

Land & buildings at Woodlands Business Park, Breckland, Linford Wood, MILTON KEYNES, MK14 6FG

Prepared for:

Mrs L Darby
Index South Central
Unit 1
Priory Barn
Lower Catesby
Northamptonshire
NN11 1EZ

Report Reference: SAS_71892075_1_1

Report Date: 28-AUG-2015

Customer Reference: NB/106322.38

National Grid Reference: 484410 240570

Site Area: 75131 m²



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

Telephone: 0844 844 9966

Fax: 0844 844 9980

Email: info@landmarkinfo.co.uk

Website: www.sitecheck.co.uk

PASSED

The Sitecheck report dated 28-AUG-2015 and reference SAS_71892075_1_1 for Land & buildings at Woodlands Business Park, Breckland, Linford Wood, MILTON KEYNES, MK14 6FG 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 government 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 2A of the Environmental Protection Act 1990.

In completing this report, Argyll Environmental 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 Argyll Environmental. 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 Argyll Environmental for what purpose the report has been commissioned.

CONCLUSIONS

In the professional opinion of Argyll Environmental, 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 2A 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 Subsidence Hazard Potential

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

Approved by



Christopher S. Taylor BSc (Hons), MSc, AIEMA
Chartered Water and Environmental Manager
Technical Director, Argyll Environmental Limited



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, the environment and sustainability - Implications for chartered surveyors and their clients' published April 2010. This guidance note is referred to in UKGN1.1 paragraph 2.2 of the RICS Valuation Standards (6th 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 A for commercial property or Appendix B for rural property in the Royal Institution of Chartered Surveyors guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients'. 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-6th 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.

This professional opinion forms part of the Sitecheck Assess report and is subject to Landmark Information Group's 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 Asses Practitioner Guide.

Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use	7
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	11
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	14
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	17
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	18
This section contains information which may be of use when interpreting the report.	
Useful Contacts	19
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.	

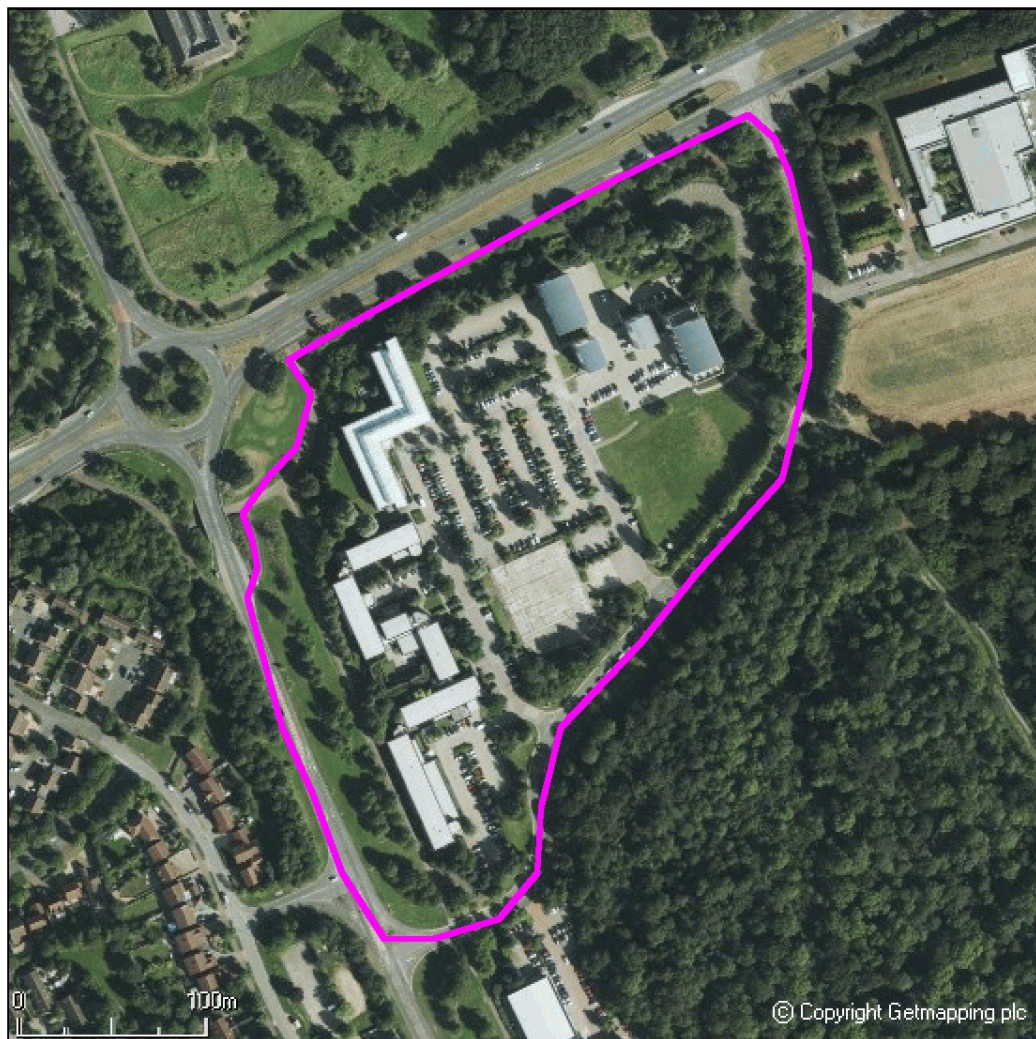
Current Land Use	Page No.	Reference Number (Map ID)
Potentially Contaminative Uses		
Contemporary Trade Directory Entries		
Tombs Transport Service, Beech House, Breckland, Linford Wood, Milton Keynes, MK14 6ES, Road Haulage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	8	1
Magirus (Uk) Ltd, Oak House, Breckland, Linford Wood, Milton Keynes, Buckinghamshire, MK14 6EY, Distribution Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	8	2

Sensitivity	Page No.	Reference Number (Map ID)
Pathways		
Groundwater Vulnerability		
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 31 Bedfordshire, Contact Ref: 2	16	-

Sensitivity	Page No.	Reference Number (Map ID)
Environmentally Sensitive Receptors		
Nearest Surface Water Feature		
Distance: 0m	16	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	17	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	17	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	17	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	17	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 3	17	-
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	17	-



Site

Land & buildings at Woodlands Business Park, Breckland, Linford Wood, MILTON KEYNES, MK14 6FG

Grid Reference

484410, 240570

Report Reference

SAS_71892075_1_1

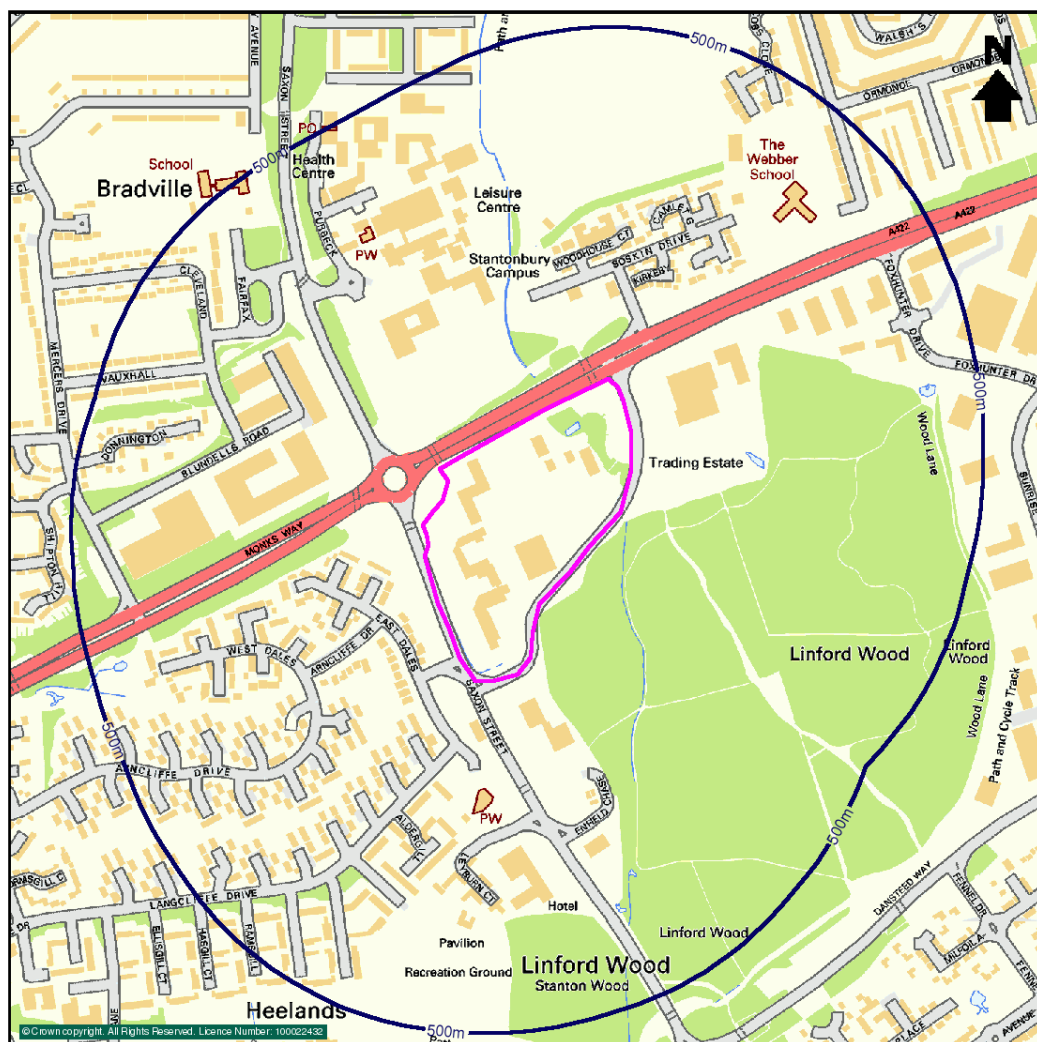
Customer Reference

NB/106322.38

Size of Site

75131 m²





Site

Land & buildings at Woodlands Business Park, Breckland, Linford Wood, MILTON KEYNES, MK14 6FG

Grid Reference

484410, 240570

Report Reference

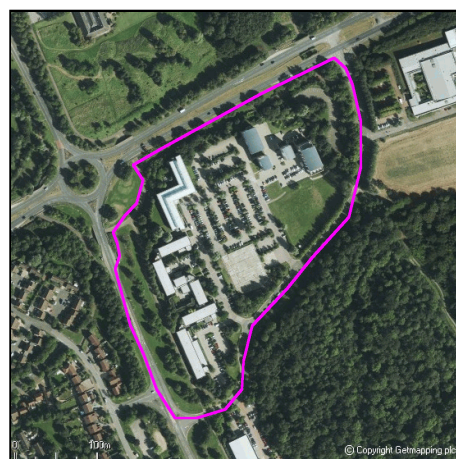
SAS_71892075_1_1

Customer Reference

NB/106322.38

Size of Site

75131 m²



Current Land Use	On Site	0-250m	250-500m
Contaminants	2	7	25
Waste / Landfill Sites			
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
Statutory Authorisations			
Local Authority Pollution Prevention and Controls	0	1	0
Contaminated Land Register Entries and Notices	0	0	0
Radioactive Substances Register	0	0	0
Discharge Consents			
Discharge Consents	0	1	1
Water Industry Act Referrals	0	0	0
Industrial Processes			
Integrated Pollution Controls	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Environmental Permitting Regulations - Industry	0	0	0
Local Authority Integrated Pollution Prevention And Control	0	0	0
Storage of Hazardous Substances			
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
Contraventions			
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

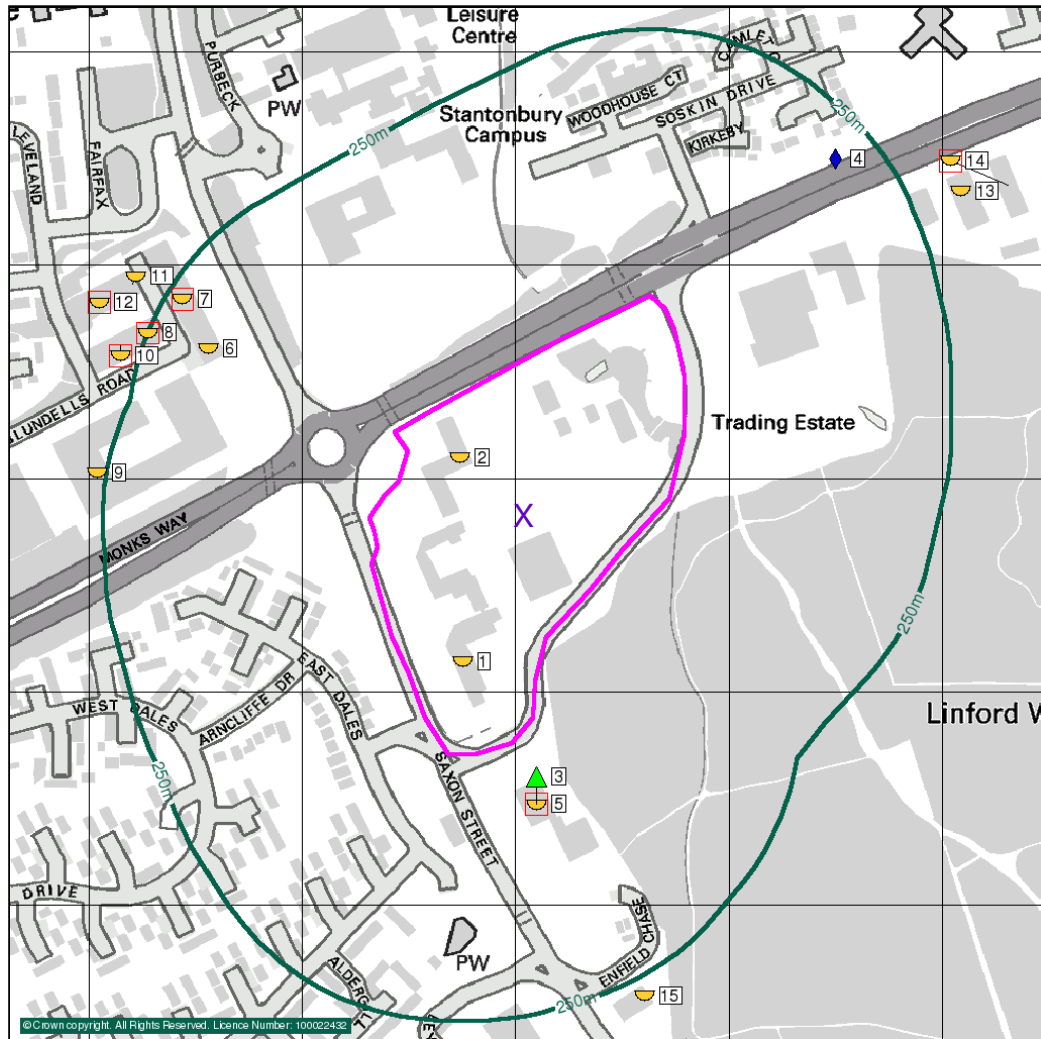
Current Land Use	On Site	0-250m	250-500m
Contaminants	2	7	25
Potentially Contaminative Uses			
Contemporary Trade Directory Entries	2	5	23
Fuel Station Entries	0	0	1
Miscellaneous			
BGS Recorded Mineral Sites	0	0	0













































Historical Land Use	On Site	0-250m	250-500m
Contaminants	0	2	3
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities	0	1	2
Potentially Contaminative Industrial Uses (Past Land Use)	0	1	1
Potentially Infilled Land			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	0	0
Potentially Infilled Land (Water)	0	0	0

Sensitivity	On Site	0-250m	250-500m
Pathways and Receptors	2	0	0
Pathways			
Groundwater Vulnerability	1	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	n/a
Flooding from Rivers or Sea without Defences	0	0	n/a
Areas Benefiting from Flood Defences	0	0	n/a
Flood Water Storage Areas	0	0	n/a
Flood Defences	0	0	n/a

Sensitivity	On Site	0-250m	250-500m
Pathways and Receptors	2	0	0
Environmentally Sensitive Receptors			
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	1	0	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	0	0
Protected Countryside Areas			
Forest Parks	0	0	0
National Parks	0	0	0
National Scenic Areas	0	0	0

Other Factors	On Site	0-250m	250-500m
Geological	8	2	0
Brine Compensation Area	0	n/a	n/a
Coal Mining Affected Areas	0	n/a	n/a
Mining Instability	0	0	n/a
Man-Made Mining Cavities	0	0	0
Natural Cavities	0	0	0
Non Coal Mining Areas of Great Britain	0	0	n/a
Radon Potential - Radon Affected Areas	1	n/a	n/a
Radon Potential - Radon Protection Measures	1	n/a	n/a
Potential for Collapsible Ground Stability Hazards	1	0	n/a
Potential for Compressible Ground Stability Hazards	1	0	n/a
Potential for Ground Dissolution Stability Hazards	1	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



General	Waste/Landfill Sites		Contraventions	Storage Of Hazardous Substances	Statutory Authorisations
<div><div> Site Boundary</div><div> Search Buffer</div><div> Bearing Reference Point</div><div> Reference Number</div></div>	<div><div> BGS Recorded Landfill Site</div><div> Licensed Waste Management Facilities (Landfill)</div><div> Local Authority Recorded Landfill Site</div><div> Registered Waste Transfer Site</div><div> Registered Waste Treatment or Disposal Site</div><div> Registered Landfill Site</div></div>	<div><div> BGS Recorded Landfill Site (Point)</div><div> Licensed Waste Management Facilities (Location)</div><div> Local Authority Recorded Landfill Site (Point)</div><div> Registered Waste Transfer Site (Point)</div><div> Registered Waste Treatment or Disposal Site (Point)</div><div> Registered Landfill Site Potential Landfill Buffer</div></div>	<div><div> Local Authority Pollution Prevention and Control Enforcement</div><div> Planning Hazardous Substance Enforcement</div><div> Prosecution Relating to Authorised Processes</div><div> Enforcement and Prohibition Notice</div><div> Substantiated Pollution Incident Register</div><div> Prosecution Relating to Controlled Waters</div></div>	<div><div> COMAH</div><div> Planning Hazardous Substance Consent</div><div> Explosive Site</div><div> NHHS</div><div> Integrated Pollution Control</div><div> Integrated Pollution Prevention Control</div><div> Integrated Pollution Control Registered Waste Site</div><div> Local Authority Integrated Pollution Prevention and Control</div></div>	<div><div> Local Authority Pollution Prevention and Control</div><div> Contaminated Land Register Entry or Notice (Point)</div><div> Contaminated Land Register Entry or Notice</div><div> Registered Radioactive Substance</div><div> Discharge Consent</div><div> Water Industry Act Referral</div></div>
<div><div> BGS Recorded Mineral Site</div></div>				<div><div> Integrated Pollution Control</div><div> Integrated Pollution Prevention Control</div><div> Integrated Pollution Control Registered Waste Site</div><div> Local Authority Integrated Pollution Prevention and Control</div></div>	
<div><div> Potentially Contaminative Use</div><div> Potentially Contaminative Use (High Risk)</div></div>	<div><div> Point Location of Registered Landfill Site</div></div>				

Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
Local Authority Landfill Coverage			
Name: Milton Keynes Unitary Council, - Has supplied landfill data, Contact Ref: 4	-	On Site	SW

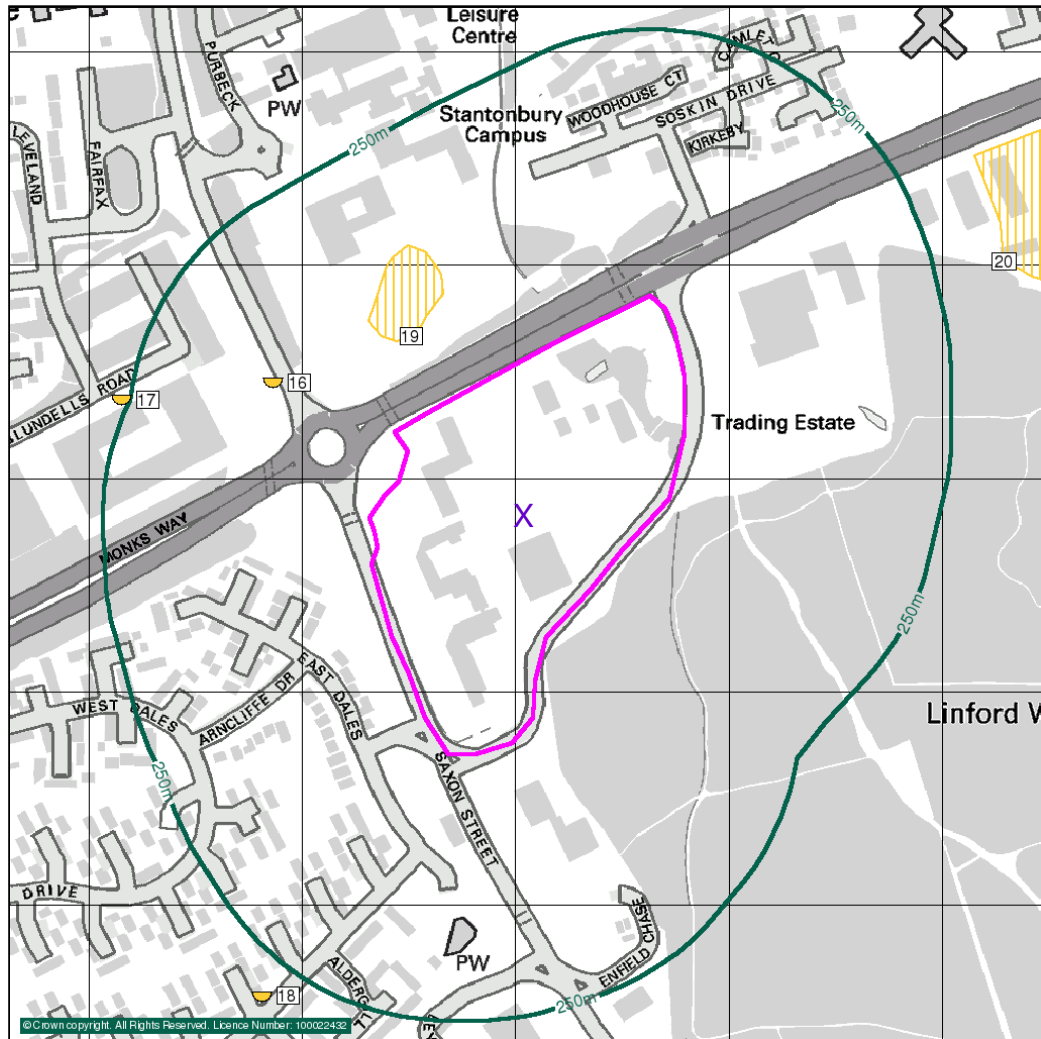
Statutory Authorisations	Ref No.	Search Buffer	Direction
Local Authority Pollution Prevention and Controls			
Bp, Linford Wood Connect, Saxon Street, Linford Wood, MILTON KEYNES, Buckinghamshire, MK14 6PB, Part B - Fuel and Power Industry Sector, Reference: PPC/VPR/006/01.10, Status: Authorised, Positional Accuracy: Automatically positioned to the address, Contact Ref: 1	3	0-250m	S

Discharge Consents	Ref No.	Search Buffer	Direction
Discharge Consents			
Executors Of Mrs.F.G. Chapman Uthwatt, Wood End Farm, Stantonbury Fields, Milton Keynes, Mk14, Agriculture Discharge, Reference: Pr1nfg0232b, Version: 1, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 2	4	0-250m	NE
Executors Of Mrs.F.G. Chapman Uthwatt, Keeper'S Cottage, Linford Wood, Milton Keynes, Mk14, Unknown Discharge, Reference: Pr1nfg0232d, Version: 1, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 2	-	250-500m	E

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
Tombs Transport Service, Beech House, Breckland, Linford Wood, Milton Keynes, MK14 6ES, Road Haulage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	1	On Site	SW
Magirus (Uk) Ltd, Oak House, Breckland, Linford Wood, Milton Keynes, Buckinghamshire, MK14 6EY, Distribution Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	2	On Site	NW
Hughes Network Systems Ltd, Saxon Street, Linford Wood, Milton Keynes, MK14 6LD, Telecommunications Equipment & Systems, Status: Inactive, Positional Accuracy: Automatically positioned to the address	5	0-250m	S
Bp, Saxon Street, Linford Wood, Milton Keynes, MK14 6PB, Petrol Filling Stations, Status: Inactive, Positional Accuracy: Automatically positioned to the address	5	0-250m	S

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Race Worldwide Ltd, 43, Blundells Road, Bradville, Milton Keynes, Buckinghamshire, MK13 7HD, Fibre Optics, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	6	0-250m	NW
Mots R Us, 35, Blundells Road, Bradville, Milton Keynes, MK13 7HD, Mot Testing Centres, Status: Inactive, Positional Accuracy: Automatically positioned to the address	7	0-250m	NW
Alpha Metal Coatings (Uk) Ltd, 33, Blundells Road, Bradville, Milton Keynes, MK13 7HD, Powder Coatings, Status: Inactive, Positional Accuracy: Automatically positioned to the address	7	0-250m	NW
G M, 13, Blundells Road, Bradville, Milton Keynes, MK13 7HA, Projection Screens - Mfrs & Suppliers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	8	250-500m	NW
Autowerx, 13, Blundells Road, Bradville, Milton Keynes, MK13 7HA, Car Body Repairs, Status: Active, Positional Accuracy: Automatically positioned to the address	8	250-500m	NW
Stanair Industrial Door Services Ltd, 11, Blundells Road, Bradville, Milton Keynes, MK13 7HA, Door Manufacturers - Industrial, Status: Active, Positional Accuracy: Automatically positioned to the address	8	250-500m	NW
Beardow Adams Ltd, 30-32, Blundells Road, Bradville, Milton Keynes, MK13 7HF, Adhesives, Glues & Sealants, Status: Active, Positional Accuracy: Automatically positioned to the address	9	250-500m	W
I C Machines, 9 Blundells Rd, Bradville, Milton Keynes, Buckinghamshire, MK13 7HA, Machine Tool Accessories & Services, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	8	250-500m	NW
Med-I-Pant (Uk) Ltd, 7, Blundells Road, Bradville, Milton Keynes, MK13 7HA, Disability Equipment - Manufacturers & Suppliers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	10	250-500m	NW
Rainbow International, 5-7, Blundells Road, Bradville, Milton Keynes, Buckinghamshire, MK13 7HA, Carpet, Curtain & Upholstery Cleaners, Status: Inactive, Positional Accuracy: Automatically positioned to the address	10	250-500m	NW
Autoclass, 5-7, Blundells Road, Bradville, Milton Keynes, Buckinghamshire, MK13 7HA, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	10	250-500m	NW
Reedbut Packaging Supplies Ltd, 5, Blundells Road, Bradville, Milton Keynes, MK13 7HA, Packaging & Wrapping Equipment & Supplies, Status: Inactive, Positional Accuracy: Automatically positioned to the address	10	250-500m	W
Poons Manufacturing, 17, Blundells Road, Bradville, Milton Keynes, MK13 7HB, Food Products - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	11	250-500m	NW
A S G, 3, Blundells Road, Bradville, Milton Keynes, MK13 7HA, Cash Registers & Check-Out Equipment, Status: Active, Positional Accuracy: Automatically positioned to the address	10	250-500m	W
Cas Sell C V A Ltd, 3, Blundells Road, Bradville, Milton Keynes, Buckinghamshire, MK13 7HA, Commercial Vehicle Servicing, Repairs, Parts & Accessories, Status: Active, Positional Accuracy: Automatically positioned to the address	10	250-500m	W

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Autowerx Service Ltd, 21, Blundells Road, Bradville, Milton Keynes, MK13 7HB, Car Engine Tuning & Diagnostic Services, Status: Active, Positional Accuracy: Automatically positioned to the address	12	250-500m	NW
Tenacore Uk, Unit 307, Milton Keynes Business Centre, Hayley Court, Linford Wood, Milton Keynes, MK14 6GD, Medical Equipment Maintenance & Repairs, Status: Active, Positional Accuracy: Automatically positioned to the address	13	250-500m	NE
Sky Autos, 25, Blundells Road, Bradville, Milton Keynes, MK13 7HB, Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	12	250-500m	NW
Sky Autos, 25, Blundells Road, Bradville, Milton Keynes, MK13 7HB, Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	12	250-500m	NW
Mk Group Ltd, Unit 214, Milton Keynes Business Centre, Hayley Court, Linford Wood, Milton Keynes, MK14 6GD, Boilers - Servicing, Replacements & Repairs, Status: Active, Positional Accuracy: Automatically positioned to the address	14	250-500m	NE
Thtf Uk Ltd, Unit 211, Milton Keynes Business Centre, Hayley Court, Linford Wood, Milton Keynes, MK14 6GD, Electrical Goods Sales, Manufacturers & Wholesalers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	14	250-500m	NE
Deep Clean 24-7, Unit 150, Milton Keynes Business Centre, Hayley Ct, Linford Wood, Milton Keynes, Buckinghamshire, MK14 6GD, Commercial Cleaning Services, Status: Active, Positional Accuracy: Manually positioned to the address or location	-	250-500m	NE
Extremely Easy Ironing, Unit 130, Milton Keynes Business Centre, Hayley Court, Linford Wood, Milton Keynes, MK14 6GD, Ironing & Home Laundry Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NE
Cistec, Unit 116, Milton Keynes Business Centre, Hayley Court, Linford Wood, Milton Keynes, MK14 6GD, Engineers - General, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NE
Merlin Domestic, 11, Ramsgill Court, Heelands, Milton Keynes, MK13 7LS, Washing Machines - Servicing & Repairs, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Uni Mitsubishi Pencil, 3, Thornton Chase, Linford Wood, Milton Keynes, MK14 6FD, Distribution Services, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	NE
Fuel Station Entries			
Linford Wood Connect, Saxon Street, Linford Wood, Milton Keynes, MK14 6PB, Fuel Station, Status: Open, Positional Accuracy: Manually positioned to the address or location,	15	250-500m	S



General	Potentially Contaminative Use	Potentially Infilled Land
Site Boundary	Point Feature	Point Feature
Search Buffer	Area Feature	Area Feature
Bearing Reference Point	Point Feature (High Risk)	Point Feature (High Risk)
Reference Number	Area Feature (High Risk)	Area Feature (High Risk)
	Line Feature	Line Feature
	Line Feature (High Risk)	Line Feature (High Risk)

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Gas Monitoring Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1982	16	0-250m	NW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1982	17	250-500m	W
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1983	18	250-500m	SW
Potentially Contaminative Industrial Uses (Past Land Use)			
Factory or works - use not specified, Date of Mapping: 1987	19	0-250m	NW
Technical & environmental testing & analysis, Date of Mapping: 1987	20	250-500m	NE

Map Details

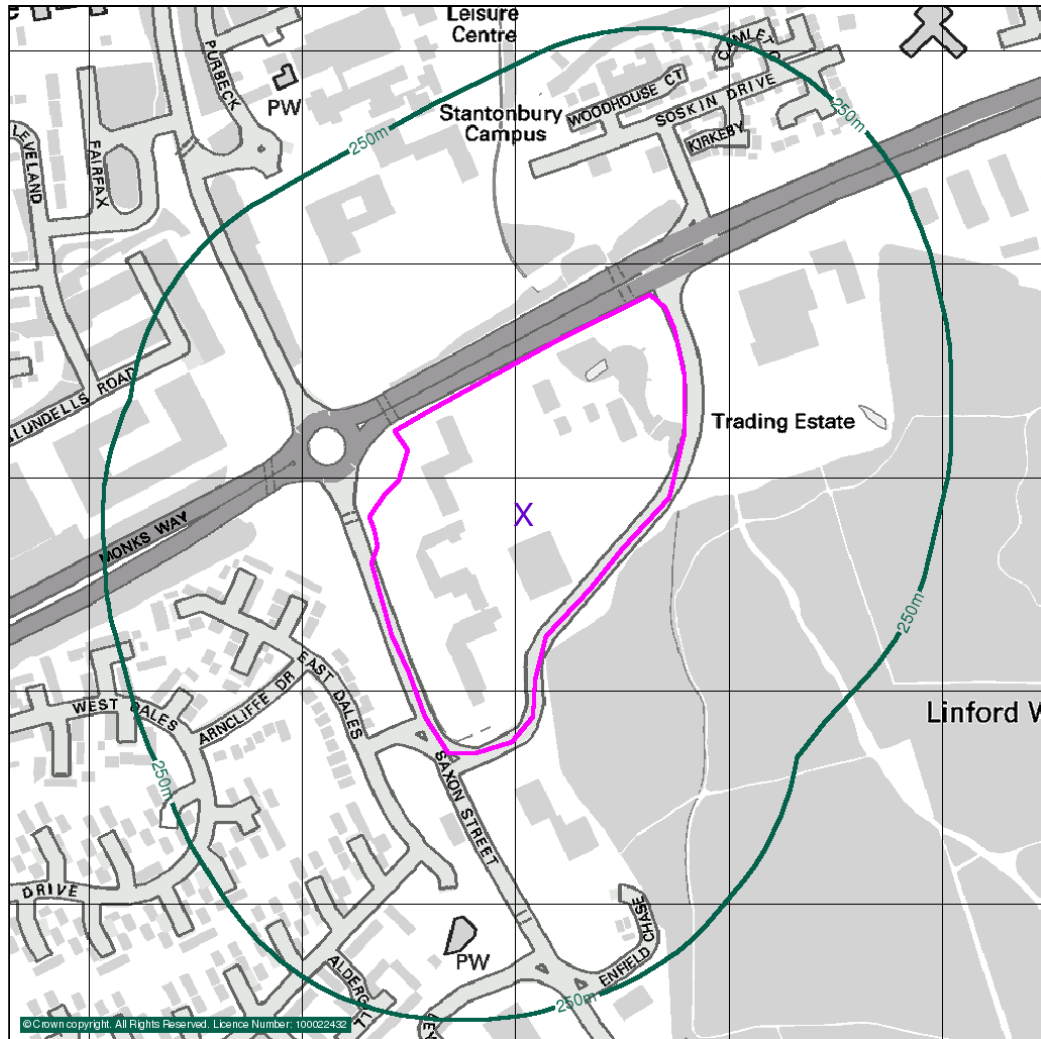
The following maps have been analysed for Historical Tanks and Energy Facilities










1:1,250	Mapsheet	Published
Ordnance Survey Plan	SP8440SE	1981
Ordnance Survey Plan	SP8440NE	1982
Ordnance Survey Plan	SP8440NW	1982
Ordnance Survey Plan	SP8440SW	1983
1:2,500	Mapsheet	Published
Ordnance Survey Plan	SP8440	1970

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

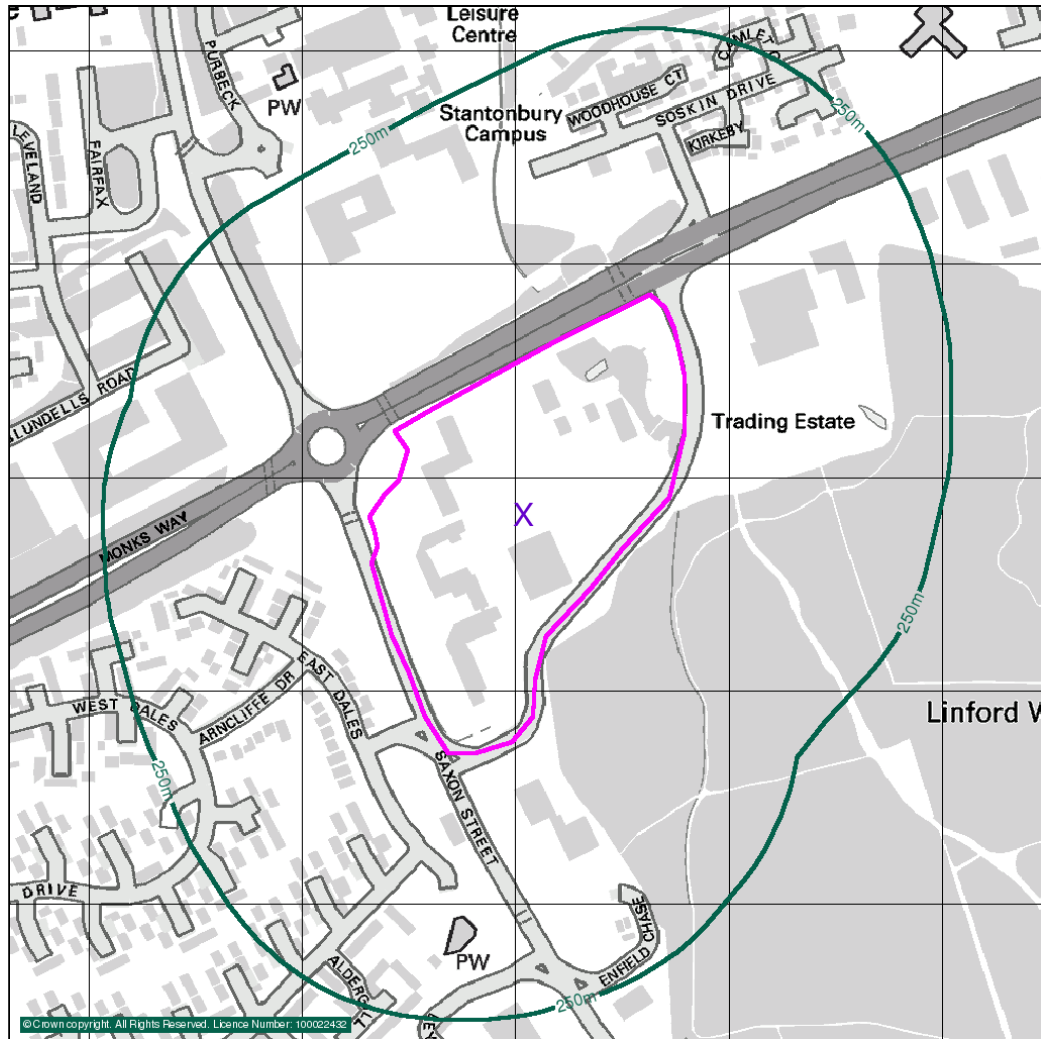
1:10,000	Mapsheet	Published
Ordnance Survey Plan	SP84SW	1987
1:10,560	Mapsheet	Published
Buckinghamshire	010_00	1886
Buckinghamshire	010_SW	1900
Buckinghamshire	010_SW	1926
Buckinghamshire	010_SW	1952
Ordnance Survey Plan	SP84SW	1958

Flood Map



General		Area of Floodplain	
 Site Boundary	 Areas Benefiting from Flood Defences	 Extreme Flooding from Rivers or Sea without Defences (Zone 2)	
 Search Buffer	 Flood Water Storage Areas	 Flooding from Rivers or Sea without Defences (Zone 3)	
 Bearing Reference Point	 Flood Defences		
 Reference Number			

Sensitivity Map



General	Environmentally Sensitive Land Use	Protected Countryside Areas
<p>Site Boundary</p> <p>Search Buffer</p> <p>Bearing Reference Point</p> <p>Reference Number</p>	<p>Area of Outstanding Natural Beauty</p> <p>Environmentally Sensitive Area</p> <p>Local Nature Reserve</p> <p>Marine Nature Reserve</p> <p>National Nature Reserve</p> <p>Ramsar Site</p>	<p>Site of Special Scientific Interest</p> <p>Special Area of Conservation</p> <p>Special Protection Area</p> <p>Nearest Surface Water Feature</p> <p>Water Abstractions</p> <p>Forest Park</p> <p>National Park</p> <p>National Scenic Area</p>

Pathways and Receptors	Ref No.	Search Buffer	Direction
Pathways			
Groundwater Vulnerability			
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 31 Bedfordshire, Contact Ref: 2	-	On Site	SW
Drift Deposits			
None	-		-
Extreme Flooding from Rivers or Sea without Defences			
None	-		-
Flooding from Rivers or Sea without Defences			
None	-		-
Areas Benefiting from Flood Defences			
None	-		-
Flood Water Storage Areas			
None	-		-
Flood Defences			
None	-		-

Environmentally Sensitive Receptors	Ref No.	Search Buffer	Direction
Nearest Surface Water Feature			
Distance: 0m	-	On Site	S

Other Factors	Search Buffer	Direction
Geological		
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may not be affected by Coal Mining		-
Non Coal Mining Areas of Great Britain		
No Hazard		-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	SW
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	SW
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	On Site	SW
Potential for Compressible Ground Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	SW
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	SW
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	On Site	SW
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	On Site	SW
Hazard Potential: No Hazard, Contact Ref: 3	0-250m	N
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 3	On Site	SW
Hazard Potential: Moderate, Contact Ref: 3	0-250m	N

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 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 environment 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

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

The Sitecheck Assess User guide is available free of charge from our website www.sitecheck.co.uk

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Contact Names and Addresses**1 Milton Keynes Council Environmental Health Department**

Civic Offices
1 Saxon Gate East
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MK9 3HH

Telephone 01908 252759

www.miltonkeynes.gov.uk

2 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 08708 506 506

enquiries@environment-agency.gov.uk

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

3 British Geological Survey Enquiry Service

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG

Telephone 0115 936 3143
Fax 0115 936 3276

enquiries@bgs.ac.uk
www.bgs.ac.uk

4 Milton Keynes Council Planning and Transport Department

PO Box 125
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1 Saxon Gate East
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Other Contacts**Institution of Civil Engineering Surveyors**

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Telephone 0161 928 8074

www.ices.org.uk/ices.asp

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83 Copers
Cope Road
Beckenham
Kent
BR3 1NR

Telephone 020 86588212

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

The Environmental Industries Commission

45 Weymouth Street
London
W1N 3LD

Telephone 020 79351675

www.eic-uk.co.uk/

The Institution of Civil Engineers

One Great George Street
Westminster
LONDON
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Telephone 0207 222 7722
Fax 0207 222 7500

www.ice.org.uk

The Royal Institution of Chartered Surveyors

12 Great George Street
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SW1P 3AD

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www.rics.org.uk/

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if it finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman Scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Search Code

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

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