

1-3, Murraygate, DUNDEE, DD1 2EE

Prepared for:

Mr P Murray
Millar & Bryce Ltd
Bonnington Bond
2 Anderson Place
Leith
Edinburgh
EH6 5NP

Report Reference: SAS_100964848_1_1

Report Date: 14-OCT-2016

Customer Reference: 0847698aaa

National Grid Reference: 340410 730380

Site Area: 515 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 14-OCT-2016 and reference SAS_100964848_1_1 for 1-3, Murraygate, DUNDEE, DD1 2EE 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 Occasional Non-coal Mining Hazard
An area of Subsidence Hazard Potential

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

Approved by

Argyll Environmental Ltd

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	14
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	20
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	23
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	24
This section contains information which may be of use when interpreting the report.	
Useful Contacts	25
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.	

Sensitivity	Page No.	Reference Number (Map ID)
Pathways		
Groundwater Vulnerability		
Geological Classification: Major or Highly Permeable Aquifer - Highly permeable strata usually with a known or probable presence of significant fracturing Soil Classification: Soils of Intermediate Leaching Potential - Soils which have a moderate ability to attenuate diffuse source pollutants or in which it is possible that some non-absorbed diffuse source pollutants and liquid discharges could penetrate the soil layer Map Scale: 1:625,000 Map Name: Map of Scotland Contact Ref: 2	22	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
Non Coal Mining Areas of Great Britain		
Hazard Potential: Highly Unlikely, Contact Ref: 5	23	-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 5	23	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 5	23	-
Potential for Compressible Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 5	23	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 5	23	-
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 5	23	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 5	23	-
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 5	23	-


Site

1-3, Murraygate, DUNDEE, DD1 2EE

Grid Reference

340410, 730380

Report Reference

SAS_100964848_1_1

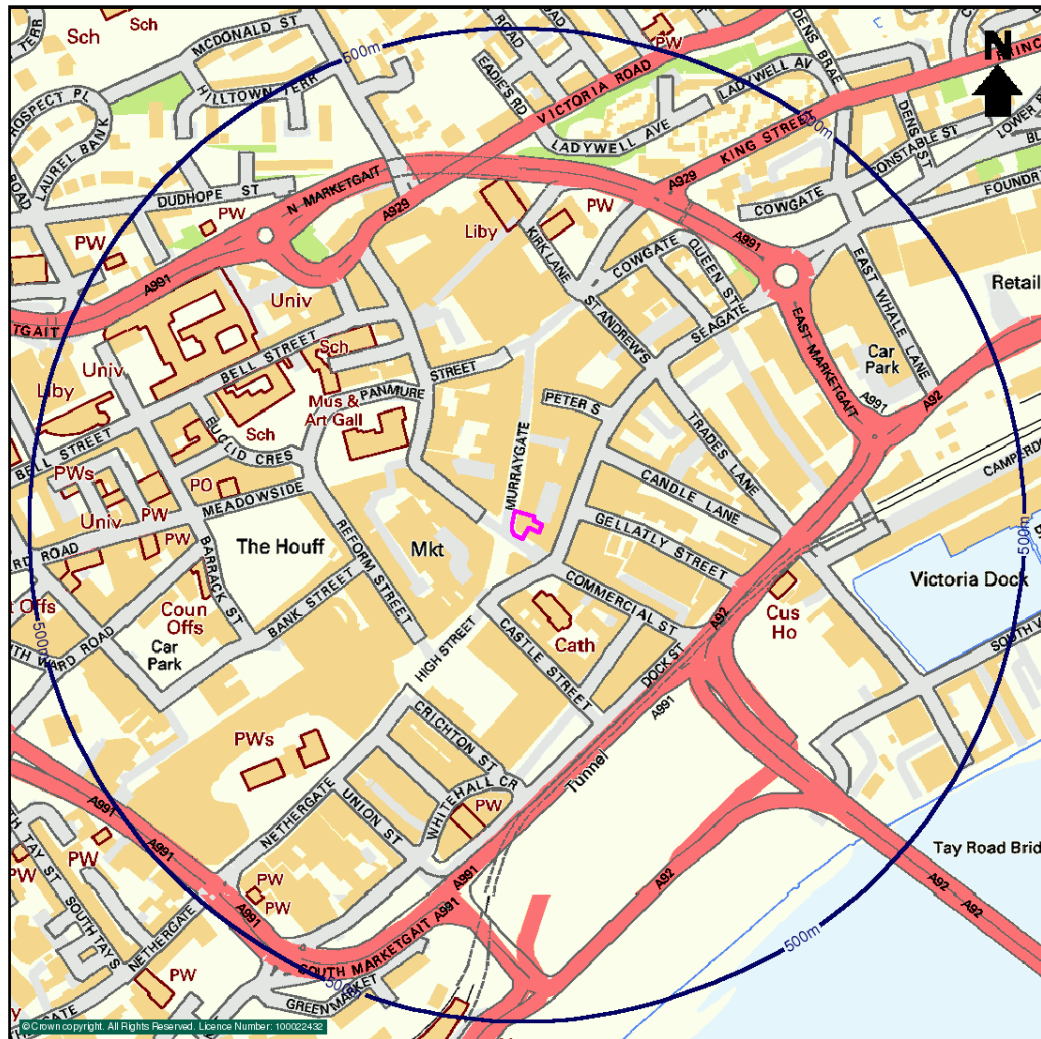
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Size of Site

515 m²





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Current Land Use	On Site	0-250m	250-500m
Contaminants	0	42	36
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	7
Contaminated Land Register Entries and Notices	0	0	0
Radioactive Substances Register	0	1	3
Discharge Consents			
Discharge Consents	0	0	0
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	1
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

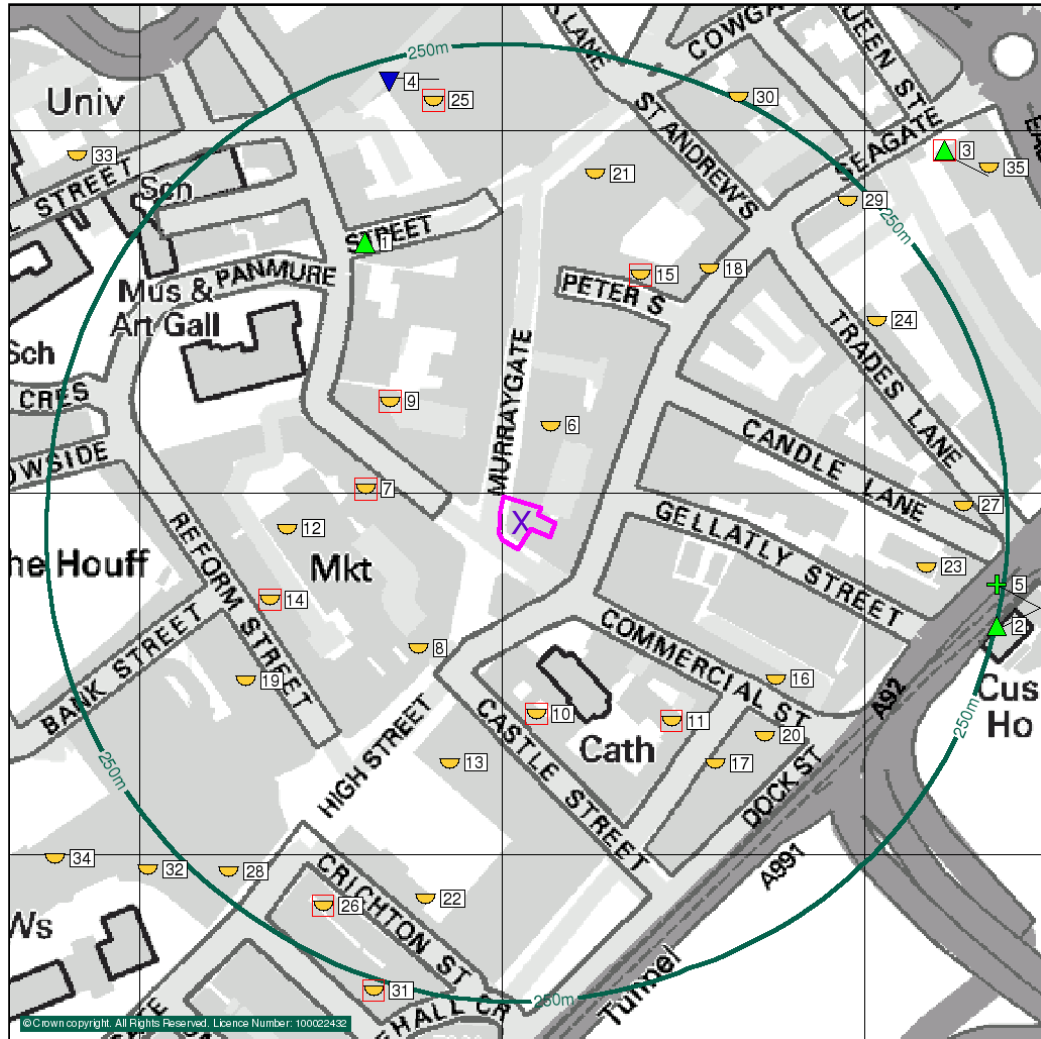
Current Land Use	On Site	0-250m	250-500m
Contaminants	0	42	36
Potentially Contaminative Uses			
Contemporary Trade Directory Entries	0	40	24
Fuel Station Entries	0	0	1
Miscellaneous			
BGS Recorded Mineral Sites	0	0	0

Historical Land Use	On Site	0-250m	250-500m
Contaminants	0	16	50
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities	0	6	33
Potentially Contaminative Industrial Uses (Past Land Use)	0	8	17
Potentially Infilled Land			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	0	0
Potentially Infilled Land (Water)	0	2	0

Sensitivity	On Site	0-250m	250-500m
Pathways and Receptors	1	0	2
Pathways			
Groundwater Vulnerability	1	n/a	n/a
Drift Deposits	0	n/a	n/a
Historical Flood Liabilities	0	0	0
River Flood Data (Scotland)	0	0	n/a

Sensitivity	On Site	0-250m	250-500m
Pathways and Receptors	1	0	2
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	0	0	1
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	1
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	9	4	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	1	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	1	n/a
Potential for Compressible Ground Stability Hazards	1	1	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
<ul style="list-style-type: none"> Site Boundary Search Buffer Bearing Reference Point Reference Number 	<ul style="list-style-type: none"> 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 Registered Landfill Site 	<ul style="list-style-type: none"> BGS Recorded Landfill Site (Point) Licensed Waste Management Facilities (Location) Local Authority Recorded Landfill Site (Point) Registered Waste Transfer Site (Point) Registered Waste Treatment or Disposal Site (Point) Registered Landfill Site Potential Landfill Buffer 	<ul style="list-style-type: none"> Local Authority Pollution Prevention and Control Planning Hazardous Substance Consent Explosive Site NHHS Integrated Pollution Control Integrated Pollution Prevention Control Integrated Pollution Control Registered Waste Site Local Authority Integrated Pollution Prevention and Control 	<ul style="list-style-type: none"> Local Authority Pollution Prevention and Control Contaminated Land Register Entry or Notice (Point) Contaminated Land Register Entry or Notice Registered Radioactive Substance Discharge Consents Discharge Consent Water Industry Act Referral
Miscellaneous <ul style="list-style-type: none"> BGS Recorded Mineral Site 				
Potentially Contaminative Use <ul style="list-style-type: none"> Potentially Contaminative Use Potentially Contaminative Use (High Risk) 				

Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
Local Authority Landfill Coverage			
Name: Dundee City Council, - Has no landfill data to supply, Contact Ref: 6	-	On Site	NE

Statutory Authorisations	Ref No.	Search Buffer	Direction
Local Authority Pollution Prevention and Controls			
Brought Ferry Autoservices, Panmuke Street, Broughty Ferry, DUNDEE, Angus, DD5, Part B - Miscellaneous, Reference: EPA/1/95, Status: Authorised, Positional Accuracy: Manually positioned to the road within the address or location, Contact Ref: 1	1	0-250m	NW
Dundee Port Authority, Harbour Chambers, Dock Street, DUNDEE, Angus, DD1 3HW, Part B - Miscellaneous, Reference: EPA/8/95, Status: Authorised, Positional Accuracy: Automatically positioned to the address, Contact Ref: 1	2	250-500m	E
Langlands & McAinsh, 133-135 Seagate, DUNDEE, Angus, DD1 2HW, Part B - Miscellaneous, Reference: EPA/11/92, Status: Authorised, Positional Accuracy: Automatically positioned to the address, Contact Ref: 1	3	250-500m	NE
Langlands & McAinsh, 133 Seagate, DUNDEE, Angus, DD1 2HP, Part B - Other Industries, Reference: Apc/E/347, Status: Not Supplied, Positional Accuracy: Automatically positioned to the address, Contact Ref: 1	3	250-500m	NE
Keillor Laurie Martin Partnership, Discovery Filling Station, Allan Street, Dundee, DD1 3HE, Part B - Pollution Prevention and Control Application or Permit, Reference: Apc/E/0020404, Status: Not Supplied, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	-	250-500m	NE
Arnold Clark Automobiles Ltd, East Dock Street, Dundee, Angus, DD1 3HB, Part B - Pollution Prevention and Control Application or Permit, Reference: Apc/E/0000372, Status: Not Supplied, Positional Accuracy: Automatically positioned to the address, Contact Ref: 1	-	250-500m	E
Ready Mixed Concrete, 11-15 East Dock Street, DUNDEE, Angus, DD1 3JL, Part B - Mineral Industry Sector, Reference: EPA/12/92, Status: Authorised, Positional Accuracy: Automatically positioned to the address, Contact Ref: 1	-	250-500m	E
Fuelforce Ltd, Marketgait Filling Station, Dundee, Part B - Pollution Prevention and Control Application or Permit, Reference: Apc/E/0020226, Status: Not Supplied, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	-	250-500m	SW
Radioactive Substances Register			
Britel Fund Trustees Ltd, The Wellgate Shopping Centre, DUNDEE, Angus, DD1 2DB, Consent Bands 1 and 2: Storage, processing and re-processing nuclear fuels on-site.,Reference: IPB/3/2/TB/064, Status: Not Given, Positional Accuracy: Unknown, Contact Ref: 2	4	0-250m	N
University Of Abertay Dundee, Dept Of Molecular & Life Sciences &, Dept Of Physics & Electrical Engineering, 40 Bell Street, DUNDEE, Dundee City, DD1 1HG, Consent Band 4: Keeping and using (non-nuclear) radioactive materials.,Reference: IPB/3/5/010, Status: Not Given, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	-	250-500m	W

Contaminants	Ref No.	Search Buffer	Direction
Statutory Authorisations			
Radioactive Substances Register			
University Of Abertay Dundee, Dept Of Molecular & Life Sciences &, Dept Of Physics & Electrical Engineering, 40 Bell Street, DUNDEE, Dundee City, DD1 1HG, Consent Band 3: Accumulation and disposal of (non-nuclear) radioactive materials.,Reference: IPB/3/5/010, Status: Not Given, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	-	250-500m	W
University Of Abertay Dundee, Dept Of Molecular & Life Sciences &, Dept Of Physics & Electrical Engineering, 40 Bell Street, DUNDEE, Dundee City, DD1 1HG, Consent Band 4: Keeping and using (non-nuclear) radioactive materials.,Reference: IPB/3/5/010, Status: Not Given, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	-	250-500m	W

Storage of Hazardous Substances	Ref No.	Search Buffer	Direction
Explosive Sites			
Dundee/Dundee Port Authority, Harbour Chambers, Dock Street, Dundee, Tayside, DD1 3HW, Status: Active, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 3	5	250-500m	E

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
Currys Digital, 25-29, Murraygate, Dundee, DD1 2EE, Electrical Goods Sales, Manufacturers & Wholesalers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	6	0-250m	N
M T Electrical, Unit 58, The Forum Centre, Chapel Street, Dundee, DD1 1DQ, Domestic Appliances - Servicing, Repairs & Parts, Status: Inactive, Positional Accuracy: Automatically positioned to the address	7	0-250m	W
Mombati, Unit 25, The Forum Centre, Chapel Street, Dundee, DD1 1DQ, Candle Manufacturers & Suppliers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	7	0-250m	W
Semi-Chem, 78, High Street, Dundee, Angus, DD1 1SD, Toiletries, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	8	0-250m	SW
Homestyle Vandana, Unit 9,The Forum Centre,Chapel Street, Dundee, Angus, DD1 1DG, Blinds, Awnings & Canopies, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	7	0-250m	W
Audio & Visual, The Forum Centre,Chapel St, Dundee, Angus, DD1 1DQ, Electrical Goods Sales, Manufacturers & Wholesalers, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	7	0-250m	W
Pdq Print Services, 93, Commercial Street, Dundee, DD1 2AF, Printers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	9	0-250m	NW

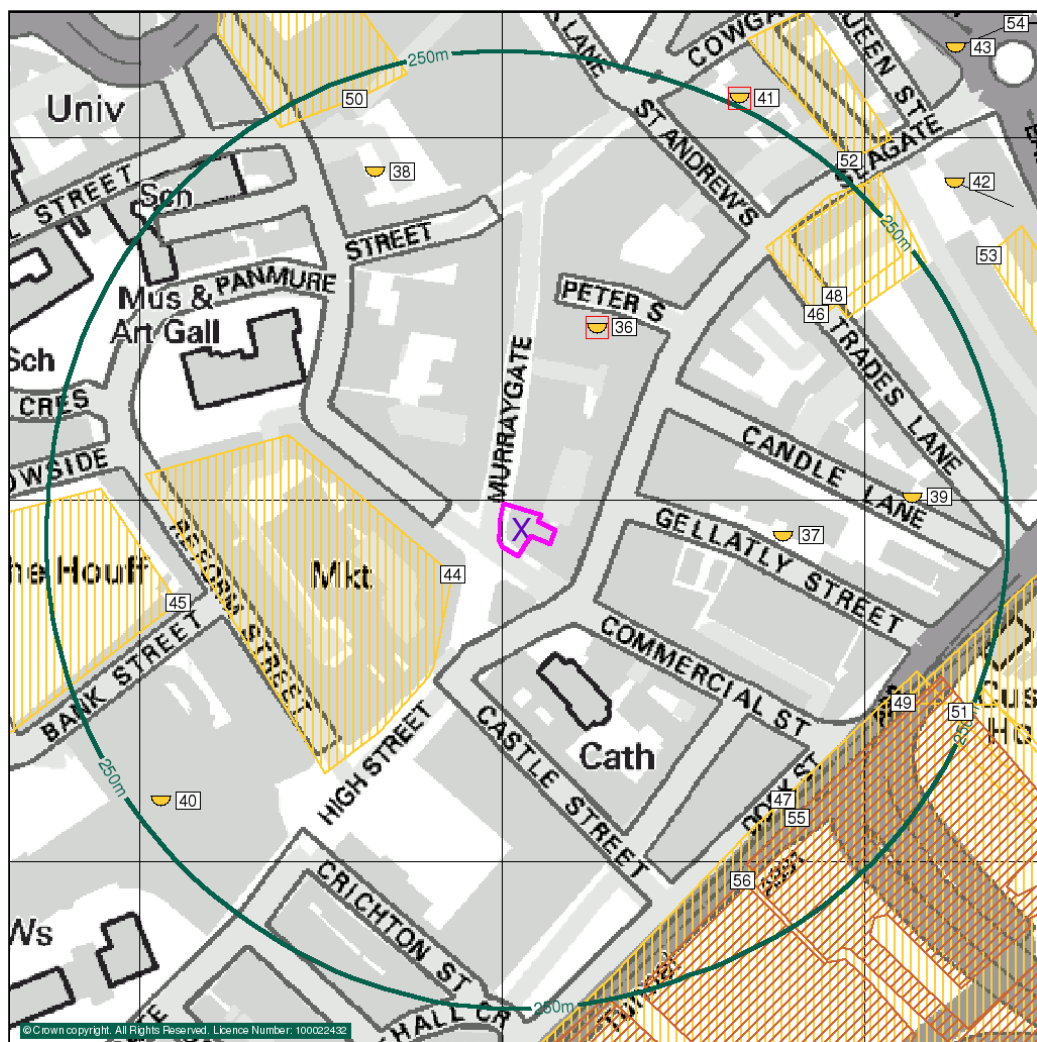
Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
P D Q Print Services, 93, Commercial Street, Dundee, Angus, DD1 2AF, Printers, Status: Active, Positional Accuracy: Automatically positioned to the address	9	0-250m	NW
Kall Kwik, 20, Castle Street, Dundee, DD1 3AF, Printers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	10	0-250m	S
Print Solutions, 14-16, Castle Street, Dundee, DD1 3AF, Printers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	10	0-250m	S
Capital Document Solutions Ltd, 20, Exchange Court, Exchange Street, Dundee, DD1 3DE, Fax Machines, Status: Active, Positional Accuracy: Automatically positioned to the address	11	0-250m	SE
Lee'S Keys & Tees, The Forum Centre, Chapel Street, Dundee, DD1 1DQ, T-Shirts, Status: Inactive, Positional Accuracy: Automatically positioned to the address	12	0-250m	W
As Planned, 20, Exchange Court, Exchange Street, Dundee, DD1 3DE, Office Furniture & Equipment, Status: Active, Positional Accuracy: Automatically positioned to the address	11	0-250m	SE
Dundee City Council Environmental Protection, 3, City Square, Dundee, DD1 3BA, Pest & Vermin Control, Status: Active, Positional Accuracy: Automatically positioned to the address	13	0-250m	S
Munro Klick, 35, Reform Street, Dundee, DD1 1SH, Photographic Processors, Status: Inactive, Positional Accuracy: Automatically positioned to the address	14	0-250m	W
Munro Cleaners, 35, Reform Street, Dundee, DD1 1SH, Dry Cleaners, Status: Inactive, Positional Accuracy: Automatically positioned to the address	14	0-250m	W
Alexander Kennedy, 35, Reform Street, Dundee, DD1 1SH, Photographic Processors, Status: Inactive, Positional Accuracy: Automatically positioned to the address	14	0-250m	W
Jewellery Doctor, 35, Reform Street, Dundee, DD1 1SH, Jewellery Manufacturers & Repairers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	14	0-250m	W
Johnson Cleaners Uk Ltd, 37, Reform Street, Dundee, DD1 1SH, Dry Cleaners, Status: Inactive, Positional Accuracy: Automatically positioned to the address	14	0-250m	W
David Bottoms General Ironmongers Ltd, Unit 2, Peter Street, Dundee, DD1 2EW, Hardware, Status: Inactive, Positional Accuracy: Automatically positioned to the address	15	0-250m	NE
Home Hardware (Dundee), Unit 2, Peter Street, Dundee, DD1 2EW, Hardware, Status: Inactive, Positional Accuracy: Automatically positioned to the address	15	0-250m	NE
Garland & Hill, 9, Commercial Street, Dundee, DD1 3DA, Photographic Processors, Status: Inactive, Positional Accuracy: Automatically positioned to the address	16	0-250m	SE
Grossi'S Dry Cleaners, 23, Exchange Street, Dundee, DD1 3DJ, Dry Cleaners, Status: Active, Positional Accuracy: Automatically positioned to the address	17	0-250m	SE
Homecare, 68, Seagate, Dundee, DD1 2EN, Painting & Decorating Supplies, Status: Inactive, Positional Accuracy: Automatically positioned to the address	18	0-250m	NE
Photo Factory, 22, Reform Street, Dundee, DD1 1RH, Photographic Processors, Status: Inactive, Positional Accuracy: Automatically positioned to the address	19	0-250m	SW
Printing.Com, 4, Commercial Street, Dundee, DD1 3EH, Printers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	20	0-250m	SE

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Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Fads, 19, Cowgate, Dundee, DD1 2HS, Wallpapers & Wall Coverings, Status: Inactive, Positional Accuracy: Automatically positioned to the address	21	0-250m	N
I & N Photo, 4, Crichton Street, Dundee, DD1 3AJ, Photographic Processors, Status: Inactive, Positional Accuracy: Automatically positioned to the address	22	0-250m	S
Fyffe'S Car Services, 56 Dock St, Dundee, Angus, DD1 3DU, Mot Testing Centres, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	23	0-250m	E
Daewoo Cars Ltd, 22-26, Trades Lane, Dundee, Angus, DD1 3ET, Car Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	24	0-250m	NE
Scottish Hydro Electric, Unit 20c, The Wellgate, Dundee, DD1 2DB, Electrical Goods Sales, Manufacturers & Wholesalers, Status: Active, Positional Accuracy: Automatically positioned to the address	25	0-250m	N
Scottish Power, Unit 12/13, The Wellgate, Dundee, DD1 2DB, Electricity Companies, Status: Inactive, Positional Accuracy: Automatically positioned to the address	25	0-250m	N
The Perfume Shop, The Wellgate, Dundee, DD1 2DB, Perfume Suppliers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	25	0-250m	N
Klick Photopoint, Unit 9, The Wellgate, Dundee, DD1 2DB, Photographic Processors, Status: Inactive, Positional Accuracy: Automatically positioned to the address	25	0-250m	N
Brighthouse, Unit 23, The Wellgate, Dundee, DD1 2DB, Electrical Goods Sales, Manufacturers & Wholesalers, Status: Active, Positional Accuracy: Automatically positioned to the address	25	0-250m	N
Euro Tower Cranes, 7 Crichton St, Dundee, Angus, DD1 3AP, Crane Hire, Sales & Service, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	26	0-250m	SW
Hss Lift & Shift, 49, Trades Lane, Dundee, DD1 3EW, Lifting Equipment, Status: Inactive, Positional Accuracy: Automatically positioned to the address	27	0-250m	E
Shopmobility, Overgate Centre, Dundee, DD1 1UF, Disability Equipment - Manufacturers & Suppliers, Status: Inactive, Positional Accuracy: Automatically positioned in the proximity of the address	28	0-250m	SW
Stagecoach, Seagate, Dundee, DD1 2HR, Bus & Coach Operators & Stations, Status: Inactive, Positional Accuracy: Automatically positioned to the address	29	0-250m	NE
Panasonic, 8, Whitehall Street, Dundee, Angus, DD1 4AF, Electrical Goods Sales, Manufacturers & Wholesalers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	26	0-250m	SW
Victoria Carpets Ltd, 43-45, Cowgate, Dundee, DD1 2JF, Carpets & Rugs - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	30	250-500m	NE
Scottish Hydro Electric Plc, 30, Whitehall Street, Dundee, DD1 4AF, Electrical Goods Sales, Manufacturers & Wholesalers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	31	250-500m	S
Caledonian Telecoms Ltd, 38, Whitehall Street, Dundee, DD1 4AF, Telecommunications Equipment & Systems, Status: Inactive, Positional Accuracy: Automatically positioned to the address	31	250-500m	S

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
The Perfume Shop, Unit L34, Overgate Centre, Dundee, DD1 1UF, Perfume Suppliers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	32	250-500m	SW
Thistle Contract Cleaning, 68,4 Bell St, Dundee, Angus, DD1 1HF, Commercial Cleaning Services, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	33	250-500m	NW
Fragrance Shop, Unit K11 Overgate,High Street, Dundee, Angus, DD1 1UF, Perfume Suppliers, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	34	250-500m	SW
Gait Autos, 40 Cowgate, Dundee, DD1 2JH, Garage Services, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	-	250-500m	NE
Allsorts, 9-10, Dock Street, Dundee, DD1 4BT, Abrasive Products - Wholesalers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Langlands & Mcainsh Ltd, 133-135, Seagate, Dundee, DD1 2HP, Paper & Cardboard Products & Packaging - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	35	250-500m	NE
Movax Uk Ltd, King William St, Victoria Dock, Dundee, DD1 3NR, Precision Engineers, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	-	250-500m	E
Victoria Arts, Flat 8, 10, Victoria Road, Dundee, DD1 1JN, Printers Textile, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Graypen Ltd, 17, Union Street, Dundee, DD1 4BG, Ports, Docks & Harbours, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Arrow Handling Ltd, Willison Exchange,Willison St, Dundee, DD1 1BD, Fork Lift Trucks, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	SW
Salt Health Care Ltd, Nethergate Centre, 66, Nethergate, DUNDEE, DD1 4ER, Medical Equipment Manufacturers, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Shell Discovery, East Marketgait, Dundee, DD1 3HE, Petrol Filling Stations - 24 Hour, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	NE
Arnold Clark Vauxhall, East Dock Street, Dundee, DD1 3HB, Car Customisation & Conversion Specialists, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	E
Arnold Clark, East Dock Street, Dundee, DD1 3HB, Car Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	E
Budget Tyres Plus Auto Service, 32, East Dock Street, Dundee, DD1 3JS, Exhaust & Shock Absorber Centres, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	E
Dundee City Council, Dundee House,50 North Lindsay Street, Dundee, Angus, DD1 1QE, Pest & Vermin Control, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Eavesclad, 1, Foundry Lane, Dundee, DD4 6AY, Cladding Suppliers & Installers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NE

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Air Products Plc, East Dock Street, Dundee, DD1 3JS, Gas Suppliers, Status: Inactive, Positional Accuracy: Automatically positioned in the proximity of the address	-	250-500m	E
Shell - Marketgait Service Station, Marketgait Service Station, West Marketgait, Dundee, DD1 1QP, Petrol Filling Stations, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
G T Electronics, 83, King Street, Dundee, DD1 2JY, Electronic Engineers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NE
W R Stewart & Sons Ltd, Marine Pde, Dundee, Angus, DD1 3JB, Engineers - General, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	-	250-500m	SE
Fuel Station Entries			
Discovery Service Station, East Marketgait, Dundee, DD1 3HE, Fuel Station, Status: Open, Positional Accuracy: Manually positioned to the address or location,	-	250-500m	NE



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

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1953 - 1968	36	0-250m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1954	36	0-250m	N
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1953	37	0-250m	E
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1968	38	0-250m	N
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1953 - 1968	39	0-250m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1985	40	0-250m	SW
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1953 - 1974	41	250-500m	NE
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1974	41	250-500m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1954	-	250-500m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1953 - 1968	-	250-500m	E
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1974 - 1983	42	250-500m	NE
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1954	-	250-500m	E
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1953 - 1968	-	250-500m	E
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1953 - 1968	-	250-500m	SW
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1953 - 1974	43	250-500m	NE
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1974	-	250-500m	E
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1953 - 1968	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1985	-	250-500m	W
Petroleum Storage Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1968	-	250-500m	NW
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1952 - 1967	-	250-500m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1985	-	250-500m	W
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1985	-	250-500m	SW
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1983	-	250-500m	NE
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1953	-	250-500m	N
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1974	-	250-500m	NE
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1952	-	250-500m	SW
Gas Industry Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1954	-	250-500m	NE

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Gas Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1953 - 1974	-	250-500m	NE
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1968	-	250-500m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1983	-	250-500m	N
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1968	-	250-500m	S
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1953	-	250-500m	W
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	W
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1952 - 1967	-	250-500m	S
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	W
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1954	-	250-500m	W
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1985	-	250-500m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1974 - 1983	-	250-500m	NE
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	SW
Potentially Contaminative Industrial Uses (Past Land Use)			
Food processing - major, Date of Mapping: 1923	44	0-250m	SW
Cemetery or Graveyard, Date of Mapping: 1865	45	0-250m	W
Factory or works - use not specified, Date of Mapping: 1923	46	0-250m	NE
Transport support & cargo handling, Date of Mapping: 1865 - 1959	47	0-250m	SE
Road haulage, Date of Mapping: 1995	48	0-250m	NE
Transport support & cargo handling, Date of Mapping: 1865 - 1995	49	0-250m	SE
Factory or works - use not specified, Date of Mapping: 1923	50	0-250m	N
Factory or works - use not specified, Date of Mapping: 1995	51	0-250m	SE
Factory or works - use not specified, Date of Mapping: 1923	52	250-500m	NE
Sawmilling, planing & impregnation [i.e. treatment of timber], Date of Mapping: 1923	53	250-500m	NE

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Potentially Contaminative Industrial Uses (Past Land Use)			
Railways, Date of Mapping: 1865 - 1995	-	250-500m	E
Railways, Date of Mapping: 1865 - 1990	-	250-500m	S
Factory or works - use not specified, Date of Mapping: 1865 - 1923	-	250-500m	NW
Transport manufacturing and repair, Date of Mapping: 1865 - 1938	-	250-500m	SE
Factory or works - use not specified, Date of Mapping: 1923	-	250-500m	SW
Factory or works - use not specified, Date of Mapping: 1923	-	250-500m	N
Food processing - major, Date of Mapping: 1923	54	250-500m	NE
Cemetery or Graveyard, Date of Mapping: 1865 - 1960	-	250-500m	W
Factory or works - use not specified, Date of Mapping: 1960	-	250-500m	SW
Metal casting/foundries, Date of Mapping: 1865 - 1923	-	250-500m	NE
Dyes & pigments [manufacture], Date of Mapping: 1923	-	250-500m	N
Factory or works - use not specified, Date of Mapping: 1960	-	250-500m	NE
Road haulage, Date of Mapping: 1995	-	250-500m	NE
Oil, petroleum & gas refining & storage, Date of Mapping: 1938	-	250-500m	NE
Road haulage, Date of Mapping: 1960	-	250-500m	E

Potentially Infilled Land	Ref No.	Search Buffer	Direction
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1959	55	0-250m	SE

Contaminants	Ref No.	Search Buffer	Direction
Potentially Infilled Land			
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1923	56	0-250m	SE

Map Details

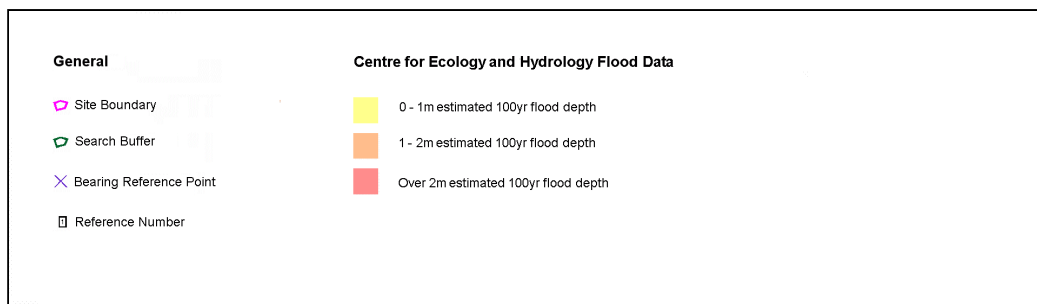
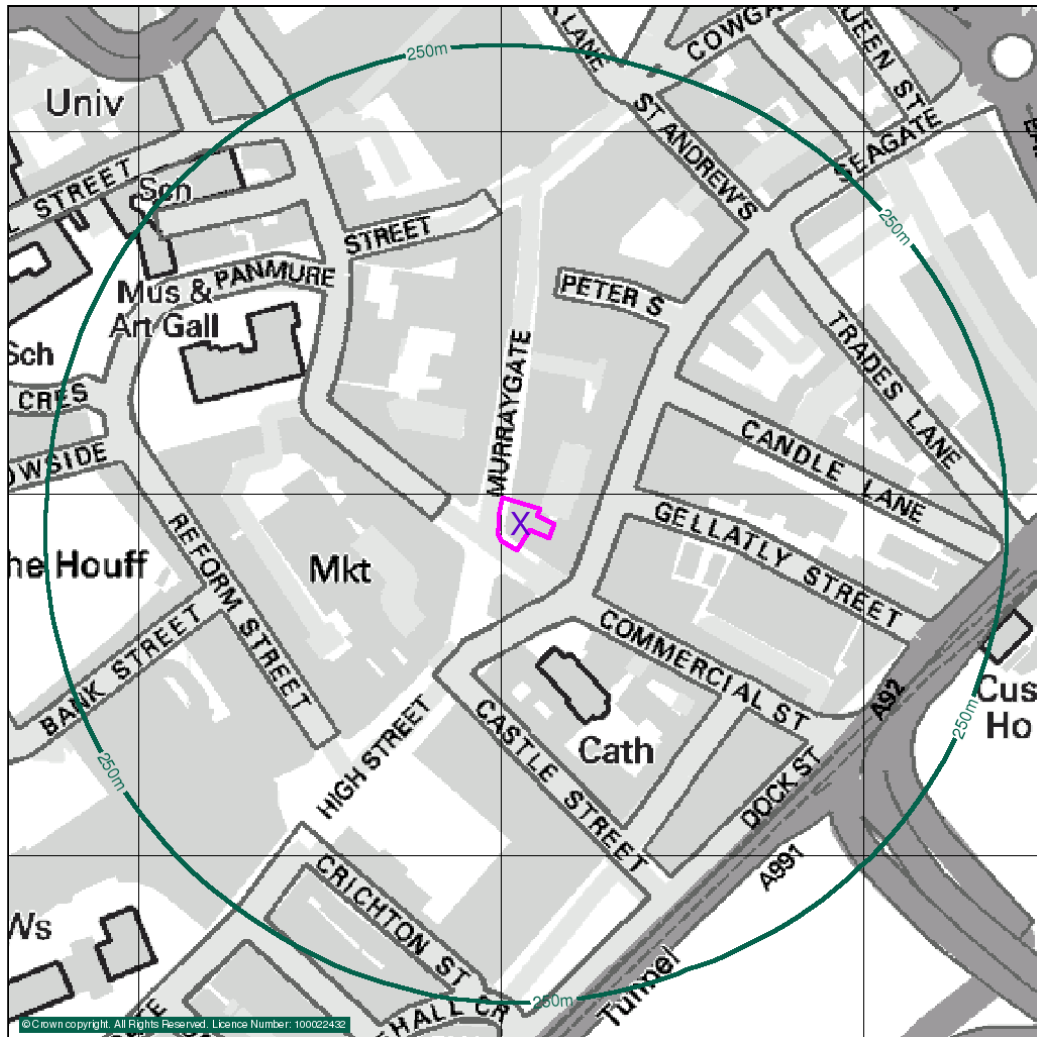
The following maps have been analysed for Historical Tanks and Energy Facilities

1:1,250	Mapsheets	Published
Ordnance Survey Plan	NO4030SW	1953
Ordnance Survey Plan	NO4030SW	1968
Ordnance Survey Plan	NO4030SW	1985
1:2,500	Mapsheets	Published
Ordnance Survey Plan	NO4030	1954

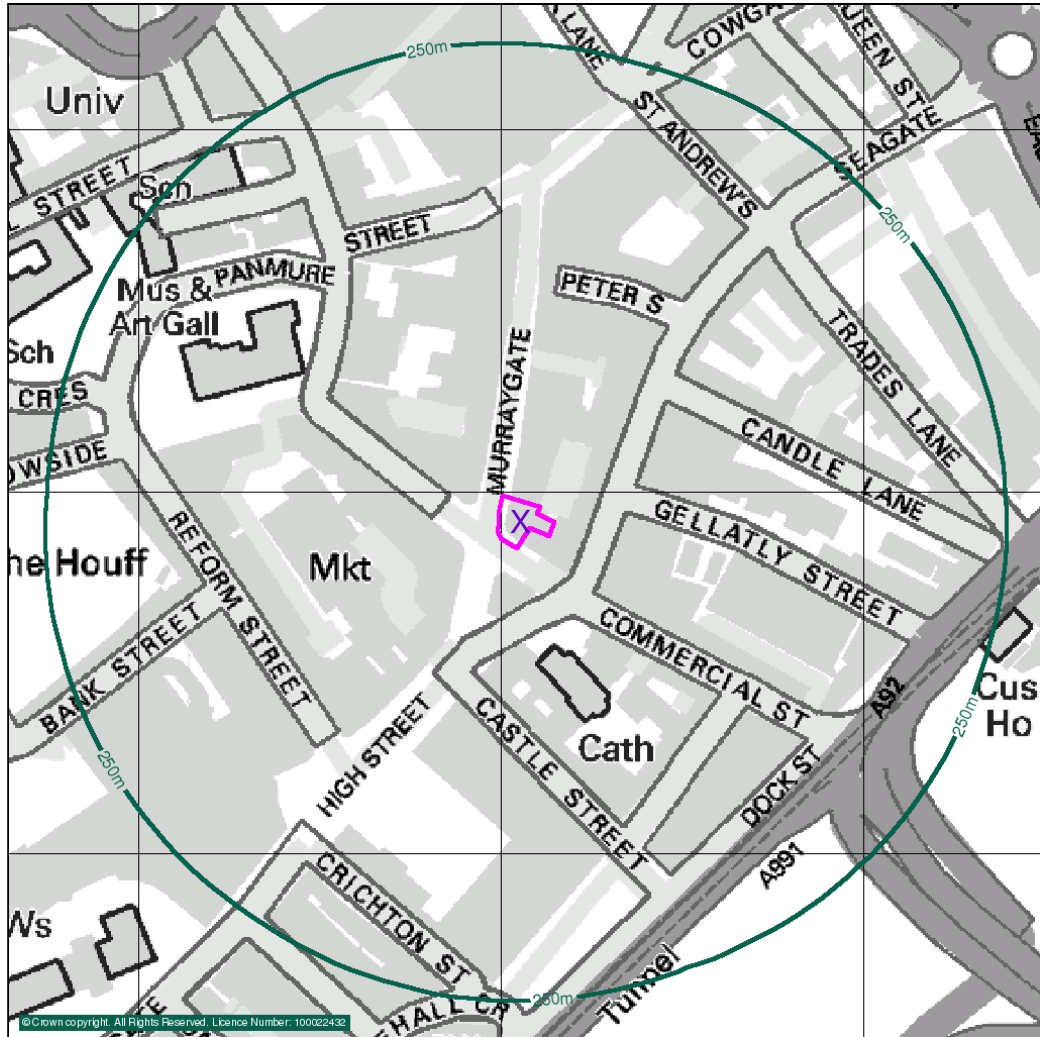
The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

1:10,000	Mapsheets	Published
Ordnance Survey Plan	NO43SW	1995
1:10,560	Mapsheets	Published
Fifeshire	002_00	1855
Forfarshire	054_00	1865
Fifeshire	001_SW	1897
Forfarshire	054_NW	1903
Fifeshire	001_SW	1921
Forfarshire	054_00	1923
Fifeshire	001_SW	1938
Ordnance Survey Plan	NO43SW	1960

Flood Map



Sensitivity Map



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

Pathways and Receptors	Ref No.	Search Buffer	Direction
Pathways			
Groundwater Vulnerability			
Geological Classification: Major or Highly Permeable Aquifer - Highly permeable strata usually with a known or probable presence of significant fracturing Soil Classification: Soils of Intermediate Leaching Potential - Soils which have a moderate ability to attenuate diffuse source pollutants or in which it is possible that some non-absorbed diffuse source pollutants and liquid discharges could penetrate the soil layer Map Scale: 1:625,000 Map Name: Map of Scotland Contact Ref: 2	-	On Site	NE
Drift Deposits			
None	-		-
River Flood Data (Scotland)			
None	-		-

Environmentally Sensitive Receptors	Ref No.	Search Buffer	Direction
Nearest Surface Water Feature			
Distance: 413m	-	250-500m	E
Special Areas of Conservation			
Firth Of Tay And Eden Estuary, Designation Date: 17th March 2005, Total Area: 154416693.91(m2), Status: Designated, Contact Ref: 4	-	250-500m	SE

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		
Hazard Potential: Highly Unlikely Contact Ref: 5	On Site	S
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 5	On Site	NE
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 5	On Site	NE
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 5	On Site	W
Hazard Potential: Very Low, Contact Ref: 5	0-250m	NW
Potential for Compressible Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 5	On Site	NE
Hazard Potential: No Hazard, Contact Ref: 5	0-250m	NW
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 5	On Site	NE
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 5	On Site	NE
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 5	On Site	NE
Hazard Potential: No Hazard, Contact Ref: 5	0-250m	NE
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 5	On Site	NE
Hazard Potential: Very Low, Contact Ref: 5	0-250m	NW

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

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www.greenchannel.com/iea/earahome.htm

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www.eic-uk.co.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>