i>	Water may be abstracted from a river or stream reach, or a row of wellpoints
<i>Source:</i>	Surface
<i>Details:</i>	Land At Epworth & Belton
<i>Authorised Start:</i>	01 March
<i>Authorised End:</i>	31 October
<i>Permit Start Date:</i>	7th February 1995
<i>Permit End Data:</i>	Not Supplied
<i>Positional Accuracy:</i>	Located by supplier to within 10m
<b>Map ID</b>	<b>5</b>
<b>Contact Number</b>	<b>1</b>
<i>Direction</i>	East
<i>Distance</i>	463m
<i>Operator:</i>	Tillers Turf Company Ltd
<i>Licence Number:</i>	03/28/83/0197
<i>Permit Version:</i>	101
<i>Location:</i>	Epworth & Belton - North Engine Drain
<i>Authority:</i>	Environment Agency, Midlands Region
<i>Abstraction:</i>	Horticulture And Nurseries: Spray Irrigation - Direct
<i>Abstraction Type:</i>	Water may be abstracted from a river or stream reach, or a row of wellpoints
<i>Source:</i>	Surface
<i>Details:</i>	Land At Epworth & Belton
<i>Authorised Start:</i>	01 March
<i>Authorised End:</i>	31 October
<i>Permit Start Date:</i>	26th April 2002
<i>Permit End Date:</i>	Not Supplied
<i>Positional Accuracy:</i>	Located by supplier to within 10m



<b>Map ID</b>	<b>6</b>
<b>Contact Number</b>	<b>1</b>
<i>Direction</i>	East
<i>Distance</i>	463m
<i>Operator:</i>	Tillers Turf Company Ltd
<i>Licence Number:</i>	03/28/83/0197
<i>Permit Version:</i>	102
<i>Location:</i>	Epworth & Belton - North Engine Drain
<i>Authority:</i>	Environment Agency, Midlands Region
<i>Abstraction:</i>	Horticulture And Nurseries: Spray Irrigation - Direct
<i>Abstraction Type:</i>	Water may be abstracted from a river or stream reach, or a row of wellpoints
<i>Source:</i>	Surface
<i>Details:</i>	Land At Epworth & Belton
<i>Authorised Start:</i>	01 March
<i>Authorisad End:</i>	31 October
<i>Permit Start Date:</i>	5th August 2003
<i>Permit End Date:</i>	Not Supplied
<i>Positional Accuracy:</i>	Located by supplier to within 10m

Section A - Statutory Registers

A.11 - Discharges to Water - Records within 0 - 500m



SCANNED  
13 OCT 2008

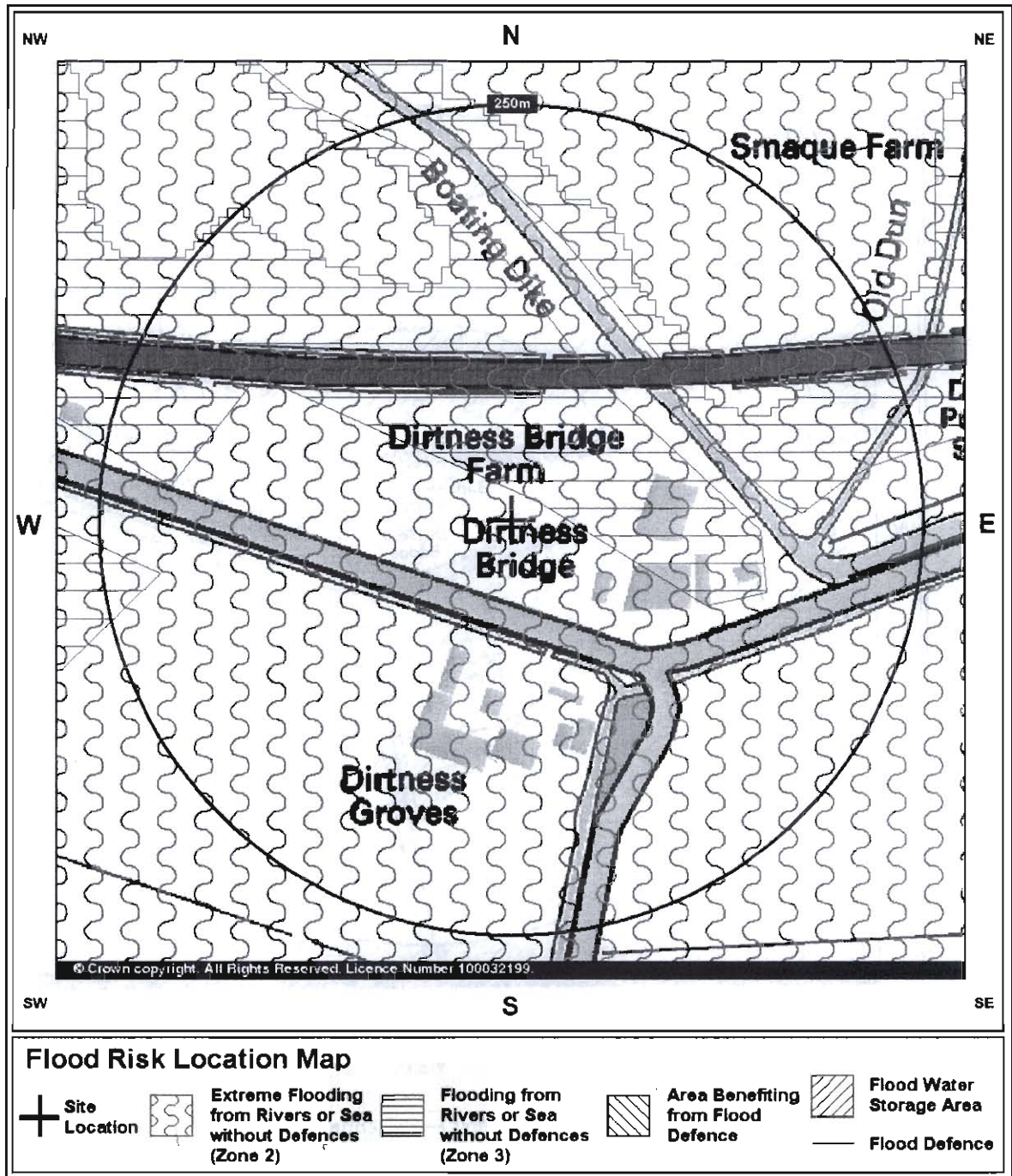


**Discharge Consents**

<b>Map ID</b>	1
<b>Contact Number</b>	1
<i>Direction</i>	East
<i>Distance</i>	134m
<i>Operator:</i>	E L Cundall
<i>Property Type:</i>	Not Given
<i>Location:</i>	Dirtness Bridge Farm, Crowle, SCUNTHORPE
<i>Authority:</i>	Environment Agency, Midlands Region
<i>Catchment Area:</i>	Not Given
<i>Reference:</i>	WQ/72/2452 /1
<i>Permit Version:</i>	Not Supplied
<i>Effective Date:</i>	Not Supplied
<i>Issued Date:</i>	23rd April 1979
<i>Revocation Date:</i>	Not Supplied
<i>Discharge Type:</i>	Sewage Effluent
<i>Discharge Environment:</i>	Groundwater
<i>Receiving Water:</i>	Not Supplied
<i>Status:</i>	Not Supplied
<i>Positional Accuracy:</i>	Located by supplier to within 100m

Section D - Natural Perils

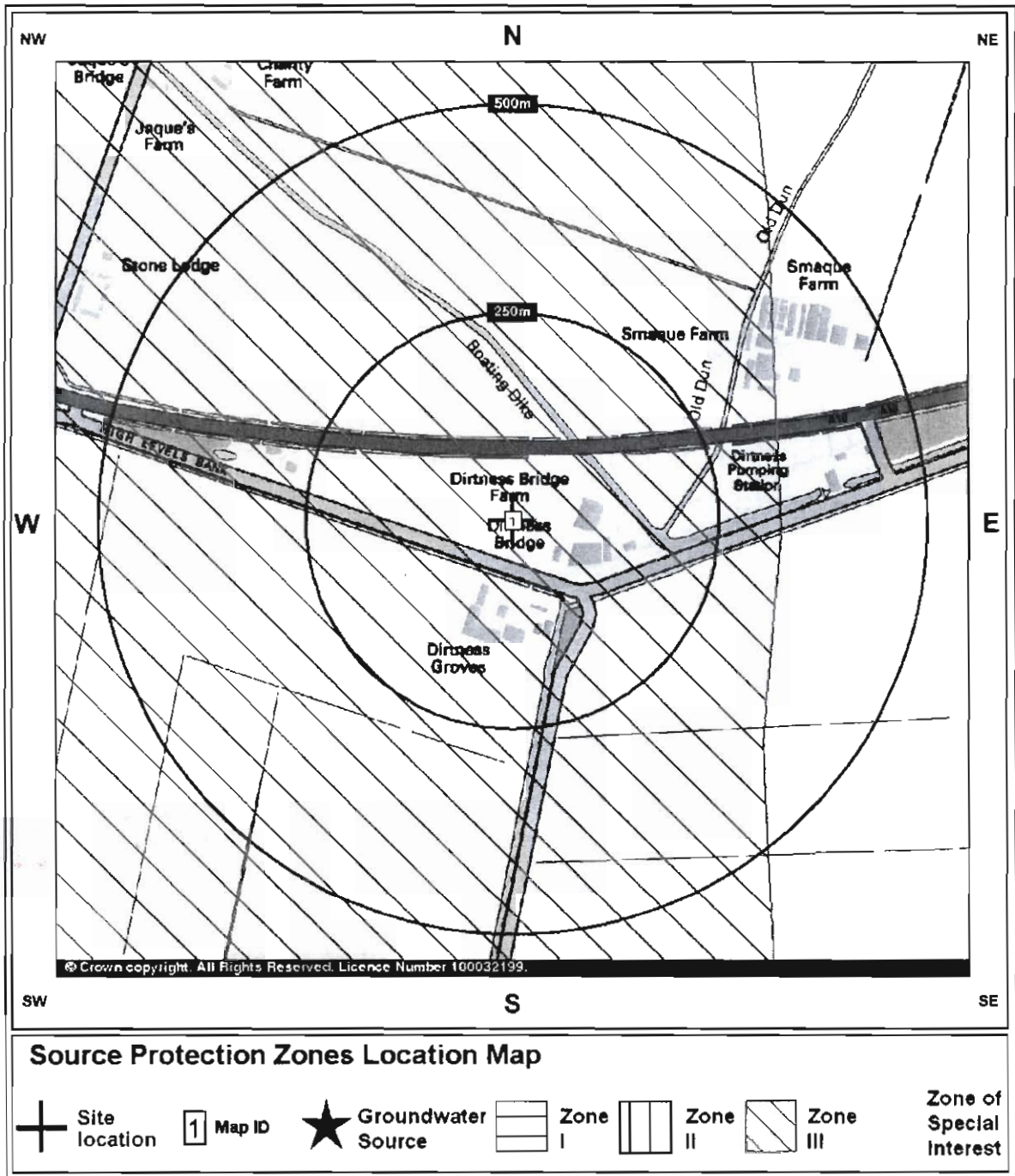
D.1 - Flooding - Records within 0 - 250m



SCANNED  
13 OCT 2008

Section E - Groundwater

E.1 - Source Protection Zones - Records within 0 - 500m



Source Protection Zones

Map ID	1
Contact Number	1
Direction	-
Distance	0m
Name:	Various
Source:	Environment Agency, Head Office
Reference:	Not Supplied
Type:	Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.



**1 Environment Agency - National Customer Contact Centre (NCCC)**

Po Box 544  
Templeborough  
Rotherham  
S60 1BY

Telephone 08708 506 506

Email [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

**Health Protection Agency - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards**

Chilton  
Didcot  
Oxfordshire  
OX11 0RQ

Telephone 01235 822622 Fax 01235 833891

Email [radon@hpa.org.uk](mailto:radon@hpa.org.uk)

Website [www.hpa.org.uk](http://www.hpa.org.uk)

Anyone concerned about the radon levels in their home can obtain a free information pack about radon (including details of how to obtain a test kit) by leaving their name, address and postcode on the free telephone number 0800 614529. Further information is also available on the HPA website.

**North Lincolnshire Council - Environmental Protection Team**

Church Square House  
Po Box 42  
Scunthorpe  
Lincolnshire  
DN15 6XQ

Telephone 01724 296296 Fax 01724 280271

Website [www.northlincs.gov.uk](http://www.northlincs.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

Email [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)

Website [www.bgs.ac.uk](http://www.bgs.ac.uk)

The BGS can provide a detailed geological report on the area in which the property is located.

**The Property Search Group**

6 Great Cliffe Court  
Great Cliffe Road  
Barnsley  
S75 3SP

Telephone 01226 240055 Fax 01226 240095

Email [andrea Glover@propertysearchgroup.co.uk](mailto:andrea Glover@propertysearchgroup.co.uk)



## **Search Code**

Landmark Information Group has registered with the Property Codes Compliance Board and undertakes to comply with all the requirements and obligations contained within the Search Code of Practice.

### **Important Protection**

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which organisations compiling and/or selling search reports have to meet. The information is designed to introduce the Search Code to you.

By giving you this information, Landmark Information Group is confirming that they keep to the principles of the Search Code. This provides important protection for you.

### **The Code's main commitments**

The Search Code's key commitments say that search organisations will:

- Provide search reports which include the most up-to-date available information when compiled and an accurate report of the risks associated with the property.
- Deal promptly with queries raised on search reports.
- Handle complaints speedily and fairly.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all search services comply with relevant laws, regulations and industry standards.

### **Keeping to the Search Code**

How search organisations keep to the Search Code is monitored independently by the Property Codes Compliance Board and complaints under the Code may be referred to the Independent Property Codes Adjudication Scheme. This gives you an extra level of protection as the service can award compensation of up to £5,000 to you if you suffer as a result of your search organisation failing to keep to the Code.

### **Contact Details**

The Property Codes Compliance Board

Telephone: 020 7917 1817

Email: [info@propertycodes.org.uk](mailto:info@propertycodes.org.uk)

You can also get more information about the Property Codes Compliance Board from their website at: [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

**Please contact our Customer Service Team on 0844 844 9966 if you would like a copy of the full search code.**