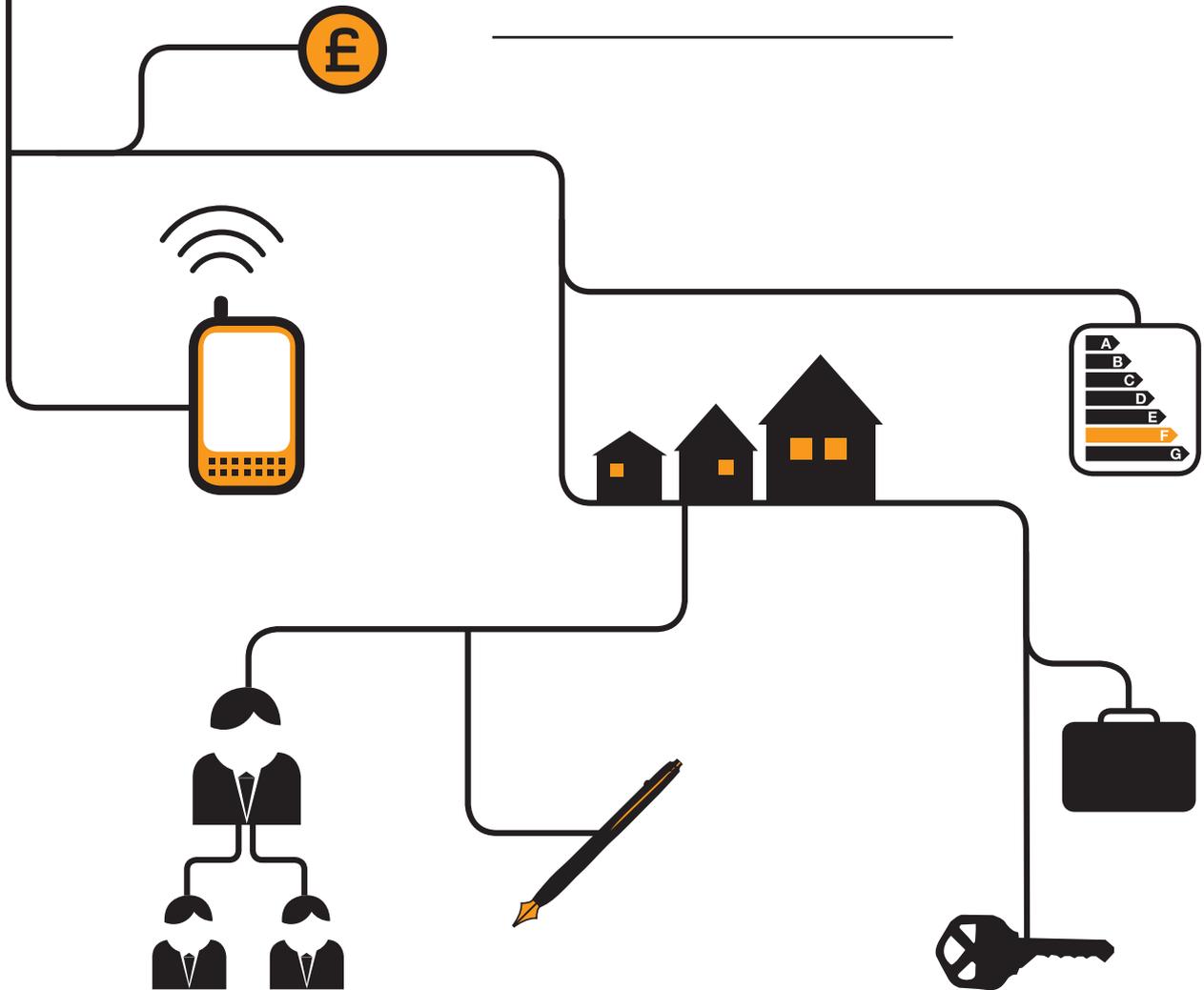


Sample Home Report

69 Buchanan Street
GLASGOW
G1 3HL



Technology Solutions, the easy way



Energy Performance Certificate



EPCs made easy

The Solutions

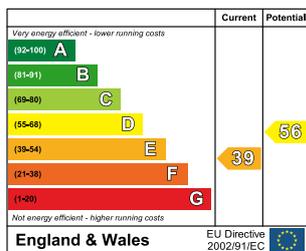
Quest has developed a wide range of systems and tools to help simplify the process of instructing, completing and lodging Energy Performance Certificates. They not only enable instructions to be efficiently circulated, but provide Domestic Energy Assessors (DEAs) with ways to automate the entire EPC creation process.

Through intelligent software and hardware solutions, Quest aims to streamline the entire EPC development process to deliver quicker turnaround times for property professionals.

Quest DEA Tools

- Receive electronic EPC instructions to your desktop via the Quest SPN (Secure Panel Network)
- Manage daily workload with the Quest E-Book appointment optimiser
- Q-Mobile tools to help improve turnaround times
- Synchronise desktop with mobile tools to ensure you have current documents and calendar with you on the move
- Efficiently return completed EPCs directly to your clients

Quest EPC generator



Quest's free EPC generator allows property professionals to create EPC graphs at the click of a button.

Create your FREE EPC graphs at <http://epcgraph.uksv.net/>



Metropix, a Landmark Information Group company, is the leading supplier of floor plan based products to the property industry

'DEA FreeDraw' ticks all of the boxes for busy DEAs looking to gain additional EPC work by offering floor plans as a value-added service:

- Offered completely free to registered DEAs
- Typically adds no more than 10 to 15 minutes to EPC work
- Plans automatically delivered to agent's exact specification
- After service support delivered by Metropix
- Agent retains control of plan and is able to make own amendments (as opposed containing the DEA again)
- All 2D classic plans can be upgraded into interactive and/or 3D at the click of a mouse

For more information on Metropix and DEA FreeDraw, please visit www.metropix.co.uk.

Address of dwelling and other details

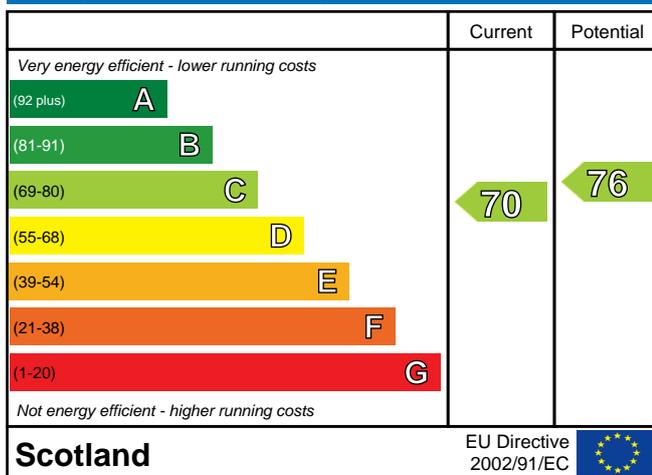
69 Buchanan Street
Glasgow
G1 3HL

Dwelling type: Detached house
Name of approved organisation: UAT Certification
Membership number: QUAT999999
Date of certificate: 24 April 2009
Reference number: 6390-3217-0120-7101-1013
Total floor area: 96 m²
Main type of heating and fuel: Boiler and radiators, mains gas

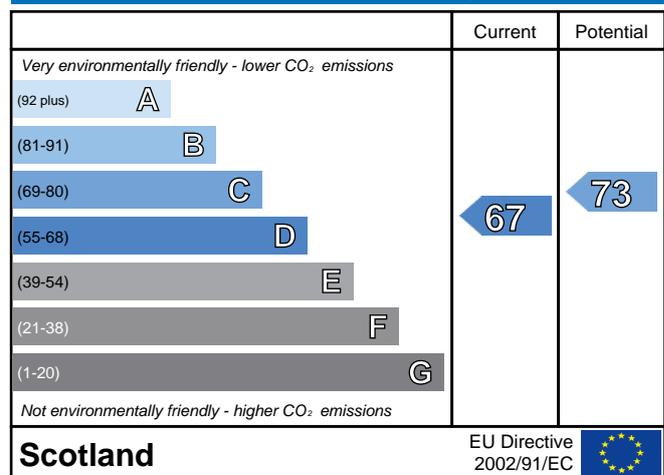
This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2005 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. CO₂ is a greenhouse gas that contributes to climate change.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Approximate current energy use per square metre of floor area: 219 kWh/m² per year

Approximate CO₂ emissions: 36 kg/m² per year

Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above. Higher cost measures could also be considered and these are recommended in the attached energy report.

- 1 Cavity wall insulation
- 2 Low energy lighting for all fixed outlets

A full energy report is attached to this certificate



Information from this EPC may be given to Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

Energy Report



The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of UAT Certification. This is an organisation which has been approved by the Scottish Ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006 and a copy of the certificate and this energy report have been lodged on a national register.

Assessor's name: Colin Blears
Company name/trading name: Quest Associates
Address: Quest House, 4, Milbanke Court,
Milbanke Way, Bracknell, Berkshire, RG12 1RP
Phone number: 01344 403 400
Fax number: 01344 302 320
E-mail address: colin.blears@onlinequest.co.uk
Related party disclosure:

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	219 kWh/m ² per year	177 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	2.8 tonnes per year
Lighting	£87 per year	£46 per year
Heating	£415 per year	£345 per year
Hot water	£148 per year	£148 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used.

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	Poor	Poor
Roof	Pitched, 250 mm loft insulation	Good	Good
Floor	Solid, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer, room thermostat and TRVs	Average	Average
Secondary heating	None	-	-
Hot water	From main system	Good	Good
Lighting	Low energy lighting in 10% of fixed outlets	Poor	Poor
Current energy efficiency rating		C 70	
Current environmental impact (CO ₂) rating			D 67

Low and zero carbon energy sources

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere.

There are none applicable to this home.

Recommended measures to improve this home's energy performance

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental
1 Cavity wall insulation	£77	C 74	C 72
2 Low energy lighting for all fixed outlets	£34	C 76	C 73
Sub-total	£111		
Higher cost measures			
3 Replace boiler with Band A condensing boiler	£51	C 79	C 76
Total	£162		
Potential energy efficiency rating		C 79	
Potential environmental impact (CO₂) rating			C 76

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. Some of these measures may be cost-effective when other building work is being carried out such as an alteration, extension or repair. Also they may become cost-effective in the future depending on changes in technology costs and fuel prices. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

4 Solar water heating	£29	B 81	C 78
5 Solar photovoltaic panels, 2.5 kWp	£159	B 90	B 87
Enhanced energy efficiency rating		B 90	
Enhanced environmental impact (CO₂) rating			B 87

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

Higher cost measures (typically over £500 each)

3 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

4 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. The Solar Trade Association has up-to-date information on local installers and any grant that may be available or call 0800 512 012 (Energy Saving Trust). Building regulations may apply to this work.

5 Solar photovoltaic (PV) panels

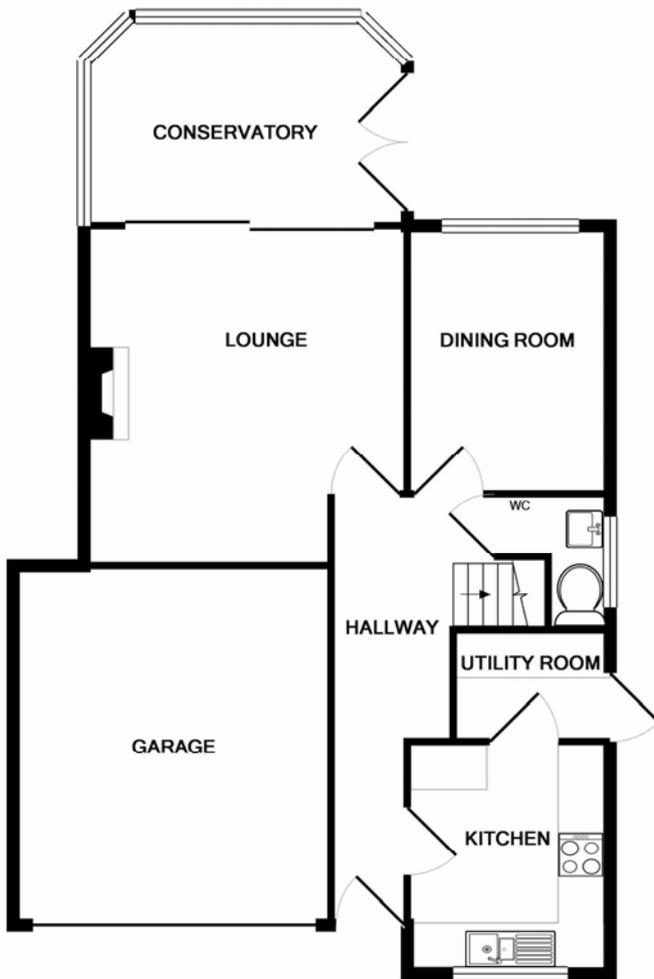
A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available, or call 0800 512 012 (Energy Saving Trust). Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building regulations may apply to this work, so it is best to obtain advice from

your local authority building standards department and from a suitably qualified electrician.

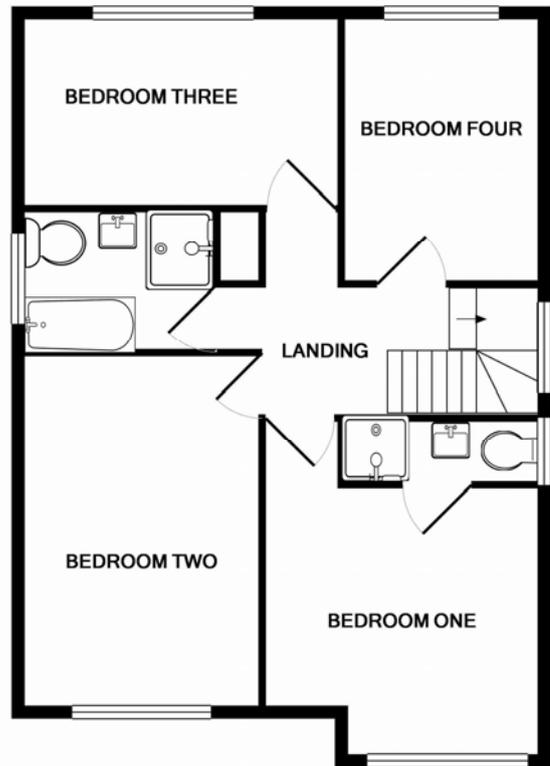
What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- If you have a conservatory or sunroom, avoid heating it in order to use it in cold weather and close doors between the conservatory and dwelling.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.



GROUND FLOOR
 APPROX. FLOOR
 AREA 83.3 SQ.M.
 (897 SQ.FT.)



1ST FLOOR
 APPROX. FLOOR
 AREA 67.2 SQ.M.
 (723 SQ.FT.)

TOTAL APPROX. FLOOR AREA 150.5 SQ.M. (1620 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2010



1ST FLOOR
 APPROX. FLOOR
 AREA 67.2 SQ.M.
 (723 SQ.FT.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 83.3 SQ.M.
 (897 SQ.FT.)

TOTAL APPROX. FLOOR AREA 150.5 SQ.M. (1620 SQ.FT.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
 Made with Metropix ©2010



Scottish Single Survey

Single Survey

AUDIT
COPY
NOT
FOR
ISSUE

survey report on:

Property address	69 Buchanan Street Glasgow G1 3HL
Customer	Mr and Mrs MacDuck
Customer address	69 Buchanan Street Glasgow G1 3HL
Prepared by	Quest Associates
Date of inspection	9th October 2008



PART 1 - GENERAL

1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property¹.

If the Surveyors have had a previous business relationship within the past two years with the Seller or Sellers Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box.

The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

1.2 THE REPORT

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.

The Report will identify the nature and source of information relied upon in its preparation.

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

To date, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in the expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

¹ Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions. The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to:-

- the Seller;
- any person(s) nothing an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report² will be from information contained in the Report and the generic Mortgage Valuation Report.

² Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an Invoice equivalent to 80% of the agreed fee.

1.9 PRECEDENCE

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

2.2 THE INSPECTION

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

Throughout the report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

1. Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.
2. Category 2: Repairs or replacement requiring future attention, but estimates are still advised.
3. Category 1: No immediate action or repair is needed.

WARNING:

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions when the effect can be considerable.

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

2.5 ACCESSIBILITY

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.

2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the re-instatement cost, as defined below.

"Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value, the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

"Re-instatement cost" is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.

1. Information and scope of inspection

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities etc. will not be inspected or reported on.

Description	The subjects comprise a two storey semi detached house with two storey rear projection all of traditional construction.
Accommodation	Ground Floor: Living Room, Dining Room and Kitchen. First Floor: 4 Bedrooms and Bathroom.
Gross internal floor area (m²)	48
Neighbourhood and location	Established residential area located approximately 1 mile to the southwest of Glasgow city centre. Surrounding properties are of similar character and design although there are a number of Local Authority properties in the vicinity, modern flats and a nursing home. the usual amenities and facilities are available close at hand.
Age	Approximately 75 years old
Weather	It was dry at the time of our inspection.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. A mixture of stone construction with metal flashings within the main part, and brick construction with metal flashings to the rear.
Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where appropriate. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.

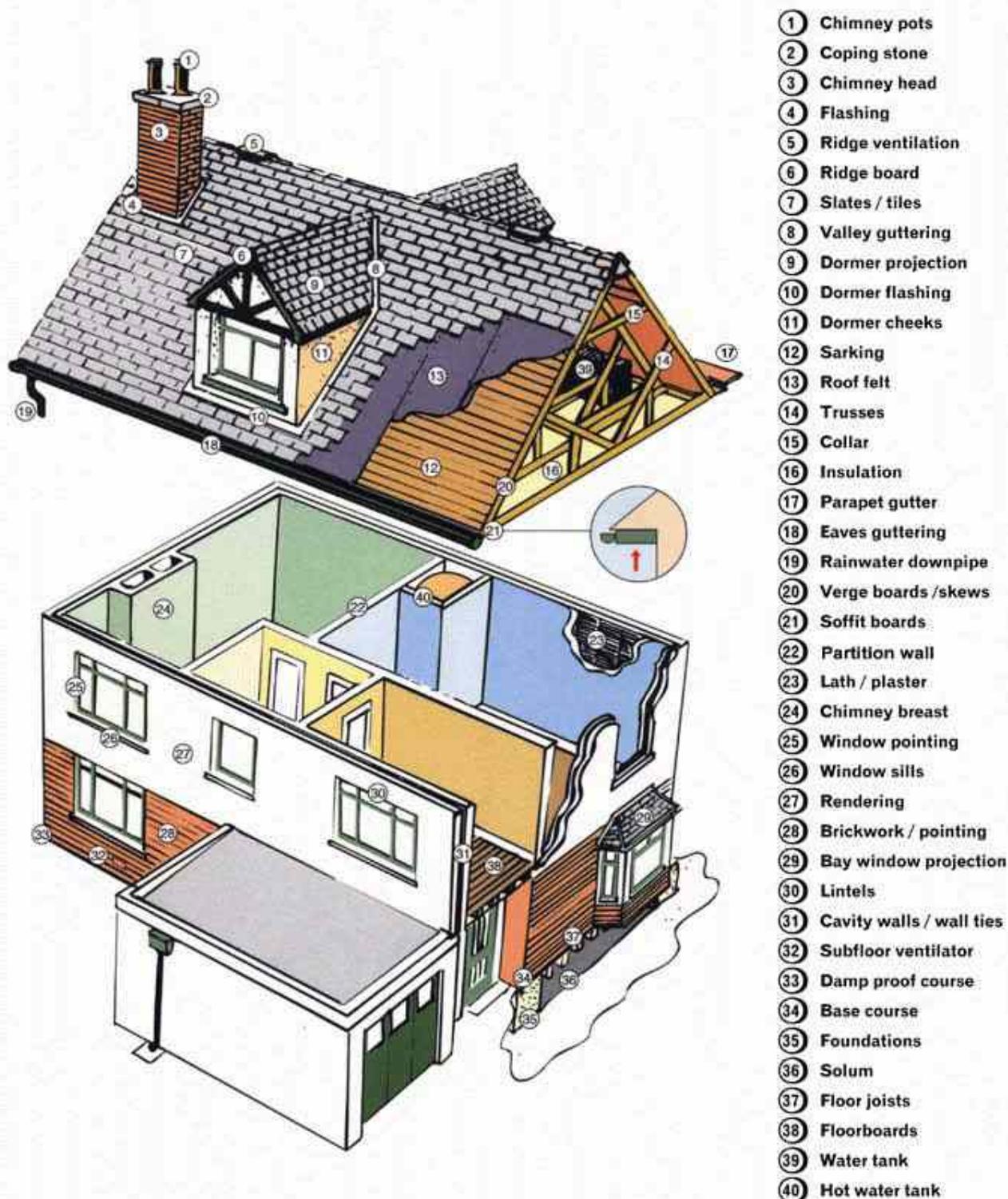
	<p>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The roof is original and is timber pitched and overlaid with slates. Access to the roof void is taken from a ladder within the landing cupboard. Some limited flooring and basic insulation.</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Gutters comprise mainly ogee style installations and cast iron fittings in addition to cast iron downpipes.</p>
<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The front and rear section of the property is of solid brick externally rendered.</p>
<p>Windows, external doors and joinery</p>	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>Windows comprise UPVC sealed unit double glazing which is approximately 18 years old. There is a timber front door and PVC back door and traditional style woodwork around the roof edgings.</p>
<p>External decorations</p>	<p>Visually inspected.</p>
<p>Conservatories / porches</p>	<p>Visually inspected.</p> <p>N/a</p>
<p>Communal areas</p>	<p>Circulation areas visually inspected.</p> <p>N/a</p>
<p>Garages and permanent outbuildings</p>	<p>Visually inspected.</p> <p>There is a single garage of brick construction set under a profile clad roof.</p>

Outside areas and boundaries	<p>Visually inspected.</p> <p>Areas of garden ground are provided to the front and rear. This includes an area for off street parking.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>Consistent with lathe and plaster construction.</p>
Internal walls	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Mainly lathe and plaster construction although the separating wall is plastered on the hard. There are mixed wall linings in areas such as the kitchen including areas of fibreboard and plasterboard.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>The main areas of flooring are of suspended timber construction although the Kitchen is solid and consistent with concrete. Our inspection of all flooring was heavily restricted due to fitted floor coverings throughout and no access was obtained to inspect any sub floor area.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>There is a fitted Kitchen of an older style and internal joinery is mainly of a traditional nature in keeping with the subjects.</p>
Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>Fireplaces within the property have mainly been blocked and are covered by a mixture of electric fires and some furniture.</p>

Internal decorations	<p>Visually inspected.</p> <p>There is a mixture of wallpaper and painted surfaces throughout.</p>
Cellars	<p>Visually inspected where there was a safe and purpose-built access.</p> <p>N/a</p>
Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>Mains. There are wire fuses and a single electric meter.</p>
Gas	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>Mains. There are gas firrings and an older style gas central heating system (partial).</p>
Water, plumbing, bathroom fittings	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Mains. There are older style Bathroom fittings. Plumbing is mixture of copper, PVC and some older style metal/lead sections.</p>
Heating and hot water	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The gas central heating also provides the domestic hot water supply.</p>
Drainage	<p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Assumed to be mains.</p>

Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. No installations of note.
Any additional limits to inspection	For flats / maisonettes Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.

Sectional Diagram showing elements of a typical house



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.

2. Condition

This section identifies problems and tells you about the urgency of any repairs by using one of the following three categories:

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

 Structural movement	
Repair category	1
Notes	There is evidence of a settlement in the building (noted both internally and externally) but this is not inconsistent with a property of this age and type.

 Dampness, rot and infestation	
Repair category	2
Notes	There were indications of possible problems although we were unable to establish the extent due to the limits of our inspection. There is the possibility of decay in the sub floor area and roof void particularly in addition to woodworm. Given the age and nature of the subjects this should be investigated by a timber and damp specialist to ascertain the extent of repairs required and likely costs in this regard.

 Chimney stacks	
Repair category	2
Notes	There is a build up of moss/vegetation around both chimneys which would benefit from being cleared and some repair/repointing would also be beneficial including attention to open joints. There is damp penetration around chimneys which can lead to associated problems.

 Roofing including roof space	
Repair category	2
Notes	The roof is original and would benefit from a thorough overhaul. A number of slipped, damaged and missing slates were evident in addition to corroded metalwork such as holding straps and skylights. Previous patchwork repairs to flashings were also evident and this would all benefit from attention as part of a thorough overhaul. Salting and staining of timbers within the roof void was evident, mainly as a result of damp penetration although this is common in a roof of this age and type.

 Rainwater fittings	
Repair category	2
Notes	Gutters and downpipes are heavily corroded and there is a build up of algae growth in surrounding areas which is an indication as to potential leakage. It was dry at the time of our inspection however installations would benefit from a thorough overhaul to bring these to a watertight condition.
 Main walls	
Repair category	2
Notes	The stonework generally appeared in fair condition commensurate with the age and type of property. Some normal weathering and erosion of stonework was evident. Some cracking in these areas and also within the brickwork require attention as part of an ongoing maintenance programme.
 Windows, external doors and joinery	
Repair category	2
Notes	Replacement windows are considered serviceable consistent with age and type. Other external joinery was showing signs of deterioration and it is anticipated there will be some decay such as around roof edging. Decayed sections should be cut out and replaced in conjunction with a programme of redecoration. All woodwork would benefit from similar attention.
 External decorations	
Repair category	2
Notes	Re-decoration of all external woodwork would be beneficial. As previously detailed sections should be cut out and replaced in conjunction with other decorative works.
 Conservatories/porches	
Repair category	-
Notes	
 Communal areas	
Repair category	-
Notes	

**Garages and permanent outbuildings**

Repair category	2
Notes	The garage is basic in nature and would benefit from upgrading.

**Outside areas and boundaries**

Repair category	1
Notes	Garden grounds are reasonably defined although the access may be partly shared with the adjoining property. There are front and rear garden grounds which offer adequate amenity. Boundaries are reasonably defined although require normal maintenance.

**Ceilings**

Repair category	1
Notes	Ceilings to the property appear to be of lath and plaster construction. Within the limits of our inspection these generally appeared in fair condition consistent with age. During redecoration some plaster filling/repair may be required.

**Internal walls**

Repair category	2
Notes	Timber lath and plaster surfaces have a limited life. Areas of wall linings such as within the Kitchen are poor and will require relined in an appropriate manner.

**Floors including sub-floors**

Repair category	2
Notes	Some movement in areas of flooring could be an indication as to possible decay in the sub floor area and as previously stated the property would benefit from being investigated by a timber and damp specialist. Generally however flooring was level and firm to the tread. A limited number of loose floorboards were however evident.

**Internal joinery and kitchen fittings**

Repair category	2
Notes	Kitchen fittings are worn and dated and require upgrading/replacement. Other internal joinery is of mixed age and type and some upgrading may be preferable.



Chimney breasts and fireplaces

Repair category	1
Notes	We were unable to establish if all blocked fireplaces were adequately vented. No fireplaces are suitable for continued use without carrying out appropriate works.



Internal decorations

Repair category	2
Notes	Internal decorations are poor throughout and redecoration is required.



Cellars

Repair category	-
Notes	



Electricity

Repair category	2
Notes	The electrical system is of an older style and as such we recommend that it be checked and upgraded as necessary by an NICEIC registered Electrical Contractor.



Gas

Repair category	2
Notes	Gas fittings are of an older style.



Water, plumbing and bathroom fittings

Repair category	2
Notes	Bathroom fittings are worn and dated and require upgrading/replacement. Some older style plumbing was evident and it is anticipated that further older style sections will remain in concealed areas. Some upgrading will therefore be required in conjunction with other modernisation works.



Heating and hot water

Repair category	2
Notes	The heating and hot water system are of an older style and would benefit from upgrading/modernisation.

 Drainage	
Repair category	1
Notes	The property is thought to be connected to a main sewer. There was no surface evidence to indicate chokage or leakage in the drainage system.

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the previous comments for detailed information.

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	2
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	2
Cellars	-
Electricity	2
Gas	2
Water, plumbing and bathroom fittings	2
Heating and hot water	2
Drainage	1

Category 3

Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

Category 2

Repairs or replacement requiring future attention, but estimates are still advised.

Category 1

No immediate action or repair is needed.

Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

3. Accessibility information**Guidance notes on accessibility information**

Three steps or fewer to a main entrance door of the property:

In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres:

For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

1. Which floor(s) is the living accommodation on?	Ground and First
2. Are there three steps or fewer to a main entrance door of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3. Is there a lift to the main entrance door of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
4. Are all door openings greater than 750mm?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

4. Valuation and conveyancer issues

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated reinstatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

Estimated reinstatement cost for insurance purposes

We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than £255,000 (TWO HUNDRED AND FIFTY FIVE THOUSAND POUNDS STERLING).

Valuation and market comments

Market Value assuming vacant possession is £220,000 (TWO HUNDRED AND TWENTY THOUSAND POUNDS STERLING).

Signed	Security Print Code [675267*DRAFT*] Electronically signed
Report author	Colin Blears
Company name	Quest Associates
Address	Quest House, 4 Milbanke Court, Milbanke Way, Bracknell, Berkshire, RG12 1RP
Date of report	24th April 2009



Property Address

Address 69 Buchanan Street, Glasgow, G1 3HL
 Seller's Name Mr and Mrs MacDuck
 Date of Inspection 9th October 2008

Property Details

Property Type House Bungalow Purpose built maisonette Converted maisonette
 Purpose built flat Converted flat Tenement flat Flat over non-residential use
 Other (specify in General Remarks)

Property Style Detached Semi detached Mid terrace End terrace
 Back to back High rise block Low rise block Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police? Yes No

Flats/Maisonettes only Floor(s) on which located No. of floors in block Lift provided? Yes No
 No. of units in block

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

Single garage Double garage Parking space No garage / garage space / parking space
 Available on site? Yes No

Permanent outbuildings:

Single garage of brick and clad construction.

Construction

Walls Brick Stone Concrete Timber frame Other (specify in General Remarks)
 Roof Tile Slate Asphalt Felt Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? Yes No

If Yes, is this recent or progressive? Yes No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? Yes No

If Yes to any of the above, provide details in General Remarks.

Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage Mains Private None Water Mains Private None
 Electricity Mains Private None Gas Mains Private None
 Central Heating Yes Partial None

Brief description of Central Heating:

Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

Rights of way Shared drives / access Garage or other amenities on separate site Shared service connections
 Ill-defined boundaries Agricultural land included with property Other (specify in General Remarks)

Location

Residential suburb Residential within town / city Mixed residential / commercial Mainly commercial
 Commuter village Remote village Isolated rural property Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? Yes No

If Yes provide details in General Remarks.

Roads

Made up road Unmade road Partly completed new road Pedestrian access only Adopted Unadopted

General Remarks

The property would benefit from various items of repair and maintenance although these are in keeping with a property of this age and type. This should include a general overhaul of chimneyheads, roof coverings and rainwater goods. External woodwork would also benefit from attention. Internally a programme of modernisation and refurbishment would be beneficial. This should include upgrading of services including electrics and heating/hot water. There are also indications of possible timber specialist works outstanding and as such it will be necessary to have the property inspected by a timber and damp specialist to ascertain the extent of repairs required and likely costs in this regard.

Essential Repairs

No significant repairs outstanding considered to materially affect the value.

Estimated cost of essential repairs £ Retention recommended? Yes No Amount £

Comment on Mortgageability

The subjects provide suitable security for normal lending purposes.

Valuations

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value £
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary? Yes No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £

Is the property in an area where there is a steady demand for rented accommodation of this type? Yes No

Declaration

Signed Security Print Code [675267*DRAFT*]
Electronically signed by:-

Surveyor's name Colin Blears

Professional qualifications FRICS

Company name Quest Associates

Address Quest House, 4 Milbanke Court, Milbanke Way, Bracknell, Berkshire, RG12 1RP

Telephone 01344 403 400

Fax 01344 302 320

Report date 24th April 2009



Sellers Property Questionnaire

Property Questionnaire

Property address	69 Buchanan Street, Glasgow, G1 3HL
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Seller(s)	Mr and Mrs D MacDuck
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Completion date of property questionnaire	9th October 2008
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Property Questionnaire

Note for sellers

- Please complete this form carefully. It is important that your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.
- If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell your solicitor or estate agent immediately.

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property?	5 Years
2.	Council tax	
	Which Council Tax band is your property in? (Please circle)	
	A (B) C D E F G H	
3.	Parking	
	<p>What are the arrangements for parking at your property?</p> <p>(Please tick all that apply)</p> <ul style="list-style-type: none"> • Garage <input checked="" type="checkbox"/> • Allocated parking space <input type="checkbox"/> • Driveway <input checked="" type="checkbox"/> • Shared parking <input type="checkbox"/> • On street <input type="checkbox"/> • Resident permit <input type="checkbox"/> • Metered parking <input type="checkbox"/> • Other (please specify): <input style="width: 400px;" type="text"/> 	
4.	Conservation area	
	Is your property in a designated Conservation Area (i.e. an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	Yes / No / Don't know

Property Questionnaire

5. Listed buildings		
	Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?	Yes / No
6. Alterations/additions/extensions		
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)? If you have answered <u>yes</u> , please describe below the changes which you have made:	Yes / No
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? If you have answered <u>yes</u> , the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	Yes / No
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? If you have answered <u>yes</u> , please answer the three questions below:	Yes / No
	(i) Were the replacements the same shape and type as the ones you replaced?	Yes / No
	(ii) Did this work involve any changes to the window or door openings?	Yes / No
	(iii) Please describe the changes made to the windows, doors or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.	

Property Questionnaire

7. Central heating		
a.	<p>Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).</p> <p>If you have answered yes / partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p>gas-fired</p> <p>If you have answered yes, please answer the three questions below:</p>	Yes / No / Partial
b.	When was your central heating system or partial central heating system installed?	when built
c.	<p>Do you have a maintenance contract for the central heating system?</p> <p>If you have answered yes, please give details of the company with which you have a maintenance contract:</p>	Yes / No
d.	When was your maintenance agreement last renewed? (Please provide the month and year).	
8. Energy Performance Certificate		
	Does your property have an Energy Performance Certificate which is less than 10 years old?	Yes / No
9. Issues that may have affected your property		
a.	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p>If you have answered yes, is the damage the subject of any outstanding insurance claim?</p>	Yes / No Yes / No
b.	<p>Are you aware of the existence of asbestos in your property?</p> <p>If you have answered yes, please give details:</p>	Yes / No

Property Questionnaire

10.	Services																									
a.	<p>Please tick which services are connected to your property and give details of the supplier:</p> <table border="1" data-bbox="309 383 1374 1077"> <thead> <tr> <th data-bbox="309 383 651 443">Services</th> <th data-bbox="651 383 879 443">Connected</th> <th data-bbox="879 383 1374 443">Supplier</th> </tr> </thead> <tbody> <tr> <td data-bbox="309 443 651 533">Gas / liquid petroleum gas</td> <td data-bbox="651 443 879 533" style="text-align: center;">✓</td> <td data-bbox="879 443 1374 533">British Gas</td> </tr> <tr> <td data-bbox="309 533 651 622">Water mains / private water supply</td> <td data-bbox="651 533 879 622" style="text-align: center;">✓</td> <td data-bbox="879 533 1374 622">Scottish Water</td> </tr> <tr> <td data-bbox="309 622 651 712">Electricity</td> <td data-bbox="651 622 879 712" style="text-align: center;">✓</td> <td data-bbox="879 622 1374 712">Scottish Electric</td> </tr> <tr> <td data-bbox="309 712 651 801">Mains drainage</td> <td data-bbox="651 712 879 801" style="text-align: center;">✓</td> <td data-bbox="879 712 1374 801">Scottish Water</td> </tr> <tr> <td data-bbox="309 801 651 891">Telephone</td> <td data-bbox="651 801 879 891" style="text-align: center;">✓</td> <td data-bbox="879 801 1374 891">BT</td> </tr> <tr> <td data-bbox="309 891 651 981">Cable TV / satellite</td> <td data-bbox="651 891 879 981" style="text-align: center;">—</td> <td data-bbox="879 891 1374 981"></td> </tr> <tr> <td data-bbox="309 981 651 1077">Broadband</td> <td data-bbox="651 981 879 1077" style="text-align: center;">—</td> <td data-bbox="879 981 1374 1077"></td> </tr> </tbody> </table>		Services	Connected	Supplier	Gas / liquid petroleum gas	✓	British Gas	Water mains / private water supply	✓	Scottish Water	Electricity	✓	Scottish Electric	Mains drainage	✓	Scottish Water	Telephone	✓	BT	Cable TV / satellite	—		Broadband	—	
Services	Connected	Supplier																								
Gas / liquid petroleum gas	✓	British Gas																								
Water mains / private water supply	✓	Scottish Water																								
Electricity	✓	Scottish Electric																								
Mains drainage	✓	Scottish Water																								
Telephone	✓	BT																								
Cable TV / satellite	—																									
Broadband	—																									
b.	<p>Is there a septic tank system at your property? If you have answered yes, please answer the two questions below:</p>	Yes / No																								
c.	(i) Do you have appropriate consents for the discharge from your septic tank?	Yes / No / Don't know																								
d.	<p>(ii) Do you have a maintenance contract for your septic tank? If you have answered yes, please give details of the company with which you have a maintenance contract:</p>	Yes / No																								

Property Questionnaire

11.	Responsibilities for Shared or Common Areas	
a.	<p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p><u>If you have answered yes, please give details:</u></p>	Yes / No / Don't Know
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes, please give details:</u></p>	Yes / No / Not applicable
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	Yes / No
d.	<p>Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes, please give details:</u></p>	Yes / No
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes, please give details:</u></p>	Yes / No
f.	<p>As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes, please give details:</u></p>	Yes / No
12.	Charges associated with your property	
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:</u></p>	Yes / No

Property Questionnaire

b.	<p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>Yes / No / Don't Know</p> <p>Yes / No / Don't Know</p>
c.	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p>	
<p>13. Specialist works</p>		
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property:</p>	<p>Yes / No</p>
b.	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	<p>Yes / No</p>
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p>	<p>Yes / No</p>

Property Questionnaire

14.	Guarantees						
a.	Are there any guarantees or warranties for any of the following:						
(i)	Electrical work	No	Yes	Don't know	With title deeds	Lost	Cannot Answer*
(ii)	Roofing	No	Yes	Don't know	With title deeds	Lost	Cannot Answer*
(iii)	Central heating	No	Yes	Don't know	With title deeds	Lost	Cannot Answer*
(iv)	NHBC	No	Yes	Don't know	With title deeds	Lost	Cannot Answer*
(v)	Damp course	No	Yes	Don't know	With title deeds	Lost	Cannot Answer*
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No	Yes	Don't know	With title deeds	Lost	Cannot Answer*
b.	<u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u>						
c.	Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes, please give details:</u>					Yes / No	
15.	Boundaries						
	So far as you are aware, has any boundary of your property been moved in the last 10 years? <u>If you have answered yes, please give details:</u>					Yes / No / Don't know	

Property Questionnaire

16.	Notices that affect your property	
	In the past 3 years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	Yes / No / Don't know
b.	that affects your property in some other way?	Yes / No / Don't know
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes / No / Don't know
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

Declaration by the seller(s)/or other authorised body or person(s)

I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s): _____

Date: _____



Environmental Report

Envirosearch Scotland – your experts on the ground

Do you know what lies beneath your client's new home? Risks from contamination can go back over 100 years or more and negligence towards environmental risk cannot only result in potential significant payouts, but also impact the integrity and reputation of a solicitor. Make sure you have the right information to hand. Envirosearch, the longest established and most authoritative residential environmental report in England, is now available in Scotland for only £38 +VAT. Identify potential environmental risks at an early stage and ensure both you and your client are protected.

More solicitors trust Landmark Information Group reports for environmental due diligence as we provide the most comprehensive, accurate and detailed information in the market, offering unique data sets including:

- **Countrywide coverage of historical energy facility data, including information on old oil and gas tanks**
- **Landmark historical land use data**
- **Overhead transmission lines**
- **Flood risk information**
- **Information on mining and ground stability**

Envirosearch Scotland is unique in considering the issues of contaminated land in relation to property value and use in order to provide a professional conclusion which removes the burden of interpretation.

Landmark reports are also backed by comprehensive PI cover ensuring peace of mind for you and your client.

Meet the requirements of the Law Society and the CML

Envirosearch Scotland is designed to satisfy the concerns raised by the Law Society of Scotland in its advice issued to Solicitors in April 2003. It also complies with the Council of Mortgage Lenders requirements to carry out all “necessary and appropriate searches”.

Landmark has spent over a decade researching Ordnance Survey historical maps producing the most complete record of site history information for mainland Britain. Landmark have identified:

- **Over 40% of homes in the Glasgow area lie within 100 metres of potentially contaminated land.**
- **Nearly 40% homes in the Edinburgh area lie within 100 metres of potentially contaminated Land**

Source: *The Landmark Data Index – based on Potentially Contaminative Industrial Uses (Past Land Use – all classes) 2008.*

Why a Chartered Environmental Surveyor?

Envirosearch is the only environmental report to include the independent professional opinion of a Chartered Environmental Surveyor that provides clear and positive guidance on land contamination regarding:

- The impact on the value of the property
- The impact on the use of the property as a domestic dwelling
- The likelihood that the property will be designated as “contaminated land”

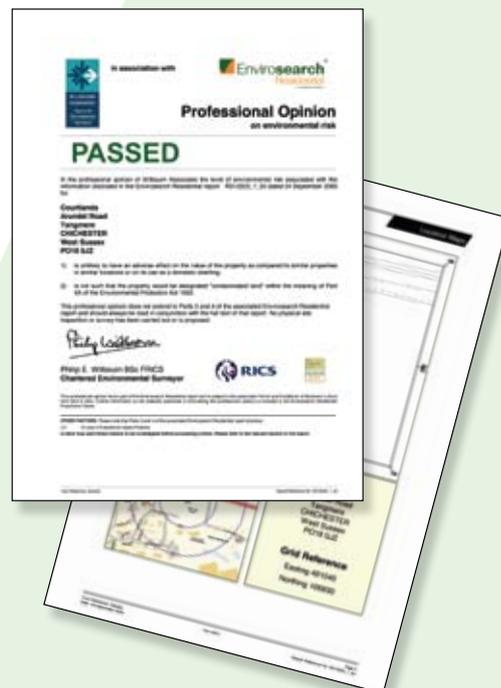
Specialist surveyors with expertise in Environmental Law can appraise the impacts on all forms of land and property. Wilbourn Associates provide advice on the environment, contaminated land and the resulting impacts upon all forms of Property, Land and Construction. Should a risk be detected, a surveyors report detailing the next steps will be produced within 48 hours, at no extra cost.

Simple to order

Reports can be ordered online, by post or fax, or through your usual search provider. In most cases, a plan is unnecessary if the postcode can be provided. For more information, please contact a member of Customer Services team on 0844 844 9966.

Efficient delivery

If the search is clear it will usually return on the same or the next working day. If it is passed to the Chartered Environmental Surveyors for manual assessment it will usually return within two working days.



Free review of 'Further Action' reports

Where the client is able to provide Landmark with sufficient further information, the report will be re-reviewed at no extra cost. If the client provides information which mitigates the cause of the original result, a new 'Passed' result will be issued. This service will be available free of charge when the customer provides the required information. We can even procure the information on behalf of the client, but in these situations charges will apply.

Environmental Legal Panel

For those reports where significant contamination issues are present and dedicated environmental legal advice is required, Landmark will, where appropriate, provide the client with access to a unique panel of leading legal professionals for a free of charge initial consultation. Where detailed further legal work is needed, the client will be required to enter into a fee paying relationship directly with the legal professional.



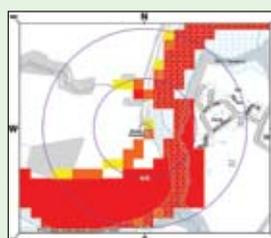
Site history

Envirosearch Scotland provides essential site history and other environmental information for properties in mainland Great Britain. Produced by Landmark, Envirosearch Scotland will help any homebuyer to make an informed decision

about purchasing a property and whether it will provide a suitable environment and investment for them and their family. Concise, relevant and accurate, Envirosearch Scotland provides information on:

- **Standard Environmental Enquiries**
Search radius 500 metres
- **Past and Current Industrial Land Use**
Search radius 250 metres
- **Mining and Ground Stability**

Envirosearch Scotland provides a property specific map showing site history to enable you to pinpoint potentially contaminative historical land use.



Crucial flood data

Homebuyers need to think carefully about the proximity of flood plains in relation to their home

and ensure they are well informed of potential risks that could affect them. Envirosearch Scotland includes modeled flood plains from the Centre for Ecology and Hydrology to indicate the potential flood risk of a property.

Get peace of mind with unique remediation contribution feature

Quality environmental data is an essential part of residential conveyancing. That's why Envirosearch is the choice of thousands of solicitors across the UK.

Minimise your liabilities by ordering Envirosearch Scotland and protect:

- The **value** of your client's home
- The **saleability** of your client's home
- The **health** and well being of your client's family.

In addition to this, every Envirosearch Scotland report now comes with a **unique remediation contribution feature** for homebuyers.

The homeowner benefits from a financial contribution of up to £60,000* when a Part IIA remediation notice is served by the local authority and where costs to remediate the site will be incurred by the homeowner. This will apply whether or not the report has passed or requires further action due to possible contamination. This means that for the vast majority of typical remediation projects, the homeowner has complete peace of mind into the future. It helps to overcome any concerns from the homebuyer about completing on a purchase on brownfield land and can be relied upon by lenders to smooth the path to completion.

Envirosearch is available for £38 +VAT.

For more information please call 0844 844 9966, visit www.landmarkinfo.co.uk or email info@landmarkinfo.co.uk

Landmark has built a reputation for comprehensive high quality environmental information by working closely with trusted data sources including:



*Subject to terms and conditions.

Supplied By:



A report on the site history and other environmental factors affecting:

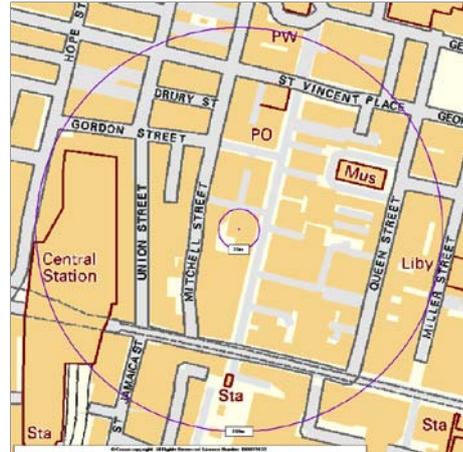
69 Buchanan Street, Glasgow G1 3HL
National Grid Reference (site): 258960 665230

Report Reference
RS27763369_1_1

Date
24 April 2009

Prepared For
Landmark Po Sample Account, 6 - 7 Abbey Court, Eagle Way, Exeter, Devon EX2 7HY

Customer Reference
Sample_ESR



A Landmark Information Group Product



The campaign for increased awareness of flood risk
Join at: www.knowyourfloodrisk.co.uk



in association with



Professional Opinion

on environmental risk

PASSED

In the professional opinion of Wilbourn Associates the level of environmental risk associated with the information disclosed in the Envirosearch Scotland report RS27763369_1_1 dated 24 April 2009 for

**69 Buchanan Street
Glasgow
G1 3HL**

- 1) is unlikely to have an adverse effect on the value of the property as compared to similar properties in similar locations or on its use as a domestic dwelling;
- 2) is not such that the property would be designated "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990.

OTHER ENVIRONMENTAL FACTORS

In this case the following environmental factors have been identified in Parts 3 and 4 of this report which a client may wish to be investigated further:

- 3.1 An area which may be affected by coal mining activity
- 4.1 c) An area of potential flooding

This professional opinion does not extend to Parts 3 and 4 of the associated Envirosearch Scotland report and should always be read in conjunction with the full text of that report. No physical site inspection or survey has been carried out or is proposed.

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



This professional opinion forms part of the Envirosearch Residential report and is subject to Landmark Information Group's Terms and Conditions of Business in force from time to time. Further information on the datasets examined in formulating this professional opinion is included in the Envirosearch Residential Practitioner Guide. Wilbourn Associates are regulated by RICS.

CONTENTS OF THE REPORT - *The Report is divided into five sections*

Maps

The Ordnance Survey location map confirms the position of the subject property and shows the neighbourhood with the 25, 250 and 500 metre search areas centred on the property. Please note any descriptive text that may be relevant. The Information Map shows the location of any features reported under parts 1, 2.2, 2.3, 2.4, and 4.3.

Enquiries and Replies

Main report findings, with information covering three distinct bands of 25 metres, 250 metres and 500 metres. Part 1 of the report provides information up to 500 metres. Part 2 provides information up to 250 metres. Part 3 and Part 4 provide information on an area within 25 metres of the centre of the search unless otherwise stated. The identification of an environmental factor in the report does not necessarily mean that it poses any direct or indirect threat to the subject property.

Useful Contacts

Contact details of useful organisations that should be able to provide further information.

Please contact our helpdesk on 0844 844 9966 or email info@landmarkinfo.co.uk if you require assistance.

Useful Information

This provides a short guide to assist anyone reading the report to understand the information it contains. Detailed guidance notes are contained in the Practitioner Guide which is available free of charge. Please contact your agent or email info@landmarkinfo.co.uk to obtain a copy.

Insurance

Houses registered between 1 April 1999 - 31 December 2002 and covered by the NHBC Buildmark scheme probably have insurance against certain costs if contamination occurs within ten years of their construction. From 1 January 2003, NHBC will only provide this cover if building control has been carried out by NHBC Building Control Services Limited.

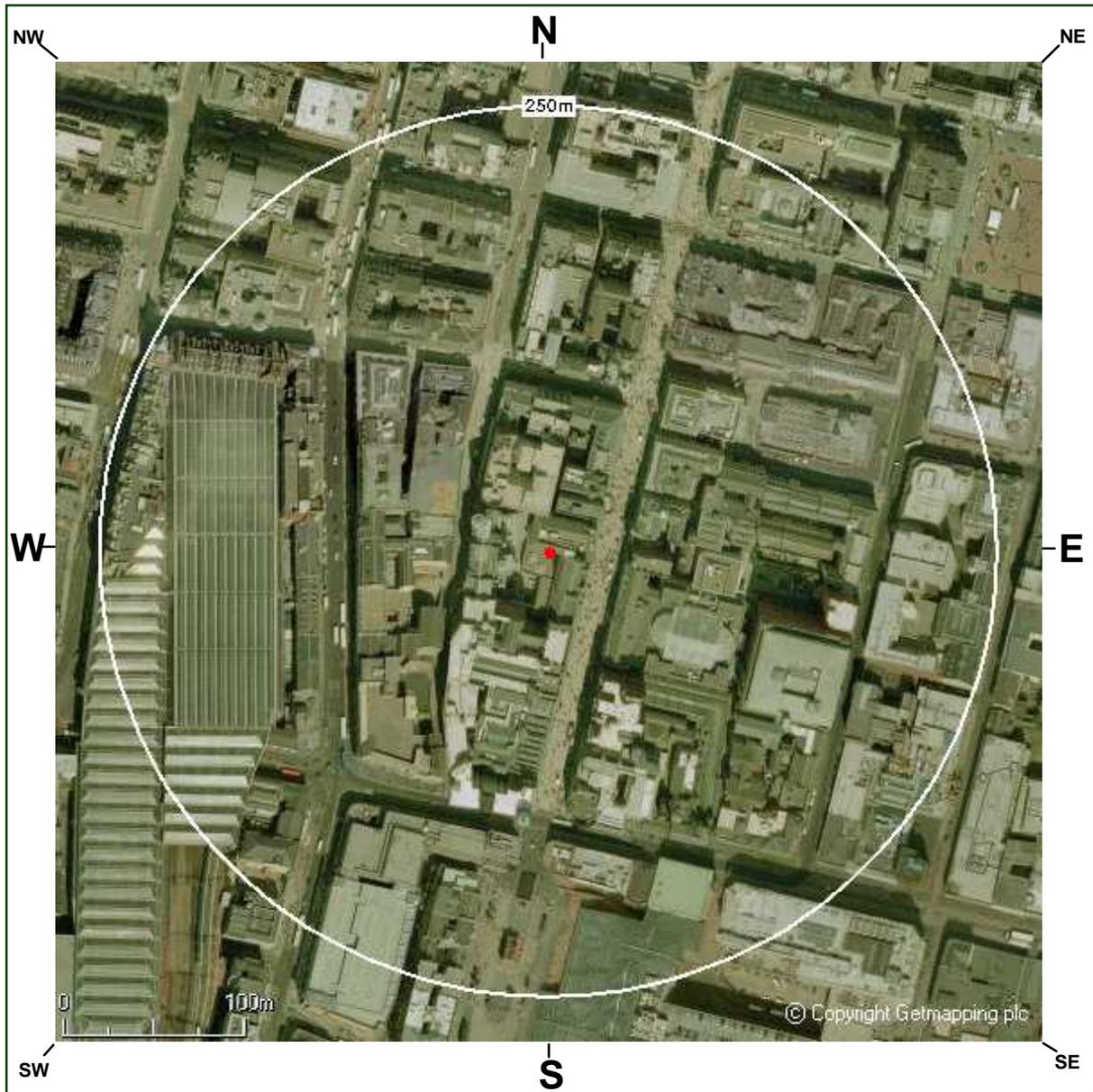
THE PURPOSE AND SCOPE OF THE REPORT

The report is designed to satisfy the concerns raised by the Law Society of Scotland and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property, obtain a mortgage, seek further mortgage advice, or commence any building works. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. As the report is so detailed, this information can cause concern, but professional advisors will see that further action is suggested on all issues that have been identified.

LIMITATIONS

This report has been published by Landmark Information Group Limited ("Landmark") and is supplied subject to our Terms and Conditions of Business, which are attached at the back of the report. It has been prepared on the understanding that it is to be used for an individual residential property transaction and should not be used or relied upon in a commercial property transaction. This report is neither a guarantee of the physical condition of the subject property nor a substitute for any physical investigation or inspection. The information in Envirosearch Scotland is derived from a number of statutory and non-statutory sources (see The Practitioner Guide for details). Whilst every effort is made to ensure the details in the report are correct, Landmark cannot guarantee the accuracy or completeness of such information or data, nor identify all the factors that may be relevant. If you are a private individual using this report Landmark recommends that you discuss its contents in full with your professional advisor. The methodology for risk assessment and the conclusions drawn therefrom are the responsibility of Wilbourn Associates.

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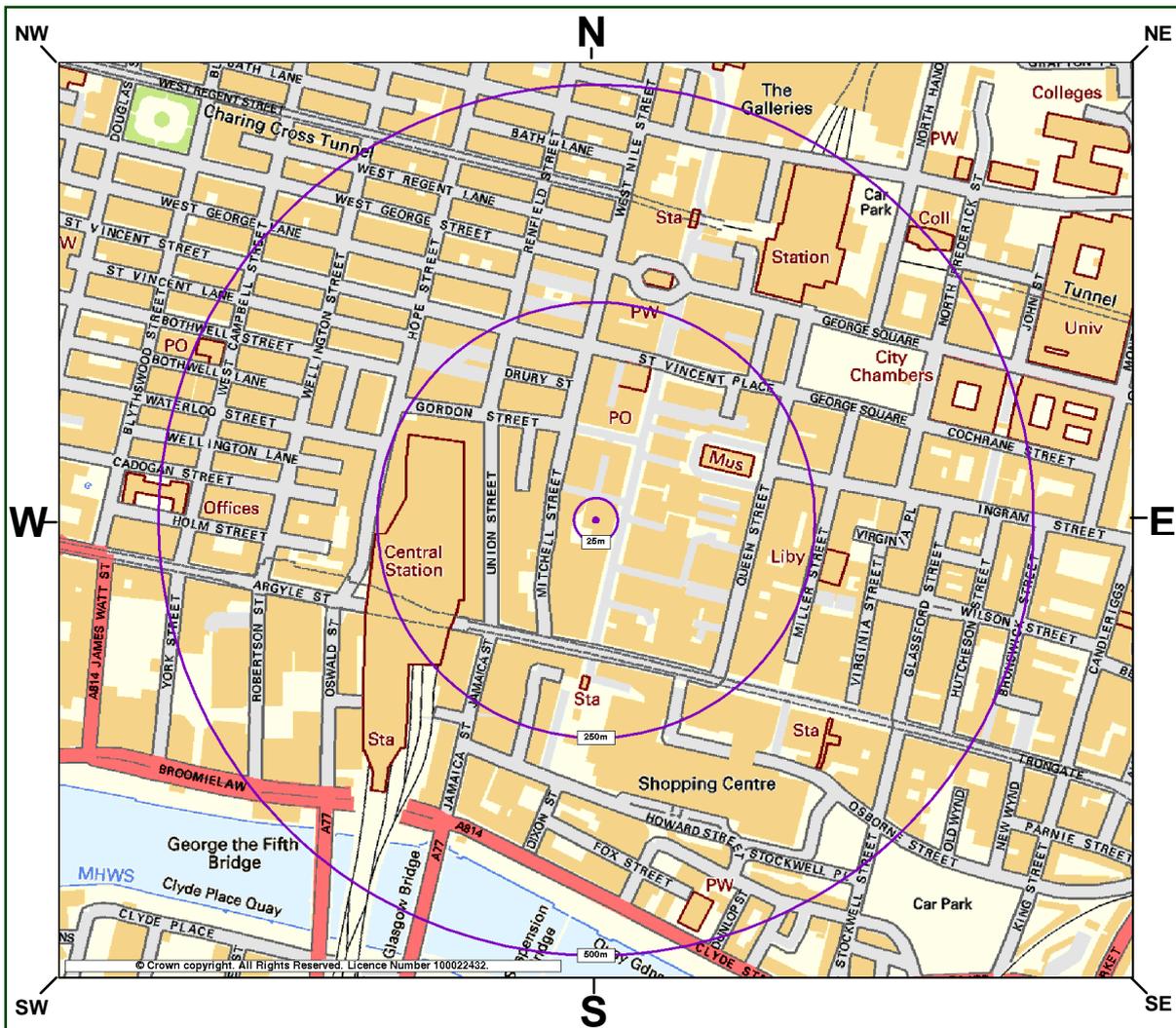


Map Legend

 **250m** Search Band

Date Range: 1999 - 2001

Image Resolution: 50cm



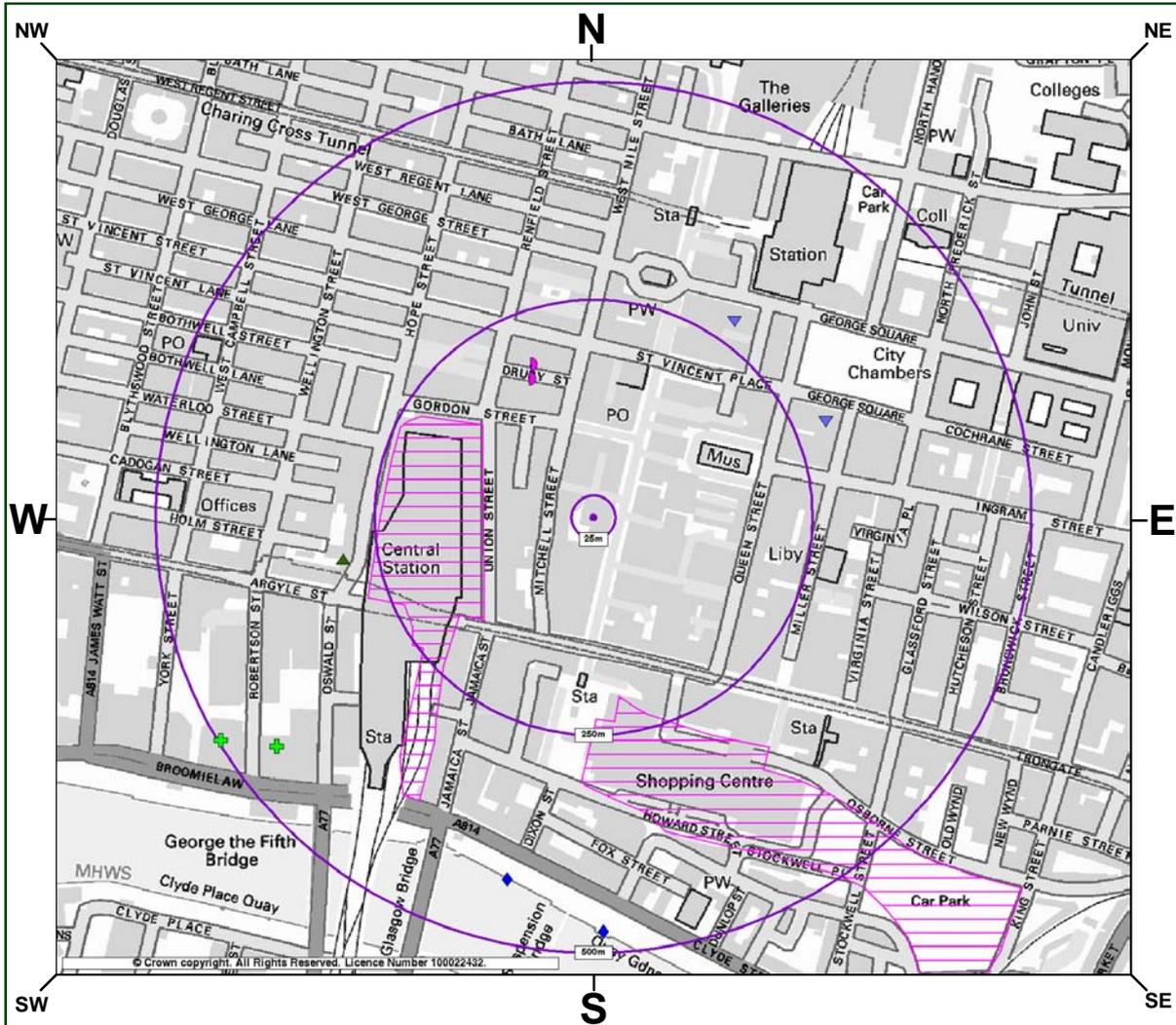
Site

69 Buchanan Street
Glasgow
G1 3HL

Grid Reference

Easting 258960

Northing 665230



KEY			
General			
	Centre of Search and Radii		Q1.2 Waste Transfer, Treatment or Disposal Site
Part 1			
Q1.1a	Potential Landfill Buffer	Q1.2	Point Location of Waste Transfer, Treatment or Disposal Site
Q1.1a	Registered Landfill Site	Q1.3a	Discharge Consent
Q1.1a	Point Location of Registered Landfill Site	Q1.3b	Radioactive Substance
Q1.1b	BGS Recorded Landfill Site	Q1.3c	Industrial Process
Q1.1b	Point Location of BGS Recorded Landfill Site	Q1.4	Regulated Air Pollution
Q1.1c	Licensed Waste Management Facility (Landfill)	Q1.5	Storage of Hazardous Substance
Q1.1c	Licensed Waste Management Facility (Locations)	Q1.6	Enforcement, Prohibition or Prosecution
Q1.1d	Local Authority Recorded Landfill Site	Q1.7	Contaminated Land Register Entry or Notice
Q1.1d	Point Location of Local Authority Recorded Landfill Site	Q1.7	Point Location of Contaminated Land Register Entry or Notice
(Please refer to the Useful Information Section)			
Part 2			
		Q2.2	Potentially Contaminative Use (Point Feature)
		Q2.2	Potentially Contaminative Use (Line Feature)
		Q2.2	Potentially Contaminative Use (Area Feature)
		Q2.3	Potentially Infilled Land (Point Feature)
		Q2.3	Potentially Infilled Land (Line Feature)
		Q2.3	Potentially Infilled Land (Area Feature)
		Q2.4	Historical Tank or Energy Facility
Part 4			
		Q4.3	Mast or Pylon
		Q4.3	Overhead Transmission Line

Part 1- Standard Environmental Enquiries - Search Radius 500 metres

1.1 a) Does the relevant environment agency have records of any registered landfill sites?

0-25m	No
25-250m	No
250-500m	No

Comments
None

b) Are there any BGS recorded landfill sites?

0-25m	No
25-250m	No
250-500m	No

Comments
None

c) Are there any Licensed Waste Management Facilities?

0-25m	No
25-250m	No
250-500m	No

Comments
None

d) Are there any Local Authority recorded landfill sites?

0-25m	No
25-250m	No
250-500m	No

Comments
None

The following list shows if local authorities covering the area of search have made landfill data available.

Local Authority Landfill Coverage

Glasgow City Council, - Has supplied landfill data	Contact	1
--	----------------	----------

Comments

For further information regarding the availability of Local Authority Recorded Landfill data you may wish to forward enquiries to one or more of the contacts indicated above.

1.2 Does the relevant environment agency have records of any registered waste transfer, treatment or disposal sites?

0-25m	No
25-250m	No
250-500m	No

Comments
None

Part 1- Standard Environmental Enquiries - Search Radius 500 metres

1.3 a) Has the relevant environment agency consented to any discharges?

0-25m	No
25-250m	No
250-500m	Yes

Discharge Consents

Storm Water Overflow At,Dixon Street,GLASGOW, Sewerage Discharge,
Reference: 7576, Version: Not Supplied, Status: Not Supplied, Positional
Accuracy: Unknown

Bearing	S	250-500m
Contact		3

Storm Water Overflow At,Maxwell Street,GLASGOW, Sewerage Discharge,
Reference: 7577, Version: Not Supplied, Status: Not Supplied, Positional
Accuracy: Unknown

Bearing	S	250-500m
Contact		3

Comments

The Map indicates the approximate location. The environment agency's functions include granting of consents to discharge into watercourses. The presence of these discharges does not necessarily mean there should be a cause for concern. If you have a query about any of the details listed, you should contact the relevant environment agency office.

b) Has the relevant environment agency registered/authorised the keeping/disposal of any radioactive substances?

0-25m	No
25-250m	No
250-500m	Yes

Registered Radioactive Substances

Royal Bank Of Scotland, Dale House,21 West George Street,GLASGOW,
Consent Band 4: Keeping and using (non-nuclear) radioactive materials.,
Reference: IPB/3/2/SL/164, Status: Not Given, Positional Accuracy: Unknown

Bearing	NE	250-500m
Contact		2

Bernard Thorpe & Partners, Lomond House,9 George Square,GLASGOW,
Consent Band 4: Keeping and using (non-nuclear) radioactive materials.,
Reference: IPB/3/2/SL/166, Status: Not Given, Positional Accuracy: Unknown

Bearing	NE	250-500m
Contact		2

Comments

The Map indicates the approximate location. The environment agency's functions include regulating the keeping, use (except licensed nuclear sites), accumulation and disposal of all radioactive materials. The presence of these processes or materials does not necessarily mean there should be a cause for concern. Refer to the Useful Information section for examples of the Consent Bands. If you have a query about any of the details listed, you should contact the relevant environment agency office.

c) Has the relevant issuing authority authorised any industrial processes?

0-25m	No
25-250m	No
250-500m	No

Comments

None

Part 1- Standard Environmental Enquiries - Search Radius 500 metres

1.4 Are there any sites that are permitted to release discharges into the air?

0-25m **No**
25-250m **No**
250-500m **Yes**

Local Authority Pollution Prevention and Controls

Robeslee Concrete Co Ltd, 15 Hope Street, GLASGOW, Part B - Mineral Industry Sector, Reference: Not Given, Status: Authorised, Positional Accuracy: Automatically positioned to the address Bearing W 250-500m
Contact 3

Comments

The Map indicates the site location. The presence of a site does not necessarily mean there is cause for concern. If you have a query about any of the details listed, you should contact the relevant agency or authority.

1.5 Are there any sites authorised by the Local Authority or Health and Safety Executive to store hazardous substances?

0-25m **No**
25-250m **No**
250-500m **Yes**

Control of Major Accident Hazards Sites (COMAH)

Scottish Power Plc, 1 Atlantic Quay, Robertson Street, Glasgow, Reference: Not Supplied, Status: Record Ceased To Be Supplied Under COMAH Regulations, Positional Accuracy: Automatically positioned to the address Bearing SW 250-500m
Contact 4

Explosive Sites

Clydeport Ltd, Tail Of Bank, Port Of Glasgow, GLASGOW, Status: Active, Positional Accuracy: Manually positioned to the address or location Bearing SW 250-500m
Contact 4

Comments

The Map indicates the site location. The presence of a site does not necessarily mean there is cause for concern. If you have a query about any of the details listed you should contact the relevant Local Authority office.

1.6 Are there any records of any enforcements, prohibitions, or prosecutions relating to enquiries 1.1 to 1.5, or Substantiated Pollution Incidents Registers?

0-25m **No**
25-250m **No**
250-500m **No**

Comments

None

1.7 Does the Local Authority have any Contaminated Land Register Entries and Notices?

0-25m **No**
25-250m **No**
250-500m **No**

Comments

None

Part 2- Other Records Showing Land Use - Search Radius 250 metres

2.1 Are there any potentially contaminative industrial sites identified from current published surveys?

		0-25m	No
		25-250m	Yes
Contemporary Trade Directory Entries			
Orion Gems, Gordon Chambers,Mitchell St,Glasgow, Jewellery Manufacturers & Repairers, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	Bearing	N	25-250m
Winchester & Murdoch, ,Gordon Chambers,90,Mitchell Street,Glasgow, Jewellery Manufacturers & Repairers, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing	N	25-250m
James Strickland, ,Mitchell Street,Glasgow, Jewellery Manufacturers & Repairers, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing	N	25-250m
Ian Mundie & Son, ,82,Mitchell Street,Glasgow, Jewellery Manufacturers & Repairers, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing	N	25-250m
Graham, ,Gordon Chambers,90,Mitchell Street,Glasgow, Jewellery Manufacturers & Repairers, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing	N	25-250m
John Macintyre & Son, ,14,Mitchell Lane,Glasgow, Jewellery Manufacturers & Repairers, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing	N	25-250m
Robert Patterson, ,Gordon Chambers,90,Mitchell Street,Glasgow, Jewellery Manufacturers & Repairers, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing	N	25-250m
The Perfect Shave, ,38-42,Buchanan Street,Glasgow, Hygiene & Cleansing Services, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing	SE	25-250m
William Webster, ,107,Buchanan Street,Glasgow, Jewellery Manufacturers & Repairers, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing	N	25-250m
Supasnaps, ,3,Gordon Street,Glasgow, Photographic Processors, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing	N	25-250m
Munro Klick, ,96,Mitchell Street,Glasgow, Photographic Processors, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing	N	25-250m
Mr Harold & Son, ,33,Argyll Arcade,Glasgow, Jewellery Manufacturers & Repairers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing	SE	25-250m
Tom Coll Jewellery Ltd, ,34,Argyll Arcade,Glasgow, Jewellery Manufacturers & Repairers, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing	SE	25-250m
Chanel, ,11-45,Buchanan Street,Glasgow, Perfume Suppliers, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing	SW	25-250m
Crabtree & Evelyn, Unit 16,Princes Square,48,Buchanan Street,Glasgow, Toiletries, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing	SE	25-250m
Penhaligons, ,48,Buchanan Street,Glasgow, Perfume Suppliers, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing	SE	25-250m

Part 2- Other Records Showing Land Use - Search Radius 250 metres

Johnson Cleaners (Uk) Ltd, ,89,Mitchell Street,Glasgow, Dry Cleaners, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing NW	25-250m
Fineholm Cleaning Services, ,114,Union Street,Glasgow, Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	Bearing NW	25-250m
Mic Textiles International Ltd, ,Tontine House,8,Gordon Street,Glasgow, Textile Manufacturing, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing N	25-250m
Thomas Pink Ltd, ,1,Royal Bank Place,Glasgow, Shirt Makers, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing NE	25-250m
T-Mobile Retail, ,110,Argyle Street,Glasgow, Mobile Phone Accessories and Car Kits, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing S	25-250m
Scotrail Railways Ltd, ,Caledonian Chambers,87,Union Street,Glasgow, Railways, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing W	25-250m
Scot Rail, ,Caledonian Chambers,87,Union Street,Glasgow, Railways, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing W	25-250m
Diamond International, ,5,Argyll Arcade,Glasgow, Jewellery Manufacturers & Repairers, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing SE	25-250m
Inside Image Ltd, ,77,Queen Street,Glasgow, Printers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing E	25-250m
Lewin, ,133,Buchanan Street,Glasgow, Shirt Makers, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing N	25-250m
The Chocoleletier Of Glasgow, ,2,Royal Exchange Court,85,Queen Street,Glasgow, Confectionery Manufacturers, Status: Active, Positional Accuracy: Manually positioned to the address or location	Bearing E	25-250m
F Gallagher, ,3,Royal Exchange Court,85,Queen Street,Glasgow, Leather Products - Manufacturers & Suppliers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing E	25-250m
Sovereign, ,54,Gordon Street,Glasgow, Jewellery Manufacturers & Repairers, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing NW	25-250m
Wade & Fleming, ,41,St. Vincent Place,Glasgow, Jewellery Manufacturers & Repairers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing NE	25-250m
Rooney Goldsmiths & Designers, ,1,Argyll Arcade,Glasgow, Jewellery Manufacturers & Repairers, Status: Active, Positional Accuracy: Manually positioned to the address or location	Bearing SE	25-250m
James Brown & Partners Ltd, ,1,Argyll Arcade,Glasgow, Jewellery Manufacturers & Repairers, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing SE	25-250m
Crystal Logistics Ltd, ,29,St. Vincent Place,Glasgow, Freight Forwarders, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing NE	25-250m
Gibson Group Ltd, ,19 St Vincent Pl,Glasgow, Engineers - General, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing NE	25-250m

Part 2- Other Records Showing Land Use - Search Radius 250 metres

A S A P Printers, ,16,Royal Exchange Square,Glasgow, Printers, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing NE	25-250m
Apollo Blinds, ,212,Argyle Street,Glasgow, Blinds, Awnings & Canopies, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing W	25-250m
The Beauy Spot, ,216,Argyle Street,Glasgow, Toiletries, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing W	25-250m
J & W Hardie, ,5,Renfield Street,Glasgow, Distilleries, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	Bearing NW	25-250m
Klick, ,68,Gordon Street,Glasgow, Photographic Processors, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing NW	25-250m
The Perfume Shop Ltd, Unit 16 St Enochs Shopping Centre,55 St Enoch Sq,Glasgow, Perfume Suppliers, Status: Active, Positional Accuracy: Manually positioned to the address or location	Bearing S	25-250m
A D Cohen, ,56,Queen Street,Glasgow, Furriers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing E	25-250m
Barton, ,St. Georges Buildings,5,St. Vincent Place,Glasgow, Jewellery Manufacturers & Repairers, Status: Active, Positional Accuracy: Manually positioned to the address or location	Bearing NE	25-250m
Campbell Speirs (Uk) Ltd, ,61,Miller Street,Glasgow, Fishing & Angling Equipment - Manufacturers & Distributors, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing E	25-250m
Energy Centre, Unit 59a,St. Enoch Centre,55,St. Enoch Square,Glasgow, Gas Appliances - Sales & Service, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing S	25-250m
The Nut Co, Unit 4,St. Enoch Centre,55,St. Enoch Square,Glasgow, Candle Manufacturers & Suppliers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing S	25-250m
P R G Powerhouse, Unit 9,St Enoch Shopping Centre,20 Dunlop Street,Glasgow, Electrical Goods Sales, Manufacturers & Wholesalers, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	Bearing S	25-250m
Shades Window Blinds, St. Enoch Centre,55 St. Enoch Sq,Glasgow, Blinds, Awnings & Canopies, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	Bearing S	25-250m
Duotool Ltd, ,Station House,34,St. Enoch Square,Glasgow, Builders' Merchants, Status: Active, Positional Accuracy: Automatically positioned to the address	Bearing S	25-250m
Boston Access Control Ltd, ,22,Jamaica Street,Glasgow, Door & Gate Operating Equipment, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing SW	25-250m
Arthur Price Of England, ,97,Argyle Street,Glasgow, Catering Equipment, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing SE	25-250m

Comments

Industrial sites are not shown on the Map attached to this report. A site may be potentially contaminative or may have produced contamination in the ground. The presence of a site does not necessarily mean there is cause for concern. We regret we have no other information than the details and descriptions given in this report.

Part 2- Other Records Showing Land Use - Search Radius 250 metres

2.2 Are there any potentially contaminative industrial sites identified from analysis of selected 1:10,000 scale and 1:10,560 scale historical Ordnance Survey maps?

0-25m	No
25-250m	Yes

Potentially Contaminative Industrial Uses (Past Land Use)

Railways, Date of mapping: 1897-1989	Bearing	W	126m
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Railways, Date of mapping: 1897-1956	Bearing	S	208m
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Comments

The Map indicates the location of potentially contaminative industrial past land uses with the relevant date of mapping. Any features identified have been obtained from the examination of Ordnance Survey maps dating back into the 19th Century. Old industrial sites may be potentially contaminative or may have produced contamination in the ground. The presence of a site does not necessarily mean there is any cause for concern. Refer to the Useful Information section for further information. If you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively extracts of editions of Ordnance Survey Maps are available on www.old-maps.co.uk

2.3 Are there any areas of potentially infilled land identified from analysis of 1:10,000 scale and 1:10,560 scale historical Ordnance Survey maps?

0-25m	No
25-250m	No

Comments

None

2.4 Are there any Historical Tanks and Energy Facilities identified from analysis of selected 1:2,500 scale and 1:1,250 scale historical Ordnance Survey maps?

0-25m	No
25-250m	Yes

Historical Tanks And Energy Facilities

Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1951 - 1967	Bearing	N	188m
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Electrical Sub Station Facilities, Mapping Scale: 1:2,500, Date of Mapping: 1952	Bearing	N	190m
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Comments

The Map indicates the location of Historical Tanks and Energy Facilities. Any features identified have been obtained from the examination of 1:2500 and 1:1250 Ordnance Survey National Grid black & white raster mapping published between 1943 and 1996. Historical Tanks and Energy Facilities may be potentially contaminative or may have produced contamination in the ground. The presence of a site does not necessarily mean there is any cause for concern. Refer to the Useful Information section for further information. If you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library.

Part 3- Mining and Subsidence

- 3.1 Is the area within 25 metres of the centre of the search in an area that may be affected by past, current or proposed underground or surface coal mining activity?**

Yes

Comments

The property is in an area which may be affected by Coal Mining activity. It is recommended that a Coal Mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.

- 3.2 What is the risk of ground subsidence relating to shallow mining in the area within 250 metres of the centre of the search?**

Low

Comments

The British Geological Survey has assessed the area of search as having a low likelihood 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.

- 3.3 What is the potential for natural ground instability in the area within 50 metres of the centre of the search?**

Very Low

Comments

The British Geological Survey has assessed the area of search as having very low potential for natural ground instability. Further action is unlikely to be required. Nevertheless, surveyors should remain aware that this assessment is based only on information available to the BGS at the time of assessment, and that local ground conditions can vary from those predicted and caution should always be exercised.

Part 4- Flooding and Overhead Transmission Lines

- 4.1 a) Is the area within 250 metres of the centre of the search potentially affected by flooding, taking flood defences into account?**

No**Comments**

The potential risk has been modelled on the basis of an event occurring on average every 75, 100 or 1000 years. Flood defences in this model are assumed to withstand the flood heights for which they were designed. For further information please see our Flood Report.

RMS flood data is based on analyses of historical data, using mathematical and statistical models and the encoded experience of scientists and engineers, and is inherently imprecise. Please see the useful information section for further details.

- b) Is the area within 250 metres of the centre of the search potentially affected by flooding, assuming the absence of flood defences?**

No**Comments**

The potential risk has been modelled on the basis of an event occurring on average every 75, 100 or 1000 years. This model assumes that no flood defences are present, representing the possible outcome if defences fail earlier than designed. For further information please see our Flood Report.

RMS flood data is based on analyses of historical data, using mathematical and statistical models and the encoded experience of scientists and engineers, and is inherently imprecise. Please see the useful information section for further details.

- c) Is the area within 250 metres of the centre of the search potentially affected by surface water flooding?**

Yes**Comments**

The potential risk has been modelled on the basis of an event occurring on average every 75, 100 or 1000 years. Surface water flooding is due to flooding from minor rivers, water flowing across the ground or raised groundwater levels. For further information please see our Flood Report.

RMS flood data is based on analyses of historical data, using mathematical and statistical models and the encoded experience of scientists and engineers, and is inherently imprecise. Please see the useful information section for further details.

- d) The area within 250m of the centre of the search is not potentially affected by tidal flooding**

- 4.2 Are there any overhead transmission lines, masts or pylons identified on Ordnance Survey digital maps within 250 metres of the centre of the search?**

No**Comments**

None

Contact 1

Glasgow City Council
Exchange House, 229 George Street, Glasgow, Strathclyde G1 1QU
Telephone 0141 287 2000 Fax 0141 287 5666

Website www.glasgow.gov.uk

Contact 2

Scottish Environment Protection Agency - Head Office
Erskine Court, The Castle Business Park, Stirling, Stirlingshire FK9 4TR
Telephone 01786 457700 Fax 01786 446885

Contact 3

Scottish Environment Protection Agency - West Region
5 Redwood Crescent, Peel Park, East Kilbride, South Lanarkshire G74 5PP
Telephone 01355 574200 Fax 01355 574688

Contact 4

Health and Safety Executive
Hse Infoline, Caerphilly Business Park, Caerphilly CF83 3GG
Telephone 08701 545500 Fax 02920 859260
Email hseinformationservices@natbrit.com
Website www.hse.gov.uk

Other Contacts

The Coal Authority - Mining Report Service
200 Lichfield Lane, Mansfield, Nottinghamshire NG18 4RG
Telephone 0845 7626848 DX 716176 Mansfield 5
Email thecoalauthority@coal.gov.uk

Wilbourn Associates
30 Jessops Riverside, 800 Brightside Lane, Sheffield S9 2RX
Website www.environmental-surveyors.com

Envirosearch Scotland
Legal And Financial, The Smith Centre, Fairmile, Henley-On-Thames, Oxon RG9 6AB
Telephone 0844 844 9966 Fax 0844 844 9980
Email info@landmarkinfo.co.uk
Website www.landmarkinfo.co.uk

The Landmark website contains links to many of our data suppliers which may be of use.

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

Envirosearch Incorporates Information from



The following explanatory notes may be of assistance to users of the Envirosearch Scotland report. Practitioners are reminded that full guidance notes are contained in the Practitioners Guide.

Professional Opinion

A Professional Opinion in relation to Part IIA of the Environmental Protection Act 1990 is provided by Wilbourn Associates, a Chartered Environmental Surveyor. In many cases the report will be PASSED without referral however, in some cases, entries that may be of concern are revealed by the search, in which case the report is REFERRED free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be PASSED or suggestions made of some FURTHER ACTION that could be taken, in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

The Professional Opinion page also notes positive responses from Part 3 and 4 of the report for easy reference. These parts are not included in the Professional Opinion risk model but should be taken into consideration by the client or practitioner.

Location Map

The Ordnance Survey location map may show features which are not necessarily otherwise included in the Envirosearch Scotland report. You are advised to supplement the information contained in the report with the descriptive text shown on the map.

Part 1

Question 1.1 a

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 hatched area. It may be helpful to note that the actual distance between the centre of the search and the landfill point provided by the data supplier is reported in the Enquiries and Replies section. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section. Where actual boundaries are available the landfill site area is shown on the map as a red hatched polygon.

You should note that landfills identified in this section may have a corresponding entry under Section 1.1c. However, due to limitations of the positional accuracy as explained above, these sites may not be coincidental when shown on the map.

Question 1.1 b

The BGS hold records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Question 1.1 c

Licensed waste management facilities cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the Environment Agency, under Section 64 of the Environmental Protection Act 1990 (Part II) and prescribed by Regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

Question 1.1 d

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 with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should note the following:

- a) if the response to 1.1d advises that 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 now included in questions 1.1a and 1.1c.
- b) if no data has been made available, for all or part of the search area, you should be aware that a negative response to question 1.1d does not necessarily confirm that no local authority landfills exist.

Question 1.3 a

Identified discharge consents could be for storm water discharges, soakaways or septic tanks.

Question 1.3 b

If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands:

- | | |
|--------------|--|
| Band 1 and 2 | Nuclear licensed sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations |
| Band 3 | Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals |
| Band 4 | Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc. |

Question 1.3 c

Authorisations for industrial processes may be for organic or inorganic chemical processes.

Part 2**Questions 2.2 , 2.3 and 2.4**

The information provided in these questions relate to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map(s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively, extracts of editions of Ordnance Survey maps are available on www.old-maps.co.uk

Question 2.3

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on an historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

Question 2.4

The information provided in this section relates to the point location of historical tanks and energy facilities identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. EI Sub (Electricity Sub-station) and FStn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 metres of the feature it was describing.

The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features.

NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Part 3**Question 3.3**

This question relates to the potential for natural ground instability. The report shows the highest potential hazard identified from the six BGS GeoSure datasets, which are: Shrink-Swell Clay Hazards, Landslide Hazards, Ground Dissolution Hazards, Collapsible Ground Hazards, Compressible Ground Hazards and Running Sand Hazards.

Part 4**Question 4.1**

RMS flood data is based on analyses of historical data, using mathematical and statistical models and the encoded experience of scientists and engineers, and is inherently imprecise. It is provided "AS IS", without any warranty of any kind. The information provided is not intended to constitute professional advice or an endorsement by RMS of any kind regarding the use and suitability of the information. You rely on this information solely at your own risk. RMS shall not be liable for any damages (whether direct or consequential damages, including loss of profits) suffered by any recipient of this report or any third party relying upon or using this report. Please refer to the Practitioner Guide for further information.

Question 4.2

This question identifies the following features taken from Ordnance Survey Land-Line™ mapping: aerial ropeway, chairlift, high voltage electricity transmission lines, pipelines (suspended), ski lifts, electricity pylon, flare stack, lighting tower, radio mast. You should note that the information given in this section of the report relates only to that information shown on the Ordnance Survey map. Not all features may have been identified by the Ordnance Survey and therefore some information may not appear in the report.

General

If, after reading the details in the Enquiries and Replies section regarding the sites identified in the report, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a property. The findings of the report should be discussed with your professional advisor.

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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.

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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. This 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.

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How search organisations maintain compliance with the Search Code is monitored independently by the Property Codes Compliance Board (PCCB). 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 resolution after your complaint has been formally considered or if the firm has exceeded the response timescales, you may refer your complaint to the Independent Property Codes Adjudication Scheme (IPCAS). IPCAS can award compensation of up to £5,000 to you if it finds that you have suffered 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 IPCAS.

IPCAS Contact Details

Telephone: 020 7520 3800

Email: info@idrs.ltd.uk

You can also get more information about the PCCB and IPCAS from Property Codes Compliance Board website at: 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.

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- b. An individual or a monthly invoice showing all Orders created by You will be generated subject to these Terms. You will pay the Landmark Fees at the rates set out in Landmark's or its Authorised Reseller's invoice. The Landmark Fees are payable in full within 30 days without deduction, counterclaim or set off. You acknowledge that time is of the essence with respect to the payment of such invoices. Landmark reserve the right to amend the Landmark Fees from time to time and the Services will be charged at the Landmark Fee applicable at the date on which the Service is ordered.
- c. We may charge interest on late payment at a rate equal to 3% per annum above the base lending rate of National Westminster Bank plc.
- d. Landmark or its Authorised Reseller shall not be obliged to invoice any party other than You for the provision of Services, but where Landmark or its Authorised Reseller does so invoice any third party at Your request, and such invoice is not accepted or remains unpaid, Landmark or its Authorised Reseller shall have the option at any time to cancel such invoice and invoice You direct for such Services. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by Landmark or its Authorised Reseller to provide an element or elements of the Services shall not prejudice Landmark's or its Authorised Reseller's ability to require payment in respect of the Services delivered to You.

5. Termination

- a. Landmark may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:-
 - i. You fail to make any payment due in accordance with clause 4;
 - ii. You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
 - iii. You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so; additionally, without prejudice to the foregoing, Landmark may remedy the breach and recover the costs thereof from You.
- b. If Your rights are terminated under this clause and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us in relation to the value of Services previously purchased.
- c. Landmark reserves the right to refuse to supply any or all Services to You without notice or reason.

6. Liability

- a. We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.
- b. Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or wilful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.
- c. As most of the information contained in the Services is provided to Landmark by others, Landmark cannot control its accuracy or completeness, nor is it within the scope of Landmark's Services to check the information on the ground. Accordingly, Landmark will only be liable to You for any loss or damage caused by its negligence or wilful default and subject to clause 6.0 below neither Landmark nor any person providing information contained in any Services shall in any circumstances be liable for any inaccuracies, faults or omissions in the Services, nor shall Landmark have any liability if the Services are used otherwise than in accordance with these Terms.
- d. Save as precluded by law, Landmark shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by Landmark.
- e. In any event, and notwithstanding anything contained in these Terms, Landmark's liability in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever arising by reason or in connection with this Contract (except in relation to death or personal injury) shall be limited to an aggregate amount not exceeding £1 million if the complaint is in relation to a Report on residential property and an aggregate amount not exceeding £10 million in respect of any other Report or Service purchased from Landmark.
- f. Landmark will not be liable for any defect, failure or omission relating to Services that is not notified to Landmark within six months of the date of the issue becoming apparent and in any event, within twelve years of the date of the Service.
- g. You acknowledge that:-
 - i. Subject to clause 6.0 below You shall have no claim or recourse against any Third Party Content supplier nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts of omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Service) in connection with the Services (for the avoidance of doubt Landmark is not a Third Party Content supplier). Landmark does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Landmark will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;
 - ii. Landmark's only obligation is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;
 - iii. no physical inspection of the Property Site reported on is carried out as part of any Services offered by Landmark and Landmark do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site

- for any particular purpose nor should it be relied upon for determining saleability or value or used as a substitute for any physical investigation or inspection. Landmark recommends that You inspect and take other advice in relation to the Property Site and not rely exclusively on the Services.
- iv. Subject to clause 6.o below, Landmark shall not be responsible for error or corruption in the Services resulting from inaccuracy or omission in primary or secondary information and data, inaccurate processing of information and data by third parties, computer malfunction or corruption of data whilst in the course of conversion, geo-coding, processing by computer or electronic means, or in the course of transmission by telephone or other communication link, or printing.
 - v. Landmark will not be held liable in any way if a Report on residential property is used for commercial property or more than the one residential property for which it was ordered.
 - vi. the Services have not been prepared to meet Your or anyone else's individual requirements; that You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same; and You confirm You are solely responsible for the selection or omission of any specific part of the Content;
 - vii. Landmark offer no warranty for the performance of any linked internet service not operated by Landmark;
 - viii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;
 - ix. Any support or assistance provided to You in connection with these Terms is at Your risk;
 - h. All liability for any insurance products purchased by You rests solely with the insurer. Landmark does not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property.
 - i. Professional opinions contained in Reports are provided to Landmark by third parties, and such third parties are solely liable for the opinion provided. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Willbourn Associates Limited, and any issues with regard to the provision of such opinion should be taken up with the relevant third party.
If Landmark provides You with any additional service obtained from a third party, including but not limited to any interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, subject to clause 6.o below Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Landmark will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those Third Parties.
 - j. In any event no person may rely on a Service more than 12 months after its original date.
 - k. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Landmark shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.
 - l. Time shall not be of the essence with respect to the provision of the Services.
 - m. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Subject to clause 6.o below, Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.
 - n. Where Landmark provides its own risk assessment in connection with any Report, Landmark shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, save where Landmark conducted the same negligently, in which case the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause 6n apply solely to risk assessments conducted by Landmark, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6i above.
 - o. Landmark obtains much of the information contained in its Report from third parties. Landmark will not accept any liability to You for any negligent or incorrect entry, or error or corruption in the Third Party Content supplied to Landmark, but Landmark's Suppliers may be liable for such negligent or incorrect entries, or errors or corruptions, subject to the terms and conditions on which they supply the Third Party Content to Landmark.

7. Contribution

- a. Save where expressly provided, this clause 7 shall apply solely to Envirosearch Residential Reports (regardless of the result of such Report). Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.
- b. Landmark are prepared to offer, at their sole discretion, and without any admission or inference of liability a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution")
- c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part II(A) of the Environmental Protection Act 1990 ("the Notice") Landmark will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:
 - i. the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;
 - ii. the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;
 - iii. the Contribution is strictly limited to the cost of works at the Property Site and at no other site.
 - iv. the Contribution will not be paid in respect of any of the following:
 - Radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.
 - Asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures. Naturally occurring materials arising from the presence or required removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration.
 - Intentional non-compliance arising from the intentional disregard of or knowing wilful or deliberate non-compliance by any owner or occupier of

the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority.

Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report.

Any condition which is caused by acts of War or an Act of Terrorism.

Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure.

Any fines liquidated damages punitive or exemplary damages.

Any bodily injury including without limitation, death, illness or disease, mental injury, anguish or nervous shock.

Any financial loss in respect of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption.

Any losses incurred following a material change in use of, alteration or development of the Property Site.

- d. The maximum sum that shall be contributed by Landmark in respect of any Contribution shall be limited to £60,000. In the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.
- e. Landmark shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.
- f. Any rights to a Contribution under this Clause 7 are not assignable in the event of a sale of the Property Site and Landmark will not make any Contribution after the date of completion of such sale.
- g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Landmark in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Landmark with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Landmark's prior written consent to any estimates for such works or complying with any other reasonable request by Landmark, Landmark shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Landmark the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.
- h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under PartII(A) of the Environmental Protection Act 1990 they will advise Landmark within a maximum period of two months from receipt of such communication. This clause 7h and the service of any notice under it shall not affect the provisions of clauses 7 e and g, and any such communications, even if advised to Landmark will not operate as notice under clause 7e.
- i. Landmark reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7 g) above, to withdraw the offer of payment of Contributions without further notice.

8. Events Beyond Our Control

- a. You acknowledge that Landmark shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or checking data, corruption of data whilst in the course of conversion, geo-coding, processing by computer in the course of electronic communication, or printing.

9. Severability

- a. If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.

10. Governing Law

- a. These terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts if any dispute arises out of or in connection with this agreement (a "Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice initiating that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.

11. General: Complaints

- a. Landmark may assign its rights and obligations under these Terms without prior notice or any limitation.
- b. Landmark may authorise or allow our contractors and other third parties to provide to Landmark and/or to You services necessary or related to the Services and to perform Landmark's obligations and exercise Landmark's rights under these Terms, which may include collecting payment on Landmark's behalf.
- c. No waiver on Landmark's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.
- d. Unless otherwise stated in these Terms, all notices from You to Landmark must be in writing and sent to the Landmark registered office (or in the case of an Authorised Reseller, to its registered office address) and subject to paragraph e below all notices from Landmark to You will be displayed on our Websites from time to time.
- e. Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at the Landmark registered office. Landmark or its agents will respond to any such complaints in writing as soon as practicable possible.
- f. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Landmark shall not be liable to any such third party in respect of any Services supplied.
- g. Landmark's Privacy Policy as displayed on the Website governs the use made of any information You supply to Landmark.



Flood Report

Protect you & your clients from flood risks

2007 saw the wettest summer since records began in 1766, leading to the worst floods for a generation. There was widespread damage with 48,000 homes and 9,000 businesses affected across the UK, causing £3.1bn damage and prompting over 180,000 insurance claims.

According to the Scottish Government, almost 100,000 properties in Scotland are at potential risk of flooding and this is set to increase. Furthermore according to the Association of British Insurers (ABI), of the 3 million homes that the government plans to build by 2020, 1 million are expected to be within flood plains.

Do you have the right due diligence information to ensure you and your clients are protected?

Ensure your clients are protected

Recent research undertaken by Landmark Information Group reveals that **88%** of people consider a professional flood report to be an **essential part of the conveyancing process**. Furthermore, the average insurance cover for flood risk properties has increased by 6.7% between 2007 and 2008 (ABI), meaning a greater knowledge of the risks could save your client from walking into any unexpected issues when they move home. The Homecheck Professional Flood Report from Landmark is the first **conveyancing-ready flood report** which now includes **exclusive risk data on surface water (pluvial) flooding**, a major contributor to flooding in recent years.

Enhance your Environmental Due Diligence

Although a standard Environmental Report provides some flood information, only the Homecheck Professional Flood Report features clear guidance and detailed flood risk information from leading data providers. The report is the UK's most comprehensive conveyancing-ready flood report and clearly presents solicitors and homeowners with the potential flood risk associated with a property. This unique report features an insurability rating from Norwich Union, actual insurance claims data, and data from The Centre for Ecology & Hydrology.

New to the report is the addition of ground breaking flood data from RMS that includes all sources of river flood risk, including surface water and minor river flooding, reported to have caused over 50% of the damage from the 2007 summer floods.

To ensure that you and your clients get the best possible information surrounding flood risk, make a full flood search a standard part of your conveyancing process.



Key features & benefits

- **NEW Surface Water (pluvial) and 75 year return period data:** Exclusive, ground breaking data on **surface water** run-off (pluvial) flooding. According to the Pitt Review, 50% of the 2007 floods occurred away from traditional floodplains, with 60-70% due to pluvial flooding. The report also includes a **75 year dataset** – this is key as the UK Insurance industry (through the ABI) has committed to providing flood cover as part of standard buildings insurance in any location with a lower than 1 in 75 year flood risk.
- **Norwich Union Flood Risk and Insurability:** Indicates the likelihood that one of Britain's leading insurers would insure your client's property. The data also gives a property-specific assessment of river and coastal flood risk.
- **Unique Insurance Claims Data:** Claims numbers are a strong indicator of flood risk. Our report indicates the volume of verified flood insurance claims made in your client's postcode sector.
- **Centre for Ecology & Hydrology (CEH) data:** The report considers data from the CEH, including a clear flood risk map.
- **Clear Assessment:** Colour coded assessment on the introduction page shows you whether any issues are present at a glance.



The Homecheck Professional Flood Report is provided by Landmark Information Group, the people behind Envirosearch Scotland, the most comprehensive report available to conveyancers for assessing potential environmental risks.





Residential Property at

69 Buchanan Street
Glasgow
G1 3HL

Grid Reference: 258960E 665229N

Order Reference: 27763595_1

Your Reference: Sample 2_HCF

Friday, 24 April 2009

Requested by

Landmark Po Sample Account
6 - 7 Abbey Court
Eagle Way
Exeter
Devon
EX2 7HY

Homecheck Professional is provided by Sitescope Limited, part of Landmark Information Group. Sitescope is a leading UK provider of spatially-enabled property and environmental risk information to lawyers, banks, insurance companies, home inspectors and other property professionals.



The campaign for increased awareness of flood risk
Join at: www.knowyourfloodrisk.co.uk

Sitescope is a value added reseller for



Guidance

To assess the flood risk associated with this property we have considered the widest possible range of data suppliers. Assessment of this data has identified some flood risks in the vicinity of this property, please refer to the individual sections of the report for further details.

Introduction

The Homecheck Professional Flood report uses a range of information sources to assess the flood risk of the property. The results of each section will not always correlate, and the footnotes within the relevant section explain how each result is derived.

The report is for use by lawyers, Home Information Pack providers and other property professionals. It provides detailed information within the key areas listed below in a familiar and easy to understand question and answer format.

SECTION A RMS Flood Risk

RMS flood is a modelled dataset, which uses land height, predicted rainfall and a huge variety of other factors to predict both flooding from rivers, and for the first time across Great Britain, surface water flooding - which is key for flood predictions in urban areas.

SECTION B Environment Agency/ Centre for Ecology and Hydrology Flooding

This section gives details of EA flood data in England and Wales and CEH flood data in Scotland. If flood zones are identified in the vicinity of the property then a flood map is included within this section.

SECTION C British Geological Survey Flooding

This section gives details of BGS groundwater flooding data and vulnerability to inland or coastal flooding. This data is not available in Scotland.

SECTION D Norwich Union Flood Risk and Insurability

This section gives an indication of the level of flood risk for the property as identified by NU.

SECTION E Insurance Claims

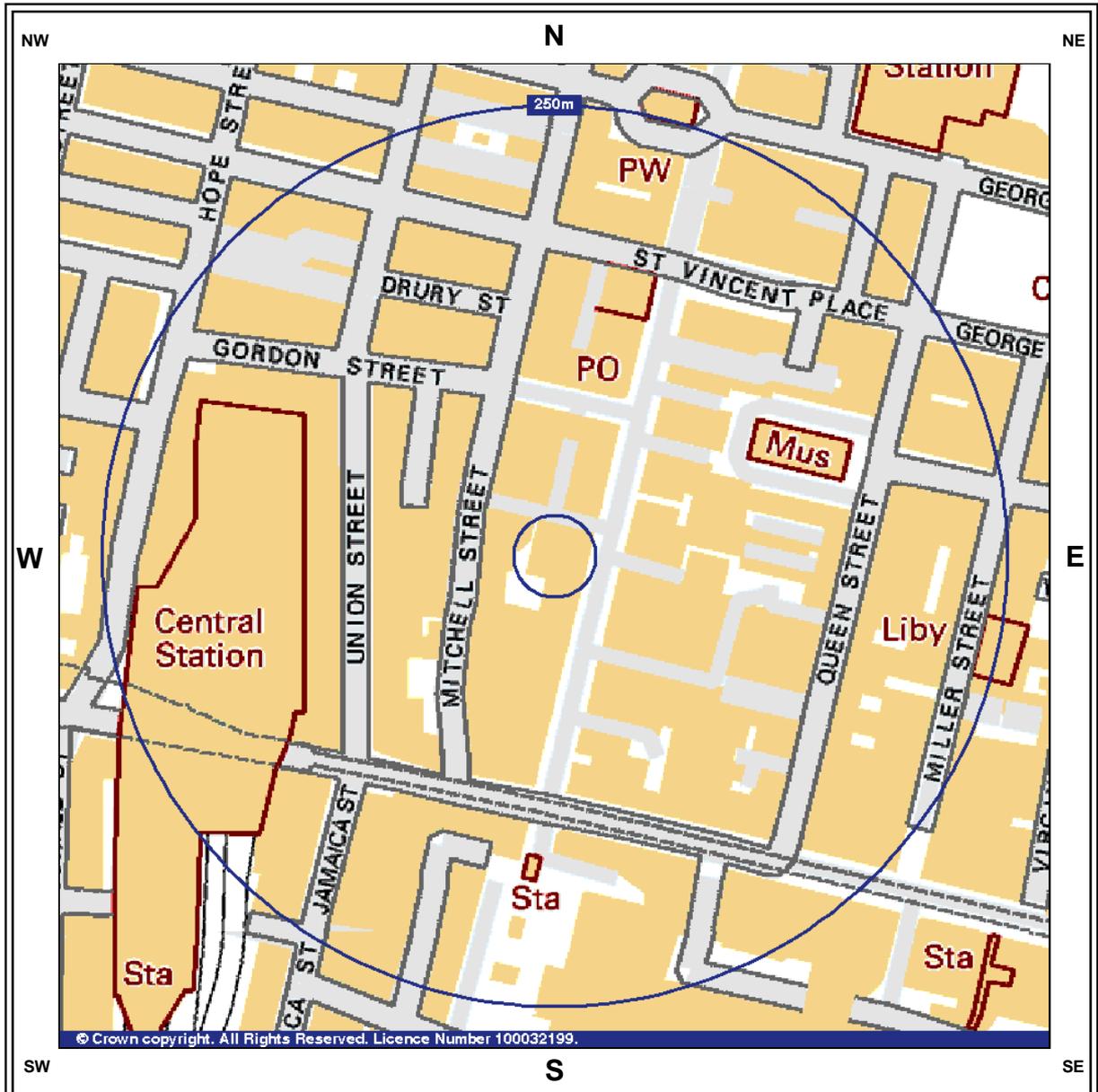
This section gives an indication of the insurance claims rating for flooding within the postcode sector.

Other Reports

You may also wish to consider reports from our full range covering both Contamination and Ground Stability issues.

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, Norwich Union 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



Site



Search Band



Water Feature



Building Outline



Search Details

Search address 69 Buchanan Street
Glasgow
G1 3HL

Grid Reference 258960E 665229N

Date of Report 24/4/2009

SECTION A - RMS Flood Risk

Defended Flood

A.1	What are the potential worst case flood depths, taking flood defences into account in areas:	within 0 - 50 metres?	No known flood risk
		within 51 - 250 metres?	No known flood risk

undefended Flood

A.2	What are the potential worst case flood depths, assuming the absence of flood defences in areas:	within 0 - 50 metres?	No known flood risk
		within 51 - 250 metres?	No known flood risk

Pluvial Flood

A.3	Are there any areas at potential risk of surface water flooding:	within 0 - 50 metres?	Yes
		within 51 - 250 metres?	Yes

Footnotes:

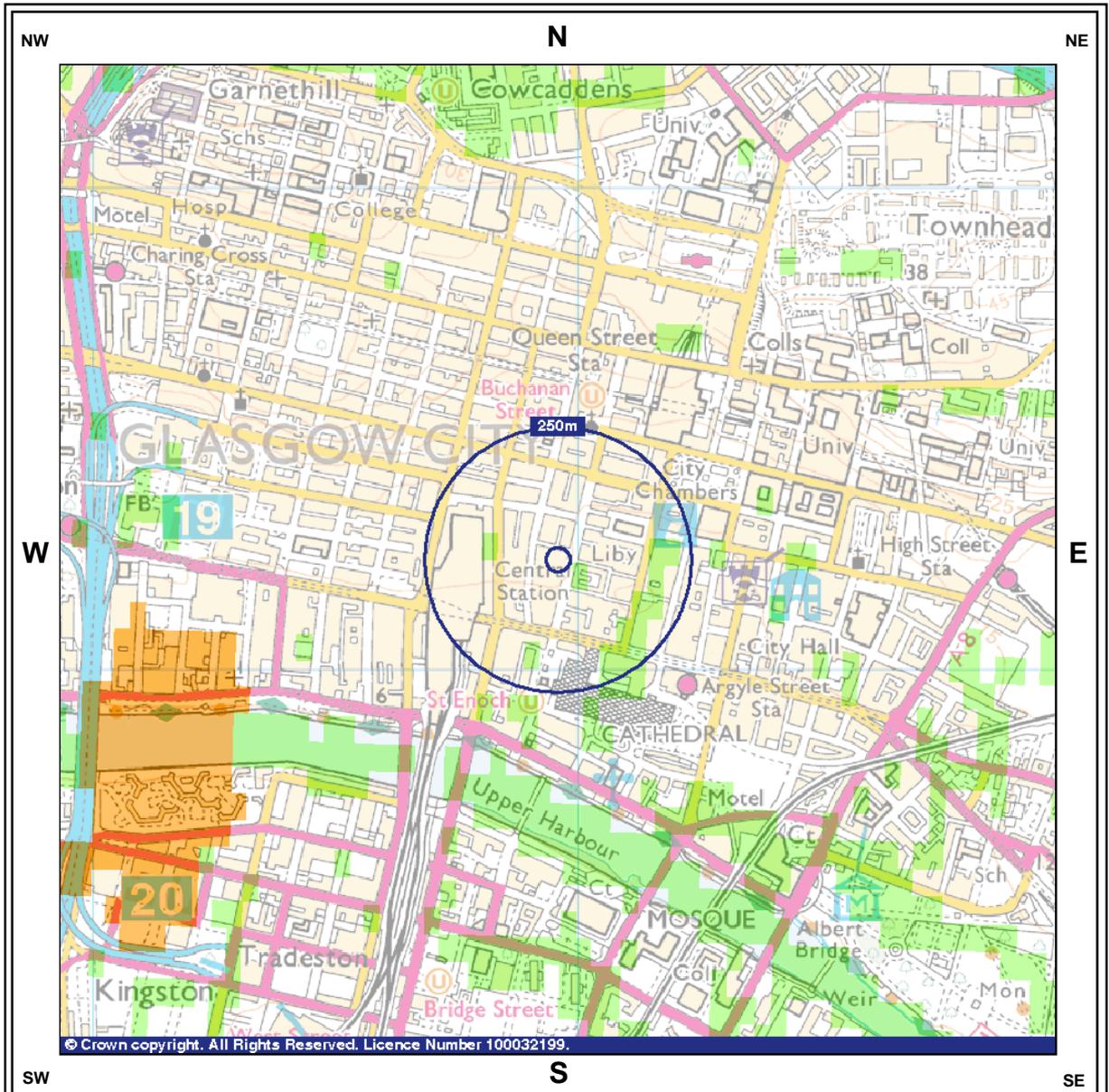
A. RMS flood data is based on analyses of historical data, using mathematical and statistical models and the encoded experience of scientists and engineers, and is inherently imprecise. It is provided "AS IS", without any warranty of any kind. The information provided is not intended to constitute professional advice or an endorsement by RMS of any kind regarding the use and suitability of the information. You rely on this information solely at your own risk. RMS shall not be liable for any damages (whether direct or consequential damages, including loss of profits) suffered by any recipient of this report or any third party relying upon or using this report. Please refer to the report user guide for further information

A.1 The potential risk has been modelled on the basis of a flood occurring on average every 75, 100 or 1000 years. Flood depths are grouped into 4 bands, and the worst case reported. Flood defences in this model are assumed to withstand the flood heights for which they were designed.

A.2 The potential risk has been modelled on the basis of a flood occurring on average every 75, 100 or 1000 years. Flood depths are grouped into 4 bands, and the worst case reported. This model assumes that no flood defences are present, representing the possible outcome if defences fail earlier than designed.

A.3 The potential risk has been modelled on the basis of a flood occurring on average every 75, 100 or 1000 years. Surface water flooding is due to flooding from minor rivers, water flowing across the ground or raised groundwater levels.

Map Summary: RMS Flood Risk - 1 in 75 year risk

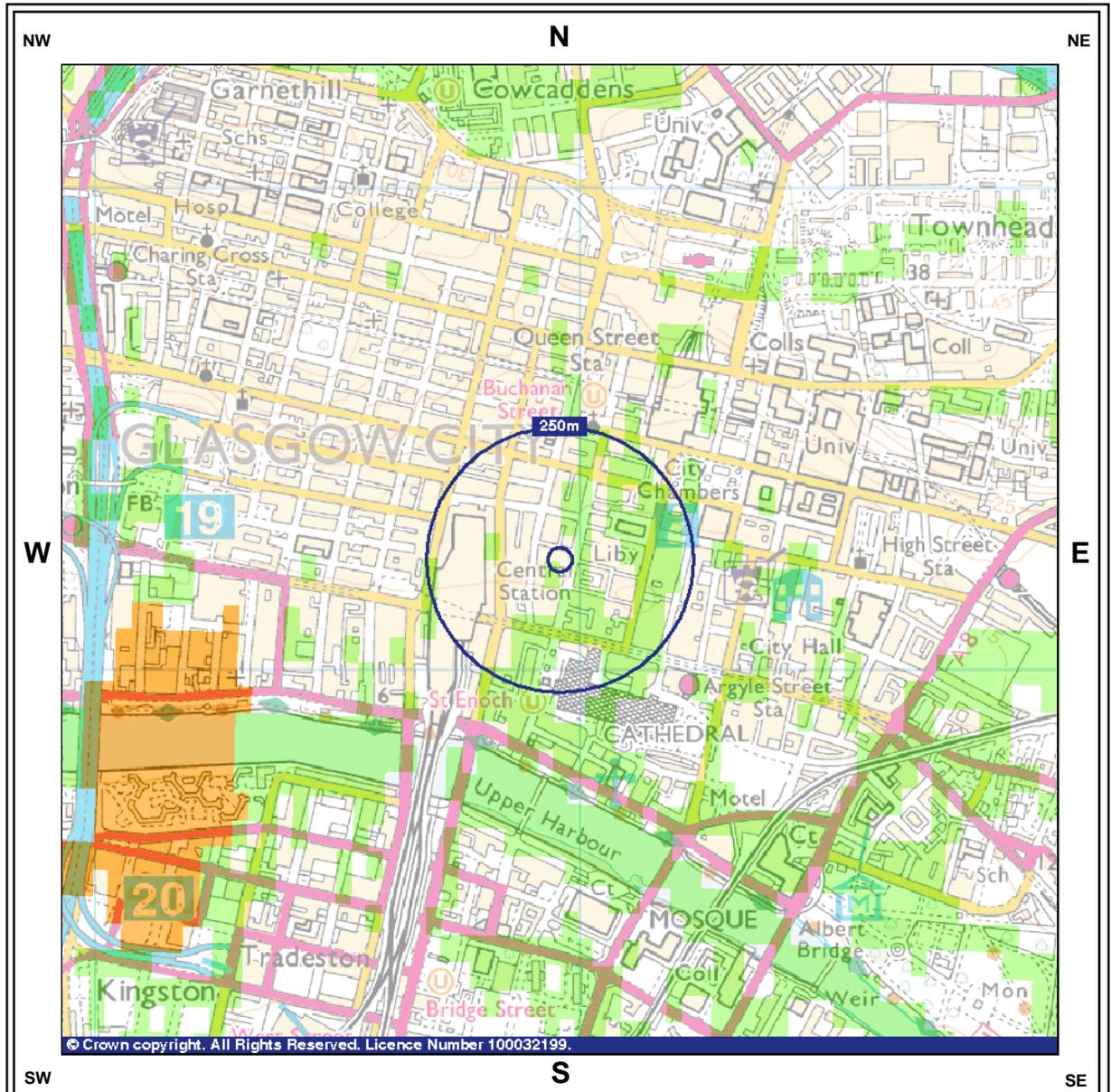


Flood Risk - 1 in 75 Year Risk

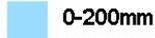
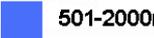


The data assuming the absence of flood defences is mapped as an additional extent to the data which does take account of flood defences, without depth information. It can be assumed that any area which potentially floods taking defences into account will also flood where defences are not accounted for.

Map Summary: RMS Flood Risk - 1 in 100 year risk

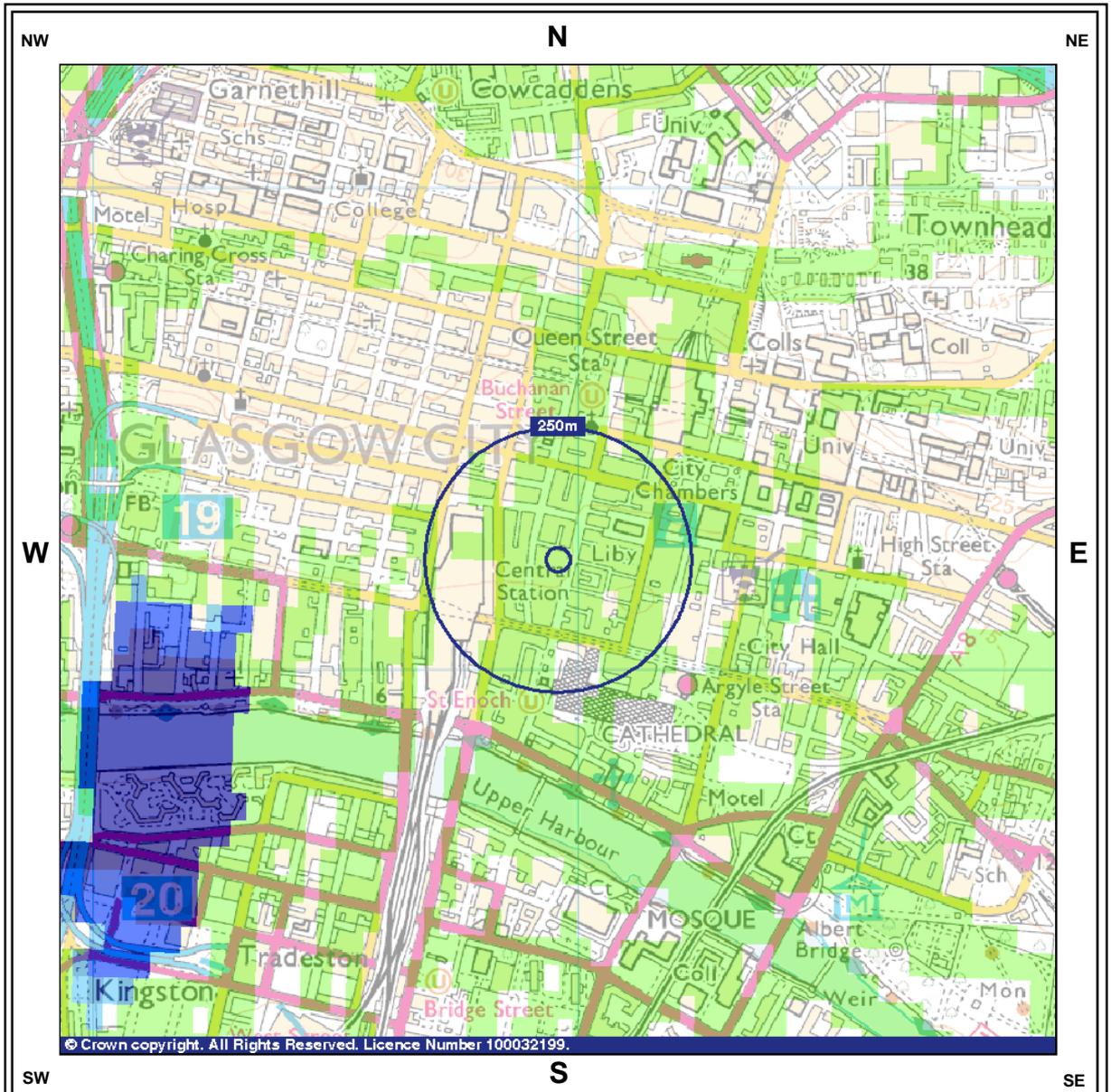


Flood Risk - 1 in 100 Year Risk

 Site	Defended Flood Depths	Undefended Flood	Pluvial Flood
	 0-200mm		
	 501-2000mm		
	 201-500mm		
	 2001+mm		

The data assuming the absence of flood defences is mapped as an additional extent to the data which does take account of flood defences, without depth information. It can be assumed that any area which potentially floods taking defences into account will also flood where defences are not accounted for.

Map Summary: RMS Flood Risk - 1 in 1000 year risk



Flood Risk - 1 in 1000 Year Risk



The data assuming the absence of flood defences is mapped as an additional extent to the data which does take account of flood defences, without depth information. It can be assumed that any area which potentially floods taking defences into account will also flood where defences are not accounted for.

SECTION B - Centre for Ecology and Hydrology Flooding

Flood Risk

B.1 Is the property in or within 250m of an area liable to flooding from a river?

No

You should remain aware that localised flooding can still be possible. If you are concerned about flooding the Scottish Environment Protection Agency should be contacted for further information.

Footnotes:

Question B.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 extreme flooding (Zone 2) indicates the extent of a flood with a 0.1% (1 in 1000) chance of happening each year. The reply given in Scotland is based on data from the Centre for Ecology and Hydrology

Question B.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 B.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.

SECTION D - Norwich Union Flood Risk and Insurability

Flood Risk

D.1 What is the flood risk rating for this property?

Negligible

Based on Norwich Union's assessment of flood risk, this property has a negligible flood risk.

Insurability

D.2 What is the insurability risk assessment for this property?

Negligible

The insurer's assessment of flood risk at this property indicates that there is a negligible risk of flooding.

Footnotes:

D.1 Norwich Union have generated a detailed flood risk assessment to accurately evaluate the flood risk for individual customers. The information from this assessment has been used to define the risk shown - this is based on the individual property rather than the postcode. The flood risk assessment undertaken by Norwich Union is for river flooding and coastal flooding. No assessment has been made for flooding from other sources like groundwater flooding, flash flooding, sewerage flooding or flooding caused by defective household equipment or plumbing. Whilst Norwich Union will offer insurance to properties protected to better than 1.3% flood risk per year this would not be the case if the property has previously flooded from any cause unless adequate measures have been taken to manage future risk. Norwich Union always recommend that any purchaser should ask the seller specifically about any flooding of the property and what, if any, remedial action has been taken to prevent a future recurrence.

SECTION E - Insurance Claims

Flood Insurance Claim Rating

E.1 What is the insurance claim rating for this property?

Very Low

No recorded claims

This assessment is derived from the number of insurance claims in your postcode sector.

Footnotes:

E.1 The risk is derived from the number of flood insurance claims in the postcode sector. As a guide an indication of the risk rating would be as follows:-

"High Risk" is a sector with more than 5 claims per 1000 households

"Medium Risk" is a sector with between 2 and 5 claims per 1000 households

"Low Risk" reflects few claims, with less than 2 claims per 1000 households

"Very Low Risk" indicates no claims records

The figures may be the result of one event or cumulatively over time and are indicative only. A sector may appear to have a higher risk due to repeated claims on a single property or group of properties.

The data includes validated claims notified to insurers including river and coastal flood, heavy rainfall and flooding following blockages to sewers etc. They do not include an escape of water from a fixed appliance.

Landmark Information Group Limited

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Eagle Way
Sowton
Exeter
Devon
EX2 7HY

Telephone 01392 441761 Fax 01392 441709

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Website www.landmarkinfo.co.uk

Environment Agency - National Customer Contact Centre (NCCC)

Po Box 544
Templeborough
Rotherham
S60 1BY

Telephone 08708 506 506

Email enquiries@environment-agency.gov.uk

Scottish Environment Protection Agency - Head Office

Erskine Court
The Castle Business Park
Stirling
Stirlingshire
FK9 4TR

Telephone 01786 457700 Fax 01786 446885

Sitescope Limited - Homecheck Professional Environmental Helpline

Legal And Financial
The Smith Centre
Fairmile
Henley-On-Thames
Oxon
RG9 6AB

Telephone 0844 844 9966 Fax 0844 844 9980

Email helpdesk@homecheck.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. This 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 maintain compliance with the Search Code is monitored independently by the Property Codes Compliance Board (PCCB). 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 resolution after your complaint has been formally considered or if the firm has exceeded the response timescales, you may refer your complaint to the Independent Property Codes Adjudication Scheme (IPCAS). IPCAS can award compensation of up to £5,000 to you if it finds that you have suffered 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 IPCAS.

IPCAS Contact Details

Telephone: 020 7520 3800

Email: info@idrs.ltd.uk

You can also get more information about the PCCB and IPCAS from Property Codes Compliance Board website at: 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.

SITESCOPE TERMS AND CONDITIONS

Definitions

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

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

"First Purchaser" means the first person, or legal entity to purchase the Property Site following provision of a Report;

"First Purchaser's Lender" means the funding provider for the First Purchaser

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

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

"Order" means the request for Services from Sitescope by You.

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

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

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

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

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

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

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

"Terms" means these Terms and Conditions.

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

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

1. Terms and Conditions

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

2. Services

- a. Sitescope will use reasonable care and skill in providing the Services to You, however, the Services are provided on the express basis that the information and data supplied in the Services are derived from third party sources and Sitescope does not warrant the accuracy or completeness of such information or data. Such information is derived solely from those sources specifically cited in the Services and Sitescope does not claim that these sources represented an exhaustive or comprehensive list of all sources that might be consulted.

3. Intellectual Property

- a. You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either Sitescope or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.
- b. Subject always to these Terms You may, without further charge, make the Services available to:
 - i. the owner of the Property at the date of the Report,
 - ii. any person who purchases the whole of the Property Site,
 - iii. any person who provides funding secured on the whole of the Property Site,
 - iv. any person for whom You act in a professional or commercial capacity,
 - v. any person who acts for You in a professional or commercial capacity; and
 - vi. prospective buyers of the Property Site as part of an Information Pack but for the avoidance of doubt, Sitescope shall have no liability to such prospective buyer unless the prospective buyer subsequently purchases the Property Site, and the prospective (or actual) buyer shall not be entitled to make the Service available to any other third party.Accordingly Sitescope shall have the same duties and obligations to those persons in respect of the Services as it has to You.
- c. Each of those persons referred to in clause 3.b. shall have the benefit and the burden of Your rights and obligations under these Terms. The limitations of Sitescope's liability as set out in clause 6 shall apply to all users of the Service in question in aggregate and Sitescope shall not be liable to any other person.
- d. All parties given access to the Services agree that they will treat as strictly private and confidential the Services and all information which they obtain from the Services and shall restrict any disclosure to employees or professional advisors to enable the relevant party to conduct its internal business. The requirement in this clause to treat the Services as confidential shall include a requirement to maintain adequate security measures to safeguard the Services from unauthorised access, use or copying.
- e. Each recipient of the Services agrees (and agrees it will cause its employees, agents or contractors who may from time to time have access to the Services to agree) it will not, except as permitted herein or by separate agreement with Sitescope:-

- i. effect or attempt to effect any modification, merger or change to the Service, nor permit any other person to do so; or
- ii. copy, use, market, re-sell, distribute, merge, alter, add to or carry on any redistribution, reproduction, translation, publication, reduction to any electronic medium or machine readable form or commercially exploit or in any other way deal with or utilise or (except as expressly permitted by applicable law) reverse engineer, decompile or disassemble the Services, Content or Website; or
- iii. remove, alter or in any way change any trademark or proprietary marking in any element of the Services and You shall acknowledge the ownership of the Content, where such Content is incorporated or used into Your own documents, reports, systems or services whether or not these are supplied to any third party.
- iv. create any product which is derived directly or indirectly from the data contained in the Services
- f. The mapping contained in any Services is protected by Crown Copyright and must not be used for any purpose outside the context of the Services or as specifically provided by these Terms.
- g. You are permitted to make five copies of any Report, but are not authorised to re-sell the Report, any part thereof or any copy thereof unless you are an Authorised Reseller. Further copies may not be made in whole or in part without the prior written permission of Sitescope who shall be entitled to make a charge for each additional copy.

4. Charges

- a. VAT at the prevailing rate shall be payable in addition to the Sitescope Fees. You shall pay any other applicable indirect taxes related to Your use of the Services.
- b. An individual or a monthly invoice showing all Orders created by You will be generated subject to these Terms. You will pay the Sitescope Fees at the rates set out in Sitescope's or its Authorised Reseller's invoice. The Sitescope Fees are payable in full within 30 days without deduction, counterclaim or set off. You acknowledge that time is of the essence with respect to the payment of such invoices. Sitescope reserve the right to amend the Sitescope Fees from time to time and the Services will be charged at the Sitescope Fee applicable at the date on which the Service is ordered.
- c. We may charge interest on late payment at a rate equal to 3% per annum above the base lending rate of National Westminster Bank plc.
- d. Sitescope or its Authorised Reseller shall not be obliged to invoice any party other than You for the provision of Services, but where Sitescope or its Authorised Reseller does so invoice any third party at Your request, and such invoice is not accepted or remains unpaid, Sitescope or its Authorised Reseller shall have the option at any time to cancel such invoice and invoice You direct for such Services. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by Sitescope or its Authorised Reseller to provide an element or elements of the Services shall not prejudice Sitescope's or its Authorised Reseller's ability to require payment in respect of the Services delivered to You.

5. Termination

- a. Sitescope may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:-
 - i. You fail to make any payment due in accordance with clause 4;
 - ii. You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
 - iii. You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so; additionally, without prejudice to the foregoing, Sitescope may remedy the breach and recover the costs thereof from You.
- b. If Your rights are terminated under this clause and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us in relation to the value of Services previously purchased.
- c. Sitescope reserves the right to refuse to supply any or all Services to You without notice or reason.

6. Liability

- a. We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.
- b. Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or wilful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.
- c. As most of the information contained in the Services is provided to Sitescope by others, Sitescope cannot control its accuracy or completeness, nor is it within the scope of Sitescope's Services to check the information on the ground. Accordingly, Sitescope will only be liable to You for any loss or damage caused by its negligence or wilful default and subject to clause 6.0 below neither Sitescope nor any person providing information contained in any Services shall in any circumstances be liable for any inaccuracies, faults or omissions in the Services, nor shall Sitescope have any liability if the Services are used otherwise than in accordance with these Terms.
- d. Save as precluded by law, Sitescope shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by Sitescope.
- e. In any event, and notwithstanding anything contained in these Terms, Sitescope's liability in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever arising by reason or in connection with this Contract (except in relation to death or personal injury) shall be limited to an aggregate amount not exceeding £1 million if the complaint is in relation to a Report on residential property and an aggregate amount not exceeding £10 million in respect of any other Report or Service purchased from Sitescope.
- f. Sitescope will not be liable for any defect, failure or omission relating to Services that is not notified to Sitescope within six months of the date of the issue becoming apparent and in any event, within twelve years of the date of the Service.
- g. You acknowledge that:-
 - i. Subject to clause 6.0 below You shall have no claim or recourse against any Third Party Content supplier nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts of omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Service) in connection with the Services (for the avoidance of doubt Sitescope is not a Third Party Content supplier). Sitescope does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Sitescope will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;
 - ii. Sitescope's only obligation is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;
 - iii. no physical inspection of the Property Site reported on is carried out as part of any Services offered by Sitescope and Sitescope do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site

- for any particular purpose nor should it be relied upon for determining saleability or value or used as a substitute for any physical investigation or inspection. Sitescope recommends that You inspect and take other advice in relation to the Property Site and not rely exclusively on the Services.
- iv. Subject to clause 6.o below, Sitescope shall not be responsible for error or corruption in the Services resulting from inaccuracy or omission in primary or secondary information and data, inaccurate processing of information and data by third parties, computer malfunction or corruption of data whilst in the course of conversion, geo-coding, processing by computer or electronic means, or in the course of transmission by telephone or other communication link, or printing.
 - v. Sitescope will not be held liable in any way if a Report on residential property is used for commercial property or more than the one residential property for which it was ordered.
 - vi. the Services have not been prepared to meet Your or anyone else's individual requirements; that You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same; and You confirm You are solely responsible for the selection or omission of any specific part of the Content;
 - vii. Sitescope offer no warranty for the performance of any linked internet service not operated by Sitescope;
 - viii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;
 - ix. Any support or assistance provided to You in connection with these Terms is at Your risk;
 - h. All liability for any insurance products purchased by You rests solely with the insurer. Sitescope does not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Sitescope will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Sitescope does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Sitescope accepts no liability in this regard. The provision of a Report does not constitute any indication by Sitescope that insurance will be available on the property.
 - i. Professional opinions contained in Reports are provided to Sitescope by third parties, and such third parties are solely liable for the opinion provided. For the avoidance of doubt, those parties providing assessments or professional opinions on Sitescope products include RPS Plc & Willbourn Associates Limited, and any issues with regard to the provision of such opinion should be taken up with the relevant third party.
If Sitescope provides You with any additional service obtained from a third party, including but not limited to any interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, subject to clause 6. below, Sitescope will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Sitescope will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those Third Parties.
 - j. In any event no person may rely on a Service more than 12 months after its original date.
 - k. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Sitescope shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.
 - l. Time shall not be of the essence with respect to the provision of the Services.
 - m. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Subject to clause 6.o below Sitescope and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.
 - n. Where Sitescope provides its own risk assessment in connection with any Report, Sitescope shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, save where Sitescope conducted the same negligently, in which case the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause 6n apply solely to risk assessments conducted by Sitescope, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6i above.
 - o. Sitescope obtains much of the information contained in its Report from third parties. Sitescope will not accept any liability to You for any negligent or incorrect entry, or error or corruption in the Third Party Content supplied to Sitescope, but Sitescope's Suppliers may be liable for such negligent or incorrect entries, or errors or corruptions, subject to the terms and conditions on which they supply the Third Party Content to Sitescope.

7. Contribution

- a. Save where expressly provided, this clause 7 shall apply solely to those Homecheck Professional Environmental Reports where RPS certify that the level of environmental risk identified in the 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 and where RPS should have identified such risk. Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.
- b. Sitescope are prepared to offer, at their sole discretion, and without any admission or inference of liability a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution")
- c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part II(A) of the Environmental Protection Act 1990 ("the Notice") Sitescope will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:
 - i. the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;
 - ii. The Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;
 - iii. The Contribution is strictly limited to the cost of works at the Property Site and at no other site.
 - iv. The Contribution will not be paid in respect of any of the following:
 - Radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.
 - Asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures. Naturally occurring materials arising from the presence or required

removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration.

- Intentional non-compliance arising from the intentional disregard of or knowing, wilful or deliberate non-compliance by any owner or occupier of the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority.
Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report.
Any condition which is caused by acts of War or an Act of Terrorism
Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure.
Any fines liquidated damages punitive or exemplary damages.
Any bodily injury including without limitation, death, illness or disease, mental injury, anguish or nervous shock.
Any financial loss in respect of any loss of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption.
Any losses incurred following a material change in use of, alteration or development of the Property Site.
- d. The maximum sum that shall be contributed by Sitescope in respect of any Contribution shall be limited to £60,000. In the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them
 - e. Sitescope shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.
 - f. Any rights to a Contribution under this Clause 7 are not assignable in the event of a sale of the Property Site and Sitescope will not make any Contribution after the date of completion of such sale.
 - g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Sitescope in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Sitescope with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Sitescope's prior written consent to any estimates for such works or complying with any other reasonable request by Sitescope, Sitescope shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Sitescope the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.
 - h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under PartII(A) of the Environmental Protection Act 1990 they will advise Sitescope within a maximum period of two months from receipt of such communication. This clause 7h and the service of any notice under it shall not affect the provisions of clauses 7 e and g, and any such communications, even if advised to Sitescope will not operate as notice under clause 7e.
 - i. Sitescope reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7g above, to withdraw the offer of payment of Contributions without further notice.

8. Events Beyond Our Control

- a. You acknowledge that Sitescope shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or checking data, corruption of data whilst in the course of conversion, geo-coding, processing by computer in the course of electronic communication, or printing.

9. Severability

- a. If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.

10. Governing Law

- a. These Terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts. If any dispute arises out of or in connection with this agreement ("Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice initiating that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.

11. General; Complaints

- a. Sitescope may assign its rights and obligations under these Terms without prior notice or any limitation.
- b. Sitescope may authorise or allow our contractors and other third parties to provide to Sitescope and/or to You services necessary or related to the Services and to perform Sitescope's obligations and exercise Sitescope's rights under these Terms, which may include collecting payment on Sitescope's behalf.
- c. No waiver on Sitescope's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.
- d. Unless otherwise stated in these Terms, all notices from You to Sitescope must be in writing and sent to the Sitescope registered office (or in the case of an Authorised Reseller, to its registered office address) and subject to paragraph e below all notices from Sitescope to You will be displayed on our Websites from time to time.
- e. Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at the Sitescope registered office. Sitescope or its agents will respond to any such complaints in writing as soon as practicably possible.
- f. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Sitescope shall not be liable to any such third party in respect of any Services supplied.
- g. Sitescope's Privacy Policy as displayed on the Website governs the use made of any information You supply to Sitescope.



Areaview

Plansearch Areaview Report Neighbourhood and Local Amenity Information

69 Buchanan Street, GLASGOW, G1 3HL

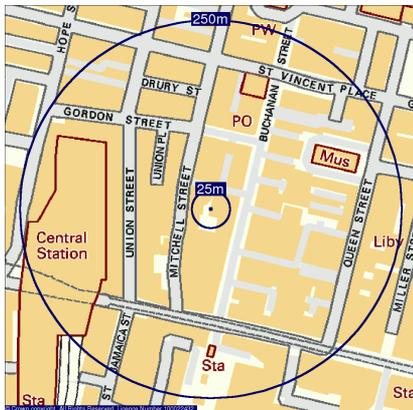
National Grid Reference (site)
258950, 665230

Report Reference
30279065_1_1

Date
23 February 2010

Customer Reference
Sample Report

Supplied by
L Marketing, Landmark Po Sample Account, 6 - 7 Abbey Court, Eagle Way, Exeter, Devon, EX2 7HY



The Campaign for increased awareness of flood risk
Join at: www.knowyourfloodrisk.co.uk

Incorporating data from



A Landmark Information Group Product

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If you have any questions on the contents of this Report please contact Landmark Customer Help Desk which is open from 9am-5.30pm, Monday-Friday via one of the following channels:

Telephone

0844 844 9966

Fax

0844 844 9980

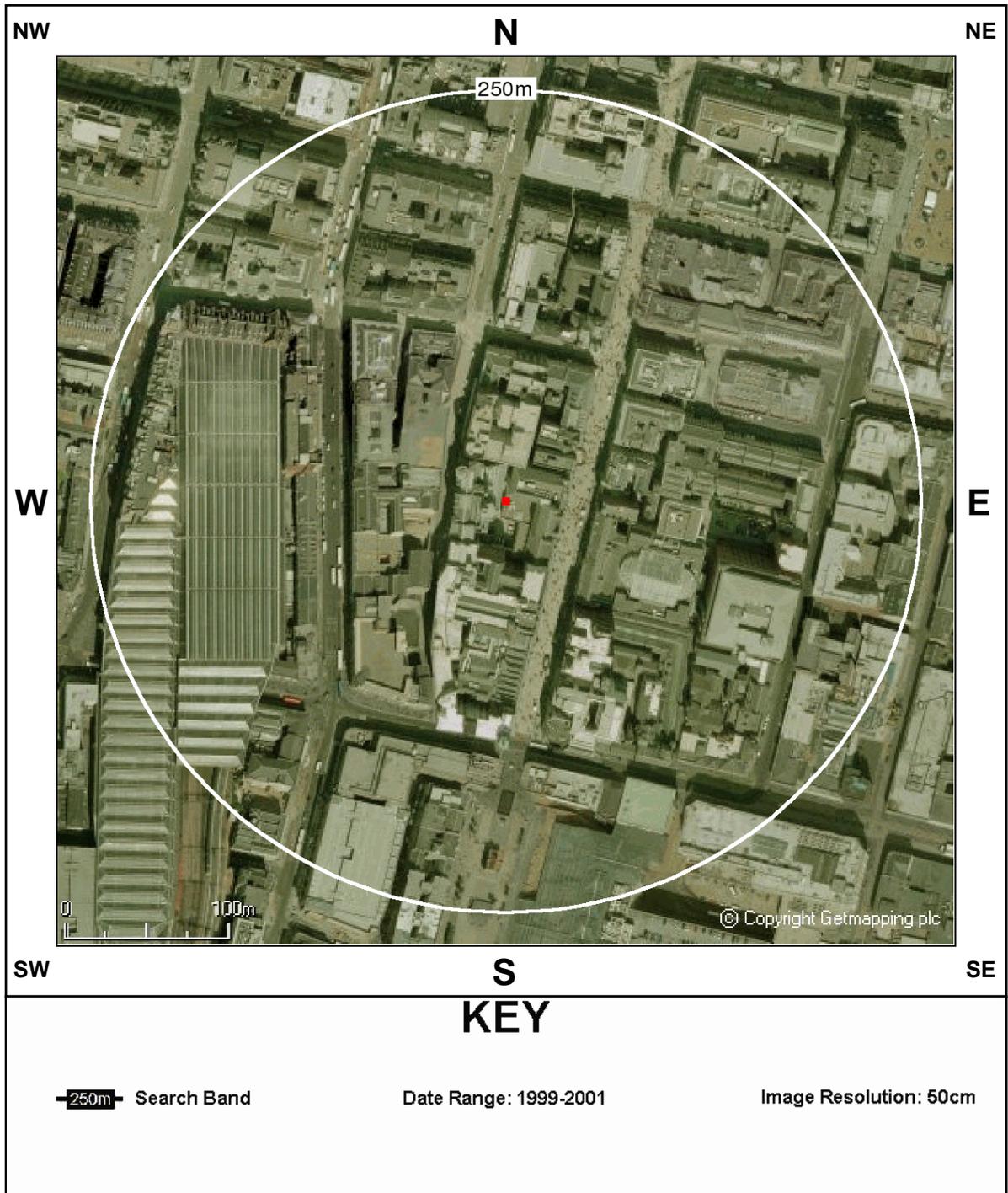
Email

info@landmarkinfo.co.uk

Website

www.landmarkinfo.co.uk

Aerial Photo



Housing and Neighbourhood

Housing Market

The following information is based on households in the postcode sector for G1 3HL

Home Ownership	Typically %	National Average %
Owned Outright	17.75	29.78
Mortgaged	43.72	39.19
Rented (Private)	25.39	9.21
Rented (Council)	3.8	12.39
Rented (Housing Trust)	5.26	5.67
Other Tenure	4.08	3.72

Housing Type	Typical Composition %
Detached	1.41
Semi-Detached	2.29
Terraced	3.32
Flats	92.73
Other	.25

The average property price in this postcode is from:

£394,298 - £522,403

The average price bands are calculated by EuroDirect using the latest available data from Her Majesty's Land Registry. They represent a snapshot in time as at the most recent date.

NB: Where a postcode comprises less than 16 addresses the information is derived from the wider postcode sector.

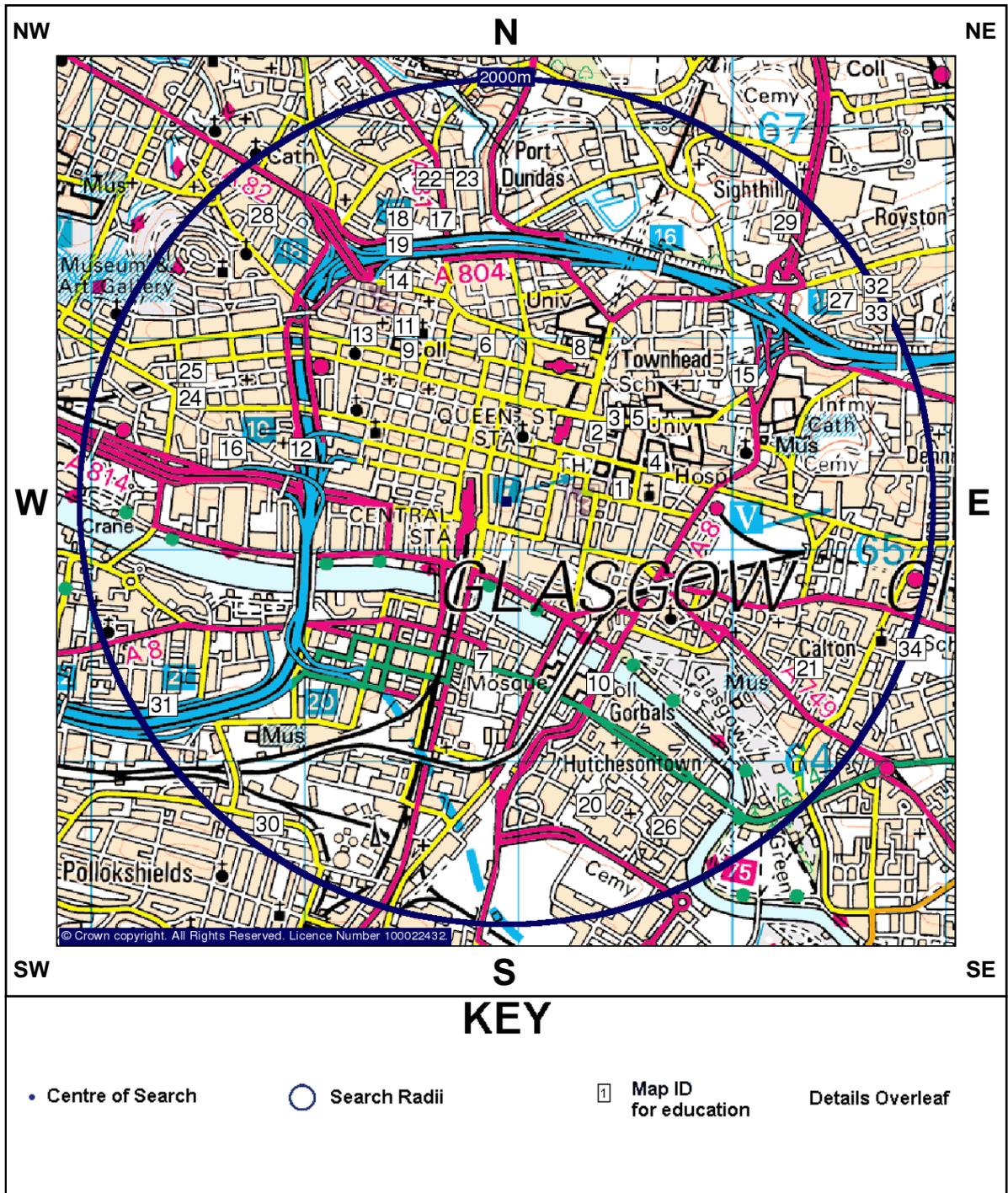
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Neighbourhood Information

No Data available for this post code.

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Education



Education

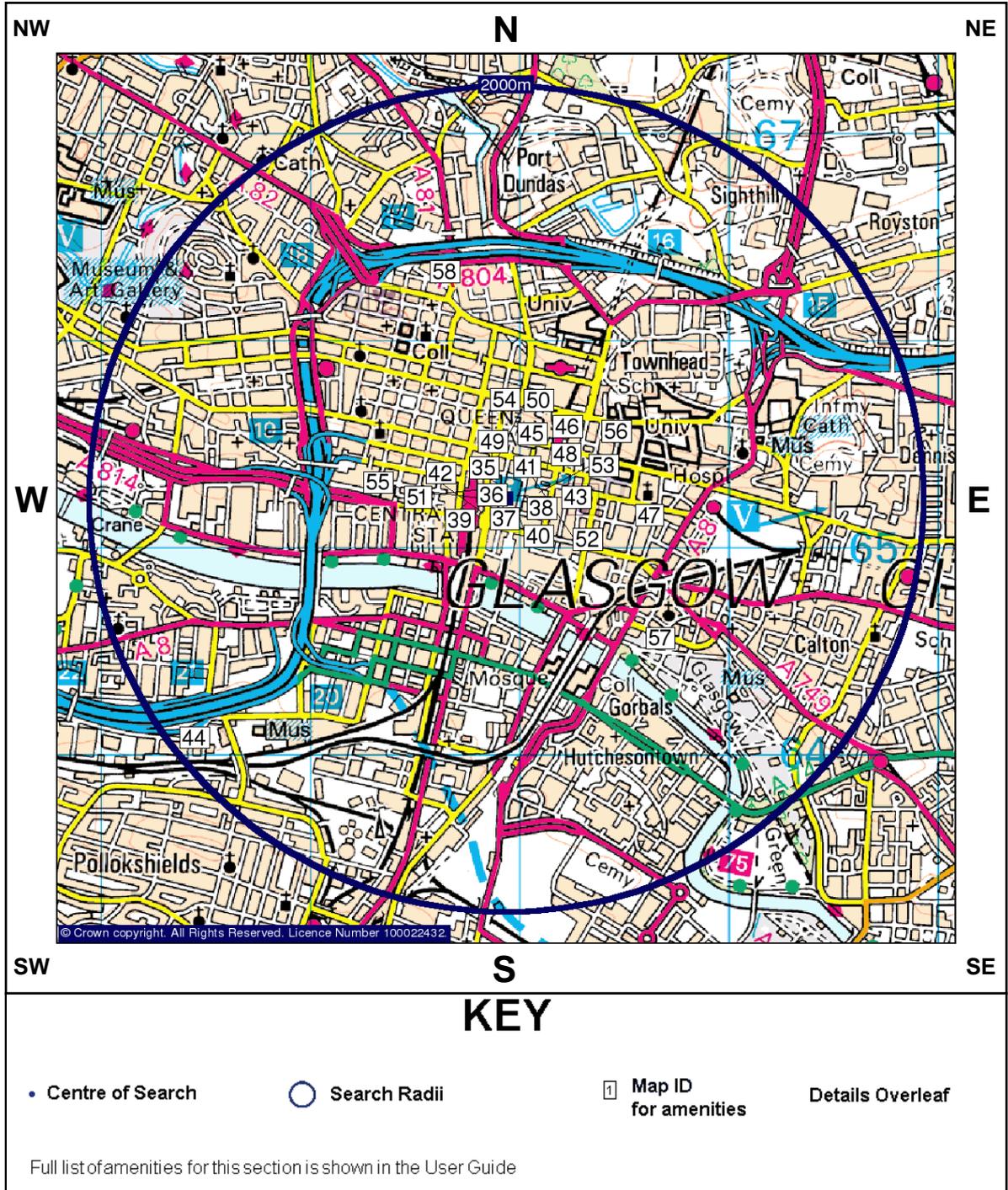
Education Establishments

Map ID	School	Type	Age Range	Supplier
1	Hospital Education Service,Wheatley House, 25, Cochrane Street, Glasgow, G1 1HL	Special Schools	Not Supplied	Glasgow City Council, Department of Education Services
2	Glasgow Metropolitan College,60, North Hanover Street, Glasgow, G1 2BP	Further Education Establishments	Not Supplied	Scottish Executive, Scottish Further and Higher Education Funding Council
3	Central College Of Commerce,300, Cathedral Street, Glasgow, G1 2TA	Further Education Establishments	Not Supplied	Scottish Executive, Scottish Further and Higher Education Funding Council
4	University Of Strathclyde,McCance Building, 16, Richmond Street, Glasgow, G1 1XQ	Higher Education Establishments	Not Supplied	Scottish Executive, Scottish Further and Higher Education Funding Council
5	Glasgow College Of Food Technology,230, Cathedral Street, Glasgow, G1 2TG	Further Education Establishments	Not Supplied	Scottish Executive, Scottish Further and Higher Education Funding Council
6	Royal Scottish Academy Of Music And Drama,100, Renfrew Street, Glasgow, G2 3DB	Higher Education Establishments	Not Supplied	Scottish Executive, Scottish Further and Higher Education Funding Council
7	South West Class,Oxford House, 44, South Portland Street, Glasgow, G5 9JJ	Special Schools	Not Supplied	Glasgow City Council, Department of Education Services
8	Glasgow Caledonian University,City Campus, 70, Cowcaddens Road, Glasgow, G4 0BA	Higher Education Establishments	Not Supplied	Scottish Executive, Scottish Further and Higher Education Funding Council
9	Glasgow School Of Art,167, Renfrew Street, Glasgow, G3 6RQ	Higher Education Establishments	Not Supplied	Scottish Executive, Scottish Further and Higher Education Funding Council
10	Glasgow College Of Nautical Studies,21, Thistle Street, Glasgow, G5 9XB	Further Education Establishments	Not Supplied	Scottish Executive, Scottish Further and Higher Education Funding Council
11	St Aloysius College,45, Hill Street, Glasgow, G3 6RJ	Nursery, Primary & Secondary Independent Schools	Not Supplied	Glasgow City Council, Department of Education Services
12	St Patrick'S Primary School,10, Perth Street, Glasgow, Lanarkshire, G3 8UQ	Primary Schools	Not Supplied	Glasgow City Council, Department of Education Services
13	Garnetbank Primary School,221-231, Renfrew Street, Glasgow, G3 6TX	Primary Schools	Not Supplied	Glasgow City Council, Department of Education Services
14	Stow College,43, Shamrock Street, Glasgow, G4 9LD	Further Education Establishments	Not Supplied	Scottish Executive, Scottish Further and Higher Education Funding Council
15	St Mungo'S Primary School,45, Parson Street, Glasgow, G4 0PX	Nursery & Primary Schools	Not Supplied	Glasgow City Council, Department of Education Services

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16	Anderston Primary School,3, Port Street, Glasgow, G3 8HY	Nursery & Primary Schools	Not Supplied	Glasgow City Council, Department of Education Services
17	Abercorn School,195, Garscube Road, Glasgow, Lanarkshire, G4 9QH	Special Schools	Not Supplied	Glasgow City Council, Department of Education Services
18	Oakgrove Primary School,20, St. Peters Street, Glasgow, G4 9PW	Primary Schools	Not Supplied	Glasgow City Council, Department of Education Services
19	Bilingual Support Unit - Primary,20, St. Peters Street, Glasgow, G4 9PW	Special Schools	Not Supplied	Glasgow City Council, Department of Education Services
20	Blackfriars Primary School,310, Cumberland Street, Glasgow, G5 0SS	Primary Schools	Not Supplied	Glasgow City Council, Department of Education Services
21	St James' Primary School,88, Green Street, Glasgow, G40 2TG	Primary Schools	Not Supplied	Glasgow City Council, Department of Education Services
22	St Joseph'S Primary School,39, Raglan Street, Glasgow, G4 9QX	Primary Schools	Not Supplied	Glasgow City Council, Department of Education Services
23	St Joseph'S Hearing Impairment Unit,39, Raglan Street, Glasgow, G4 9QX	Special Schools	Not Supplied	Glasgow City Council, Department of Education Services
24	Glasgow Gaelic School,147, Berkeley Street, Glasgow, G3 7HP	Nursery & Primary Schools	Not Supplied	Glasgow City Council, Department of Education Services
25	Glasgow Gaelic Secondary School,147, Berkeley Street, Glasgow, G3 7HP	Secondary Schools	Not Supplied	Glasgow City Council, Department of Education Services
26	St Francis' Primary School,430, Old Rutherglen Road, Glasgow, G5 0PA	Nursery & Primary Schools	Not Supplied	Glasgow City Council, Department of Education Services
27	St Roch'S Secondary School,40, Royston Road, Glasgow, G21 2NF	Secondary Schools	Not Supplied	Glasgow City Council, Department of Education Services
28	Willowbank Primary School,Willowbank Crescent, Glasgow, G3 6NB	Primary Schools	Not Supplied	Glasgow City Council, Department of Education Services
29	St Stephen'S Primary School,22, Pinkston Drive, Glasgow, G21 1NL	Primary Schools	Not Supplied	Glasgow City Council, Department of Education Services
30	Glendale Primary School,120, McCulloch Street, Glasgow, G41 1NX	Primary Schools	Not Supplied	Glasgow City Council, Department of Education Services
31	Isms Education,136, Stanley Street, Glasgow, G41 1JH	Special Schools	Not Supplied	Glasgow City Council, Department of Education Services
32	Royston Primary School,102, Royston Road, Glasgow, G21 2NU	Primary Schools	Not Supplied	Glasgow City Council, Department of Education Services
33	Royston Speech & Language Unit,102, Royston Road, Glasgow, G21 2NU	Special Schools	Not Supplied	Glasgow City Council, Department of Education Services
34	South East Class,The Old School House, 215-217, Orr Street, Glasgow, G40 2BN	Special Schools	Not Supplied	Glasgow City Council, Department of Education Services

Amenities



Amenities

Eating and Drinking

Restaurants

Map ID	Amenity	Name	Address	Location
35	Italian Restaurants	Street	92-94, Mitchell Street, Glasgow, G1 3NQ	52m N
	Pub Food Restaurants	Ross's Original Bar	78, Mitchell Street, Glasgow, G1 3NA	52m N
	American Restaurants	Burger King Ltd	102, Union Street, Glasgow, G1 3QW	100m NW

Cafes & Snack Bars

36	Cafes, Snack Bars and Tea Rooms	Yum Yum Catering Ltd	The Lighthouse 11, Mitchell Lane, Glasgow, G1 3NU	17m W
	Cafes, Snack Bars and Tea Rooms	Willow Tea Rooms	97, Buchanan Street, Glasgow, G1 3HF	64m NE
	Cafes, Snack Bars and Tea Rooms	Juice Box	5, Gordon Street, Glasgow, G1 3PL	76m NE

Fast Food

37	Fast Food and Takeaway Outlets	KFC Ltd	178, Argyle Street, Glasgow, G2 8BT	120m SW
	Fast Food and Takeaway Outlets	Cornish Oggy Oggy the Pastie Co	36, Gordon Street, Glasgow, G1 3PU	141m N
	Fast Food Delivery Services	O'Briens Sandwich Bar Ltd	6, Renfield Street, Glasgow, G2 5AL	160m NW
	Fast Food and Takeaway Outlets	Henry Healy	87, Queen Street, Glasgow, G1 3DD	181m E

Pubs, Bars & Inns

36	Pubs, Bars and Inns	Bar Soba	The Lighthouse 11, Mitchell Lane, Glasgow, G1 3NU	17m W
	Pubs, Bars and Inns	Bar Ten Public Bar	10, Mitchell Lane, Glasgow, G1 3NU	52m N
	Pubs, Bars and Inns	Republic Bier Halle	7-9, Gordon Street, Glasgow, G1 3PL	74m NE

Retail Outlets

Shopping Centres

Map ID	Amenity	Name	Address	Location
38	Shopping Centres and Retail Parks	Princes Square Shopping Centre	Unit 48-49 Princes Square 48, Buchanan Street, Glasgow, G1 3JN	119m SE
	Shopping Centres and Retail Parks	St Enoch Shopping Centre	55, St. Enoch Square, Glasgow, G1 4LZ	242m S

Supermarkets

39	Supermarkets	Compass	Unit 14 Caledonian Centre, Central Station, Glasgow, G1 3SQ	189m W
	Supermarkets	Co-Op	52, St. Enoch Square, Glasgow, G1 4AA	268m S

Markets & Convenience Stores

39	Convenience Stores	Select Service Partner	Caledonia Centre, Central Station, Glasgow, Lanarkshire, G1 3SQ	190m W
	Convenience Stores	McColls	1, Dundas Street, Glasgow, G1 2AH	321m NE
	Convenience Stores	McColls	56, Renfield Street, Glasgow, G2 1NF	349m N

Grocers, Bakeries & Health Food

Map ID	Amenity	Name	Address	Location
38	Bakeries	Millies Cookies Ltd	Unit K/6 Princes Court 48, Buchanan Street, Glasgow, G1 3JN	119m SE
	Bakeries	Greggs Plc	85, Union Street, Glasgow, G1 3TA	139m W
	Bakeries	Thomas Auld & Sons Ltd	3, West Nile Street, Glasgow, G1 2PR	141m N
	Bakeries	Greggs Plc	28, West Nile Street, Glasgow, G1 2PF	169m N

Delis, Butchers & Fishmongers

38	Delicatessens	Fantoosh	Unit 12 Princes Square 48, Buchanan Street, Glasgow, G1 3JN	119m SE
	Butchers	James Campbell	23, Sauchiehall Street, Glasgow, G2 3AD	519m N
	Delicatessens	Berits & Brown	Unit 2 6, Wilson Street, Glasgow, G1 1SS	587m E
	Delicatessens	Box of Delights	127, Candleriggs, Glasgow, G1 1NP	609m E

Newsagents, Confectioners & Off Licences

40	Alcoholic Drinks Including Off Licences and Wholesalers	Whisky Shop	Unit 10/11 Princes Square 48, Buchanan Street, Glasgow, G1 3JN	69m SE
	Alcoholic Drinks Including Off Licences and Wholesalers	Oddbins Ltd	93, Mitchell Street, Glasgow, G1 3LN	99m NW
	Confectioners	Kshocolat Ltd	Unit K/5 Princes Square 48, Buchanan Street, Glasgow, G1 3JN	119m SE
	Alcoholic Drinks Including Off Licences and Wholesalers	Globalwhiskyshop.Com	10-14, West Nile Street, Glasgow, G1 2PP	160m N

Local Services

Post Offices

Map ID	Amenity	Name	Address	Location
41	Post Offices	Post Office (St Vincent Street)	47, St. Vincent Street, Glasgow, G2 5QX	162m N
	Post Offices	Post Office (Glasgow Argyle Street Travel Kiosk)	Travel Money Only, W H Smith Ltd, 53-55 Argyle Street, Glasgow, G2 8AH	347m SE

Letter Boxes

42	Letter Boxes	Letter Box	Not Supplied	133m SW
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Public Telephones

43	Public Telephones	Public Telephone	Princes Square, 38-42 Buchanan Street-(Rear Stairwell), Glasgow, G1 3JN	52m E
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Cash Machines

35	Cash Machines	Cash Machine (InfoCash Ltd)	84, Mitchell Street, Glasgow, G1 3NA	52m N
	Cash Machines	Cash Machine (Hanco ATM Systems Ltd)	78, Mitchell Street, Glasgow, G1 3NA	52m N

Recycling Centres

44	Recycling Centres	Smurfit Recycling	37-49, Vermont Street, Glasgow, Lanarkshire, G41 1LU	1941m SW
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Libraries

45	Libraries	Royal Faculty of Procurators	12, Nelson Mandela Place, Glasgow, G2 1BT	322m N
	Libraries	Glasgow Women's Library Ltd	81, Parnie Street, Glasgow, G1 5RH	626m SE

Places of Worship

Map ID	Amenity	Name	Address	Location
46	Places of Worship	Scottish Episcopal Church	St. Georges Buildings 5, St. Vincent Place, Glasgow, G1 2DH	235m NE
	Places of Worship	St Georges Tron Parish Church	163, Buchanan Street, Glasgow, G1 2JX	284m N

Halls, Day & Community Centres

47	Halls, Day and Community Centres	City Halls	City Hall 100, Candleriggs, Glasgow, G1 1NQ	632m E
	Halls, Day and Community Centres	Muslim Elderly Day Care Centre	Mosque Avenue, Glasgow, G5 9TA	827m S

Healthcare Facilities

Hospitals

Map ID	Amenity	Name	Address	Location
48	Hospitals	Erskine Hospital	7, West George Street, Glasgow, G2 1BA	310m NE
	Hospitals	Glasgow Dental Hospital & School	378, Sauchiehall Street, Glasgow, G2 3JZ	988m NW
	Hospitals	Canniesburn Plastic Surgery Unit	Glasgow Royal Infirmary, Castle Street, Glasgow, G4 0SF	1275m E

Doctors

49	Doctors Surgeries	Drs Macron, Mead & Evans	5th Floor, 80 St Vincent Street, Glasgow, G2 5UB	226m N
	Doctors Surgeries	Doctors Surgery	34, West George Street, Glasgow, G2 1DA	321m NE
	Doctors Surgeries	Doctors Surgery	144, Trongate, Glasgow, G1 5EN	539m SE

Dentists

50	Dental Surgeries	Dental Surgery	12, Renfield Street, Glasgow, G2 5AL	160m NW
	Dental Surgeries	Dental Surgery	Sterling House 20, Renfield Street, Glasgow, G2 5AP	202m N
	Dental Surgeries	Dental Surgery	28-36, Renfield Street, Glasgow, G2 1LU	267m N

Clinics & Health Centres

50	Clinics and Health Centres	Lasercare Clinics	50, Gordon Street, Glasgow, G1 3PU	159m NW
	Clinics and Health Centres	West of Scotland Breast Screening	Stock Exchange Court 77, Nelson Mandela Place, Glasgow, G2 1QT	253m N
	Clinics and Health Centres	K Long Kosmetic Clinic	Central Chambers, 93 Hope Street, Glasgow, Lanarkshire, G2 6LD	286m NW

Chemists

51	Chemists and Pharmacies	Superdrug Stores Plc	88, Union Street, Glasgow, G1 3QW	97m NW
	Chemists and Pharmacies	Superdrug Stores Plc	Travel Centre, Gordon Street, Glasgow, G1 3SJ	189m W
	Chemists and Pharmacies	Boots The Chemists Ltd	71, Gordon Street, Glasgow, G1 3SL	220m W

Physical Therapy

52	Physical Therapy	Glasgow Chiropractic	41, St. Vincent Place, Glasgow, G1 2ER	174m NE
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Optometrists and Opticians

35	Optometrists and Opticians	Black & Lizars Ltd	101-105, Buchanan Street, Glasgow, G1 3HF	76m NE
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Alternative, Natural and Complementary

53	Alternative, Natural and Complementary	Neals Yard Remedies	11, Royal Exchange Square, Glasgow, G1 3AJ	161m E
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Chiropodists

Map ID	Amenity	Name	Address	Location
38	Chiropodists	Scholl Centre	59-61, Queen Street, Glasgow, G1 3EN	149m E

Sports Facilities

Sports Clubs & Associations

Map ID	Amenity	Name	Address	Location
54	Sports Clubs and Associations	The Truffle Club	24, Drury Street, Glasgow, G2 5AA	194m N
	Sports Clubs and Associations	Netball Scotland	Suite 294 Central Chambers 93, Hope Street, Glasgow, G2 6LD	286m NW

Sports & Leisure Centres

55	Gymnasiums, Sports Halls and Leisure Centres	Curves	63, Union Street, Glasgow, G1 3RB	133m W
	Gymnasiums, Sports Halls and Leisure Centres	Spa in the City	96, St. Vincent Street, Glasgow, G2 5UB	248m N
	Gymnasiums, Sports Halls and Leisure Centres	The Oasis	3, Bath Street, Glasgow, Lanarkshire, G2 1HY	437m N
	Gymnasiums, Sports Halls and Leisure Centres	The Pipework Health & Leisure Club	Metropole House 5, Metropole Lane, Glasgow, G1 4NH	527m SE

Swimming Pools

56	Swimming Pools	University of Strathclyde Sports Centre	Centre for Sport & Recreation 347, Cathedral Street, Glasgow, G1 2TB	569m NE
	Swimming Pools	Glasgow Marriott Hotel	500, Argyle Street, Glasgow, G3 8RR	847m W

Leisure & Recreation

Picnic Areas & Playgrounds

Map ID	Amenity	Name	Address	Location
57	Playgrounds	Playground	Not Supplied	958m SE
	Playgrounds	Playground	Not Supplied	1081m S
	Playgrounds	Playground	Not Supplied	1131m W

Bingo, Bowling & Snooker Halls

58	Snooker and Pool Halls	Reardons New City Snooker Club	42-46, New City Road, Glasgow, G4 9JT	1157m N
	Bowling Facilities	Lister Street Recreation Ground	Lister Street, Townhead, Glasgow, G4 0BZ	1234m NE
	Bowling Facilities	Bowling Green	Not Supplied	1265m NE
	Bowling Facilities	Hotshots	Springfield Quay, Glasgow, G5 8NP	1374m SW

Cinema & Theatre

48	Theatres and Concert Halls	Lofi Rehearsals	20, Anchor Lane, Glasgow, G1 2HW	310m NE
	Cinemas	Odeon Cinemas Ltd	Booking Line, Renfield Street, Glasgow, Lanarkshire, G2 1LF	361m N
	Cinemas	Cineworld Ltd	7, Renfrew Street, Glasgow, G2 3AB	599m N

Nightclubs & Social Clubs

35	Nightclubs	Cpl Entertainment Group Ltd	84, Mitchell Street, Glasgow, G1 3NA	52m N
	Nightclubs	Cathouse Rock Club Ltd	15, Union Street, Glasgow, G1 3RB	160m SW
	Social Clubs	Reardons Pull & Snicker Club	24, Hope Street, Glasgow, G2 6AA	220m W
	Nightclubs	Sub Club Scotland Ltd	22, Jamaica Street, Glasgow, G1 4QD	234m SW

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If after reading the report you require further information, please contact the relevant organisation, listed in Contacts section. Please note, however, that the contacts are not in a position to advise how the details may affect the value of the property. You should discuss the findings of this report with your professional advisor.

Education

The nearby state and private primary schools, secondary schools, further and higher education establishments are listed. In England, examination performances are also reported where provided by the relevant authority. These data are HMSO Crown Copyright.

Amenities

Local Amenities

The nearest shops, restaurants, hospitals and other essential amenities are highlighted.

Contacts

Local Council Contacts

Glasgow City Council
Exchange House
229 George Street
Glasgow
Strathclyde
G1 1QU
Telephone 0141 287 2000, Fax 0141 287 5666
Website www.glasgow.gov.uk

Other Contacts

Landmark Information Group Ltd - Landmark Info Helpline
Legal & Financial,
The Smith Centre,
Fairmile,
Henley-on-Thames,
Oxon
RG9 6AB
Telephone 0844 844 9966,
Fax 0844 844 9980
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Search Code



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- 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.

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

IPCAS Contact Details

Telephone: 020 7520 3800

Email: info@idrs.ltd.uk

You can also get more information about the PCCB and IPCAS from Property Codes Compliance Board website at: www.propertycodes.org.uk

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Search Code



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- Try and resolve your complaint fully within 2 weeks of receipt. If there are valid reasons for consideration of the complaint taking longer, we will keep you fully informed in writing or via telephone or email as you prefer and you will receive a response at the very latest within 8 weeks.
- Liase with the counselling organisations acting on your behalf, if you ask us to.
- Send you a final decision on the complaint in writing.

If you are not satisfied with the final decision, you may refer the complaint to the Independent Property Codes Adjudication Scheme (IPCAS) and we will give you contact details. We will co-operate fully with the independent adjudicator during the consideration of a complaint by the IPCAS and comply with any decision.

Complaints should be sent to:

Customer Relationship Manager
Landmark Information Group Limited
Legal & Financial
The Smith Centre
Fairmile
Henley-on-Thames
RG9 6AB

Telephone: 0844 844 9966
E-mail: helpdesk@landmarkinfo.co.uk

IPCAS can be contacted at:

IDRS Ltd, 24 Angel Gate, City Road, London EC1V 2PT
Phone: 020 7520 3800
Fax: 020 7520 3829
E-mail: info@idrs.ltd.uk

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 - iii. any person who provides funding secured on the whole of the Property Site,
 - iv. any person for whom You act in a professional or commercial capacity,
 - v. any person who acts for You in a professional or commercial capacity; and
 - vi. prospective buyers of the Property Site as part of an Information Pack but for the avoidance of doubt, Landmark shall have no liability to such prospective buyer unless the prospective buyer subsequently purchases the Property Site, and the prospective (or actual) buyer shall not be entitled to make the Service available to any other third party.Accordingly Landmark shall have the same duties and obligations to those persons in respect of the Services as it has to You.
- c. Each of those persons referred to in clause 3.b. shall have the benefit and the burden of Your rights and obligations under these Terms. The limitations of Landmark's liability as set out in clause 6 shall apply to all users of the Service in question in aggregate and Landmark shall not be liable to any other person.
- d. All parties given access to the Services agree that they will treat as strictly private and confidential the Services and all information which they obtain from the Services and shall restrict any disclosure to employees or professional advisors to enable the relevant party to conduct its internal business. The requirement in this clause to treat the Services as confidential shall include a requirement to maintain adequate security measures to safeguard the Services from unauthorised access, use or copying.
- e. Each recipient of the Services agrees (and agrees it will cause its employees, agents or contractors who may from time to time have access to the Services to agree) it will not, except as permitted herein or by separate agreement with Landmark:-

- i. effect or attempt to effect any modification, merger or change to the Service, nor permit any other person to do so; or
 - ii. copy, use, market, re-sell, distribute, merge, alter, add to or carry on any redistribution, reproduction, translation, publication, reduction to any electronic medium or machine readable form or commercially exploit or in any other way deal with or utilise or (except as expressly permitted by applicable law) reverse engineer, decompile or disassemble the Services, Content or Website; or
 - iii. remove, alter or in any way change any trademark or proprietary marking in any element of the Services and You shall acknowledge the ownership of the Content, where such Content is incorporated or used into Your own documents, reports, systems or services whether or not these are supplied to any third party.
 - iv. create any product which is derived directly or indirectly from the data contained in the Services
- f. The mapping contained in any Services is protected by Crown Copyright and must not be used for any purpose outside the context of the Services or as specifically provided by these Terms.
 - g. You are permitted to make five copies of any Report, but are not authorised to re-sell the Report, any part thereof or any copy thereof unless you are an Authorised Reseller. Further copies may not be made in whole or in part without the prior written permission of Landmark who shall be entitled to make a charge for each additional copy.

4. Charges

- a. VAT at the prevailing rate shall be payable in addition to the Landmark Fees. You shall pay any other applicable indirect taxes related to Your use of the Services.
- b. An individual or a monthly invoice showing all Orders created by You will be generated subject to these Terms. You will pay the Landmark Fees at the rates set out in Landmark's or its Authorised Reseller's invoice. The Landmark Fees are payable in full within 30 days without deduction, counterclaim or set off. You acknowledge that time is of the essence with respect to the payment of such invoices. Landmark reserve the right to amend the Landmark Fees from time to time and the Services will be charged at the Landmark Fee applicable at the date on which the Service is ordered.
- c. We may charge interest on late payment at a rate equal to 3% per annum above the base lending rate of National Westminster Bank plc.
- d. Landmark or its Authorised Reseller shall not be obliged to invoice any party other than You for the provision of Services, but where Landmark or its Authorised Reseller does so invoice any third party at Your request, and such invoice is not accepted or remains unpaid, Landmark or its Authorised Reseller shall have the option at any time to cancel such invoice and invoice You direct for such Services. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by Landmark or its Authorised Reseller to provide an element or elements of the Services shall not prejudice Landmark's or its Authorised Reseller's ability to require payment in respect of the Services delivered to You.

5. Termination

- a. Landmark may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:-
 - i. You fail to make any payment due in accordance with clause 4;
 - ii. You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
 - iii. You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so; additionally, without prejudice to the foregoing, Landmark may remedy the breach and recover the costs thereof from You.
- b. If Your rights are terminated under this clause and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us in relation to the value of Services previously purchased.
- c. Landmark reserves the right to refuse to supply any or all Services to You without notice or reason.

6. Liability

- a. We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.
- b. Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or willful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.
- c. As most of the information contained in the Services is provided to Landmark by others, Landmark cannot control its accuracy or completeness, nor is it within the scope of Landmark's Services to check the information on the ground. Accordingly, Landmark will only be liable to You for any loss or damage caused by its negligence or willful default and subject to clause 6.0 below neither Landmark nor any person providing information contained in any Services shall in any circumstances be liable for any inaccuracies, faults or omissions in the Services, nor shall Landmark have any liability if the Services are used otherwise than in accordance with these Terms.
- d. Save as precluded by law, Landmark shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by Landmark.
- e. In any event, and notwithstanding anything contained in these Terms, Landmark's liability in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever arising by reason or in connection with this Contract (except in relation to death or personal injury) shall be limited to an aggregate amount not exceeding £1 million if the complaint is in relation to a Report on residential property and an aggregate amount not exceeding £10 million in respect of any other Report or Service purchased from Landmark.
- f. Landmark will not be liable for any defect, failure or omission relating to Services that is not notified to Landmark within six months of the date of the issue becoming apparent and in any event, within twelve years of the date of the Service.
- g. You acknowledge that:-
 - i. Subject to clause 6.0 below You shall have no claim or recourse against any Third Party Content supplier nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts of omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Service) in connection with the Services (for the avoidance of doubt Landmark is not a Third Party Content supplier). Landmark does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Landmark will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;
 - ii. Landmark's only obligation is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;
 - iii. no physical inspection of the Property Site reported on is carried out as part of any Services offered by Landmark and Landmark do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site

- for any particular purpose nor should it be relied upon for determining saleability or value or used as a substitute for any physical investigation or inspection. Landmark recommends that You inspect and take other advice in relation to the Property Site and not rely exclusively on the Services.
- iv. Subject to clause 6.o below, Landmark shall not be responsible for error or corruption in the Services resulting from inaccuracy or omission in primary or secondary information and data, inaccurate processing of information and data by third parties, computer malfunction or corruption of data whilst in the course of conversion, geo-coding, processing by computer or electronic means, or in the course of transmission by telephone or other communication link, or printing.
 - v. Landmark will not be held liable in any way if a Report on residential property is used for commercial property or more than the one residential property for which it was ordered.
 - vi. the Services have not been prepared to meet Your or anyone else's individual requirements; that You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same; and You confirm You are solely responsible for the selection or omission of any specific part of the Content;
 - vii. Landmark offer no warranty for the performance of any linked internet service not operated by Landmark;
 - viii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;
 - ix. Any support or assistance provided to You in connection with these Terms is at Your risk;
 - h. All liability for any insurance products purchased by You rests solely with the insurer. Landmark does not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property.
 - i. Professional opinions contained in Reports are provided to Landmark by third parties, and such third parties are solely liable for the opinion provided. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Wilbourn Associates Limited, and any issues with regard to the provision of such opinion should be taken up with the relevant third party.
If Landmark provides You with any additional service obtained from a third party, including but not limited to any interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, subject to clause 6.o below Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Landmark will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those Third Parties.
 - j. In any event no person may rely on a Service more than 12 months after its original date.
 - k. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Landmark shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.
 - l. Time shall not be of the essence with respect to the provision of the Services.
 - m. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Subject to clause 6.o below, Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.
 - n. Where Landmark provides its own risk assessment in connection with any Report, Landmark shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, save where Landmark conducted the same negligently, in which case the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause 6n apply solely to risk assessments conducted by Landmark, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6i above.
 - o. Landmark obtains much of the information contained in its Report from third parties. Landmark will not accept any liability to You for any negligent or incorrect entry, or error or corruption in the Third Party Content supplied to Landmark, but Landmark's Suppliers may be liable for such negligent or incorrect entries, or errors or corruptions, subject to the terms and conditions on which they supply the Third Party Content to Landmark.

7. Contribution

- a. Save where expressly provided, this clause 7 shall apply solely to Envirosearch Residential Reports (regardless of the result of such Report). Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.
- b. Landmark are prepared to offer, at their sole discretion, and without any admission or inference of liability a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution")
- c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part II(A) of the Environmental Protection Act 1990 ("the Notice") Landmark will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:
 - i. the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;
 - ii. the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;
 - iii. the Contribution is strictly limited to the cost of works at the Property Site and at no other site.
 - iv. the Contribution will not be paid in respect of any of the following:
 - Radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.
 - Asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures. Naturally occurring materials arising from the presence or required removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration.
 - Intentional non-compliance arising from the intentional disregard of or knowing wilful or deliberate non-compliance by any owner or occupier of

the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority.

Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report.

Any condition which is caused by acts of War or an Act of Terrorism.

Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure.

Any fines liquidated damages punitive or exemplary damages.

Any bodily injury including without limitation, death, illness or disease, mental injury, anguish or nervous shock.

Any financial loss in respect of any loss of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption.

Any losses incurred following a material change in use of, alteration or development of the Property Site.

- d. The maximum sum that shall be contributed by Landmark in respect of any Contribution shall be limited to £60,000. In the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.
- e. Landmark shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.
- f. Any rights to a Contribution under this Clause 7 are not assignable in the event of a sale of the Property Site and Landmark will not make any Contribution after the date of completion of such sale.
- g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Landmark in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Landmark with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Landmark's prior written consent to any estimates for such works or complying with any other reasonable request by Landmark, Landmark shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Landmark the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.
- h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under PartII(A) of the Environmental Protection Act 1990 they will advise Landmark within a maximum period of two months from receipt of such communication. This clause 7h and the service of any notice under it shall not affect the provisions of clauses 7 e and g, and any such communications, even if advised to Landmark will not operate as notice under clause 7e.
- i. Landmark reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7 g) above, to withdraw the offer of payment of Contributions without further notice.

8. Events Beyond Our Control

- a. You acknowledge that Landmark shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or checking data, corruption of data whilst in the course of conversion, geo-coding, processing by computer in the course of electronic communication, or printing.

9. Severability

- a. If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.

10. Governing Law

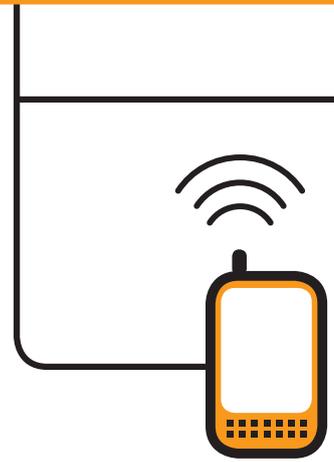
- a. These terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts. If any dispute arises out of or in connection with this agreement ("Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice initiating that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.

11. General: Complaints

- a. Landmark may assign its rights and obligations under these Terms without prior notice or any limitation.
- b. Landmark may authorise or allow our contractors and other third parties to provide to Landmark and/or to You services necessary or related to the Services and to perform Landmark's obligations and exercise Landmark's rights under these Terms, which may include collecting payment on Landmark's behalf.
- c. No waiver on Landmark's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.
- d. Unless otherwise stated in these Terms, all notices from You to Landmark must be in writing and sent to the Landmark registered office (or in the case of an Authorised Reseller, to its registered office address) and subject to paragraph e below all notices from Landmark to You will be displayed on our Websites from time to time.
- e. Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at the Landmark registered office. Landmark or its agents will respond to any such complaints in writing as soon as practicable possible.
- f. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Landmark shall not be liable to any such third party in respect of any Services supplied.
- g. Landmark's Privacy Policy as displayed on the Website governs the use made of any information You supply to Landmark.

End-to-End Technology Solutions

A broad range of tried and tested systems are available from Quest that help property and mortgage professionals streamline their workload, increase speed of service and significantly reduce costs. The product suite includes:



TradePack

TradePack is a secure online case management solution that enables property professionals to create Home Information Packs for consumers, with ease. The white-labelled software, which enables users to fully add corporate branding to the website and finished reports, automates the entire instruction, progress-chasing, reporting and delivery process of HIPs. This includes all mandatory elements, from the Land Registry searches and water searches through to the Energy Performance Certificate.

Q-Comps

This online service offers immediate access to Land Registry data in order to view property price comparables for use in mortgage survey and valuations. The data can then be added to an individual case record alongside a valuation report or used with an AVM.

Q-Mobile EPC

A revolutionary system that enables Surveyors, Domestic Energy Assessors and Home Inspectors to complete full valuation and EPCs quickly and securely on the move, via a wide range of WAP-enabled phones and mobile devices.

AreaView

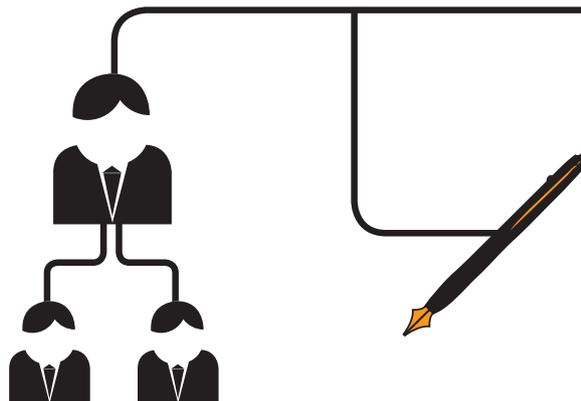
The AreaView report provides essential local neighbourhood information including crime rates, school performance, housing information and local amenities. When looking to move property, it is vital for homeowners to understand the details of the area that their potential home is in. This report means homeowners can benefit from finding out about an area before they move, ensuring a better understanding of the local environment.

Homecheck Flood

The property specific Homecheck Professional Flood Report features clear assessment and detailed flood risk information from leading data providers as well as providing a valuable insurability rating and information on past insurance claims. The Homecheck Professional Flood Report includes exclusive, ground breaking data on surface water (pluvial) flooding, which according to the Pitt Review was responsible for over 50% of the 2007 floods.

Envirosearch

The longest-established residential environmental report including expert rigorous assessment from a Chartered Environmental Surveyor. Envirosearch provides essential site history and environmental information to homebuyers and vendors covering a variety of risk factors such as contamination and basic flood risk assessment. Envirosearch is the comprehensive environmental report.



Technology that Simplifies HIP Production

Quest offers tailored, technically advanced, software solutions to meet individual needs and simplify the HIP production process. Using proven technologies, Quest makes it easy to access, develop, collate and share the contents of the HIP, EPC and HCR quickly, and in a secure, electronic environment.

- Flexible document management system that creates professional packs with ease
- Compiled pack presented as a PDF, professional printed booklet (next-day delivery option available) or to view securely online
- Option of incorporating your bespoke branding
- Flexible finance options including a deferred finance facility and an online debit and credit card payment system
- Professional Indemnity cover for up to £2m as a pack provider
- SMS and email updates sent direct to your clients advising them on the progress of the packs development
- Automatic property look-up feed for increased efficiency
- HIP Code compliant
- Complementary reports that add value to your HIP. AreaView, developed by Landmark, has been designed to be included into the pack and pulls together a comprehensive range of neighbourhood and amenity information to produce a valuable insight into the local area.

Quest/Landmark Information Group Ltd

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Technology Solutions, the easy way