

SPIRE
SOLICITORS^{LLP}

AUCTION PACK

Relating to:

**Lot 4 SPRATTS GREEN FARM
AYLSHAM
NORWICH
NORFOLK**

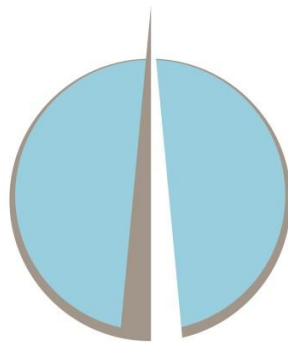
FOR SALE BY AUCTION

30 October 2018

The Pines
50 Connaught Road
Attleborough
Norfolk
NR17 2BP
DX No: 44000
Telephone: 01953 453143 Fax: 01953 453970

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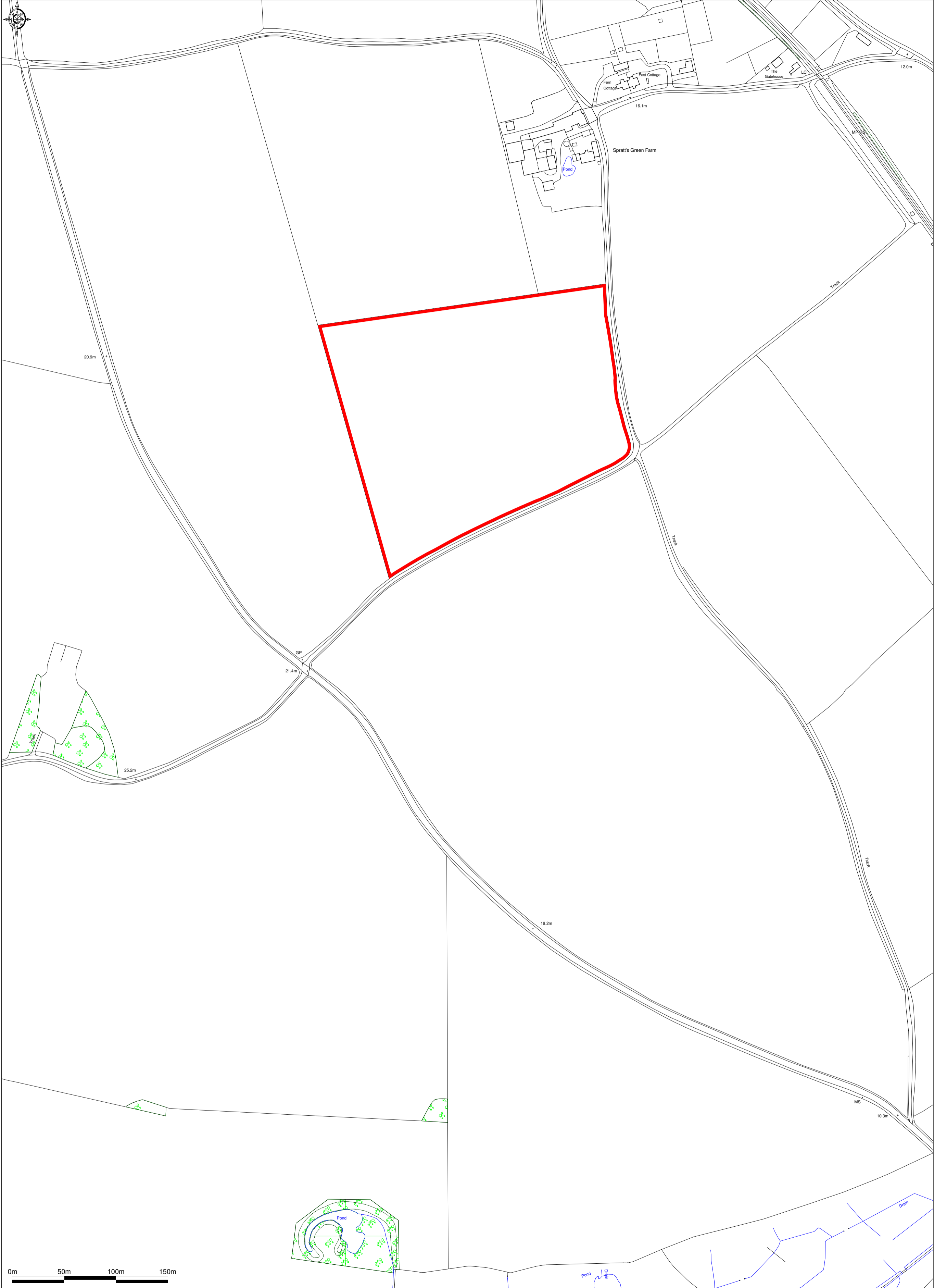


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Fax: 01953 453970
DX No: 44000

Plan of Lot 4: Land at Spratts Green Farm, Aylsham, Norwich, Norfolk, NR11 6TX



MEMORANDUM OF SALE

Property address: Lot 4 being land at Spratts Green Farm Spratts Green Aylsham Norwich NR11 6TX

The Seller: Charles Richard Tobias Harris and Jonathan Paul Webster

The Buyer:

The Price:

It is agreed that the Seller sells and the Buyer buys the property described in the accompanying particulars and conditions of sale subject to their provisions and the terms and stipulations in them at the price above mentioned.

Purchase Price: £.....

Less Deposit: £.....

Balance: £.....

Dated:

Signed:
Authorised Agent for the Seller

As Agents for the Seller we acknowledge receipt of the deposit in the form of a cheque.

Dated:

Signed:
The Buyer

Buyers Solicitors:

.....

.....

.....

Telephone:

Sellers Solicitors: Spire Solicitors LLP
Telephone: 01953 453143

SPECIAL CONDITIONS OF SALE FOR

LOT 4 SPRATTS GREEN FARM AYLSHAM NORWICH NORFOLK

1. "The Property" is the freehold property at Spratts Green Farm Aylsham Norwich Norfolk shown more particularly delineated in red on the plan attached to this contract and being part of the land registered at HM Land Registry with title absolute under title number NK404642 ("the Title") and "the Seller" is Charles Richard Tobias Harris of 35 Constable Road Norwich NR4 6RW and Jonathan Paul Webster of Oriel House 5 Nethergate Street Bungay NR35 1HE.
2. The Property is sold subject to the RICS Common Auction Conditions (Edition 3) ("the Auction Conditions") and to The Standard Conditions of Sale (5th Edition) ("the Standard Conditions") so far as those two sets of conditions are not inconsistent with the following conditions. In the case of any inconsistency between the Auction Conditions and the Standard Conditions the former shall prevail so far as they are not inconsistent with the following conditions.
3. The contract rate of interest under the Standard Conditions shall be 5% above the Base Rate of Barclays Bank PLC from time to time in force.
4. The Particulars of Sale and general remarks and stipulations are deemed to be included in these conditions but in the case of any inconsistency or variation between those Particulars and general remarks and stipulations and these conditions, these conditions shall prevail.
5. The deposit shall be held as agent for the Seller and Standard Conditions 2.2.5 and 2.2.6 shall not apply.
6. The Property is sold as seen on completion subject to the Holdover pursuant to clause 18 of these Special Conditions.
7. The sale shall be completed on 27 November 2018.
8. The Seller sells with limited title guarantee.
9. The Seller's title having been available for inspection at the offices of Spire Solicitors LLP prior to auction and at the auction house prior to the auction it shall be deemed to have been accepted by the Buyer and no requisitions shall be raised. The Seller warrants that the Property forms part of the land included in the filed plan of the Title but due to the size and scale of the filed plan the electronic version of the filed plan is not available.
10. The Property is sold with the benefit of and subject to all incumbrances and other matters contained or referred to in the title available for inspection at the offices of Spire Solicitors LLP prior to auction except all charges securing money on the property (other than rent charges) and Standard Conditions 3.1.1 and 3.1.2 are amended accordingly.
11. The Buyer acknowledges that:
 - 11.1 (save for the warranty contained in special condition 9) no warranty or representation has been made by the Seller or its agents or by Spire Solicitors LLP in relation to or in connection with the Property;
 - 11.2 this agreement contains the entire agreement between the parties; and
 - 11.3 the Buyer has inspected the property and purchases it with full knowledge of its actual state and condition and takes the Property as it stands.

12. Any fixtures and fittings belonging to any public utility board or undertaking are excluded from the sale.
13. On completion, the Buyer shall reimburse the Seller the cost of all searches.
14. The sale of the Property is subject to a reserve price and the right of the Seller by himself or through his agent or through the auctioneer to bid up to and beyond such reserve price and to withdraw the Property unsold without declaring such reserve.
15. The transfer to the Buyer will be in the agreed form annexed to this contract.
16. Each amount stated to be payable by the Buyer to the Seller under or pursuant to this contract is exclusive of VAT (if any). If any VAT is chargeable on any supply made by the Seller under or pursuant to this contract, the Buyer will on receipt of a valid VAT invoice, pay the Seller an amount equal to that VAT as additional consideration on completion.

17. Tenant Right

17.1 For the purposes of this clause 17 **Tenant Right** means the following items:

- (a) growing crops and enhancement where appropriate, seeds sown, cultivations, fallows and acts of husbandry since the removal of the last preceding crop;
- (b) residual and unexhausted values of manure, fertiliser, soil improvers and digestate (whether organic or inorganic), lime and slag applied to the Property;
- (c) hay, straw and silage made on the Property and retained on the Property but excluding any that the Seller has any right to sell or to remove from the Property;
- (d) seeds, sprays, fertilisers, chemicals, fuel and oil in store, usable and in date, and retained on the Property but excluding any that the Seller has any right to sell or to remove from the Property; and
- (e) any other items classified as Tenant right.

17.2 There will be no ingoing valuation and no Tenant Right payments.

18. Holdover

18.1 The **Holdover Period** means the period from and including the date of completion to and including 31 January 2019.

18.2 The Growing Crops means the sugar beet crops growing or harvested on the Property at the time of completion. The Growing Crops are reserved to the Seller and are excluded from the sale.

18.3 The **Services** means the supply of electricity and water and other services to the Property during the Holdover Period.

18.4 The Seller, and all persons authorised by the Seller and reasonably required by the Seller to exercise the rights in this clause, shall have the following rights during the Holdover Period:

- (a) the right to retain and harvest the Growing Crops;
 - (b) the right to store and dry the Growing Crops; and
 - (c) the right to enter onto the Property with or without vehicles, plant and machinery for the purposes referred to in this clause.
- 18.5 The exercise of the rights listed in clause 18.4 are subject to the Seller:
- (a) paying to the Buyer the cost of the Services used in connection with the exercise of those rights;
 - (b) causing as little damage as practicable to the Property; and
 - (c) indemnifying the Buyer and keeping the Buyer indemnified against all losses, claims, demands, actions, proceedings, damages, costs, expenses or other liability in any way arising from the exercise of those rights.
- 18.6 The items listed in clause 18.4 are stored at the Seller's own risk and the Buyer is not liable for any loss or deterioration of the items, however occurring, including occurring as a result of any interruption or disruption to the provision of any of the Services save where within the reasonable control of the Buyer.

19. Entitlements

19.1 In this clause 19 the following definitions apply:

Basic Payment Scheme: the basic payment scheme established by Regulation (EU) No 1307/2013 and any similar replacement scheme and any similar additional scheme, whether resulting from CAP Reform or otherwise, and including any similar or analogous scheme established under domestic legislation.

CAP: Common Agricultural Policy.

CAP Reform: the implementation of the agreement on the reform of the CAP under Regulations (EU) 1305/2013, 1306/2013, 1307/2013 and 1308/2013 of the European Parliament and of the Council and any similar replacement or additional legislative instruments and all associated delegated and implementing acts, and all legislation, guidance and codes of practice made from time to time under them by the UK government or any devolved authority applicable to the Property, in each case as amended, extended or re-enacted from time to time.

Entitlements: payment entitlements for subsidy payment under the Basic Payment Scheme and any similar replacement entitlements, whether resulting from CAP Reform or otherwise, and including any replacement entitlements established under domestic legislation.

19.2 The Property is not sold with the benefit of Entitlements.

20. Limitation of Trustees' Liability

- 20.1 Trustees means the persons named as Seller in this agreement and any person appointed as trustee of the Property from time to time.
- 20.2 The liability of the Trustees for the time being in respect of any breach by the Seller of any of the Seller's obligations under this agreement is limited in amount to the

realisable value of the assets of the Property for the time being vested in the Trustees.

20.3 Nothing contained in this agreement entitles the Buyer to any right or remedy against:

20.3.1 the personal estate, property, effects or assets of any of the Trustees or any successor trustee for the time being or their respective personal representatives; or

20.3.2 any assets for the time being vested in the Trustees that are not part of the Property.

HM Land Registry

Transfer of part of registered title(s)

TP1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of **all** of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Give full name(s) of **all** the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) out of which the property is transferred: NK404642
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property: Land at Spratts Green Farm Spratts Green Aylsham Norwich NR11 6TX</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown: edged red</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
4	Date:
5	<p>Transferor: Charles Richard Tobias Harris and Jonathan Paul Webster</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
6	<p>Transferee for entry in the register:</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, *or*
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance. These are both available on the GOV.UK website.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants

7 Transferee's intended address(es) for service for entry in the register:

8 The transferor transfers the property to the transferee

9 Consideration

- The transferor has received from the transferee for the property the following sum (in words and figures):
- The transfer is not for money or anything that has a monetary value
- Insert other receipt as appropriate:

10 The transferor transfers with

- full title guarantee
- limited title guarantee

11 Declaration of trust. The transferee is more than one person and

- they are to hold the property on trust for themselves as joint tenants
- they are to hold the property on trust for themselves as tenants in common in equal shares
- they are to hold the property on trust:

12 Additional provisions

Definitions

12.1 In this Transfer the following words shall have the following meanings:

12.1.1 "**The Act**" shall mean the Law of Property (Miscellaneous Provisions) Act 1994.

should be defined by reference to a plan.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Include words of covenant.

Include words of covenant.

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

12.1.2 **“Plan”** means the plan annexed to this transfer.

12.1.3 **“Property”** shall mean the property described in panel 3 above and transferred to the Transferee by this transfer.

12.2 Rights granted for the benefit of the Property

None

12.3 Rights reserved for the benefit of the Retained Land

None

12.4 Restrictive covenants by the Transferee

None

12.5 Other covenants

The Transferee covenants with the Transferor on behalf of itself and its successors in title so as to bind the Property and each and every part thereof that the Transferee its successors in title and those persons deriving title under them will at all times observe and perform the obligations covenants conditions encumbrances acts stipulations and restrictions subject to which the Property is sold and which still affect the Property including without limitation the covenants conditions obligations encumbrances acts and stipulations contained or referred to in the entries in the Property and Charges register of title number NK404642 as the same effect the Property and will indemnify and keep indemnified the Transferor against all future losses costs claims expenses liabilities and demands arising from any breach non-observance or non-performance of them.

12.6 Positive Covenants by the Transferee

None

12.7 Declarations

12.7.1 It is hereby agreed and declared that the covenants implied by the Act are modified as follows:

- (a) section 2(1)(b) of the Act shall be read as though the words “at his own cost” were replaced by the words “at the cost of the covenantee”
- (b) the covenant implied by section 3(1) of the Act shall apply only to the acts and omissions of the Transferor and only to the period during which the Transferor has been the registered proprietor of the Property; and
- (c) for the purposes of section 6(2)(a) of the Act all matters now recorded in registers open to public inspection are to be considered within the actual knowledge of the Transferee.

12.7.2 It is hereby agree and declared by and between the parties that the Property does not and shall not enjoy any easements or rights (which for the avoidance of doubt includes

any rights to light) over the Retained Land other than which are expressly set out in this transfer and neither section 62 of the Law of Property Act 1925 nor the rule in Wheeldon-v-Burrows shall apply.

12.8 Limitation of Liability

12.8.1 The liability of the Transferor in respect of any breach by the Transferor of any of the Transferor's obligations under this transfer is limited in amount to the realisable value of the assets of the Property for the time being vested in the Transferor.

12.8.2 Nothing contained in this transfer entitles the Transferee to any right or remedy against:

- (a) the personal estate, property, effects or assets of any of the Transferor or their respective personal representatives; or
- (b) any assets for the time being vested in the Transferor that are not part of the Property.

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 11 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance.

Remember to date this deed in panel 4.

13 Execution

Signed as a deed by)
Charles Richard Tobias)
Harris)
In the presence of:

Witness signature:

Witness name:

Witness address:
.....
.....
.....

Signed as a deed by)
Jonathan Paul Webster)
In the presence of:)

Witness signature:

Witness name:

Witness address:
.....
.....
.....

Signed as a deed by)
[Buyer])
In the presence of:)

Witness signature:
Witness name:
Witness address:
Signed as a deed by)
[Buyer])
In the presence of:)
Witness signature:
Witness name:
Witness address:

WARNING
 If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

Official Local Authority Search Commercial (CON29R + LLC1)



Search Details

Prepared for: Birketts LLP

Matter: ER/328585.1

Client address: Kingfisher House, 1 Gilders Way, Off Barrack Street, Norwich, NR3 1UB

Property:

Spratts Green Farm, Spratts Green, Aylsham, Norwich, NR11 6TX

Local Authority:

Broadland District Council

Thorpe Lodge, Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0DU

Date Returned:
22/10/2018

Property type:
Agriculture / Large Site

This search was compiled by the Local Authority above and provided by InfoTrack Ltd – t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Local Authority, available on request. InfoTrack are registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.



InfoTrack UK Limited, Level 11, 91 Waterloo Road, London, SE1 8RT
T: 0207 186 8090 E: helpdesk@infotrack.co.uk



Local Land Charges Department
Broadland District Council
Thorpe Lodge
1 Yarmouth Road
Thorpe St Andrew
Norwich
NR7 0DU

Telephone: 01603 430586
Email: landcharges@broadland.gov.uk
Website: www.broadland.gov.uk

Info Track
Level 11
91 Waterloo Road
London
SE1 8RT

FEES EFFECTIVE FROM 1 APRIL 2018:-

Full Search (Residential and Commercial) (CON 29 & LLC1)	£128.00	
CON 29 (O) Questions (per question)	£20.40*	
Additional Enquiries (per question)	£20.40*	
Additional Parcels Of Land	£19.20	
LLC1 Only	£23.00	(no VAT)
CON29 Only (Residential and Commercial)	£105.00	

* If these questions are requested on their own without a full search request there will be an additional £24.00 administration charge added to the £20.40.

We are unable to cancel/return Local Land Charges Searches once they have been booked onto our system which is the same day we receive them in the post or online (NLIS).

IF YOUR PROPERTY IS WITHIN THE BROADS AUTHORITY EXECUTIVE AREA YOU ARE STRONGLY ADVISED TO ENQUIRE OF THE BROADS AUTHORITY IF THEY ARE AWARE OF ANY MATTERS AFFECTING THE PROPERTY.

CONTACT DETAILS & COPYING CHARGES

Planning Control:

Copy of Planning Notices: Decision Notices/S.52/S.106/Deed of Variation etc £7.00 per document (VAT not payable)
Historical Data Retrieval: First two hours £59.20 thereafter £29.70 per hour or part thereof.
Tel No: 01603 430509 or Email: planning@broadland.gov.uk

Conservation:

If you require a copy of a Tree Preservation Order please contact the Conservation department at Broadland District Council.
Tel No: 01603 430560 or Email: conservation@broadland.gov.uk

CNC Building Control:

South Norfolk House, Cygnet Court, Long Stratton, NR15 2XE
For further information please contact; Tel: (01508) 535300 or Email: enquiries@cncbuildingcontrol.gov.uk

Broads Authority, Yare House, 62-64 Thorpe Road, Norwich, Norfolk, NR1 1RY Tel: (01603) 610734}



**REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH**

Enquirer:	Info Track Level 11 91 Waterloo Road London SE1 8RT	Official Number:	2018/01778
		Dated	22/10/2018

Requisition for Search: An official search is required in the register of local land charges kept by the below-named registering authority for subsisting registrations against the land described below.

Registering Authority: Broadland District Council

Search Address: Spratts Green Farm
and Land
Spratts Green
Aylsham
Norwich
NR11 6TX

Official Certificate of Search

It is hereby certified that the search requested above reveals the 4 registration(s) described in the Schedule(s) hereto up to and including the date of this Certificate.

Mr P Courtier
Head of Planning

Date: 22/10/2018



Part 3 - Planning Charges

Town & Country Planning Act 1990 - Area Of Special Advert Control

Special Control Order defining an area of "special control" for the purposes of the Town & Country Planning (Control Of Advertisements) Regulations 1992

Date Of Registration: 06/04/1992

Originating Authority
Broadland District Council

Place where relevant documents may be inspected
Broadland District Council (Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, NR7 0DU)

Date of Registration
06 April, 1992

Part 4 - Miscellaneous Charges

Public Health Act 1925 Section 30/104 Order

Continued in force by Paragraph 22 of the 24th Schedule to the Highways Act 1959

Informative: Under the terms of an Order made under Section 30 Public Health Act 1925, an owner can be required, upon development or redevelopment of an affected property, to surrender land into the public highway. In instances where land has not been taken it is current policy of Norfolk County Council not to enforce such orders unless the property is also affected by an approved highway improvement scheme.

Originating Authority
Norfolk County Council

Place where relevant documents may be inspected
Norfolk County Council (Norfolk County Council, County Hall, Martineau Lane, Norwich, NR1 2SF)

Date of Registration
08 October, 1934



Part 10 - Listed Building Charges

Listed Buildings & Conservation Areas Act 1990 - Listed Building

Description : Spratts Green Farm House, Spratts Green, Aylsham, Early C19. Red brick, slate roof. Two storeys. Metal casements with glazing bars. Rubbed brick arches. Plain brick angle pilasters. Parapetted gables with internal chimney stacks. Wide eaves overhang with plain brackets. Central doorway with simple doorcase. Catslide extension on north side. One storey and attic brick and pantile wing on east side. Range of brick and pantile outbuildings and barn on north and west sides.

Grade : Grade II

Reference : DNBB-216

Dated : 01-JUN-84

Date of Registration : 01-JUN-84

Originating Authority

Broadland District Council

Place where relevant documents may be inspected

Broadland District Council (Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, NR7 0DU)

Date of Registration

01 June, 1984

Listed Buildings & Conservation Areas Act 1990 - Listed Building

Description : Spratts Green Barns, Spratts Green, Aylsham, Early C19. Red brick, slate roof. Two storeys. Metal casements with glazing bars. Rubbed brick arches. Plain brick angle pilasters. Parapetted gables with internal chimney stacks. Wide eaves overhang with plain brackets. Central doorway with simple doorcase. Catslide extension on north side. One storey and attic brick and pantile wing on east side. Range of brick and pantile outbuildings and barn on north and west sides.

Grade : Grade II

Reference : DNBB-217

Dated : 01-JUN-84

Date of Registration : 01-JUN-84

Originating Authority

Broadland District Council

Place where relevant documents may be inspected

Broadland District Council (Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, NR7 0DU)

Date of Registration

01 June, 1984





Law Society CON29 Enquiries of Local Authority (2016)

THE FOLLOWING REPLIES TO THE ENQUIRIES PRINTED ON THE FORM CON29(2016)
ARE SUBJECT TO THE NOTES AT THE FOOT OF THE FORM

Property Address: Spratts Green Farm, and Land, Spratts Green, Aylsham, Norwich, NR11 6TX

1.01(a)	Planning permission
1.01(a)	None
1.01(b)	a listed building consent
1.01(b)	None
1.01(c)	a conservation area consent
1.01(c)	None
1.01(d)	a certificate of lawfulness of existing use or development
1.01(d)	None
1.01(e)	a certificate of lawfulness of proposed use or development
1.01(e)	None
1.01(f)	a certificate of lawfulness of proposed works for listed buildings
1.01(f)	None
1.01(g)	a heritage partnership agreement
1.01(g)	None
1.01(h)	a listed building consent order
1.01(h)	None
1.01(i)	a local listed building consent order
1.01(i)	None
1.01(j)	building regulations approval
1.01(j)	None
1.01(k)	a building regulation completion certificate and
1.01(k)	None
1.01(l)	any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?
1.01(l)	None
1.02	What designations of land use for the property or the area and what specific proposals for the property are contained in any existing or proposed development plan?



1.02 The site is within the area of the 'Broadland Local Plan' which includes the:
Joint Core Strategy for Broadland, Norwich and South Norfolk' (JCS) (Adopted) (2011) (2014),
Development Management DPD (Adopted) (2015),
Site Allocations DPD (Adopted) (2016), and
Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle AAP Adopted (2016).
Neighbourhood Plans - Some parishes have adopted (or are in the process of adopting) a Neighbourhood
Plan. Once adopted, these form part of the Development Plan for the district.
For more information please check the Council's website on
https://www.broadland.gov.uk/info/200164/neighbourhood_plans/403/areas_with_adopted_neighbourhood_plans

The policies within these documents that apply to the district as a whole should be considered, however the policies most likely to be relevant to this locality are:

Joint Core Strategy (DPD) Relevant Policies:

Area Wide Policies 1-8 within the JCS apply across the plan area. These include the provision for development in the settlement. In addition, Policies 9-17 describe the Settlement Hierarchy for Parishes in the District.

Development Management (DPD) Policies:

GC2 - OUTSIDE THE SETTLEMENT LIMIT

TS6 - SITE WITHIN AIRPORT SAFEGUARDING BOUNDARY

Adopted Neighbourhood Plan

NO

Site Allocations (DPD) Relevant Policies:

NONE

Growth Triangle Area Action Plan AAP (Adopted) (2016) Policies:

NONE

Other policies throughout the Growth Triangle Area Action Plan may also affect the property. Further information (if required) can be obtained from the Spatial Planning Team at Broadland District Council.

(Proposed) Greater Norwich Local Plan (GNLP)

The council has started the review of the Local Plan referred to as the Greater Norwich Local Plan which is being prepared jointly with Norwich City Council, South Norfolk District Council and Norfolk County Council and which will cover up to 2036.

<http://www.greaternorwichlocalplan.org.uk/>

Any enquiries on the Local Plan should be addressed to Broadland District Council.

The District Council has produced a Local Development Scheme which sets out the programme for producing the (emerging) Local Plan.

See also replies from Norfolk County Council on the attached sheet. These relate to, Norfolk Minerals & Waste Local Plan, or Transport - Local Transport Plan (LTP). Any enquiries on these plans should be addressed to Norfolk County Council.

2.01(a) highways maintainable at public expense

2.01(a) Norfolk County Council is the Highway Authority for the Broadland District Council area.

See replies of Norfolk County Council on attached sheet.

2.01(b) subject to adoption and supported by a bond or bond waiver



2.01(b)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
2.01(c)	to be made up by a local authority who will reclaim the cost from the frontagers
2.01(c)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
2.01(d)	to be adopted by a local authority without reclaiming the cost from the frontagers
2.01(d)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
2.02	Is any public right of way which abuts on or crosses the property shown in a definitive map or revised definitive map?
2.02	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
2.03	Are there any pending applications to record a public right of way that abuts or crosses the property on a definitive map or revised definitive map?
2.03	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
2.04	Are there any legal orders to stop up after or create a public right of way which abuts or crosses the property not yet implemented or shown on a definitive map?
2.04	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
2.05	If so please attach a plan showing the approximate route.
2.05	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.01	Land required for Public Purposes Is the property included in land required for public purposes?
3.01	Broadland District Council - NONE See also reply to question 1.2 for any proposals in the development plan. See also reply from Norfolk County Council on attached sheet.
3.02	Land to be acquired for Road Works Is the property included in land to be acquired for road works?
3.02	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.03(a)	Is the property served by a sustainable urban drainage system (SuDS)?
3.03(a)	The Council does not hold accurate information on SUDS features which may or may not be installed at the property, some information may be available on the relevant planning submissions for the site (if applicable). We recommend that the question is referred back to the property/land owner who may hold further information. Planning Decision Notices and associated documentation are available to view on the Broadland District Council website www.broadland.gov.uk/plans by inserting the planning application number.
3.03(b)	Are there SuDS features within the boundary of the property if yes is the owner responsible for maintenance?
3.03(b)	Any specific SuDS features located on individual properties may be identified on final construction drawings produced by the developer and transferred to legal property deeds.
3.03(c)	If the property benefits from a SuDS for which there is a charge who bills the property for the surface water drainage charge?



3.03(c)	Long term management and any financial arrangements for maintenance of SuDS is the responsibility of the developer/land owner who may choose to make arrangements for financial contributions towards SuDS maintenance from property owners
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3.04(a)	the centre line of a new trunk road or special road specified in any order draft order or scheme
3.04(a)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.04(b)	The centre line of a proposed alteration or improvement to an existing road notified to the Council by the appropriate Secretary of State involving the construction of a subway underpass flyover footbridge elevated road or dual carriageway (whether or not within existing highway limits) ; or
3.04(b)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.04(c)	the outer limits of construction works for a proposed alteration or improvement to an existing road involving (i) construction of a roundabout (other than a mini roundabout); or (ii) widening by construction of one or more additional traffic lanes;
3.04(c)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.04(d)	the outer limits of (i) construction of a new road to be built by a local authority; (ii) an approved alteration or improvement to an existing road involving construction of a subway underpass flyover footbridge elevated road or dual carriageway; or (iii) construction a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes;
3.04(d)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.04(e)	the centre line of the proposed route of a new road under proposals published for public consultation; or
3.04(e)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.04(f)	the outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway underpass flyover footbridge elevated road or dual carriageway; (ii) construction a roundabout (other than a mini roundabout); or (iii) widening by construction of one or more additional traffic lanes under proposals published for public consultation?
3.04(f)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.05(a)	Is the property (or will it be) within 200 metres of the centre line of a proposed railway tramway light railway or monorail?
3.05(a)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.05(b)	Are there any proposals for a railway tramway light railway or monorail within the Local Authority's boundary?
3.05(b)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.06(a)	Permanent stopping up or diversion
3.06(a)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.

3.06(b)	Waiting or loading restrictions
3.06(b)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.



3.06(c)	One-way driving
3.06(c)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(d)	Prohibition of driving
3.06(d)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(e)	Pedestrianisation
3.06(e)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(f)	Vehicle width or weight restriction
3.06(f)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(g)	Traffic calming works e.g. road humps
3.06(g)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(h)	Residents parking controls
3.06(h)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(i)	Minor road widening or improvement
3.06(i)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(j)	Pedestrian crossings
3.06(j)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(k)	Cycle tracks
3.06(k)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.06(l)	Bridge building
3.06(l)	Norfolk County Council is the Highway Authority for the Broadland District Council area. See replies of Norfolk County Council on attached sheet.
3.07(a)	building works
3.07(a)	None
3.07(b)	environment
3.07(b)	None
3.07(c)	health and safety
3.07(c)	None
3.07(d)	housing
3.07(d)	None
3.07(e)	highways



3.07(e)	Norfolk County Council is the Highway Authority for the Broadland District Council area.
	See replies of Norfolk County Council on attached sheet.
3.07(f)	public health
3.07(f)	None
3.07(g)	flood and coastal erosion risk management
3.07(g)	Norfolk County Council is the Lead Local Flood Authority.
	See replies of Norfolk County Council on attached sheet.
3.08	Contravention of Building Regulations Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?
3.08	None
3.09(a)	an Enforcement Notice
3.09(a)	None
3.09(b)	a stop notice
3.09(b)	None
3.09(c)	a listed building enforcement notice
3.09(c)	None
3.09(d)	a breach of condition notice
3.09(d)	None
3.09(e)	a planning contravention notice
3.09(e)	None
3.09(f)	another notice relating to breach of planning control
3.09(f)	None
3.09(g)	a listed building repairs notice
3.09(g)	None
3.09(h)	in the case of a listed building deliberately allowed to fall into disrepair a compulsory purchase order with a direction for minimum compensation;
3.09(h)	None
3.09(i)	a building preservation notice
3.09(i)	None
3.09(j)	a direction restricting permitted development
3.09(j)	None
3.09(k)	an order revoking or modifying a planning permission or discontinuing an existing planning use
3.09(k)	None
3.09(l)	an order requiring discontinuance of use or alterations or removal of building or works;
3.09(l)	None
3.09(m)	tree preservation order; or
3.09(m)	None
3.09(n)	proceedings to enforce a planning agreement or planning contribution
3.09(n)	None
3.10(a)	Is there a CIL charge schedule?



3.10(a)	Yes - Broadland District Council has a CIL charging schedule which came into effect on the 1st July 2013. Any development granted planning permission prior to this date is not affected by the Community Infrastructure Levy - further information if required can be found on our website: https://www.broadland.gov.uk/info/200153/planning_permission/277/community_infrastructure_levy_cil . At present the Broads Authority does not have a CIL charging schedule (This only applies to property/land within the Broads Authority area).
3.10(b)	If yes do any of the following subsist in relation to the property or has a local authority decided to issue serve make or commence any of the following:- i) a liability notice? ii) a notice of chargeable development? iii) a demand notice? iv) a default liability notice? v) an assumption notice? (vi) a commencement notice?
3.10(b)	No
3.10(c)	Has any demand notice been suspended?
3.10(c)	Not Applicable
3.10(d)	Has the local authority received full or part payment of any CIL liability?
3.10(d)	Not Applicable
3.10(e)	Has the local authority received any appeal against any of the above?
3.10(e)	Not Applicable
3.10(f)	Has a decision been taken to apply for a liability order?
3.10(f)	Not Applicable
3.10(g)	Has a liability order been granted?
3.10(g)	Not Applicable
3.10(h)	Have any other enforcement measures been taken?
3.10(h)	Not Applicable
3.11(a)	the making of the area a Conservation Area before 31 August 1974; or
3.11(a)	No
3.11(b)	an unimplemented resolution to designate the area a Conservation Area?
3.11(b)	No
3.12	Compulsory Purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property?
3.12	No See replies from Norfolk County Council on attached sheet.
3.13(a)	a contaminated land notice;
3.13(a)	No
3.13(b)	in relation to a register maintained under section 78R of the Environmental Protection Act 1990:- (i) a decision to make an entry; or (ii) an entry; or
3.13(b)	No
3.13(c)	consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?
3.13(c)	No
3.14	Radon Gas Do records indicate that the property is in a "Radon Affected Area" as identified by Public Heath England or Public Health Wales?



3.14 Broadland is not in an area identified as experiencing significant emissions of radon gas.

You can view the 'Radon Affected Areas' on the Public Health England website:
<http://www.ukradon.org/information/ukmaps>

3.15(a) Has the property been nominated as an asset of community value? If so:- (i) Is it listed as an asset of community value? (ii) Was it excluded and placed on the 'nominated but not listed' list? (iii) Has the listing expired? (iv) Is the Local Authority reviewing or proposing to review the listing? (v) Are there any subsisting appeals against the listing?

3.15(a) No

3.15(b) If the property is listed: (i) Has the local authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property? (ii) Has the Local Authority received a notice of disposal? (iii) Has any community interest group requested to be treated as a bidder?

3.15(b) Not Applicable



Law Society CON290 Enquiries of Local Authority (2016)

THE FOLLOWING REPLIES TO THE ENQUIRIES PRINTED ON THE FORM CON29(2016)
ARE SUBJECT TO THE NOTES AT THE FOOT OF THE FORM

Property Address: Spratts Green Farm, and Land, Spratts Green, Aylsham, Norwich, NR11 6TX

3.99	Extra Information
3.99	None
7.1	Areas of Outstanding Natural Beauty Has any order under s.82 of the Countryside and Rights of Way Act 2000 been made?
7.1	See replies from Norfolk County Council on attached sheet.
7.2	National Parks Is the property within a National Park designated under s.7 of the National Parks and Access to the Countryside Act 1949?
7.2	See replies from Norfolk County Council on attached sheet.
8	Has a map been deposited under s.35 of the Pipelines Act 1962 or Schedule 7 of the Gas Act 1986 showing a pipeline laid through or within 100 feet (30.48 metres) of the property?
8	No
16	Is the area a mineral consultation area or mineral safeguarding area notified by the county planning authority under Schedule 1 para 7 of the Town and Country Planning Act 1990?
16	No
18	What outstanding statutory or informal notices have been issued by the Council under the Environmental Protection Act 1990 or the Control of Pollution Act 1974? (This enquiry does not cover notices under Part IIA or Part III of the EPA to which enquiries 3.12 or 3.07 apply)
18	None See also replies from Norfolk County Council on attached sheet.
20.1	Please list any entries in the record maintained under regulation 10 of the Hedgerows Regulations 1997.
20.1	None
20.2(a)	If there are any entries: How can copies of the matters entered be obtained?
20.2(a)	Not Applicable
20.2(b)	Where can the record be inspected?
20.2(b)	Not Applicable
22.1	Is the property or any land which abuts the property registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?
22.1	See replies of Norfolk County Council on attached sheet.
22.2	Is there any prescribed information about maps and statements deposited under s.15A of the Commons Act 2006 in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?
22.2	As Above
22.3	If there are any entries how can copies of the matters registered be obtained and where can the register be inspected?
22.3	As Above



Standard Information/Disclaimer

Addendum



2016 CON29 PART 1 Informatives

Question 1.1(a)-(i)

This reply does not cover other properties in the vicinity of the search property.

The local authority's computerised records of planning applications do not extend back before 1st April 1974 and this reply covers only the period since that date.

If the property is or has been part of a farm, we recommend that you check that there are no 'Agricultural Occupancy' restrictions by way of conditions on the original planning. If the planning is pre April 1974 it would not be shown on this search result.

Question 1.1(j) - 1.1(k)

This reply does not cover other properties in the vicinity of the property.

The results of the Building Regulation records only pertain to works that have been completed within the last 15 years or are projects that have not been actioned as completed. Applications that were issued a completion certificate more than 15 years ago are not revealed as part of this search. If you require further information on this matter please email searches@cncbuildingcontrol.gov.uk.

Copies of documents issued by, or held by CNC Building Control, on behalf of Broadland District Council are available on request.

Address: South Norfolk House, Cygnet Court, Long Stratton, NR15 2XE

Tel No: 0808 168 5041

Email: enquiries@cncbuildingcontrol.gov.uk

Question 1.1(l)

This reply does not cover other properties in the vicinity of the property.

The local authority may not always be aware of such works and enquiries should also be made of the seller.

Information relating to the Competent Persons Scheme is only available from 1st January 2005. The information shown is an exact copy of what is supplied to CNC Building Control by the Competent Person Scheme. If you require further information or clarification please contact the appropriate scheme member.

Question 1.2

No informative required.

Question 2.1

No informative required to this question because all of the highways related questions are answered by Norfolk County Council.

Question 2.2

No informative required to this question because all of the highways related questions are answered by Norfolk County Council.

Question 3

With reference to questions 3.7 to 3.15 matters already entered on the Local Land Charges Register will not be revealed to in answer to this enquiry.

Question 3.9

No informative required

Question 3.13

A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination, or from the risk of it, and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land is situated.

Question 3.14



No informative required.

Question 3.15

No informative required.

CON29 PART 2 Informatives

Question 8

You are advised to seek further information from <http://www.linesearchbeforeudig.co.uk>

LinesearchbeforeUdig (LSBUD) is a free to use internet based enquiry service available 24/7. It provides a single point of contact for all enquiries relating to the apparatus owned and/or operated by the Asset Owners protected by LSBUD, including underground and overhead transmission/distribution electricity networks, transmission/distribution gas networks, oil pipelines, and fibre optic networks.

These replies have been given in accordance with the notes appended to CON29 form.

References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.

The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed.

The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

Where relevant, the source department for copy documents should be provided.

Serial No.	Box B	Box C
5/1778/2018/0	SPRATTS GREEN FARM AND LAND SPRATTS GREEN AYLSHAM NORWICH NR11 6TX	Roads highlighted blue.

These responses should be read in conjunction with the footnotes.

1.2	What designations of land use in development plans?	None
2.1(a)	Which roads are maintainable at the public expense?	Spratsts Green Lane, Burgh Road, Long Lane and Buxton Road are publicly maintainable within the meaning of the Highways Act 1980.
2.1(b)	Which roads are subject to adoption, supported by bond?	None
2.1(c)	Which roads are to be made up at frontagers cost?	None
2.1(d)	Which roads are to be adopted without cost to frontagers?	None
2.2	Is any PROW abutting, crossing property	No
2.3	Are there any pending applications	No
2.4	Are there any legal orders	No
2.5	Approximate route	Not applicable
3.1	Land required for public purposes?	No
3.2	Land to be acquired for Road Works?	No
3.4(a)	Trunk road schemes?	No
3.4(b)	Trunk road schemes - flyover etc?	No
3.4(c)	Trunk road roundabout or new traffic lane etc?	No
3.4(d)	County road construction / alteration?	No
3.4(e)	Public consultation, new road / alteration?	No
3.4(f)	Approved county road scheme?	No
3.5(a)	Rail proposals?	No
3.5(b)	Rail proposals within LA boundary?	No
3.6(a)	Stopping Up?	No
3.6(b)	Waiting or loading restrictions?	None
3.6(c)	One way driving?	None
3.6(d)	Prohibition of driving?	None
3.6(e)	Pedestrianisation?	None
3.6(f)	Vehicle width or weight restriction?	None
3.6(g)	Traffic calming?	None
3.6(h)	Residents parking controls?	None by Norfolk County Council.
3.6(i)	Minor road widening or improvement?	None
3.6(j)	Pedestrian crossings?	None
3.6(k)	Cycle tracks?	None
3.6(l)	Bridge building?	None
3.7(e)	Outstanding notices?	No
3.7(g)	Flood and coastal erosion risk management	A statutory notice has not been served in relation to this property with regards to either section 21, 24 or 25 - Land Drainage Act 1991. No designation, consent or enforcement notice to designate or regulate activities on designated structures or

Please Note: If a road, footpath or footway is not highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

Signed



Serial No.	Box B	Box C
5/1778/2018/0	SPRATTS GREEN FARM AND LAND SPRATTS GREEN AYLSHAM NORWICH NR11 6TX	Roads highlighted blue.

These responses should be read in conjunction with the footnotes.

features that affect flood risk have been served on this property by Norfolk County Council under Sched. 1 of the Flood and Water Management Act 2010 (FWM Act 2010). Please note: 1) The above information is limited to the data we hold as a Lead Local Flood Authority in pursuance of our duties under the FWM Act 2010 and the Land Drainage Act 1991. 2) This search relates to notices issued by NCC since commencement of this function in April 2012. There may be notices issued by other Risk Management Authorities in relation to this property. These include: 1) Internal Drainage Boards (ordinary watercourses across 20% of Norfolk) 2) District Councils (coastal erosion) 3) Environment Agency (main rivers, coastal flooding & large raised reservoirs)

- 3.9(g) A listed building repairs notice?
- 3.9(h) Acquisition of listed building?
- 3.9(i) Building preservation notice?
- 3.12 Compulsory purchase order?
- 7.1 A.O.N.B.
- 7.2 National park?
- 16 Mineral area?

No
No
No
No
No
No

The property or area searched is within, or partially within, the safeguarding and consultation areas for a safeguarded mineral resource (sand and gravel), as designated in the adopted Norfolk Minerals and Waste Core Strategy (Policy CS16 – safeguarding) and delineated in the accompanying Policies Map. The safeguarding and consultation areas cover mineral resources identified as of potential economic value. Norfolk Minerals and Waste Core Strategy Policy CS16 contains further information on requirements for consultation on proposed development within this area. (Further details may be obtained from Minerals and Waste Policy, Planning Services, Community and Environmental Services Department, Norfolk County Council DX 135926 Norwich 13, or email ldf@norfolk.gov.uk)

- 18 Environment and pollution?

None in respect of section 23 of the Control of Pollution Act 1974. This question is also a matter for the Environment Agency, Anglian Regional Office, Kingfisher House, Goldhay Way, Orton Goldhay, Peterborough, Cambridgeshire PE2 5ZR and should be sent to that Authority. A separate charge may be made.

- 22.1 Is the property or any land abutting the property registered common land or town or village green?
- 22.2 Entries in the register under s15B of the Commons Act 2006 or s31A of the Highways Act 1980?
- 22.3 How can copies of the matters registered be obtained and where can the register be inspected?

No

The register of maps, statements and declarations may be viewed at the following link <https://www.norfolk.gov.uk/out-and-about-in-norfolk/public-rights-of-way/register-of-declarations-and-deposits/about-register-of-declarations-and-deposits>

The Register is held at the offices of Norfolk County Council, Community and Environmental Department, County Hall, Martineau Lane, Norwich, NR1 2SG Telephone No. 01603 222957 DX 135927 Norwich 13. If you wish to inspect the

Please Note: If a road, footpath or footway is not highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

Signed



**NORFOLK COUNTY COUNCIL
LAND CHARGES ENQUIRIES**

Broadland District Council

Date Completed: 05 October 2018

Serial No.	Box B	Box C
5/1778/2018/0	SPRATTS GREEN FARM AND LAND SPRATTS GREEN AYLSHAM NORWICH NR11 6TX	Roads highlighted blue.

These responses should be read in conjunction with the footnotes.

register we recommend that you telephone in advance for an appointment.

Please Note: If a road, footpath or footway is not highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

Signed



Search Details

Prepared for: Birketts LLP

Matter: ER/328585.1

Client address: Kingfisher House, 1 Gilders Way, Off Barrack Street, Norwich, NR3 1UB

Property:

Spratts Green Farm, Spratts Green, Aylsham, Norwich, NR11 6TX

Local Authority:

STL

Date Returned:

26/09/2018

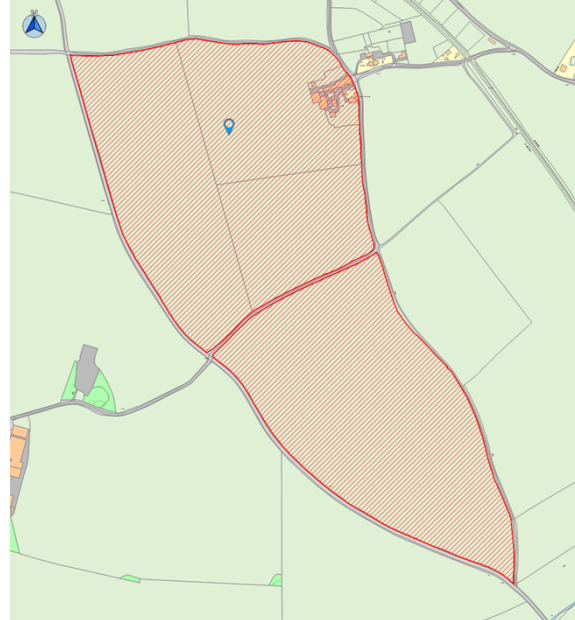
Property type:

Agriculture / Large Site

This search was compiled by the Data Supplier above and provided by InfoTrack Ltd – t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Data Supplier, available on request. InfoTrack and the Data Supplier above are registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.

Certificate Details

Certificate Number	7481304
Issue Date	26/09/2018
Client Ref	2717977
Address	Spratts Green Farm, Spratts Green, Aylsham, Norwich, Norfolk, NR11 6TX
Property	The area(s) of land within the boundaries on the plan attached to this report
Result	We hereby certify that no points on or within the boundaries marked on the plan attached to this Certificate are located within the historical boundary of a tithe district within a parish which continues to have a potential chancel repair liability based upon historical parish boundary data and the relevant Inland Revenue indices held by The National Archives.



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Ordnance Survey 100057565



Notes and Conditions of Issue of this Certificate

- This service is only available for properties in England and Wales.
- The data used to identify potential risk are derived from an academic study of historical parish boundaries and the relevant documentation pertaining to potential chancel repair liability held at The National Archives.
- The statement of certification above means that:
No record of risk is held by The National Archives for any point searched against in the subject parish; or a point is within a parish with evidence of risk but that point is situated within a tithe district for which the records described above disclose no risk or; the record held by The National Archives specifies that the total liability is held by the Church Commissioners, cathedrals and/or educational establishments.
When purchasing land from any of these parties you should enquire with them directly regarding this liability.
- ChancelCheck[®] Premium**, searches against the address points formed and enclosed by the boundary marked by you on the plan attached to this Certificate.
- CLS Property Insight Limited ('CLS') will not be liable for any inaccuracy in the plan provided by you.
- This **ChancelCheck[®] Premium** Certificate is provided with the benefit of an insurance policy giving cover for a market value of the Property up to £2,000,000.00 where an adverse matter, not reported on here, which existed at the Issue Date is later discovered. For full details of the insurance provided and all its terms and conditions go to www.clspropertyinsight.co.uk.
- This Certificate is prepared by CLS and is subject to the following Terms and Conditions:
Business Clients Visit: <https://www.cls.co.uk/Content/PDFs/Website/TermsConditions-B2B.pdf>

Reseller Details



STL Group Ltd, Orion Gate, 1st Floor, Guildford Road, Woking, GU22 7NJ.
Call: 01483 715355
Fax: 01483 221854

Visit: www.stlgroup.co.uk
Email: info@stlgroup.co.uk

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Visit: www.clspropertyinsight.co.uk
Email: info@clspropertyinsight.co.uk
Call: 01732 753910



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Property Insight

ChancelCheck[®] Premium Guidance Note

Chancel Repair Liability Background

Chancel repair liability is a medieval anomaly whereby the Church of England and Wales was granted powers to charge those owning "rectorial land" for the upkeep of the chancel of some Parish Churches.

Chancel repair liability affects millions of acres in England and Wales and is still deemed a usual and necessary search by conveyancers.

Chancel repair liability can still be attached to land regardless of whether or not the liability is noted against the title, making the prospective risk unquantifiable.

The Church continues to actively register their interest, to protect their right to charge for chancel repair liability in perpetuity.

ChancelCheck[®] Premium Identifies the Problem

ChancelCheck[®] Premium

ChancelCheck[®] Premium is a unique, online, low cost (only £75 + VAT) screening report designed to analyse a large area of land to identify parishes where there is a potential to charge for repairs to the Parish Church chancel, as recorded by The National Archives. **ChancelCheck[®] Premium** is appropriate for use in the following circumstances:

For which Properties is it Applicable?

- Any commercial/residential property, where the property radius from the identified address point is more than **25 meters**
- OWPA properties
- Any property in the vicinity of Central London

Certificate

If the area of land selected falls within a parish that does not have the ability to claim for chancel repair liability, the search will be returned as a Certificate.

Report

If the area of land selected falls within a parish that has the ability to claim for chancel repair liability, a potential liability will be returned and the search will come back as a Report. **Where an issue has been identified, ChancelSure[®] is available to cover the potential risk.**

NB. ChancelCheck[®] Premium does not publish the relevant parish name to deter contacting the Church. Doing so will put the Church on notice of a potential liability and may lead to negating insurance cover.

ChancelSure[®] Offers a Solution

ChancelSure[®]

ChancelSure[®] is the market leading chancel repair indemnity product, providing comprehensive protection and security for the homeowner where a potential chancel liability has been identified. **ChancelSure[®]** offers a cost effective solution, protecting the owner/occupier, mortgagee, lessees and successors if required. **ChancelSure[®]** policies have been specifically designed to work in conjunction with **ChancelCheck[®]** and are fully compliant with lender requirements.

ChancelSure[®] premiums start at £40.00 including IPT, a schedule of online premiums is provided overleaf.

Insurer Details

Offers one of the highest and most consistently-rated security, A-, available through AmTrust International Underwriters Designated Activity Company (DAC).

Expert Underwriters

The policies are underwritten by AmTrust International Underwriters Designated Activity Company (DAC) and fully compliant with the requirements of Part II of the CML Handbook.

Period of Cover

Cover is offered for 25, 35 years or in perpetuity. **ChancelSure[®]** policies offer full value indemnity insurance against claims and legal costs of up to £3m. All **ChancelSure[®]** policies include diminution of value cover.

Bespoke Policies

Bespoke policies are available for larger areas, higher limits of indemnity, when there is prior knowledge of a risk, a Unilateral Notice registered or a caution lodged against the title. Email express@clsrs.co.uk for any enquiries.

Samples

To download a sample policy, please visit www.cls.co.uk.

ChancelSure® Insurance Policy Premiums

ChancelSure® is the market leading chancel repair indemnity product, providing comprehensive protection and security for the homeowner where a potential chancel liability has been identified. CLS Risk Solutions Limited underwrites ChancelSure® policies on behalf of AmTrust International Underwriters Designated Activity Company (DAC) and therefore offers one of the highest and most consistently-rated security available in the UK Title Indemnity market (A- rated per A.M. Best's Rating).

The figures quoted below are our standard one-off policy premiums (including IPT) which will apply to most properties. However, as chancel repair liability is a fluctuating risk, these figures may alter for some properties. In addition, CLS periodically review its underwriting data and may carry out further assessment before confirming the availability of cover. For a draft policy, please visit our website www.stlgroup.co.uk or email at info@stlgroup.co.uk.

ChancelSure® offers diminution in value and a 200% escalator clause as standard, with 25 year, 35 year and in perpetuity terms available. For lender compliant insurance policies (no cover notes with invoices payable by BACS or cheque within 14 days) log onto www.stlgroup.co.uk.

Residential Property (25 Years)

Limit of Indemnity	Residential Non Successor < 5 acres	Residential Successor < 5 acres	Residential Non Successor 5 – 10 acres	Residential Successor 5 – 10 acres
£100,000	£40.00	£65.00	£50.00	£90.00
£250,000	£54.00	£95.00	£75.00	£125.00
£500,000	£75.00	£125.00	£110.00	£150.00
£1,000,000	£94.00	£140.00	£130.00	£165.00
£1,500,000	£130.00	£175.00	£150.00	£195.00
£2,000,000	£150.00	£190.00	£175.00	£215.00
£2,500,000	£175.00	£210.00	£225.00	£275.00
£3,000,000	£210.00	£250.00	£275.00	£325.00

Residential Property (35 Years)

Limit of Indemnity	Residential Successor < 5 acres	Residential Successor 5 - 10 acres
£100,000	£80.00	£105.00
£250,000	£120.00	£145.00
£500,000	£145.00	£165.00
£1,000,000	£160.00	£185.00
£1,500,000	£185.00	£210.00
£2,000,000	£210.00	£240.00
£2,500,000	£225.00	£300.00
£3,000,000	£325.00	£423.00

Residential Property (In Perpetuity)

Residential Successor < 5 acres	Residential Successor 5 - 10 acres
£90.00	£125.00
£140.00	£165.00
£165.00	£180.00
£180.00	£215.00
£215.00	£240.00
£240.00	£300.00
£265.00	£350.00
£363.00	£472.00

Bespoke Policies

Bespoke policies are available for larger areas, higher limits of indemnity, when there is prior knowledge of a risk, a Unilateral Notice registered or a caution lodged against the title.

Please contact STL on **01483 715355** or info@stlgroup.co.uk.

ChancelSure® Insurance Policy Premiums

Commercial Property (25 Years)

Limit of Indemnity	Commercial Non Successor < 3 acres	Commercial Non Successor 3 - 5 acres	Commercial Non Successor 5 - 10 acres
£250,000	£130.00	£200.00	£250.00
£500,000	£220.00	£400.00	£550.00
£750,000	£450.00	£600.00	£750.00
£1,000,000	£500.00	£800.00	£900.00
£1,500,000	£700.00	£1,000.00	£1,300.00
£2,000,000	£1,250.00	£1,350.00	£1,500.00
£2,500,000	£1,400.00	£1,550.00	£1,700.00
£3,000,000	£1,600.00	£1,750.00	£1,900.00

Commercial Property (25 Years)

Limit of Indemnity	Commercial Successor < 3 acres	Commercial Successor 3 - 5 acres	Commercial Successor 5 – 10 acres
£250,000	£200.00	£300.00	£375.00
£500,000	£320.00	£600.00	£700.00
£750,000	£625.00	£850.00	£950.00
£1,000,000	£680.00	£1,100.00	£1,150.00
£1,500,000	£950.00	£1,250.00	£1,500.00
£2,000,000	£1,500.00	£1,750.00	£2,000.00
£2,500,000	£1,750.00	£2,000.00	£2,200.00
£3,000,000	£1,900.00	£2,150.00	£2,350.00

Bespoke Policies

Bespoke policies are available for larger areas, higher limits of indemnity, when there is prior knowledge of a risk, a Unilateral Notice registered or a caution lodged against the title.

Please contact STL on **01483 715355** or info@stlgroup.co.uk.

PCCB Guidance Note

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by CLS Property Insight Limited, 17 Kings Hill Avenue, West Malling, Kent ME19 4UA (Call: 01732 753910, Email: info@clspropertyinsight.co.uk)
CLS Property Insight Limited is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code

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

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

Core Principles

Search providers which subscribe to the Code will:

- display the Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards
- monitor their compliance with the Code

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

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TPO's Contact Details:

The Property Ombudsman scheme; Milford House, 43-55 Milford Street Salisbury, Wiltshire, SP1 2BP. (Call: 01722 333 306, Fax: 01722 332 296, Email: admin@tpos.co.uk, Website: www.tpos.co.uk).

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

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

CLS Complaint Resolution Procedure

If you have a complaint regarding our services or products, please send the details to:
CLS Property Insight Limited, 17 Kings Hill Avenue, West Malling, Kent ME19 4UA (Call: 01732 753910 Email: Complaints@clspropertyinsight.co.uk).



Your complaint will be acknowledged within 5 working days of receipt and you should receive a written response within 20 working days. Where this is not possible, we will inform you of the reasons why and give an indication of when you should expect a response. If you have not received a response within 40 working days of original receipt of the complaint or you are not happy with the response given you may take one of the following actions:

- If your complaint is in relation to our search products you may refer your complaint to:
The Property Ombudsman scheme; Milford House, 43-55 Milford Street Salisbury, Wiltshire, SP1 2BP. (Call: 01722 333 306, Fax: 01722 332 296, Email: admin@tpos.co.uk, Website: www.tpos.co.uk).
- If your complaint is in relation to our insurance products you may refer your complaint to:
Financial Ombudsman Service; Exchange Tower, Harbour Exchange Square, London, E14 9SR. (Call: 020 7964 1000, Fax: 020 7964 1001, Email: complaint.info@financial-ombudsman.org.uk).
- For details of the additional protection and benefits provided by commissioning a code compliant search product from an IPSA registered member please visit www.search-code.co.uk

Hazard Summary Report



Details

Prepared for: Birketts LLP
Branch address: Kingfisher House, 1 Gilders Way, Off Barrack Street, Norwich, NR3 1UB

Date: 24/09/2018
Matter: ER/328585.1
Description: Aylsham, Norwich NR11 6TX, UK
Nominated supplier: Groundsure

Hazard Identified	Definition
Flood	Areas that could be at risk of flooding if the property or site is within 25m of a postcode at risk of surface water flooding.
Energy	The property is within 5km of an existing or proposed energy installation such as onshore wells, wind turbines, solar farms and power stations including nuclear.
Planning	The property is within 250m for urban and 500m for rural on small non-residential and mixed-use land projects under £250k build cost.

The below list identifies potential hazards for this address and applicable reports available.

Hazard Report	Hazards Covered	Fee
Groundsure Combined Screening & FloodView Report (15 Ha - 50 Ha)	Flood	£420.00
Groundsure Energy < 150 Ha	Energy	£36.00
Groundsure Floodview (15 Ha - 50 Ha)	Flood	£150.00
Groundsure Planview (15 Ha - 50 Ha)	Planning	£144.00
Groundsure Review (15 Ha - 50 Ha)	Flood	£672.00

Please be advised, only hazard alerts from your preferred and nominated supplier have been outlined within this document. Hazard alerts as identified by an alternate supplier may be found to be affecting the property and are not disclosed above.



InfoTrack UK Limited, Level 11, 91 Waterloo Road, London, SE1 8RT
T: 0207 186 8090 E: helpdesk@infotrack.co.uk

Search Details

Prepared for: Birketts LLP

Matter: ER/328585.1

Client address: Kingfisher House, 1 Gilders Way, Off Barrack Street, Norwich, NR3 1UB

Property:

Spratts Green Farm, Spratts Green, Aylsham, Norwich, NR11 6TX

Data Supplier:

Landmark

Imperium, Imperial Way, Reading, Berkshire, RG2 0TD

Date Returned:

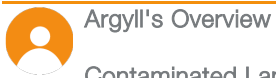
26/09/2018

Property type:

Agriculture / Large Site

This search was compiled by the Data Supplier above and provided by InfoTrack Ltd – t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Data Supplier, available on request. InfoTrack and the Data Supplier above are registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.

EstateSolutions Farm



Contaminated Land :
The property poses an acceptably low contamination risk. No further environmental investigation is recommended.

Flood Risk :
Moderate - The Site is susceptible to flooding from one or more sources. A prudent purchaser should ask the vendor whether there has been any historical flooding and confirm the availability of building and contents insurance. You may also want to carry out further assessment and explore options for managing flood risk (see pages 3 & 4).

Environmental Hazards :
No other Environmental Hazards have been identified in the immediate vicinity of the Site.



Report on:

**Spratts Green Farm, Spratts Green, Aylsham,
Norwic, Norwich, NR11 6TX**

Report prepared for:

Infotrack

Report Reference:

AEL-0016-LSF-953620

Report date:

25th September 2018

Client Reference:

jNk1n/A3y/CLgk9u9UUAm7/
C4BARTtHJ_ESF

National Grid Reference:

620630,325314



Site Location

Report prepared on

Spratts Green Farm, Spratts Green, Aylsham, Norwich,
Norwich, NR11 6TX

Site Area (hectares)

22.4991

Current Use

Agricultural

Proposed Use

Agricultural

Report Prepared For

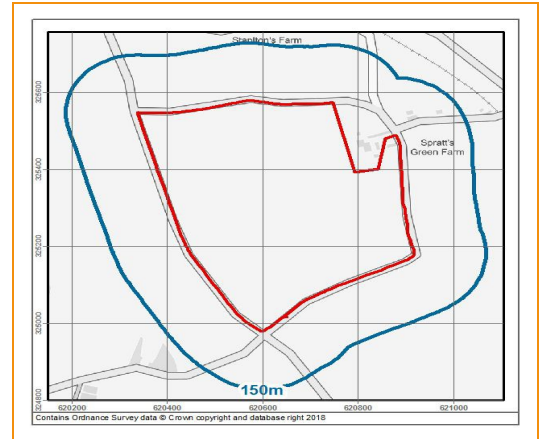
Assumed purchase

Report Author

Hannah Burke BSc (Hons) PIEMA

Telephone: 0845 458 5250

E-mail: orders@argyllenviro.com





Summary of Liabilities and Risk

Issue	Evaluation
-------	------------

Contaminated Land Liability Assessment



PASSED



What is the pollution risk from within the property?	Low to Moderate
What is the pollution risk from the surrounding area?	Low to Moderate
What is the sensitivity of this area to pollution?	High
What is the overall liability risk of this property?	Low to Moderate

Within the scope of this assessment no Liabilities have been identified. No further action is required.



PASSED



Flood Risk Summary

What is the overall risk of flooding at the farm, assuming flood defences are operational?

Low to Moderate
(see recommendations below)



Additional Considerations Summary

Asbestos		Ground Instability		Mining Hazard	
Radon		Coal Mining		Nitrate Vulnerability	
Brine Compensation		Historic Rights of Way		Sensitive Land Uses	
Water Abstractions		Sewage Discharges		Stewardship Schemes	
Unexploded Ordnance		Soil Chemistry		Telecommunication Base Stations / Transmission Lines	
COMAH Sites		Listed Buildings			

Please refer to the Additional Considerations section for further details for those considerations that have been flagged by the report.



Conclusions and Recommendations



PASSED



Contaminated Land Conclusion

There does not appear to have been anything on or neighbouring the farm that is likely to have caused significant pollution, other than standard agricultural practices. As a result we do not consider there to be an environmental liability for the farm.

Recommendations

No further environmental investigation is recommended.



PASSED









Flood Risk Recommendations

1. It would be prudent to ask the vendor to confirm whether or not it is aware of any previous flooding at the Site.
2. You may wish to obtain insurance terms prior to completion of this transaction.



Contaminated Land Risk Analysis

Investigation	Risk Commentary
 <p>Farm description</p> <p>The farm is approximately 22 hectares and is formed of arable land and agricultural outbuildings and residential property associated with Spratt's Green Farm are located in the north east. No redevelopment is proposed.</p> <p>Farm History</p> <p>The farm was extremely similar in 1886 and there have been no significant, observable changes to the farm since that time.</p> <p>Argyll's Comment </p> <p>As a result of the historical and current use of the Site, there is a low to moderate risk of contaminants being present.</p>	
 <p>Surrounding area description</p> <p>The farm is almost entirely surrounded by arable land or grassland, with the remainder of Spratts's Green Farm located adjacent east.</p> <p>History of Surrounding Area</p> <p>The area was extremely similar in the late 1800s and there have been no activities or alterations since that time that are likely to significantly affect the farm.</p> <p>Argyll's Comment </p> <p>The historical and current use of the surrounding area is therefore considered to present a low to moderate risk of affecting the Site.</p>	
 <p>Water resources and sensitive habitats</p> <p>With reference to Environment Agency data, the superficial hydrogeology underlying the Site is classified as a Secondary (B) Aquifer (formations with limited permeability) and the bedrock hydrogeology is classified as a Principal Aquifer (highly permeable formations). In terms of the overlying soils, these are given a H2 (class H2) vulnerability classification. According to information provided by the Environment Agency the Site does not lie within a groundwater Source Protection Zone (SPZ). There are three abstraction licences located within 500m. The closest of these are a groundwater abstraction (341m north west) for general agriculture: spray irrigation - direct use. The nearest water feature is located on Site. Residential properties are located on Site. The general area appears to be largely in agricultural use. No designated eco-receptors were identified within a 500m radius of the Site.</p> <p>Argyll's Comment </p> <p>Overall, the Site is therefore considered to have a high environmental sensitivity.</p>	
<p>Additional Sources of Information</p> <p>The following additional historical map packs were used to produce this report.</p> <ul style="list-style-type: none"> • Envirocheck Ref: 180942361 centred on 620630, 325314. 	



Flood Analysis of Whole Farm

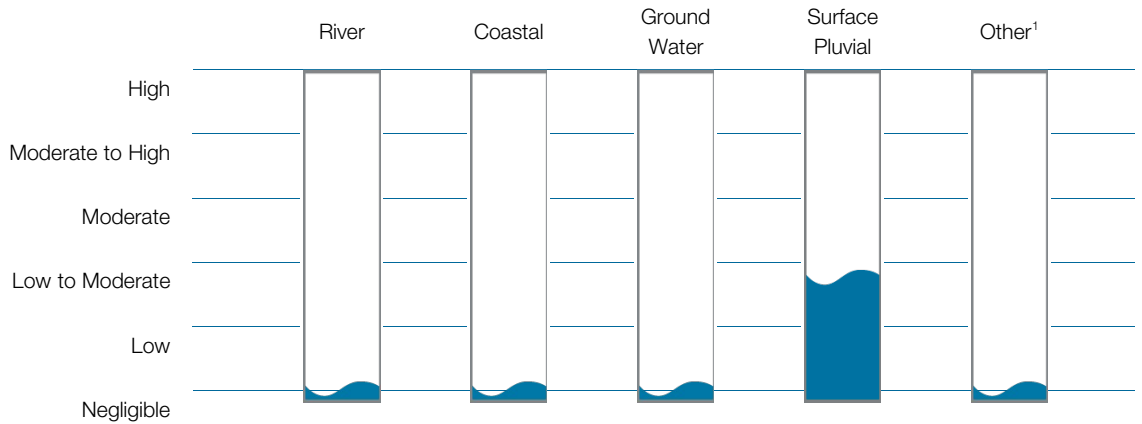
What is the overall risk of flooding at the farm, assuming defences fail or are absent or over-topped?

Low to Moderate

Flood Defences

Are there existing flood defences that might benefit the Site?

No



Flood Analysis of Buildings

Are the main farm buildings at significant risk of flooding? **No**

Riparian Ownership

Is there a water feature located within or adjacent to the Site? **No**

Argyll's Comment



A riparian owner describes anyone who owns a property where there is a watercourse within or adjacent to the boundaries of their property.

Under common law, a riparian owner has rights and responsibilities relating to the stretch of watercourse that falls within or beside the boundaries of their land. Their primary responsibility is to keep the watercourse free of any obstructions that could hinder normal water flow. If the riparian owner fails to carry out their responsibilities, this could result in civil action.

A riparian owner should also check before carrying out any works near to the edge of a river, as such works may be subject to byelaws. If infringed, this could lead to enforcement action by the Environment Agency.

There is a presumption that the boundary between properties abutting a watercourse is the centre line of that watercourse. To confirm whether this is the case, a solicitor should check the deeds or the Index Map.

The Environment Agency has published useful guidance "Living on the edge" for owners of land or property alongside a watercourse. Sometimes, the Environment Agency or other organisations managing flood risk, may have statutory rights of access to properties which adjoin a watercourse. This may be for for maintenance, repair or rebuilding of any part of the watercourse or for access to or repair of monitoring equipment.

Development Control

Is there a water feature located within 250m of the Site? **No**

Argyll's Comment



Sites which lie close to (but do not adjoin) a watercourse, may be subject to planning controls should redevelopment be considered. The Environment Agency and Internal Drainage Boards are normally consulted regarding any development within 50m of a Main River or drainage channel. Navigation authorities are normally consulted regarding any development within 250m of a canal, although this varies on a site by site basis. Please see The Environment Agency website to check if there is a Main River within 20m of your property.

Dam and

Could the Site be affected by dam or reservoir failure? **No**

¹Other factors influencing flood risk include historic flood events, geological indicators of flooding, proximate surface water features and elevation above sea level.

Reservoir Failure

Argyll's
Comment



The answer is based on detailed models provided by JBA Risk Management. These predict the areas liable to flood around approximately 1700 key dams and reservoirs across England and Wales (if that dam or reservoir were to fail).



Recommendations

1. It would be prudent to ask the vendor to confirm whether or not it is aware of any previous flooding at the Site.
2. You may wish to obtain insurance terms prior to completion of this transaction.



Additional Considerations

Item	Summary	Suggested Action
Asbestos (Commercial)	If the buildings at the Site were constructed or renovated during the period between 1950 and 1999, then the fabric of these buildings may contain asbestos in a variety of forms.	Check Asbestos Register and Management Plan
Listed Buildings	The following listed buildings have been identified on Site: spratts green farmhouse and barns.	Contact Historic England, Historic Environment Scotland or the Welsh Historic Environment Service (Cadw) or your local Planning Department for further information
Nitrate Vulnerable Zones	The farm is located within a Nitrate Vulnerable Zone. Nitrate Vulnerable Zones are designated areas of land draining into waters assessed to be polluted by nitrates. As the farm lies within a designated zone the land owner will need to comply with the requirements of the Nitrates Action Programme regulated by DEFRA and the Environment Agency.	Contact the Environment Agency for further information
Soils	BGS soil chemistry data for the Site indicates <15 mg/kg of arsenic, <1.8 mg/kg of cadmium, 40 - 60 mg/kg of chromium, <100 mg/kg of lead, <15 mg/kg of nickel.	None required
Agricultural Land Classifications	The farm is located within a Grade 2 classification (very good). The classification system forms part of the planning system in England and Wales. Agricultural land is classified into five categories according to versatility and suitability for growing crops. The top three grades 1, 2 and 3a are considered the best and most versatile land, 3b – 5 are considered moderate to very poor.	Contact Natural England for further information

Generic Guidance

Item	Summary	Suggested Action
Energy Performance Certificate	Under the Energy Performance of Buildings (England and Wales) Regulations 2012 and the Energy Performance of Buildings (Scotland) Regulations 2008, there is a requirement for all buildings to have an Energy Performance Certificate (EPC) upon their construction, sale or lease (and in some cases when the building is modified).	Check EPC or conduct energy assessment
Silage, Slurry, Oil, Storage (Farms)	Under the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991, silage, slurry or fuel storage facilities constructed after March 1991 have to be designed and built to minimum standards to prevent the pollution of Controlled Waters.	Compliance Audit
Above and Below Ground Storage	It is common for agricultural premises to store a variety of substances in above ground and underground storage tanks (ASTs and USTs). Most commonly red diesel, heating oil and occasionally petrol on larger estates. There is no reliable database of underground storage tanks nor are all above ground tanks marked on historical maps.	Check all tanks and surrounding land for signs of leaks or spills, such as stained ground or vegetation die-back

Item	Summary	Suggested Action
Tree Preservation Orders / Hedgerows	<p>The objective of a TPO is to protect trees that make a significant impact on their surroundings (important feature within the local landscape or an historical association within the local area). If a tree has an associated TPO then it is an offence to cut down, prune, uproot, wilfully damage or destroy it.</p> <p>Under The Town and Country Planning (Tree Preservation) (England) Regulations 2012, the existing regulations have continued for England and Wales. Farms situated in Wales will follow guidance regulated by the Welsh Assembly Government.</p>	Contact the Local Planning Authority for further information
Hedgerow Regulations 1997	<p>The Hedgerow Regulations came into force in 1997 to protect the most important hedges in the countryside from being removed. The regulations apply to hedges which are more than 20 metres long or which meet another hedgerow at either end. If you remove a hedgerow without permission you are liable to an unlimited fine and may have to replace the hedgerow.</p>	Contact the Local Planning Authority for further information
Change of Use Redevelopment	<p>Proposed changes in land use require permission from the Local Authority and are subject to conditions as part of the statutory planning process.</p>	Contact local planning authority or speak with planning consultant

Whilst this assessment is primarily a desktop assessment of potential soil and groundwater liabilities, the above potential liability considerations that fall outside the scope of the Risk Analysis Methodology have been identified.

Additional sources of information may be available for the Site. These sources could include previous environmental reports (including audits, contaminated land investigation and remediation reports), valuation reports (including property observation checklists), a Land Quality Record, and property deeds. Argyll Environmental would be pleased to review any reports that are available and revise this report accordingly. This may entail additional fees depending upon the volume and complexity of information available. Please contact us for further information.

Contents of the Data Section

Section	Description
Tabular Summary	<p>This section presents a tabular summary of information found for the Site and surrounding area. The data is presented in three buffer zones for ease of reference: data found at the Site, from 1-250m and from 251-500m.</p> <p>If a database has been searched the number of records found will be displayed under the relevant search band. If a database is not available or has not been searched, this will be represented by the abbreviation N/A under the relevant search band.</p>
Current Land Use Mapping	<p>This section provides information on current land uses and is divided into three sections, statutory information, waste and current industrial uses. It is preceded by two maps.</p>
Statutory Information	<p>This section presents detailed statutory information for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
Waste	<p>This section presents detailed information on waste and landfill sites for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
Current Industrial Land Use	<p>This section presents detailed information on current land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
Historical Land Use Mapping	<p>The Historical Land Use Map presents 1:10,000 scale and selected 1:2,500 scale (tanks and energy facilities) historical land use information within 250m of the Site boundary.</p>
Historical Land Use	<p>This section presents selected information on historical land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
Aquifer Designations and Geology	<p>This section is preceded by two maps that present information relating to the aquifer designations beneath the Site. The first of these maps indicates the designation of the Superficial geology. The second map presents the aquifer designation of the solid geology.</p> <p>These maps are followed by detailed information in relation to aquifer designations/groundwater vulnerability and geology at the Site and surrounding area (0-500m).</p> <p>If no data is identified then the section will be omitted.</p>
Environmental Sensitivity	<p>This section presents detailed information on the environmental sensitivity of the Site and surrounding area (up to 500m depending upon dataset) and is preceded by two maps. The first shows areas with statutory designations, the second shows source protection zones. The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
Natural and Mining Related Hazards	<p>This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining.</p> <p>If no data is identified then the section will be omitted.</p>

Farm Specific Issues

This section firstly presents data relating to designated features and areas that may be present on or in proximity to a farm and could affect or restrict farming operations (e.g. listed buildings, heritage sites etc.).

If no data is identified then the section will be omitted.

Soil Chemistry

This section is preceded by five maps that present information relating to the concentrations of Arsenic, Cadmium, Chromium, Lead and Nickel within soils beneath the farm and surrounding area. The maps are immediately followed by the detailed data.

If no data is identified then the section will be omitted.

Flooding Risk Information

This section presents information relating to the four main types of flooding – River flooding, Coastal/tidal flooding, surface water flooding and groundwater flooding. Some of this data will be preceded by an associated map.

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Tabular Summary

Statutory Information

Authorisations	On-site	1-250m	251-500m
Local Authority Pollution Prevention and Controls	0	0	N/A
Local Authority Integrated Pollution Prevention and Controls	0	0	N/A
Integrated Pollution Controls	0	0	N/A
Integrated Pollution Prevention And Control	0	0	N/A
Registered Radioactive Substances	0	0	N/A
Discharges	On-site	1-250m	251-500m
Discharge Consents	0	0	N/A
Water Industry Act Referrals	0	0	N/A
Control of Major Accident Hazards Sites	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contraventions	On-site	1-250m	251-500m
Contaminated Land Register Entries and Notices	0	0	N/A
Local Authority Pollution Prevention and Control Enforcements	0	0	N/A
Enforcement and Prohibition Notices	0	0	N/A
Planning Hazardous Substance Enforcements	0	0	0
Substantiated Pollution Incident Register	0	0	0
Prosecutions Relating to Authorised Processes	0	0	N/A
Prosecutions Relating to Controlled Waters	0	0	N/A

Waste

Waste/Landfill Sites	On-site	1-250m	251-500m
BGS Recorded Landfill Sites	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	N/A
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	N/A
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	N/A
Registered Waste Treatment or Disposal Sites	0	0	N/A
Historical Landfill Sites	0	0	0

Current Land Use

Current Potentially Contaminative Uses	On-site	1-250m	251-500m
Contemporary Trade Directory Entries	0	0	N/A
Fuel Station Entries	0	0	N/A
Other Features	On-site	1-250m	251-500m
Telecommunication Base Stations	0	0 ²	N/A
Overhead Transmission Lines	0	0	N/A

Historical Land Use

Historical Potentially Contaminative Uses	On-site	1-250m	251-500m
---	---------	--------	----------

²Telecommunication base stations are only searched to a radius of 100m from the Site boundary.

Historical Land Use

Potentially Contaminative Industrial Uses (Past Land Use)	0	3	N/A
Historical Tanks And Energy Facilities	0	0	N/A
Potentially Infilled Land	On-site	1-250m	251-500m
Former Marshes	0	0	N/A
Potentially Infilled Land (Non-Water)	0	1	N/A
Potentially Infilled Land (Water)	0	0	N/A

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	2	4	0
Bedrock Aquifer Designations	2	0	0
Groundwater Vulnerability	1	0	N/A
Geology	On-site	1-250m	251-500m
Low Permeability Drift Deposits	1	N/A	N/A
BGS 1:625,000 Solid Geology	1	N/A	N/A

Environmental Sensitivity

Environmental Sensitivity	On-site	1-250m	251-500m
Areas of Outstanding Natural Beauty	0	0	N/A
Environmentally Sensitive Areas	0	0	N/A
Forest Parks	0	0	N/A
Local Nature Reserves	0	0	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	N/A
National Scenic Areas	0	0	N/A
Nitrate Sensitive Areas	0	N/A	N/A
Nitrate Vulnerable Zones	2	N/A	N/A
Ramsar Sites	0	0	0
River Quality Biology Sampling Points	0	0	N/A
River Quality Chemistry Sampling Points	0	0	N/A
Nearest Surface Water Feature	1	0	N/A
Sites of Special Scientific Interest	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	3
Source Protection Zones	0	0	N/A

Natural and Mining Related Hazards

Subsidence	On-site	1-250m	251-500m
Collapsible Ground Stability Hazards	1	0 ³	N/A
Compressible Ground Stability Hazards	1	0	N/A
Ground Dissolution Stability Hazards	1	0	N/A
Landslide Ground Stability Hazards	1	0	N/A
Running Sand Ground Stability Hazards	1	0	N/A
Shrinking or Swelling Clay Subsidence Hazards	1	1	N/A

³Ground stability hazards are only searched to a radius of 50m from the Site boundary.

Natural and Mining Related Hazards

Non-Coal Mining Hazards	0	0	N/A
Radon	On-site	1-250m	251-500m
Radon Potential	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
Mining	On-site	1-250m	251-500m
Brine Compensation Areas	0	N/A	N/A
Coal Mining Affected Areas	0	N/A	N/A
Natural and Mining Cavities	0	0	N/A
Mining Instability	0	0	N/A
BGS Recorded Mineral Sites	0	1	N/A

Farm Specific Issues

Farm Specific Issues	On-site	1-250m	251-500m
Listed Buildings	1	0	2
World Heritage Sites	0	0	0
Scheduled Monuments	0	1	0
Historic Battlefields	0	0	0
Historic Landscapes	0	0	0
Country Parks	0	0	0
Ancient Woodlands	0	0	0
Soils	On-site	1-250m	251-500m
BGS Soil Chemistry Arsenic	1	0	0
BGS Soil Chemistry Cadmium	1	0	0
BGS Soil Chemistry Chromium	1	1	0
BGS Soil Chemistry Lead	1	0	0
BGS Soil Chemistry Nickel	1	0	0

Flooding

Current Flood Risk	On-site	1-250m	251-500m
Flooding From Rivers or Sea	0	0	1
Flooding From Rivers or Sea (in an Extreme Event)	0	0	1
Areas Benefiting from Flood Defences	0	0	0
Flood Water Storage Areas	0	0	0
Flood Defences	0	0	0
Risk of Flooding from Rivers and Sea	0	0	3
Groundwater Flood Risk	0	2	0
Surface Water Flooding (1:75 year rainfall event)	2	0	0
Surface Water Flooding (1:200 year rainfall event)	2	0	0
Surface Water Flooding (1:1,000 year rainfall event)	2	1	0
Dam or Reservoir Failure	0	0	0
Historical Flooding	On-site	1-250m	251-500m
Historical Flood Events	0	0	0
Geological Indicators of Flooding	0	0	2
Other Flood Information	On-site	1-250m	251-500m
Surface Water Feature	0	0	0
MasterMap Water Network	0	0	0

Tabular Summary Explanation

Argyll has carefully selected a range of datasets which are considered appropriate for the intended use of this report. Each dataset is searched to a set radius from the Site boundary and the tabular summary is divided into different search bands accordingly. If a database is searched and information is found, then the number of records available are detailed in the table above. If the database was searched and no data was found, then a zero will be present. If a database was not searched then the abbreviation N/A will be found, indicating this information was not available at the radius searched.

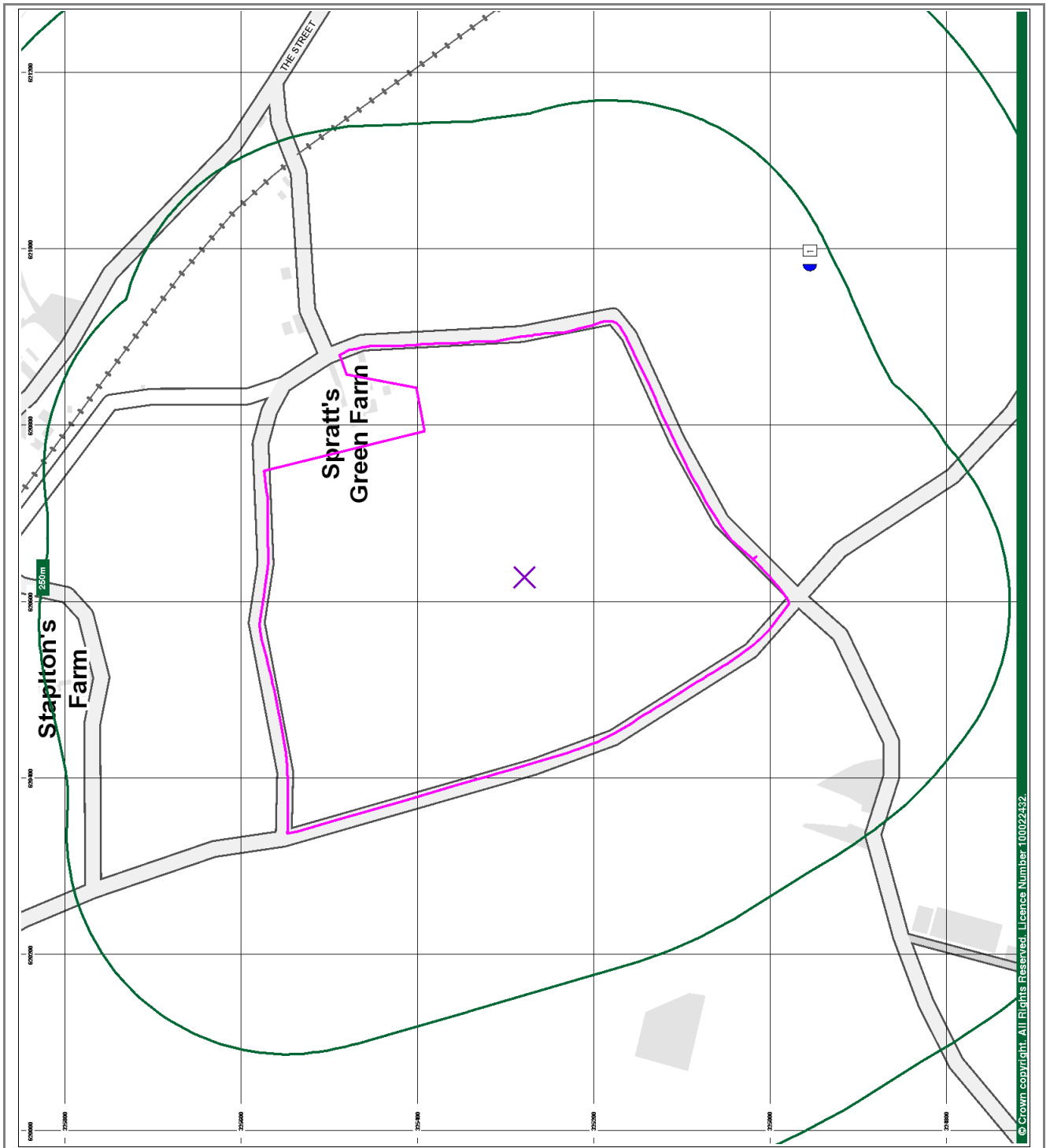
Landfill Site Information

Registered landfill site boundaries (where available), are shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Sites. At present no complete national dataset exists for landfill site boundaries, therefore a point grid reference provided by the data supplier is used for some landfill sites. The point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. A point cannot properly define landfill boundaries therefore Landmark constructs a 250 metre or 100 metre "buffer" zone around the point to warn of the possible presence of landfill. The "buffer" zone is shown on the map as an orange crosshatched area and is referred to in the map legend as Potential Landfill Buffer.

Local Authority landfill data is sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority had landfill data but passed it to the relevant Environment Agency office, it does not necessarily mean that local authority landfill data is now included in our other Landfill datasets. In addition if no data has been made available for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Subsidence Hazards

Information on subsidence hazards is provided by the British Geological Survey (BGS). Information present within 250m of the Site is reported under Natural and Mining Related Hazards. Due to the level of detail of this data and the complexities of the real world, the BGS recommends a precautionary approach when using this information and advises taking the worst reading noted for each dataset within the vicinity of a property. Therefore, Argyll reports the presence of a ground stability or non-coal related mining hazard in the Risk Analysis section based on the highest reading found within 50m of the Site boundary.



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Current Land Use within 250m	
General	<ul style="list-style-type: none"> Site Boundary Beaming Reference Point Reference Number Search Buffer Grid Lines North Arrow
Waste/Landfill Sites	<ul style="list-style-type: none"> BCS Recorded Landfill Site EA Historic Landfill (Polygon) EA Historic Landfill (Buffered Point) Licensed Waste Management Facilities (Landfill) Local Authority Recorded Landfill Site Point Location of Registered Landfill Site Point Location of BCS Recorded Landfill Site Point Location of Licensed Waste Management Facilities (Location) Point Location of Local Authority Recorded Landfill Site Point Location of Registered Waste Transfer Site Point Location of Registered Waste Treatment or Disposal Site Registered Landfill Site Registered Landfill Site Registered Landfill Site Potential Landfill Buffer
Statutory Authorisations	<ul style="list-style-type: none"> Local Authority Pollution Prevention and Control Point Location of Contaminated Land Register Entry of Notice Registered Radioactive Substance Discharge Consent Water Industry Act Referral Integrated Pollution Control Registered Waste Site Local Authority Integrated Pollution Prevention and Control
Industrial Processes	<ul style="list-style-type: none"> Integrated Pollution Control Integrated Pollution Prevention and Control
Storage of Hazardous Substances	<ul style="list-style-type: none"> Explosive Site NIHHS
Contraventions	<ul style="list-style-type: none"> Local Authority Pollution Prevention and Control Enforcement Planning Hazardous Substance Enforcement Prosecution Relating to Authorised Processes Enforcement and Prohibition Notice Substantiated Pollution Incident Register Prosecution Relating to Controlled Waters
Potentially Contaminative Use	<ul style="list-style-type: none"> Potentially Contaminative Use Fuel Station Entry
Miscellaneous	<ul style="list-style-type: none"> BCS Recorded Mineral Site Telecommunication Base Station



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Historical Land Uses within 250m

- General**
 - Site Boundary
 - Search Buffer
 - Bearing Reference Point
 - Grid Lines
 - Reference Number
- Potentially Contaminative Uses**
 - Point Feature
 - Area Feature
 - Line Feature
- Potentially Infilled Land**
 - Point Feature
 - Area Feature
 - Line Feature
- Former Marshes**
 - Point Feature
 - Area Feature
 - Line Feature
- Historical Tanks and Energy Facilities**
 - Point Feature

Historical Land Use

Historical Potentially Contaminative Uses

Potentially Contaminative Industrial Uses (Past Land Use)

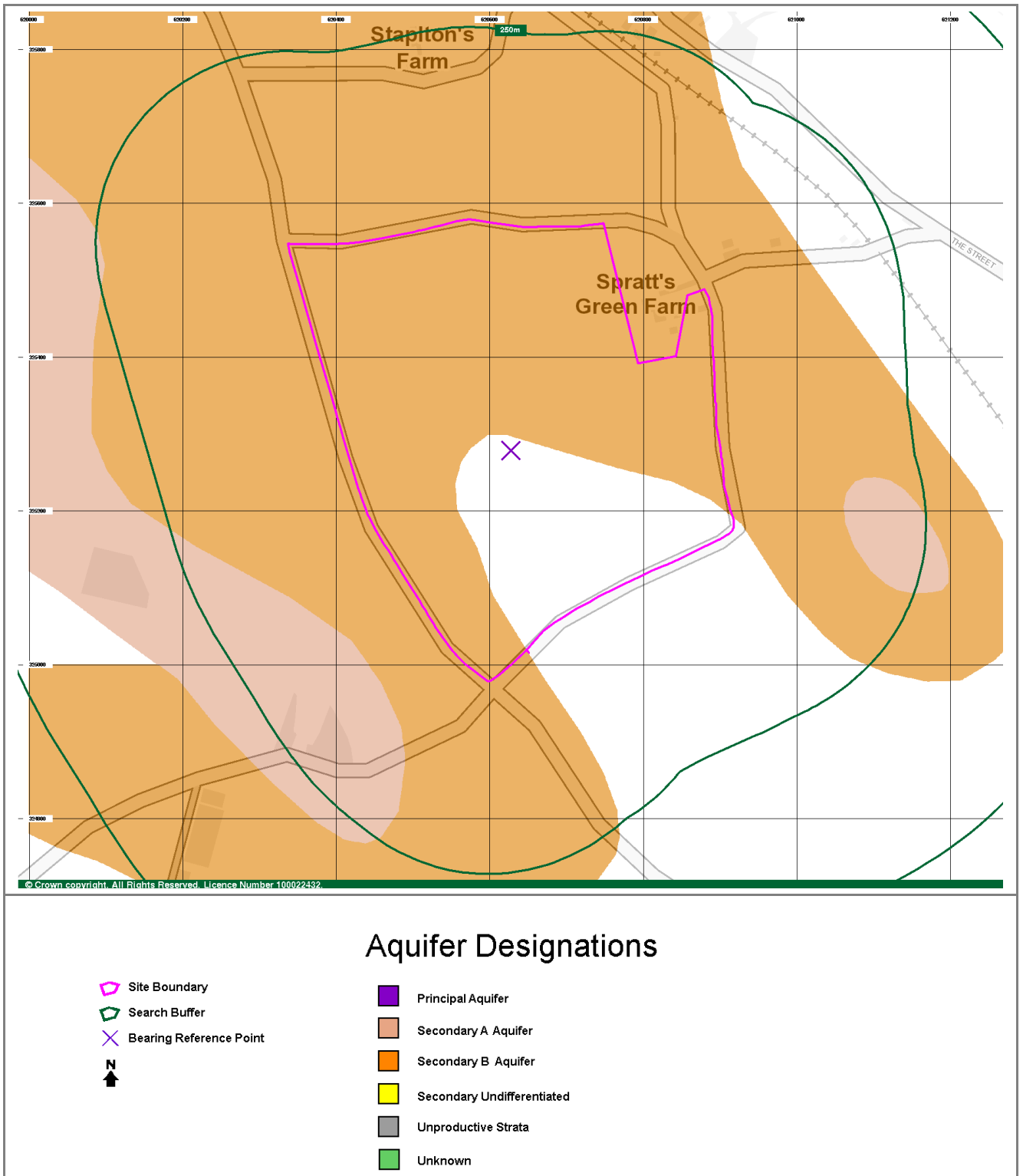
Map ID	Details	Distance	Direction
1	Railways, Date of Mapping: 1890-1957.	183m	NE
2	Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1890.	206m	SW
3	Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1950.	222m	SE

Potentially Infilled Land

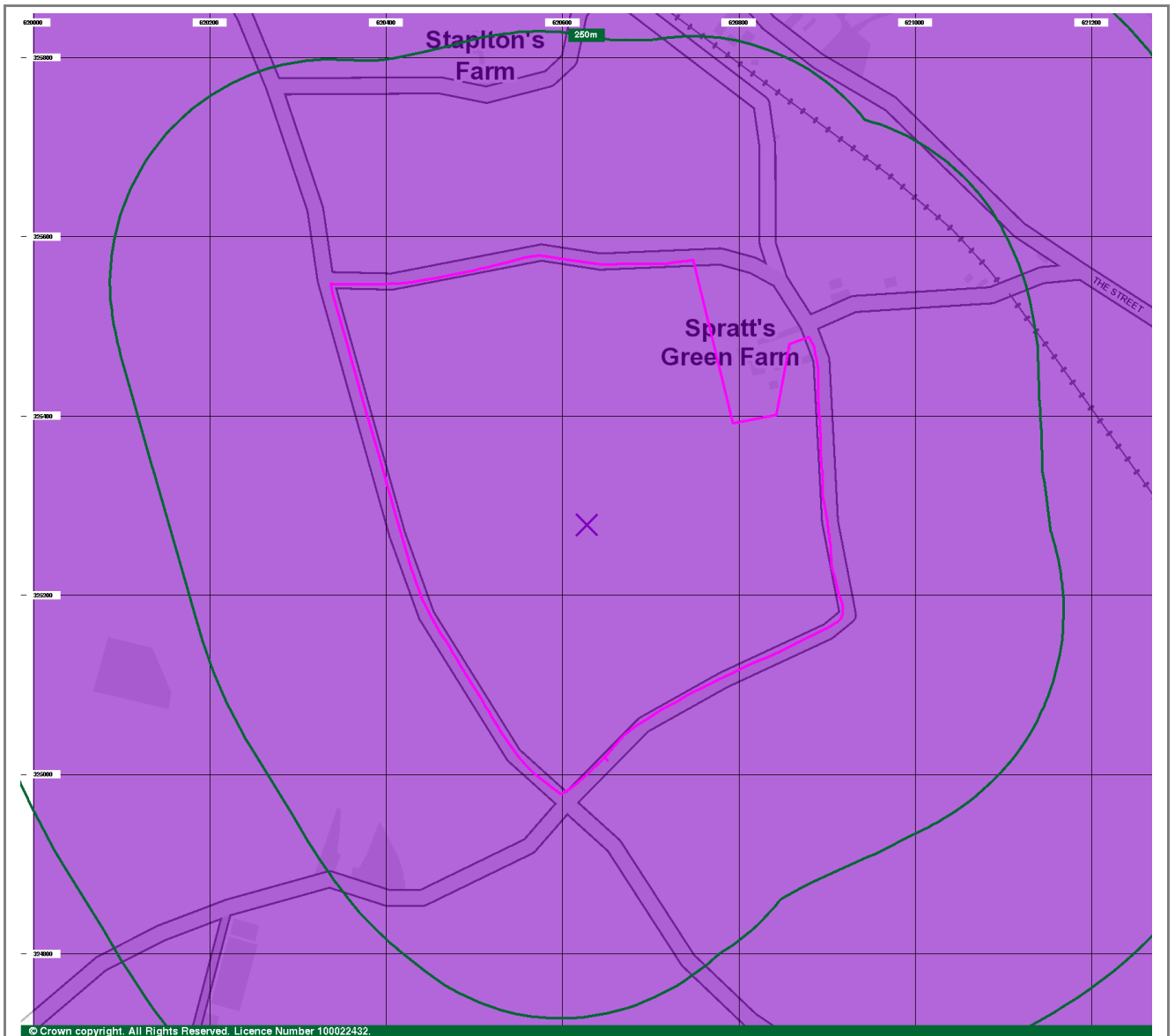
Potentially Infilled Land (Non-Water)

Map ID	Details	Distance	Direction
4	Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1989.	206m	SW

Aquifer Designation (Superficial)



Aquifer Designation (Bedrock)



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Aquifer Designations

- | | |
|---|--|
|  Site Boundary |  Principal Aquifer |
|  Search Buffer |  Secondary A Aquifer |
|  Bearing Reference Point |  Secondary B Aquifer |
|  N |  Secondary Undifferentiated |
| |  Unproductive Strata |
| |  Unknown |

Groundwater Vulnerability

Hydrogeology

Superficial Aquifer Designations

Map ID	Details	Distance	Direction
	<p>Secondary Aquifer - B</p> <p>These aquifers are formed of predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable layers and weathering.</p>	On Site	N
	<p>Secondary Aquifer - B</p> <p>These aquifers are formed of predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable layers and weathering.</p>	On Site	S
	<p>Secondary Aquifer - A</p> <p>These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.</p>	100m	SW
	<p>Secondary Aquifer - A</p> <p>These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.</p>	101m	SW
	<p>Secondary Aquifer - A</p> <p>These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.</p>	143m	E
	<p>Secondary Aquifer - B</p> <p>These aquifers are formed of predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable layers and weathering.</p>	247m	SE

Bedrock Aquifer Designations

Map ID	Details	Distance	Direction
	<p>Principal Aquifer</p> <p>These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.</p>	On Site	S
	<p>Principal Aquifer</p> <p>These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.</p>	On Site	-

Groundwater Vulnerability

Map ID	Details	Distance	Direction
	<p>Soil Classification: Soils of High Leaching Potential (H2) - Deep, permeable, coarse textured soils which readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential, Map Scale: 1:100,000, Map Name: Sheet 26 East Norfolk.</p>	On Site	-

Geology

Low Permeability Drift Deposits

Map ID	Details	Distance	Direction
	<p>Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium, Map Sheet: Sheet 26 East Norfolk, Scale: 1:100,000.</p>	On Site	-

BGS 1:625,000 Solid Geology

Map ID	Details	Distance	Direction
	Neogene To Quaternary Rocks (Undifferentiated).	On Site	-

Sensitive Land Uses



Sensitive Land Uses

- | | | |
|------------------------------------|-------------------------|-------------------------------------|
| Site Boundary | Local Nature Reserve | Ramsar Site |
| Search Buffer | Marine Nature Reserve | Nearest Surface Water Feature |
| Bearing Reference Point | National Nature Reserve | Site of Special Scientific Interest |
| N | National Park | Special Area of Conservation |
| Area of Outstanding Natural Beauty | National Scenic Area | Special Protection Area |
| Environmentally Sensitive Area | Nitrate Sensitive Area | Water Abstraction |
| Forest Park | Nitrate Vulnerable Zone | Historical Flood Liability |

Source Protection Zones



Source Protection Zones

- | | | |
|-------------------------|---|--|
| Site Boundary | Inner zone (Zone 1) | Total catchment (Zone 3) |
| Search Buffer | Inner zone - subsurface activity only (Zone 1c) | Total catchment - subsurface activity only (Zone 3c) |
| Bearing Reference Point | Outer zone (Zone 2) | Special interest (Zone 4) |
| N | Outer zone - subsurface activity only (Zone 2c) | |

Environmentally Sensitive Features

Nitrate Vulnerable Zones

Map ID	Details	Distance	Direction
1	Name: Bure Broads Eutrophic Lake Nvz, Description: Eutrophic Water, Source: Environment Agency, Head Office.	On Site	-
2	Name: Norwich Crag And Gravels, Description: Groundwater, Source: Environment Agency, Head Office.	On Site	-

Nearest Surface Water Feature

Map ID	Details	Distance	Direction
3	Surface water feature identified in proximity.	On Site	NE

Water Abstractions

Map ID	Details	Distance	Direction
4	Operator: B Webster & Sons, Licence Number: 7/34/06/*G/0246, Permit Version: 100, Location: Borehole At Aylsham, Authority: Environment Agency, Anglian Region, Abstraction: General Agriculture: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m ³): Not Supplied, Yearly Rate (m ³): Not Supplied, E chalk; Status: Temporary, Authorised Start: 01 April, Authorised End: 31 October, Permit Start Date: 1st April 1998, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	341m	NW
5	Operator: B Webster & Sons, Licence Number: 7/34/06/*G/0246a, Permit Version: 1, Location: Borehole At Aylsham, Authority: Environment Agency, Anglian Region, Abstraction: General Agriculture: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m ³): Not Supplied, Yearly Rate (m ³): Not Supplied, Bore At Aylsham Norfolk, Authorised Start: 01 April, Authorised End: 31 October, Permit Start Date: 28th December 2007, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	341m	NW
6	Operator: B Webster & Sons, Licence Number: An/034/0006/018, Permit Version: 1, Location: Borehole At Aylsham, Authority: Environment Agency, Anglian Region, Abstraction: General Agriculture: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m ³): Not Supplied, Yearly Rate (m ³): Not Supplied, Not Supplied, Authorised Start: 01 April, Authorised End: 31 October, Permit Start Date: 11th January 2011, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	341m	NW

Natural and Mining Related Hazards

Subsidence

Collapsible Ground Stability Hazards

Details	Distance	Direction
Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	S

Compressible Ground Stability Hazards

Details	Distance	Direction
Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Ground Dissolution Stability Hazards

Details	Distance	Direction
Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	S

Landslide Ground Stability Hazards

Details	Distance	Direction
Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	S

Running Sand Ground Stability Hazards

Details	Distance	Direction
Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	S

Shrinking or Swelling Clay Subsidence Hazards

Details	Distance	Direction
Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	N
Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	18m	S

Radon

Radon Potential

Details	Distance	Direction
The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Radon Protective Measures

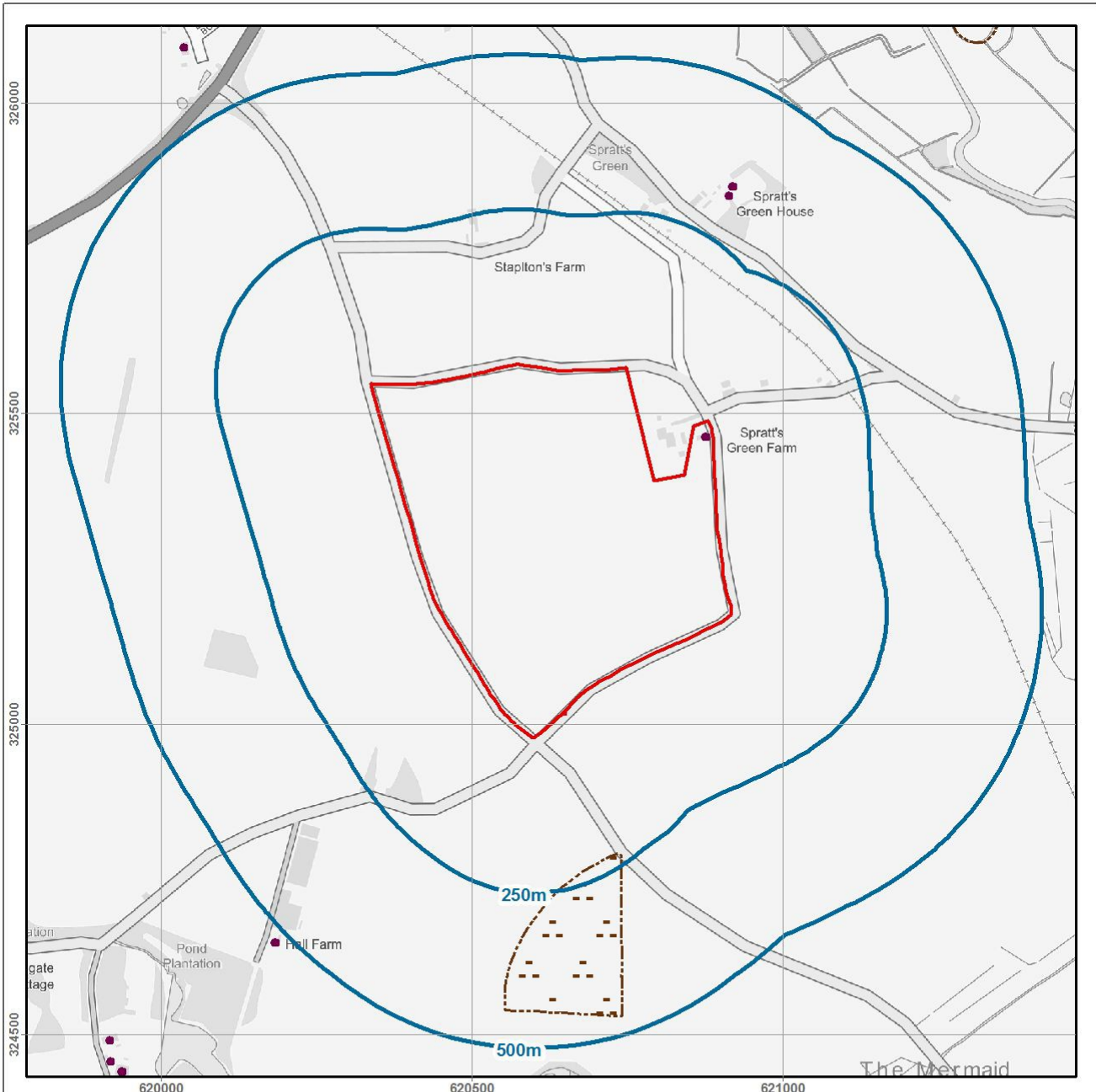
Details	Distance	Direction
None, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Mining








BGS Recorded Mineral Sites

Map ID	Details	Distance	Direction
1	Site Name: Hall Farm Pit, Site Location: Not Supplied, Source: British Geological Survey, National Geoscience Information Service, Reference: 192934, Type: Opencast, Status: Ceased, Operator: Not Supplied, Operator Location: Not Supplied, Periodic Type: Cretaceous, Geology: White Chalk Subgroup, Commodity: Chalk, Positional Accuracy: Located by supplier to within 10m.	223m	SE

Farm Specific Issues



Archaeological Sites of Interest

- | | | |
|--|---|---|
|  Client Site |  Listed Buildings |  Historic Battlefields |
|  World Heritage Sites |  Historic Landscapes |  Ancient Woodlands |
|  Scheduled Monuments | | |



* - Not all features in legend may be present in above map

Nominal scale at A4 paper size - 1:10,250

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Farm Specific Issues

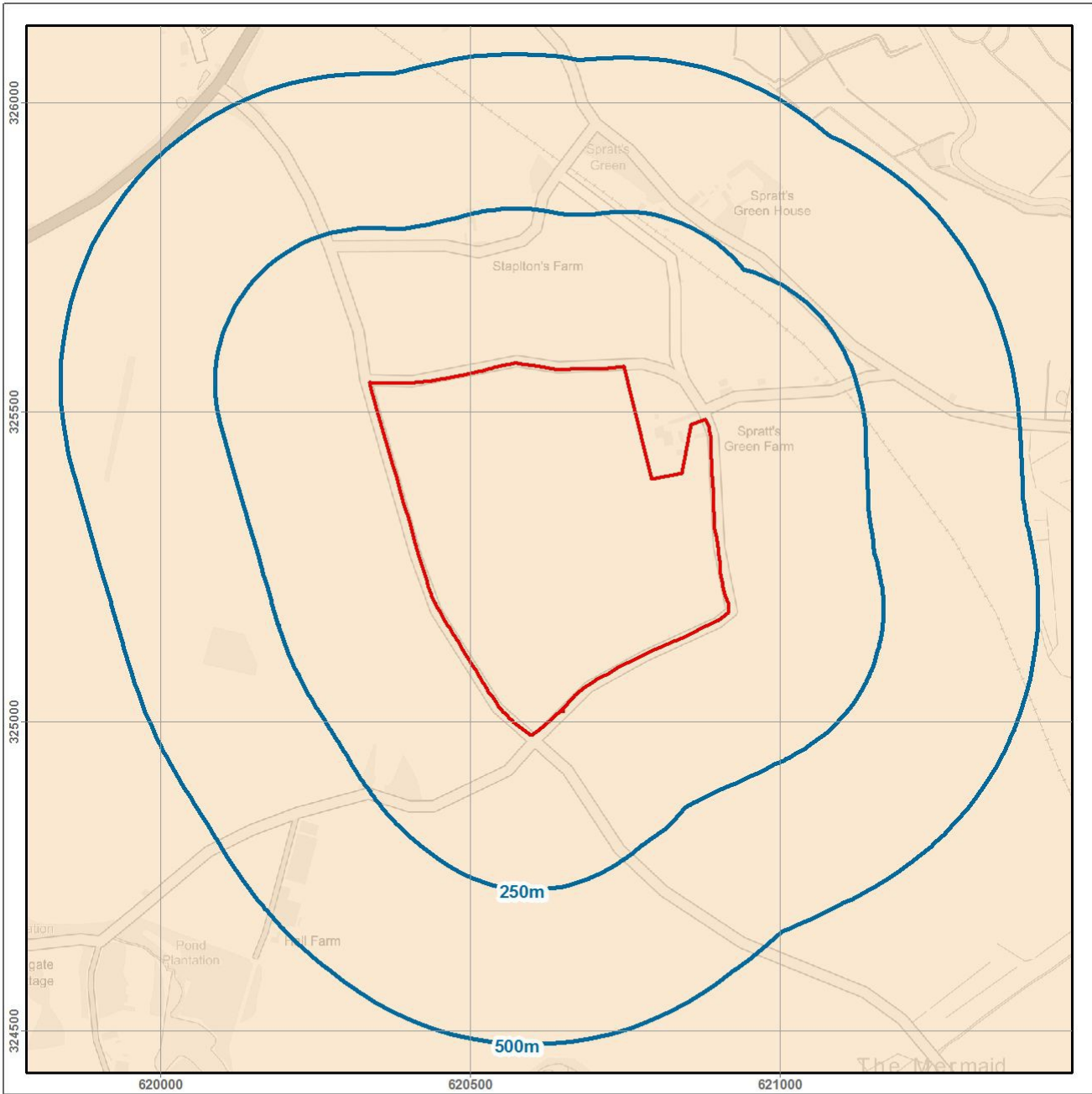
Listed Buildings

Details	Distance	Direction
List Entry: 1170412, Name: SPRATTS GREEN FARMHOUSE AND BARNNS, Grade: II, List Date: 01/06/1984, Amend Date: , NGR: TG2087725463, Capture Scale: 1:2500, Easting: 620877, Northing: 325463, Area (hectares): 0	On Site	-
List Entry: 1051570, Name: SPRATTS GREEN HOUSE, Grade: II, List Date: 01/06/1984, Amend Date: , NGR: TG 20914 25850, Capture Scale: 1:2500, Easting: 620914, Northing: 325850, Area (hectares): 0	320.6m	NE
List Entry: 1170438, Name: COTTAGE IMMEDIATELY NORTH OF SPRATTS GREEN HOUSE, Grade: II, List Date: 01/06/1984, Amend Date: , NGR: TG 20920 25865, Capture Scale: 1:2500, Easting: 620920, Northing: 325865, Area (hectares): 0	336.6m	NE

Scheduled Monuments

Details	Distance	Direction
List Entry: 1003952, Name: Bolwick Hall Farm, Roman site, Schedule Date: , Amend Date: , NGR: TG 20647 24637, Capture Scale: 1:10000, Easting: 620663.347823, Northing: 324637.77903, Area (hectares): 3.57	225.9m	SE

BGS Soil Chemistry – Arsenic



Soil Chemistry - Arsenic

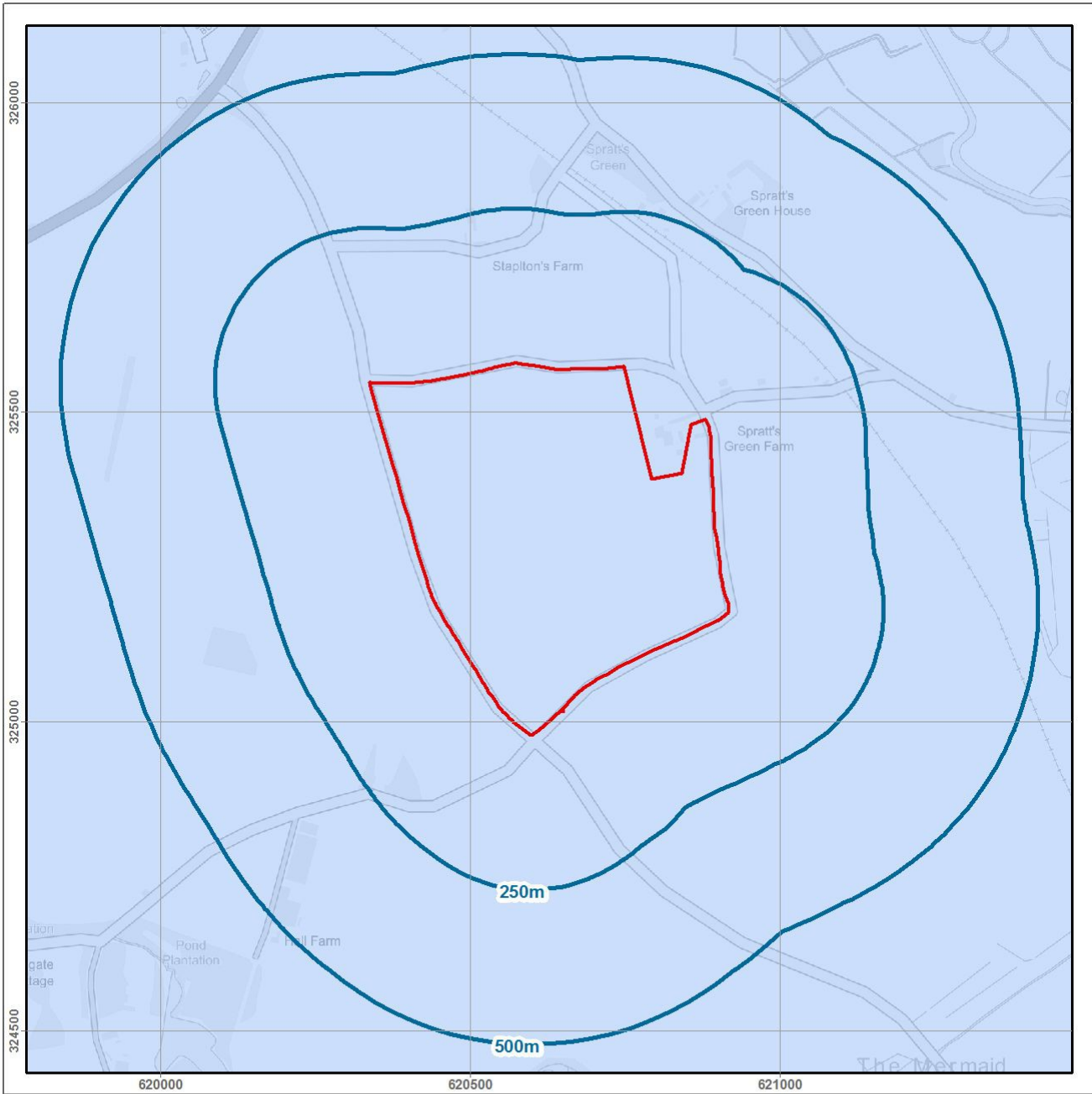


* - Not all features in legend may be present in above map

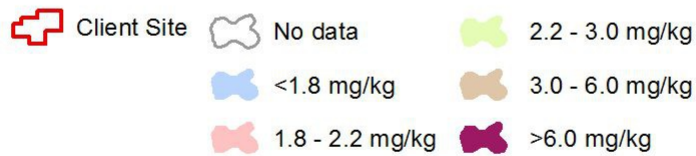
Nominal scale at A4 paper size - 1:10,250

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BGS Soil Chemistry – Cadmium



Soil Chemistry - Cadmium

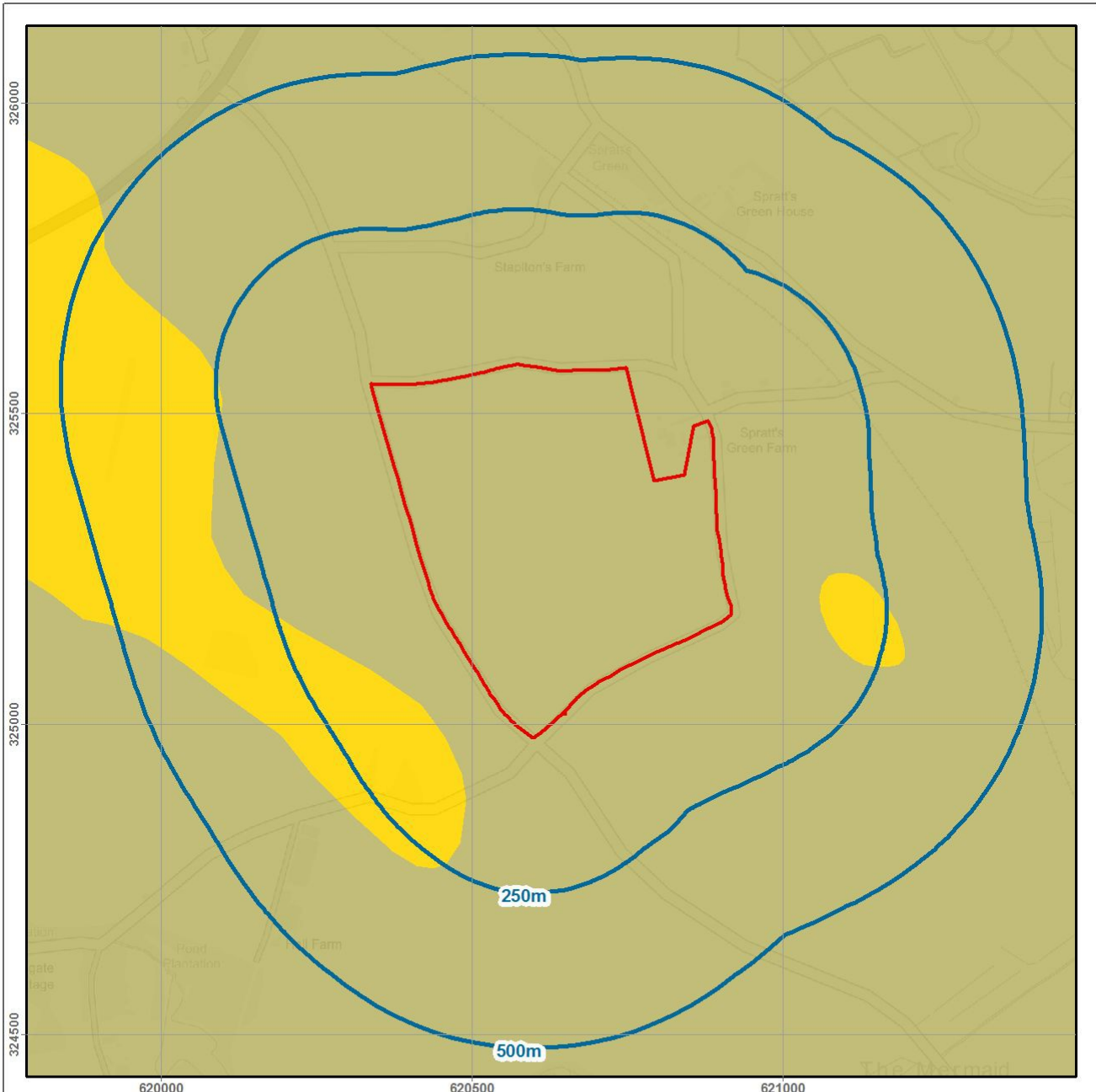


* - Not all features in legend may be present in above map

Nominal scale at A4 paper size - 1:10,250

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BGS Soil Chemistry – Chromium



Soil Chemistry - Chromium

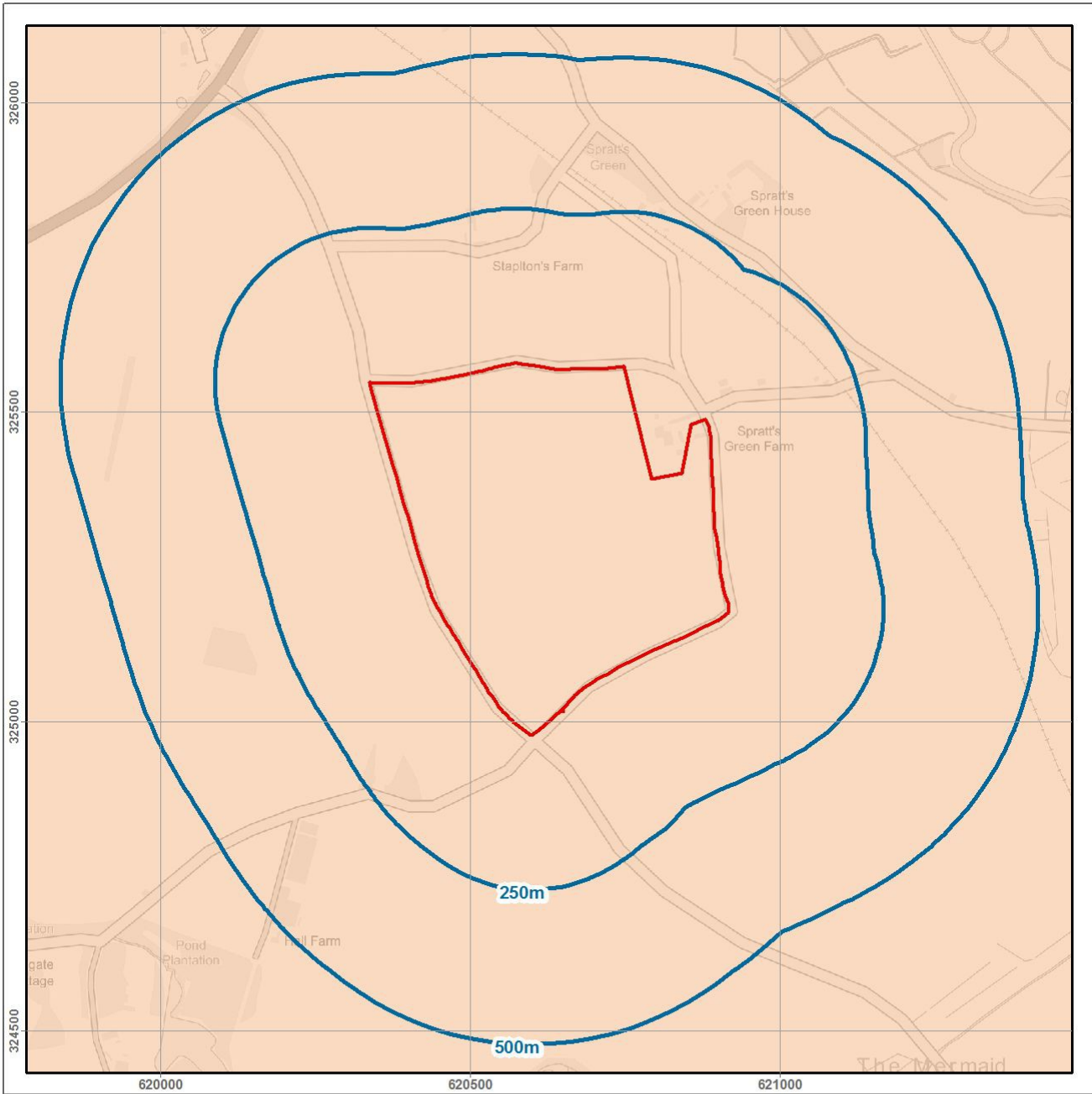


* - Not all features in legend may be present in above map









Nominal scale at A4 paper size - 1:10,250

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BGS Soil Chemistry – Lead



Soil Chemistry - Lead

-  Client Site
-  No data
-  300 - 600 mg/kg
-  <100 mg/kg
-  600 - 1200 mg/kg
-  100 - 200 mg/kg
-  >1200 mg/kg
-  200 - 300 mg/kg

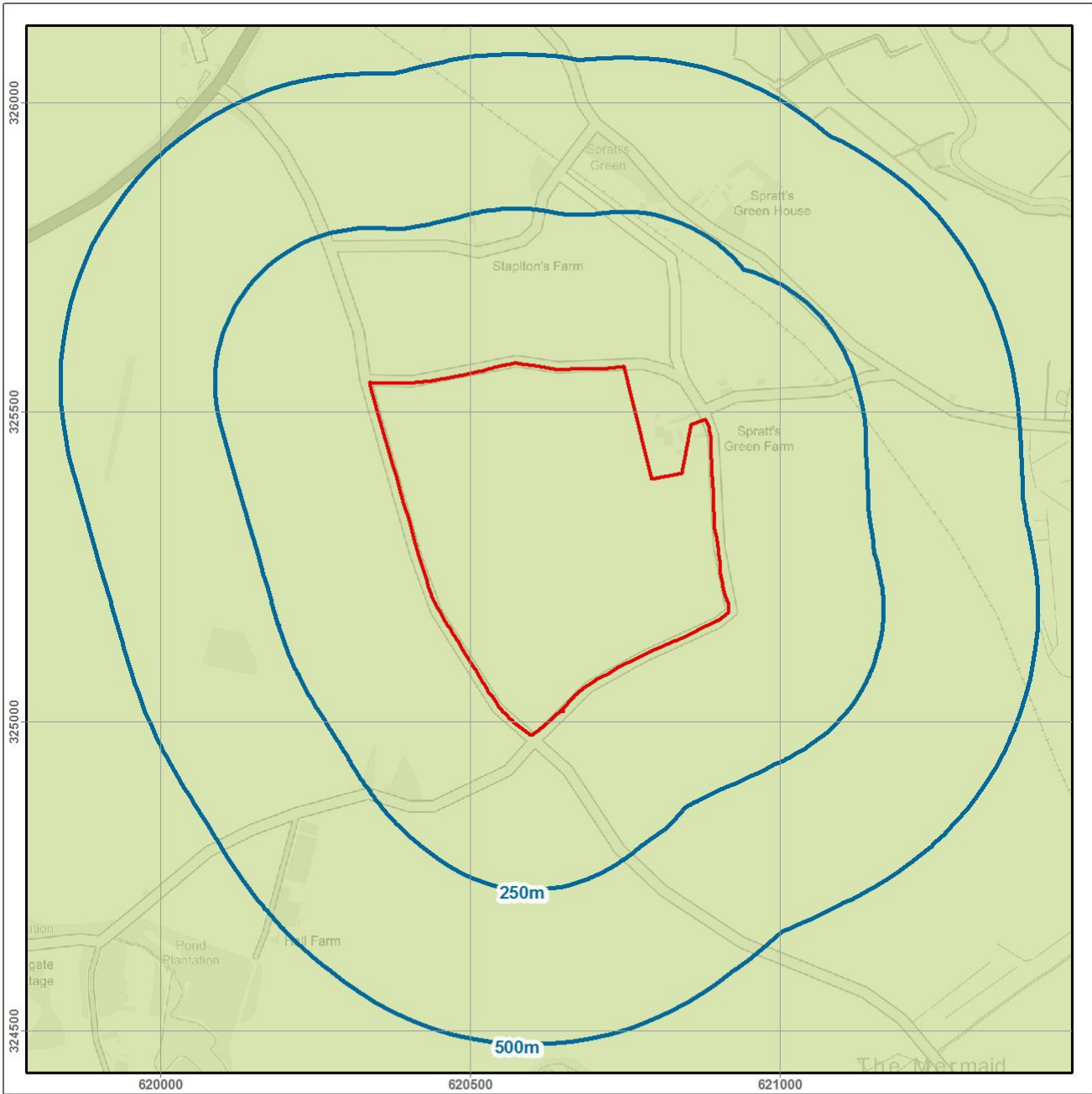


* - Not all features in legend may be present in above map

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BGS Soil Chemistry – Nickel



Soil Chemistry - Nickel



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Soil Chemistry

BGS Soil Chemistry Arsenic

Map ID	Details	Distance	Direction
	Sample Type: RuralSoil, Proportion: <15 mg/kg	On Site	-

BGS Soil Chemistry Cadmium

Map ID	Details	Distance	Direction
	Sample Type: RuralSoil, Proportion: <1.8 mg/kg	On Site	-

BGS Soil Chemistry Chromium

Map ID	Details	Distance	Direction
	Sample Type: RuralSoil, Proportion: 40 - 60 mg/kg	On Site	-
	Sample Type: RuralSoil, Proportion: 20 - 40 mg/kg	99.6m	SW

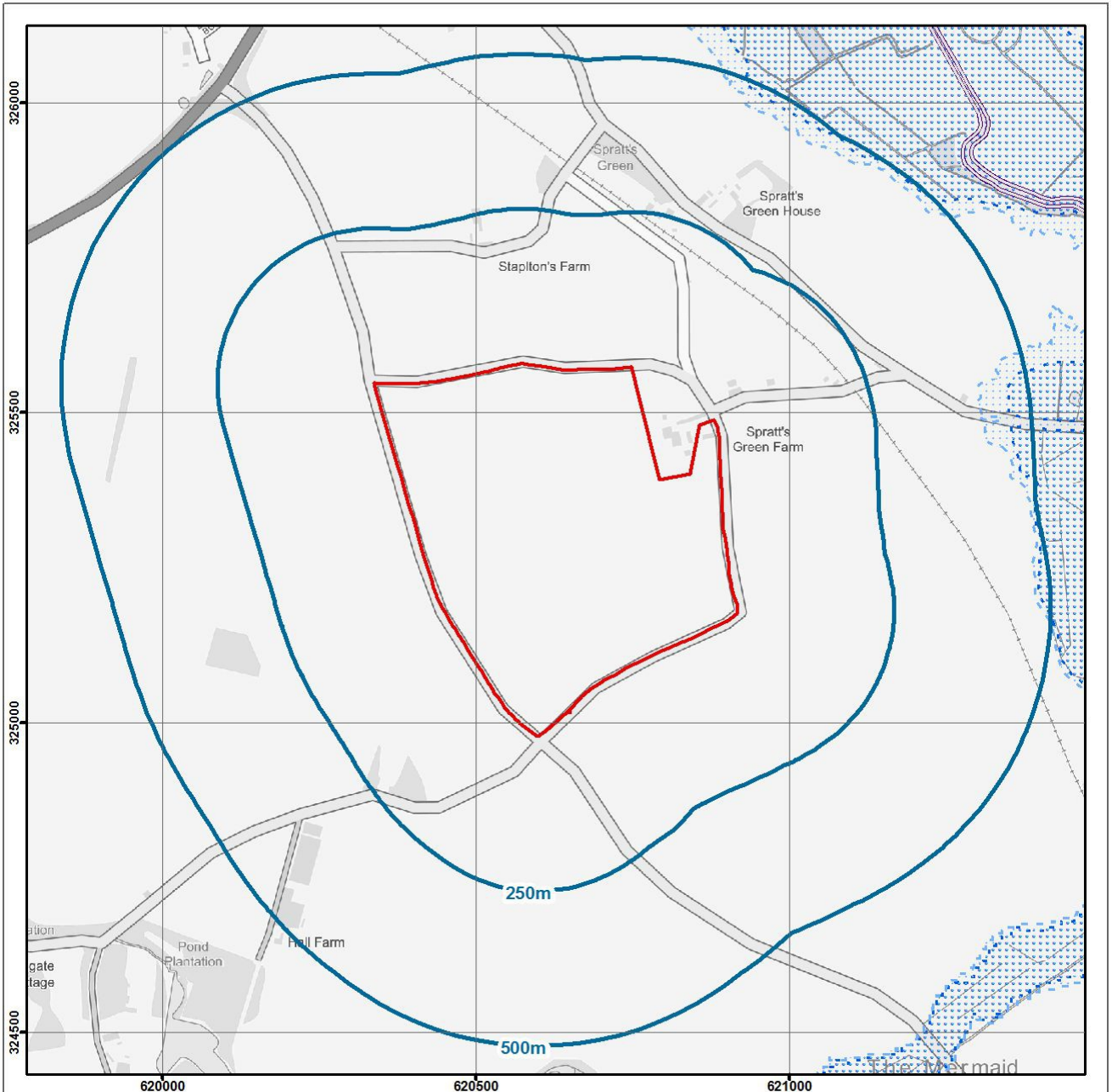
BGS Soil Chemistry Lead

Map ID	Details	Distance	Direction
	Sample Type: RuralSoil, Proportion: <100 mg/kg	On Site	-

BGS Soil Chemistry Nickel

Map ID	Details	Distance	Direction
	Sample Type: RuralSoil, Proportion: <15 mg/kg	On Site	-

Flooding from Rivers or Sea



Environment Agency

- | | |
|----------------|----------------|
| Client Site | Defended Areas |
| Flood Defences | Flood Zone 2 |
| Flood Storage | Flood Zone 3 |

0 50 100 200
meters

* - Not all features in legend may be present in above map

Nominal scale at A4 paper size - 1:10,250

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Flooding from Rivers or Sea

Flooding from River or Sea (Flood Zone 3)

Map ID	Details	Distance	Reply or Direction
	Are there any indicative flood plains within 500m?	<501m	YES
	Type: Fluvial Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	464.1m	E

Flooding from River or Sea in an Extreme Event (Flood Zone 2)

Map ID	Details	Distance	Reply or Direction
	Are there any indicative flood plains (extreme events) within 500m?	<501m	YES
	Type: Fluvial Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	416.0m	E



The Site is at a low risk of flooding from rivers or the sea, as defined by the regulatory body's Flood Map. If the Site area is greater than one hectare, any planning application for development would need to be accompanied by a Flood Risk Assessment in accordance with NPPF.

Areas Benefiting from Flood Defences

Map ID	Details	Distance	Reply or Direction
	Does the Site or any areas within 500m benefit from flood defences?	<501m	NO



The Site is over 500m from an Area Benefiting from a Flood Defence, as defined by the regulatory body. The residual risk that the Site may flood if the protection standard of any flood defences is exceeded, or if the defences fail, is insignificant.

Flood Water Storage Areas

Map ID	Details	Distance	Reply or Direction
	Are there any flood water storage areas within 500m?	<501m	NO



The Site is over 500m from a Flood Storage Area (FSA) as defined by the regulatory body. These areas store flood water during significant flood events. It is unlikely that any FSA presents any associated flood risk to the Site.

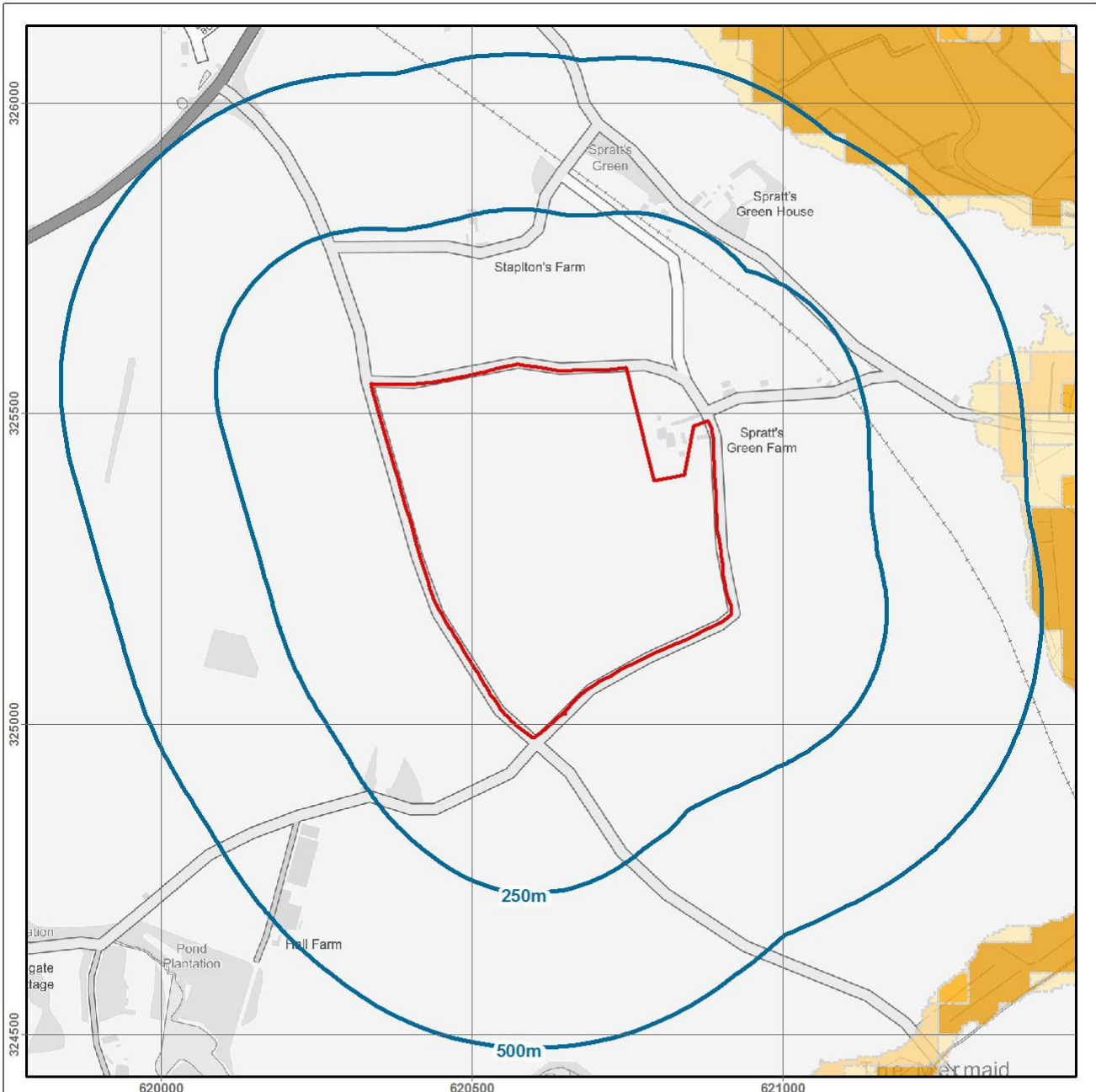
Flood Defences

Map ID	Details	Distance	Reply or Direction
	Are there any flood defences within 500m?	<501m	NO









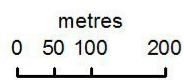
There are no flood defences within 500m of the Site. There may be a small residual risk of flooding from overtopping or failure of defences more distant from the Site. Reference should be made to the assessment of 'Areas Benefiting from Flood Defences' to ascertain whether the Site could potentially be at risk.

The Environment Agency Risk of Flooding from Rivers and Sea



Risk of Flooding from Rivers and Sea (RoFRS)

-  Client Site
-  High
-  Medium High
-  Medium
-  Low
-  Very Low



* - Not all features in legend may be present in above map

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The Environment Agency Risk of Flooding from Rivers and Sea

Details	Distance	Reply or Direction
What is the flood likelihood category for the Site?	On Site	-



Some areas may be classified as having no result. This occurs where there is no output data from the analysis used to produce the regulatory body's risk assessment, but the area falls within the extreme flood outline (with a 0.1% or 1 in 1000 chance of flooding in any year).

The Environment Agency Data

The data in the Risk of Flooding from Rivers and Sea Property Flood Likelihood Database is sourced from The Environment Agency's National Property Dataset (NPD2). The information provided includes the flood likelihood category low, moderate, or significant according to the flood risk analysis.

Groundwater Flooding Risk

Groundwater Flooding Risk

Details	Distance	Reply or Direction
What is the risk of groundwater flooding at the Site?	On Site	-



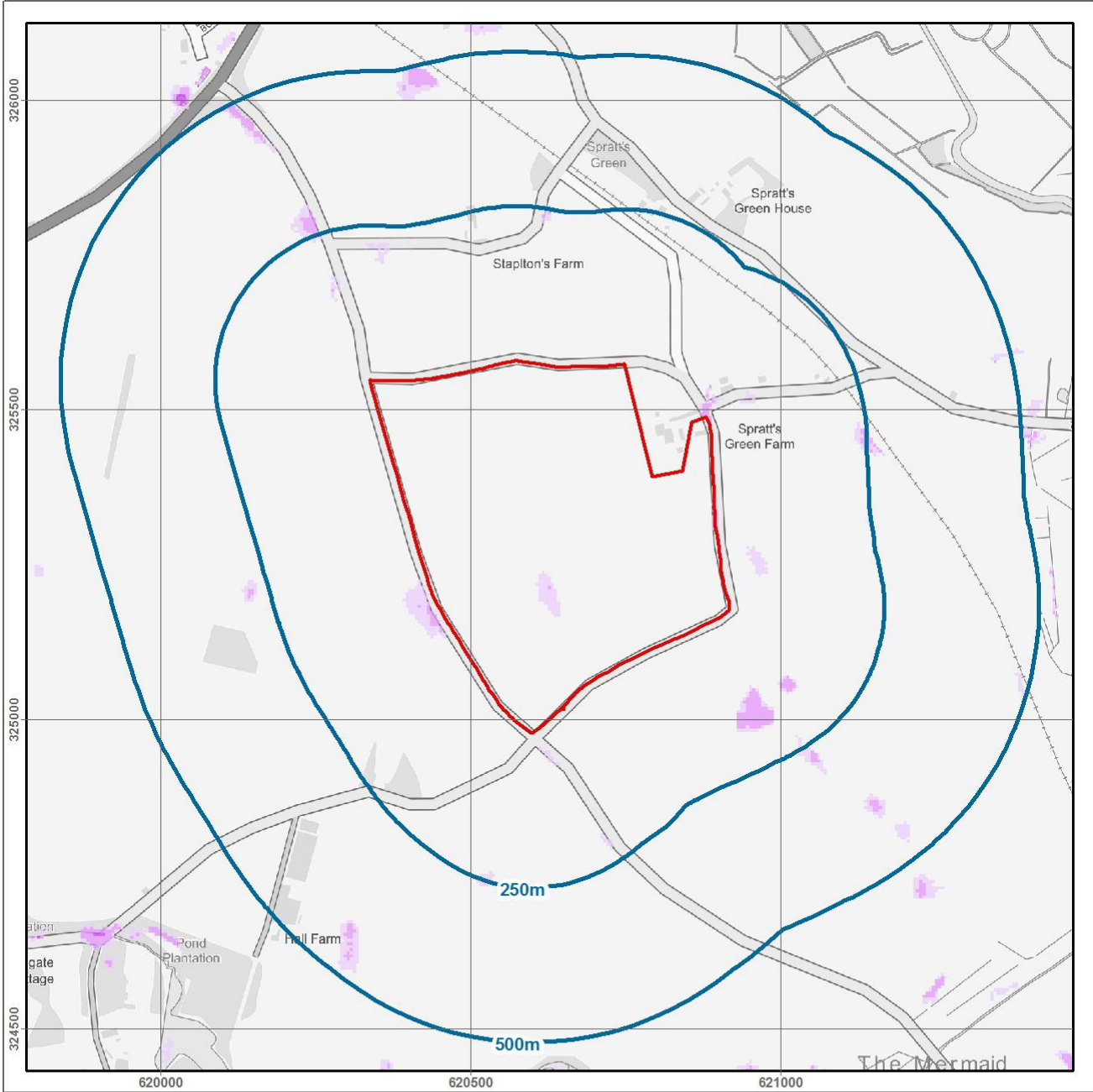
Information from GeoSmart Information Ltd indicates that there is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence will be less frequent than 1 in 100 years return period. No further investigation of risk is deemed necessary unless the proposed site use is unusually sensitive. However, data may be lacking in some areas, so assessment as 'negligible risk' on the basis of the map does not rule out local flooding due to features not currently represented in the national datasets used to generate this version of the map.

GeoSmart Information Ltd Data





GeoSmart Information Ltd provides data to Argyll in relation to groundwater flooding. Through research and development, building on their expertise in addressing groundwater flooding issues for the Environment Agency and other clients in the UK, GeoSmart Information Ltd has developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in England and Wales. This differs from other suppliers of data regarding groundwater flooding which only report on the susceptibility of groundwater flooding. Susceptibility merely has to be identified, whereas risk must be quantified. The resulting map is a 5x5m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). GeoSmart Information Ltd's classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 100 years.

The map is a general purpose indicative screening tool, and is intended to provide a useful initial view for a wide variety of applications. However, it does not provide an alternative to a site specific assessment, and a detailed risk assessment should be used for any site where the impact of groundwater flooding would have significant adverse consequences.

Surface Water Flooding (1:200 year rainfall event)



Surface Water Risk

-  Client Site
-  10cm - 30cm depth
-  30cm - 1m depth
-  1m + depth



* - Not all features in legend may be present in above map

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Surface Water Flooding

Surface Water Flooding

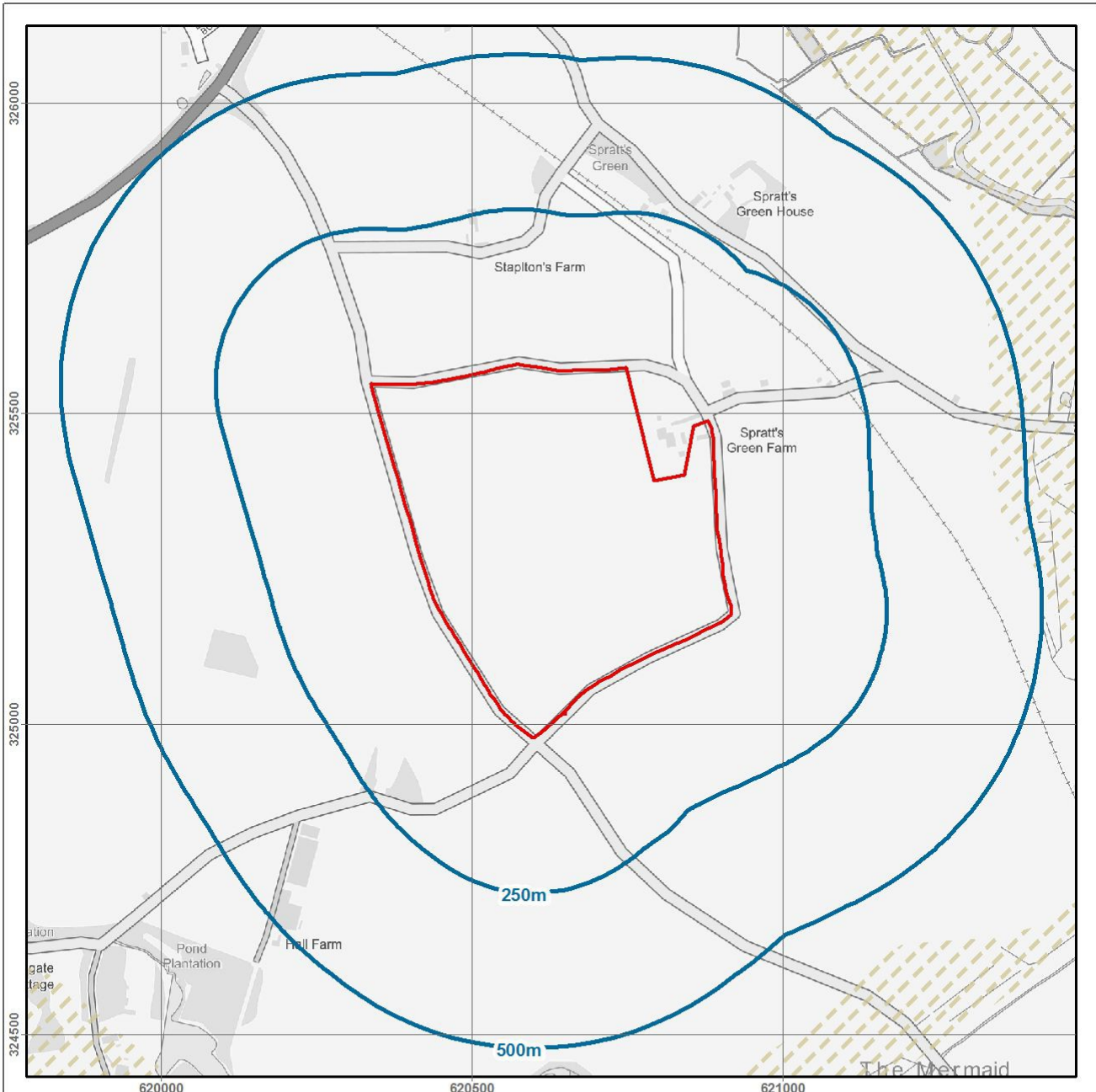
Details	Distance	Reply or Direction
What is the risk of surface water flooding at the Site following a 1 in 75 year rainfall event?	On Site	medium
What is the risk of surface water flooding at the Site following a 1 in 200 year rainfall event?	On Site	medium
What is the risk of surface water flooding at the Site following a 1 in 1,000 year rainfall event?	On Site	medium



JBA Risk Management Data

Surface Water Flooding - Information regarding the risk of natural surface water or pluvial flooding. The risk is classified by JBA into four categories, low (equal to 10cm), low to medium (more than 10cm), medium (more than 30cm) and high (more than 1m) which reflect varying depths of potential surface water flooding during a range of rainfall events including 1:75 year, 1:200 year, and 1:1000 year.

Historical Flooding



Historical Flooding

-  Client Site
-  Historic Floods
-  Geo Indicators



* - Not all features in legend may be present in above map

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Historical Flooding

Historical Flood Events

Details	Distance	Reply or Direction
Have any historic flood events occurred at the Site or within 500m?	<501m	NO



The regulatory body's records have no indication of past flooding within 500m of the Site. As these records are not comprehensive, it may still be prudent to ask the Site owner whether they are aware of any previous flooding at the Site or in the surrounding area.

Environment Agency Data

Historic Flood Outlines - The EA has collated extensive records (including outlines) of flooding from rivers, the sea or groundwater which have occurred in England and Wales since c. 1950. This information comes from various sources including maps, aerial photographs and private records. It is not necessarily comprehensive.

Geological Indicators of Flooding

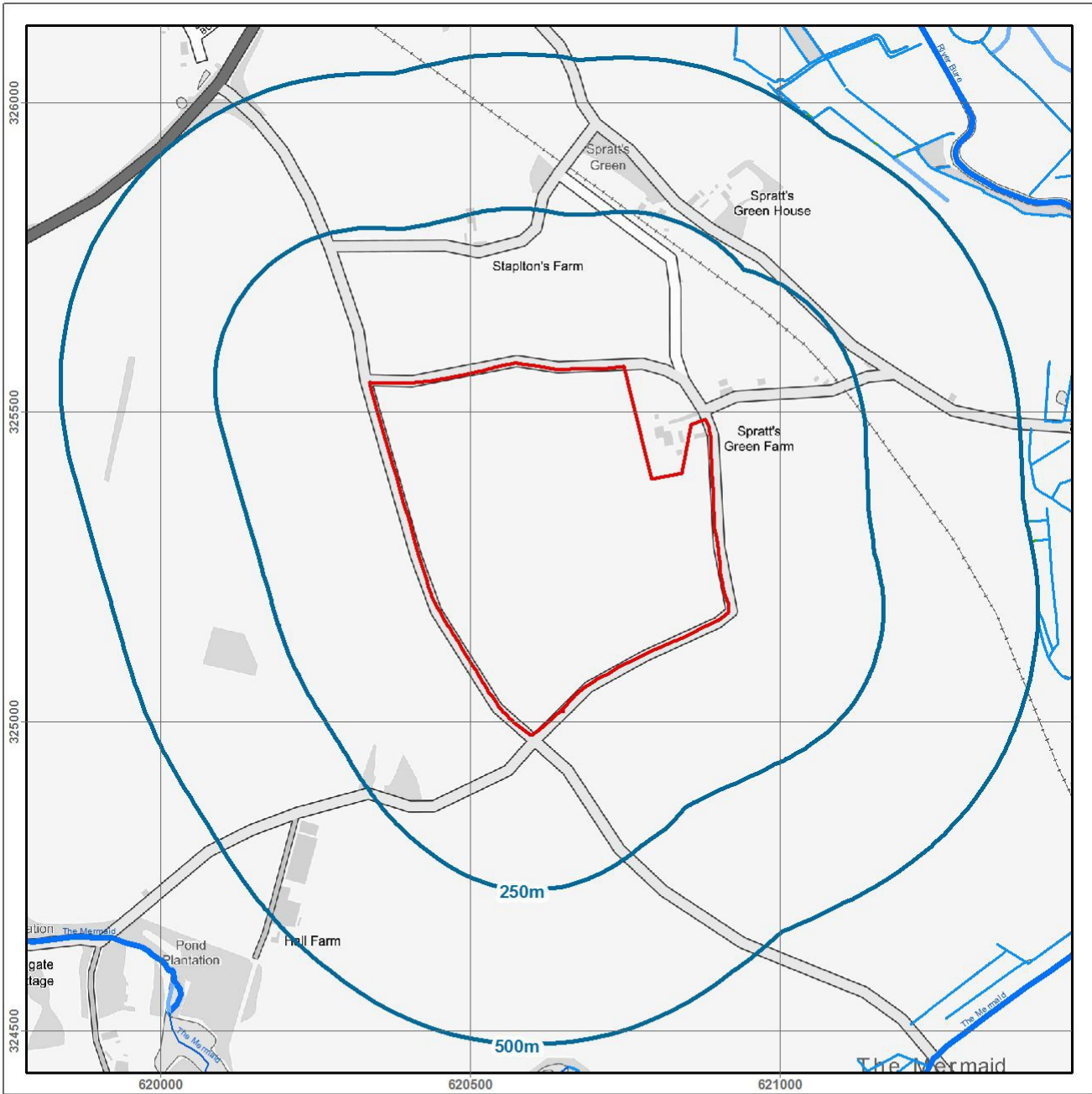
Details	Distance	Reply or Direction
Are there any geological deposits which indicate the Site may have been flooded in the past?	<26m	NO



British Geological Survey Data

Geological Indicators of Flooding – The BGS Geological Indicators of Flooding (GIF) data set is a digital map based on the BGS Digital Geological Map of Great Britain at the 1:50,000 scale (DiGMapGB-50). It was produced by characterising Superficial (Drift) Deposits on DiGMapGB-50 in terms of their likely vulnerability to flooding, either from coastal or inland water flow and reflects areas which may have flooded in the recent geological past. This normally relates to flooding which happened many thousands of years ago.

OS MasterMap Water Network



OS MasterMap Water Network

- | | |
|-------------------------|-------------------------|
| Client Site | Lake or Reservoir |
| Primary Flow (named) | Foreshore and Sea |
| Primary Flow (un-named) | Underground River |
| Secondary Flow | Marsh |
| Tidal River | Canal, Lock or Transfer |



* - Not all features in legend may be present in above map

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OS MasterMap Water Network

OS MasterMap Water Network

Map ID	Details	Distance	Reply or Direction
	Is there any information from the OS's MasterMap Water Network within 500m?	<501m	NO



No water features have been identified within 500m of the Site.

OS Data

OS MasterMap Water Network is a three-dimensional digital representation of the watercourses in Great Britain. It includes rivers, streams, lakes, lochs and canals as a series of watercourse network lines. The network lines (links) are attributed to provide a range of information about the section of watercourse they depict. The OS MasterMap Water Network will significantly enhance systems used to manage waterways, river and the flood risk they pose.

Other Information

Height Above Sea Level

Map ID	Details	Distance	Reply or Direction
	Maximum height of the Site above sea level	On Site	21.40m
	Minimum height of the Site above sea level	On Site	15.00m
	Average height of the Site above sea level	On Site	19.00m



The Site is at a relatively high elevation above sea level. However, this is not in itself indicative of the absence of flood risk and reference should be made to other assessments within this report.

Distance to Water Features

Details	Distance	Reply or Direction
Are there any water features within 500m?	<501m	NO



There are no water features shown on the Ordnance Survey maps within 500m of the Site.

Dam or Reservoir Failure

Details	Distance	Reply or Direction
Is there a risk of the Site being affected by the failure of a nearby dam or reservoir?	On Site	NO



Neither the Site nor areas near to it will be likely to flood if a dam or reservoir in the surrounding area failed.

JBA Risk Management Data

Dam or Reservoir Failure – JBA has modelled approximately 1700 dams and reservoirs across the UK which are considered to pose the greatest risks to people and property. These models are able to predict the areas likely to flood on all sides of a feature, should an element of it fail e.g. a wall, dam or earth bund.

Useful Contacts

Name and Address	Telephone/Fax/Email
Argyll Environmental Limited 1 st Floor 98 – 99 Queens Road Brighton BN1 3XF www.argyllenvironmental.com	Telephone 0845 458 5250 orders@argyllenviro.com
Ensura Limited (for Environmental Insurance) 1 st Floor 98 – 99 Queens Road Brighton BN1 3XF www.ensura.co.uk	Telephone 0845 652 8585 Fax 0845 652 8686 info@ensura.co.uk
Norfolk County Council Planning & Transportation - Minerals & Waste County Hall www.norfolk.gov.uk	Telephone 0844 800 8020 Fax: 0844 800 8012 information@norfolk.gov.uk
Broadland District Council Thorpe Lodge www.broadland.gov.uk	Telephone 01603 431133 Fax: 01603 700339
British Geological Survey Enquiry Service British Geological Survey www.bgs.ac.uk	Telephone 0115 936 3143 Fax: 0115 936 3276 enquiries@bgs.ac.uk
Environment Agency National Customer Contact Centre (NCCC) PO Box 544	Telephone 03708 506 506
Environment Agency Head Office Rio House	Telephone 01454 624400 Fax: 01454 624409
Defra Nobel House 17 Smith Square London SW1P 3JR	Telephone 08459 335577 defra.helpline@defra.gsi.gov.uk
ALA (Agricultural Law Association)	Telephone 01206 383521 Enquiries@aka.org.uk

Please note that the Environment Agency / SEPA have a charging policy in place for enquiries. When contacting these agencies please mention that this data has been received from the Landmark database, alternatively Argyll Environmental Limited would be pleased to assist with consultation to the above bodies. Please contact us for a quotation.

Contaminated Land Risk Analysis Methodology

The Estate Solutions reports have been designed to assist in making informed decisions during property transactions. The Report is a desktop assessment of direct liabilities (Liabilities) which could affect the owner /occupier of the Site and arise under Part 2A of the Environmental Protection Act 1990 and/or equivalent requirements under the planning regime and/or the Water Resources Act 1991⁴. (Relevant Legislation). If a risk is identified, then a number of options for finding out more about the risk, managing it or transferring it are proposed.

The assessment of environmental liability under the Relevant Legislation is based upon the principle of determining the presence of a plausible contaminant-pathway-receptor relationship (a contaminant linkage). A 'contaminant' is a source of contamination, a 'pathway' is a medium through which the contamination can mobilise and 'a receptor' is a person or entity that could be detrimentally affected by the contamination. If all three are identified, then a 'plausible contaminant-pathway-receptor relationship' may be present. By definition, this is one which Argyll believes could result in significant harm, a significant possibility of significant harm or significant pollution or the possibility of significant pollution to Controlled Waters.

In our assessment we use the following test to decide if there is a potential liability affecting the Site. For the purpose of this assessment a site where a potential Liability has been identified is defined as follows:

A Site which, from the information assessed by Argyll, is considered to have the potential of being affected by contaminative substances present in or under the Site (but excluding potential sources of contamination on or above the land) such that, on the basis of its current or proposed use, there is a reasonable likelihood of a UK regulatory authority, acting in accordance with Relevant Legislation, requiring that remedial measures are taken in order to remedy or mitigate the contaminative substances that are present in or under the land that forms all or part of the Site.

The term Liabilities is defined within the scope of this assessment to mean, remedial works under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991 which may result in direct liability for the site owner/occupier.

The assessment within the Report has been produced and quality checked by a team of qualified environmental professionals. The assessment is based upon a manual review of the data contained within the Data Section of this Report and of 1:2500 and 1:1250 (where available) scale historical mapping.

Ecological Risk Assessment

The evaluation of ecological risk is becoming an increasingly important input when making risk management decisions. In the Site Solutions Commercial report, Argyll assesses two different drivers for risks and liabilities driven by ecological receptors;

- 1.The Contaminated Land Regime; and
- 2.The Environmental Damage Regulations (EDR) 2009.

The Environment Agency has designed a generic framework for conducting ecological risk assessment (see Assessing Risk to Ecosystems from Land Contamination, R&D Technical Report P299, EA 2002). This recommends a tiered approach in line with best practice for human health and controlled water risk assessment and defines Relevant Ecological Receptors as any of the Relevant Types of Receptor as set out in Table 1 of Defra Statutory Guidance on Contaminated Land dated April 2012.

Argyll assesses Relevant Ecological Receptors as part of its assessment process. To do so it uses the Argyll EcoRisk model which was developed and tested in consultation with leading experts and is based on the Environment Agency framework.

The Environmental Damage (Prevention and Remediation) Regulations 2009 were introduced on 1 March 2009 to implement the provisions of the European Commission's Environmental Liability Directive into law in England⁵. The aim of EDR is to prevent and remedy damage to protected species or natural habitats or a site of special scientific interest, surface water, groundwater or to land. 'Environmental damage' has a specific meaning in the Regulations, and covers only the most severe cases. Existing legislation with provisions for environmental liability remains in place. The Regulations apply on land in England and on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea.

Argyll does not consider the standard of current operations, but reports the potential for environmental damage based on the location of EDR Receptors around the Site.

⁴ Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.




⁵ Environmental Damage (Prevention and Remediation) (Wales) Regulations 2009 or Environmental Damage (Prevention and Remediation) (Scotland) Regulations where appropriate.

When conducting either assessment, Argyll will primarily assess information provided in the Data section of the Report. However, in some cases Argyll may choose to supplement this with freely available public information such as that provided by Natural England and/or information provided by the Argyll Europa System.

Liability Assessment

In this section Argyll will report on any potential soil and groundwater liabilities which it considers are associated with the Site. Our assessment of Liability is based upon the proposed and current use of the Site (as supplied by the client) in line with current Government guidance.

There will be one of the following three responses:

Assessment	Liability Statement & explanation	Defra Category*
PASSED 	<p>Within the scope of this assessment no Liabilities have been identified. No further action is required.</p> <p>This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation.</p>	3 or 4
PASSED 	<p>Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent enquiries suggested below.</p> <p>This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. However, a client may wish to obtain further information about other issues disclosed in the Report, which could be material.</p>	3 or 4
FURTHER ACTION 	<p>Potential Liabilities have been identified under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991⁶. To quantify these you may decide to undertake a more detailed assessment through the recommendation(s) set out below.</p> <p>This statement indicates that within the scope of this assessment, an issue or a number of issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. In this event, recommendations are made, in order that additional information is collected so that the liabilities may be more accurately assessed.</p>	Potentially 1 or 2

* According to Defra's updated Statutory Guidance on Contaminated Land, Regulators have a four-stage test to decide when land is and is not contaminated. Category 1 and Category 2 sites would encompass land which is capable of being determined as contaminated land, whereas Category 3 and Category 4 sites would encompass land which is not capable of being determined as contaminated land.

Limitations of the Report

The Estate Solutions reports have been designed to satisfy standard environmental due-diligence enquiries, as recommended by the Law Society's contaminated land warning card. It is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The Report does not include a site investigation, nor does Argyll make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Argyll cannot guarantee that all land uses or factors of concern will have been identified by the Report.

The information in the Data Section of the Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Argyll cannot guarantee the accuracy or completeness of such information or data. Argyll will not accept responsibility for inaccurate data provided by external data providers.

Further information regarding our risk assessment methodology is provided in the Products and Services User Manual which is available free of charge from the client area of our website www.argyllenvironmental.com. For further information regarding the datasets reviewed within our assessment, please contact one of our technical team on 0845 458 5250. This report is provided under The Argyll Environmental Terms and Conditions for Data Reports, a copy of which is available on our website. Flood Risk Screening Methodology

⁶Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

The EstateSolutions Farm includes a desktop flood risk assessment designed to enable property professionals to assess the risk of flooding at agricultural sites. It examines the overall risk of flooding at a site (not taking into account any flood defences that may be present). The report considers current Government guidance including the National Planning Policy Framework (NPPF) and the agreement between the Association of British Insurers and Defra known as the Statement of Principles. The report has been produced and quality-checked by a qualified consultant using the data contained in this report.

Flood Risk Rating

Argyll provides an overall flood risk rating based on an assessment of the data provided within this report. It does so by asking one question:

1. What is the overall risk of flooding, assuming flood defence fail or are absent or overtopped?

The answer to this question provides a worst case scenario assuming there are either no defences in the area, that any defences in the area could fail, primarily as a result of river or coastal flooding, or are overtopped by excessive flood volumes.

Questions 1 are answered by one of six standard responses:

Response	Meaning
Negligible	The overall flood risk rating for the Site is assessed to be 'Negligible'. Existing datasets do not indicate any risk at the Site itself, or any feature within the locality of the Site, which would be expected to pose a threat of flooding. It is not considered that any further investigations are necessary in regard to flood risk.
Low	The overall flood risk rating for the Site is assessed to be 'Low'. Although large sites (over 1 ha) would require a Drainage Impact Assessment to accompany any planning application, it is not considered necessary to undertake any other further investigations into the flood risk to the Site.
Low to Moderate	The overall flood risk rating for the Site is assessed to be 'Low to Moderate'. The presence of such features as flood defences, flood storage areas and watercourses within the locality of the Site suggests that there may be a risk of flooding to the Site itself. Further investigations could be undertaken to further assess this risk.
Moderate	The overall flood risk rating for the Site is assessed to be 'Moderate'. Information from existing datasets suggests that there are certain features which may present a risk to the Site and its occupants. Further assessment would normally be suggested as a prudent measure to clarify the risk of flooding at the Site.
Moderate to High	The overall flood risk rating for Site is assessed to be 'Moderate to High'. Information from existing datasets suggests that there are certain features which may present a significant risk to the Site and its occupants. Further assessment is usually recommended in order to clarify the risk of flooding at the Site.
High	The overall flood risk rating for Site is assessed to be 'High', with a consequent risk to life and property. This means that existing datasets reveal significant flood risk issues which need to be addressed. Further assessment is usually recommended in order to clarify the risk of flooding at the Site.

Flood Analysis

The flood risk gauges provide a more detailed analysis of the risk from each of the four main types of flooding – river, coastal, groundwater and surface water. In addition, a fifth gauge provides an analysis of other factors (i.e. historic flood events, geological deposits which are indicative of past flooding, proximity to surface water features and elevation above sea level) that may affect the overall flood risk. For surface water flooding, only the risk rating generated from the 1:200 year rainfall event data is included in the overall risk assessment. The data on 1:75 year and 1:1,000 year rainfall events is provided for information only. The flood analysis within the report is automated taking into account the percentage of identified flood risk from the individual datasets to assess their significance in the context of the wider farm. This includes an assessment of whether the assumed main buildings within the Site boundary fall within an area of flood risk. For further information on each of these types of flooding, please refer to the Argyll FloodSolutions User Guide.

This analysis takes into account any existing flood defences that are intended to protect the Site and assumes that these work as designed. The analysis also takes into account the other information contained in those data sections of the report

which are relevant to that particular type of flooding. The assessment of the risk as shown in the flood gauge should therefore take priority over the information in the individual data sections of the report.

Limitations of the Report

The Renaissance Estate Solutions Farm report has been designed to satisfy basic flood-related environmental due-diligence enquiries for farm and large estates. It is a desktop review of information provided by the client and from selected private and public databases. It does not include a site investigation, nor are specific information requests made of the regulatory authorities for any relevant information (other than local water and sewerage providers). Therefore, Argyll cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete.

This report includes an assessment of surface water flooding which examines the risk of the general drainage network overflowing during periods of extreme rainfall. This report does not make a detailed site-specific assessment of the suitability of the existing drainage on the Site. If this is required, then a site survey should be considered. The assessment of pluvial flooding does not take into account particular local or temporary factors that may cause surface water flooding such as the blockage or failure of structures on or within watercourses, drains, foul sewers, water mains, canals and other water infrastructure; and any history of drains flooding at the Site or in the locality. Surface water flooding can occur before surface water reaches the general drainage network, for example on hills and inclines.

Environment Agency data does not include flood risk from very small catchments as models of such small scale catchments are not considered to be reliable for UK-wide flood risk assessments. The potential impact of climate change on flood risk to the Site would require further study.

When answering any questions within this report, current applicable legislation is taken into account.

The data used in this report may have inherent limitations and qualifications. Further details are set out in the FloodSolutions User Guide which is available free of charge from our website www.argyllenvironmental.com , or by calling one of our technical team on 0845 458 5250.

This report is provided under The Argyll Environmental Terms and Conditions for Flood Solutions Reports, a copy of which is available on our website, www.argyllenvironmental.com , or by calling one of our technical team on 0845 458 5250



Important Consumer Protection Information

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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 TPOs or to the PCCB.

TPOs Contact Details:

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

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

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



Complaints procedure

If you want to make a complaint, we will:

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

Complaints should be sent to:

Legal Director
Argyll Environmental Ltd
1st Floor
98 – 99 Queens Road
Brighton
BN1 3XF

Telephone: 0845 458 5250

Email: orders@argyllenviro.com

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

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

These are the notes referred to on the following official copy

Title Number NK404642

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that the quality of one or more pages may be poor. Unfortunately this is the best quality image we hold of the document. If you are able to obtain a better quality copy from another source we would be grateful if you would send it to us so we may update our records. Alternatively if you know who holds or may hold either a copy or the original please let us know so that we may contact that person.

Costs or expenses reasonably incurred as a result of the mistake may be recoverable as indemnity under paragraph 3 of Schedule 8, Land Registration Act 2002. However the Registrar's consent should normally be obtained before such costs are incurred. If you intend to incur costs as a result of any loss arising from the poor quality and to claim for these under the statutory compensation scheme please inform us of the steps you intend to take, what is the estimated cost and how this has been calculated. Our *Practice Guide 39 - Rectification and indemnity* contains further information. We appreciate that the payment of indemnity will be an inferior alternative to a better copy of the document itself.

You can view or download copies of the practice guide from our website at www.gov.uk/land-registry in English or Welsh. Alternatively, you can telephone Customer Support on 0300 006 0411 (0300 006 0422 for a Welsh-speaking service).

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Dated

16th October

1996

D M Carman and J M Carman (1)

and

J M Carman and C R T Harris (2)

C O N V E Y A N C E

relating to

Lots 1 and 7
Spratts Green Farm
AYLSHAM
Norfolk



SEQ79



COPY

**Hansell
Stevenson**
Solicitors

We hereby certify this
to be a true copy of the
original.

Hansell.

6.5.03

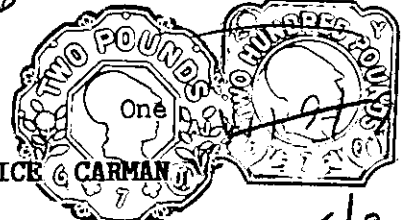
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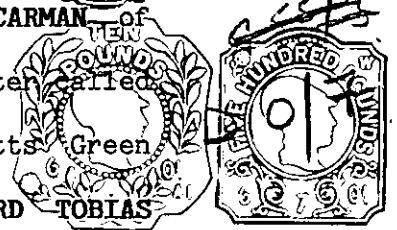
THIS CONVEYANCE is made the Sixteenth day of October

thousand nine hundred and ninety six BETWEEN DERRICK MAURICE CARMAN



of Spratts Green Farm Aylsham Norfolk and JOAN MARY CARMAN of

Spratts Green Cottage Burgh Road Aylsham Norfolk (hereinafter called

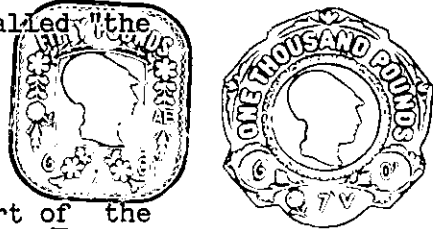


"the Vendors") of the one part and JOAN MARY CARMAN of Spratts Green

Cottage Burgh Road Aylsham Norfolk and CHARLES RICHARD TOBIAS

HARRIS of 35 Constable Road Norwich Norfolk (hereinafter called "the

Purchasers") of the other part



WHEREAS

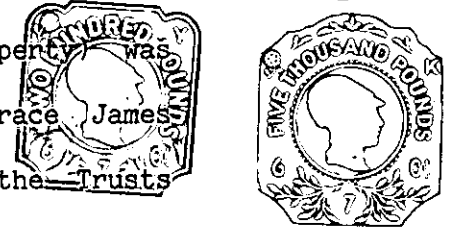
(1) By a Conveyance dated 11th October 1951 the greater part of the

property hereinafter described (together with other property was

conveyed by Douglas Ireland Gay to James Carman Albert Horace James

Carman Derrick Maurice Carman and Edward John Carman upon the Trusts

therein declared



(2) By a Conveyance dated 15th June 1970 the remainder of the

property hereinafter described was conveyed by Jeffrey Cecil Burr and

Peter John Bennett to the said Albert Horace James Carman Edward John

Carman and Derrick Maurice Carman upon the Trusts therein declared

(3) James Carman died on 7th February 1958. Albert Horace James

Carman died on 28th December 1977. Edward John Carman died on 4th

October 1992

(4) By a Deed dated 28th September 1994 Derrick Maurice Carman

appointed Joan Mary Carman to be a Trustee of the Trusts declared in

the said Conveyance dated 11th October 1951 jointly with himself

(5) The said Derrick Maurice Carman herein appoints Joan Mary Carman

to be a Trustee of the Trusts declared in the said Conveyance dated

15th June 1970 jointly with himself

(6) The Vendors have agreed with the Purchasers for the sale of the

INLAND
PRODUCE
- 9 JUL 2001
FINANCE
NOV 7 1991

DUTY	INT
£ 6000	£
PEN	TOT
£ 962	£ 6962

property hereinafter described to the Purchasers free from incumbrances at the price of six hundred thousand pounds

NOW THIS DEED WITNESSETH as follows:

1. Pursuant to the powers contained in the Trustee Act 1925 and every other power him enabling the said Derrick Maurice Carman hereby appoints the said Joan Mary Carman to be a Trustee of the Trusts declared by the said Conveyance of 15th June 1970 and of the property comprised therein jointly with him

2. In pursuance of the said Agreement and in consideration of the sum of SIX HUNDRED THOUSAND POUNDS (£600,000.00) paid by the Purchasers to the Vendors (the receipt whereof the Vendors hereby acknowledge) the Vendors **HEREBY CONVEY** with Full Title Guarantee unto the Purchasers **ALL THAT** farmhouse farm buildings and adjoining arable and meadow land comprising in total 125.99 acres which is shown for the purposes of identification only edged red and edged blue on the plan annexed hereto (hereinafter together called "the Property") but **EXCEPTING AND RESERVING** unto the Vendors and their successors in title the owners and occupiers for the time being of the properties known as Spratts Green Cottage East and Spratts Green Cottage West (hereinafter called "the said Properties") and shown for the purposes of identification only respectively edged green and edged brown on the plan annexed hereto the right to a supply of water from the deep water bore situate on the Property together with the right to use the existing electric pump and the water pipes leading from the bore to the said properties and together with the right where necessary and with or without workmen at all reasonable times on giving forty-eight hours prior notice (other than in the case of an emergency) to enter upon such part of the Property as is necessary for the purpose of

maintaining and repairing the bore and the electric water pump and in the case of the water pipes for the purpose of maintaining repairing replacing and/or relaying such pipes from the said properties to the bore Subject in all cases in exercising such rights causing the least nuisance to the Property and making good all damage thereby occasioned and Subject also in all cases to paying an equitable proportion of the cost of repairing and maintaining the electric pump the bore and the pipes and of the running costs of the electric pump and maintenance of any water meter that may from time to time be installed TO HOLD the same unto the Purchasers in fee simple

3. IT IS HEREBY DECLARED that the Purchasers or other Trustees for the time being of this deed shall have full power until the expiration of a period of 80 years from the date of death of the survivor of the Purchasers to mortgage charge lease or otherwise dispose of all or any part of the said property (for full consideration) with all the power in that behalf of an absolute owner

SIGNED as a Deed by the said) y *D. M. Carman*
DERRICK MAURICE CARMAN)

in the presence of:-

Name *S.G. King*

Address *7. WILDERNESS CLOSE,
HARLESTON, NORFOLK.*

Occupation

SIGNED as a Deed by the said) x *JOAN M Carman.*
JOAN MARY CARMAN)

in the presence of:-

Name *Rebecca Fowler*

Address *R Fowler*

*1 Norwich Road
Dylsham, Norfolk*

Occupation *Secretary.*

SIGNED as a Deed by the said) -
CHARLES RICHARD TOBIAS HARRIS)

in the presence of:-

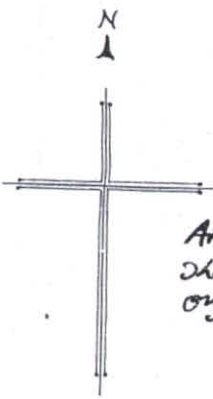
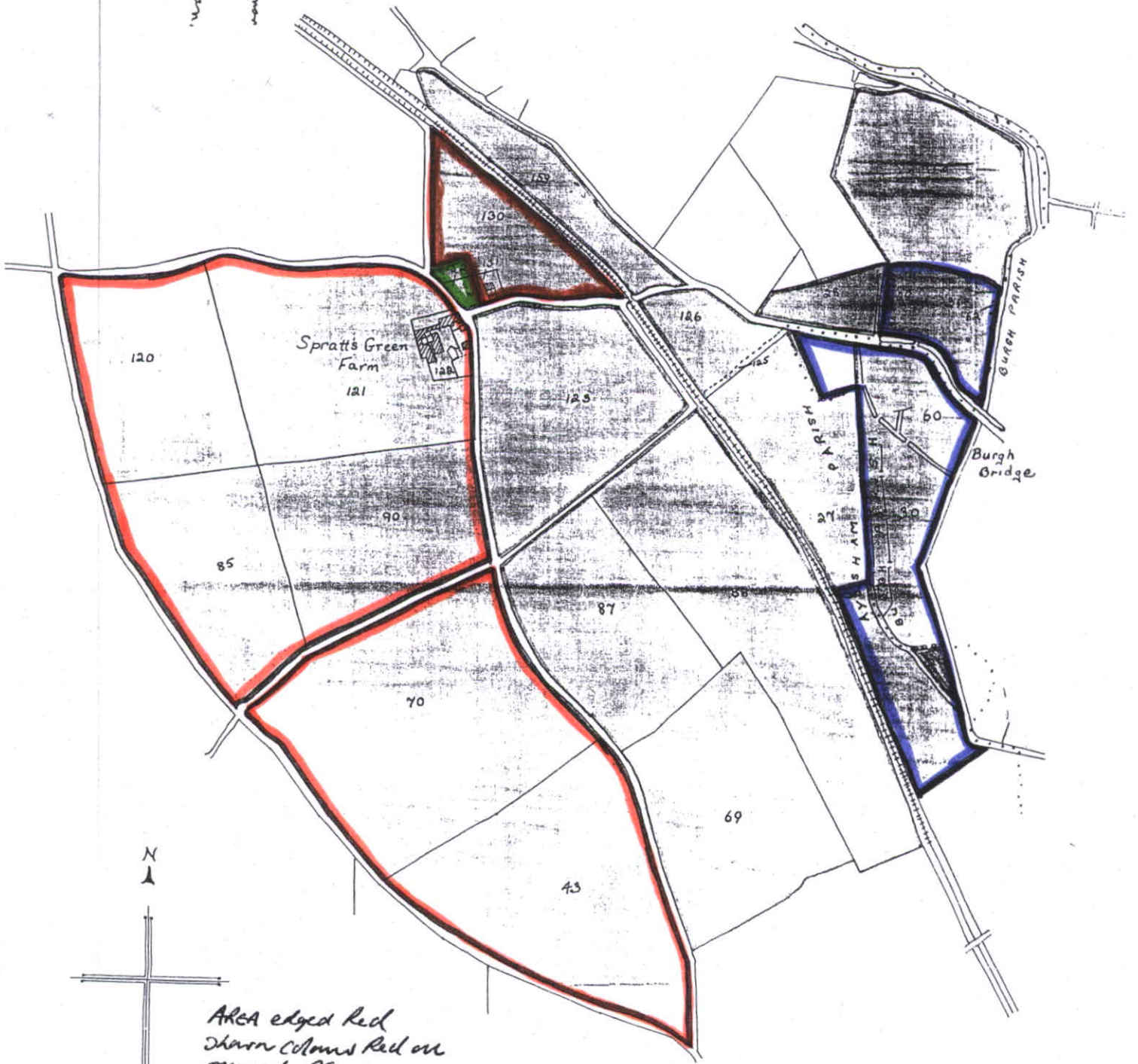
Name

Address

Occupation

CERTH

D. M. Blom
J. M. Carman



Area edged Red
shown Colours Red on
original Plan's *here*
SPRATTS GREEN FARM, AYLSHAM

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number NK404642

Edition date 28.09.2018

This official copy shows the entries on the register of title on 16 OCT 2018 at 11:00:45.

This date must be quoted as the "search from date" in any official search application based on this copy.

The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 16 Oct 2018.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

This title is dealt with by HM Land Registry, Kingston Upon Hull Office.

A: Property Register

This register describes the land and estate comprised in the title.

NORFOLK : BROADLAND

- 1 (10.11.2010) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Spratts Green Farm, Spratts Green, Aylsham, Norwich (NR11 6TX).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (28.09.2018) PROPRIETOR: CHARLES RICHARD TOBIAS HARRIS of 35 Constable Road, Norwich NR4 6RW and JONATHAN PAUL WEBSTER of Oriel House, 5 Nethergate Street, Bungay NR35 1HE.
- 2 (10.11.2010) The value as at 10 November 2010 was stated to be between £500,001 and £1,000,000.
- 3 (10.11.2010) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (10.11.2010) The land is subject to the rights reserved by a Conveyance of the land in this title dated 16 October 1996 made between (1) Derrick Maurice Carman and Joan Mary Carman and (2) Joan Mary Carman and Charles Richard Tobias Harris.

-NOTE: Copy filed.

Title number NK404642

End of register