

SPIRE
SOLICITORS^{LLP}

AUCTION PACK

Relating to:

Lot 1 SPRATTS GREEN FARM
AYLSHAM
NORWICH
NORFOLK

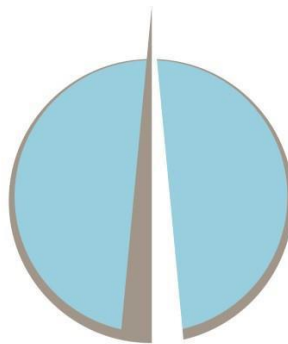
FOR SALE BY AUCTION

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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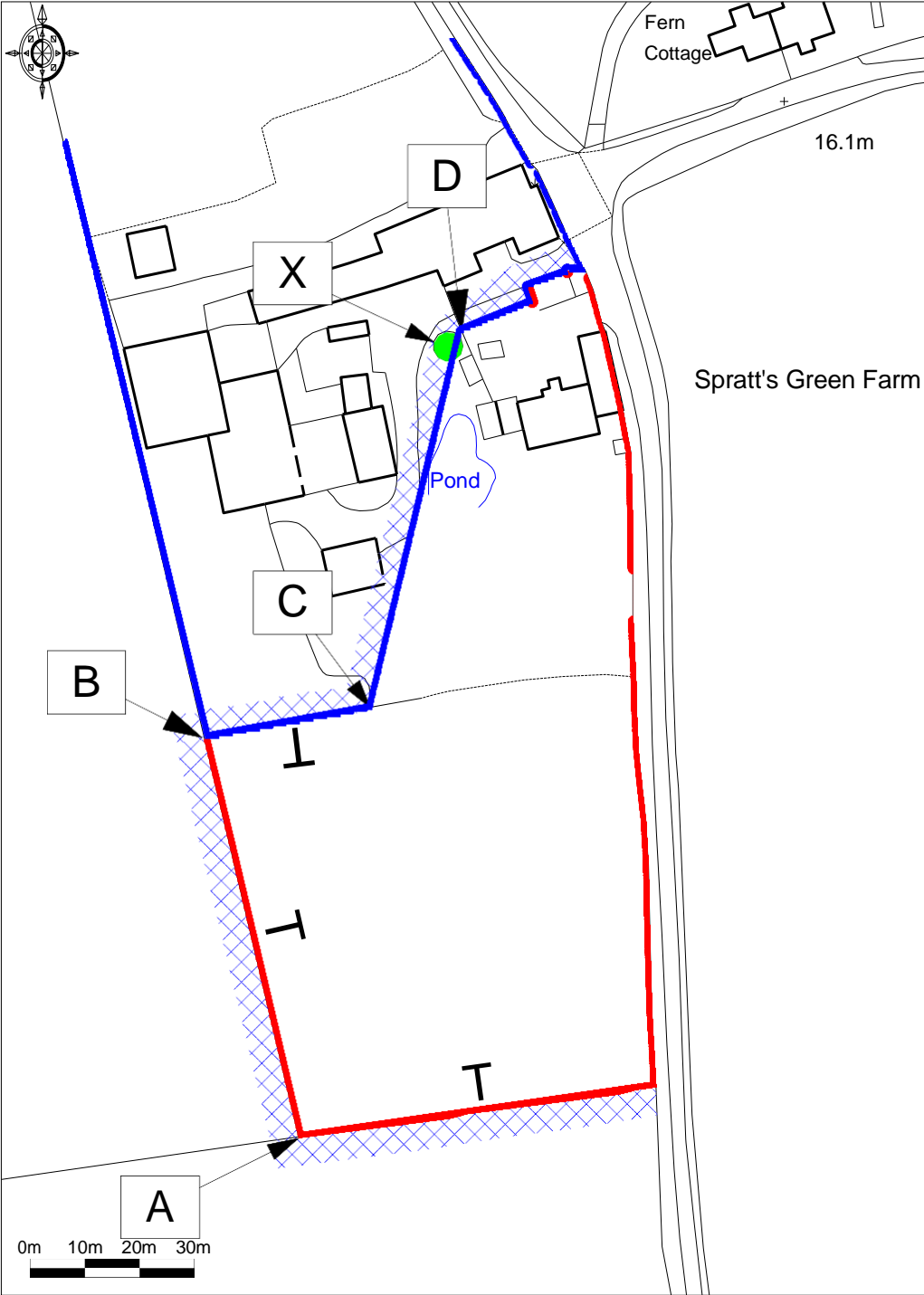
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DX No: 44000



Plan of Lot 1: Spratt's Green Farmhouse, Aylsham, Norwich, Norfolk, NR11 6TX



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Licence number 100022432. Plotted Scale - 1:1250

IRELANDS Chartered Surveyors
2 Harford Centre, Hall Road, Norwich, Norfolk, NR4 6DG
www.irelands.co.uk

OS Licence No: ES100005416 TWC/299

Date: 25.09.18

MEMORANDUM OF SALE

Property address: Lot 1 being Spratts Green Farmhouse 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 1 SPRATTS GREEN FARM AYLSHAM NORWICH NORFOLK

1. "The Property" is the freehold property at Spratts Green Farmhouse 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 4) ("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 and is 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 30 November 2018.

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: The Spratts Green Farmhouse 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.

12.1.2 “**Bin Clearing Date**” shall mean the date being 6 weeks from the date of this transfer.

12.1.3 “**Boundary Fence**” means a fence with a minimum standard of timber posts and two strands of plain wire.

12.1.4 “**the Corn Bin**” means the corn bin shown marked X and coloured green on the Plan.

12.1.5 “**Disconnection Date**” shall mean the date being 6 weeks from the Holdover Date.

12.1.6 “**Hatched Land**” means the land hatched blue on the Plan which, for the avoidance of doubt, is 5 metres wide.

12.1.7 “**Holdover Date**” 30 November 2018.

12.1.8 “**the New Electricity Supply**” shall mean a new electricity supply connection that will supply electricity to the Retained Land following the disconnection pursuant to clause 12.6.2 of this transfer.

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

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

12.1.11 “**Retained Land**” shall mean the land retained by the Transferor being part of the land comprised in title number NK404642 and shown edged blue on the Plan and which is not comprised in the Property.

12.1.12 “**Services**” means the borehole water supply and electricity services.

12.1.13 “**Service Media**” means pipes conduits drains mains channels ducts flues water courses sewers courses soakaways wires cables and other conducting media and any ancillary structures and equipment including metres.

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

12.2 Rights granted for the benefit of the Property

The following rights are hereby granted to the Transferee for itself and its successors in title for the benefit of the Property and each and every part thereof:

12.2.1 To enter the Hatched Land for the purposes of constructing and then forever repairing maintaining and replacing a Boundary Fence between points A, B, C and D on the Plan and provided always that in the exercise of these rights the Transferee:

- (a) causes as little inconvenience or disturbance as reasonably possible; and
- (b) forthwith makes good any damage caused by the exercise of these rights to the reasonable satisfaction of the Transferor or their successors in title and assigns.

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.

12.3 Rights reserved for the benefit of the Retained Land

The following rights are excepted and reserved out of this transfer for the benefit of the Transferor its successors in title and the owners and the occupiers for the time being of the Retained land and each and every part of it and those authorised by them:

12.3.1 to the free and uninterrupted passage of the Services to and from the Retained Land through and over along the Service Media that are now laid on in over under or through the Property for the use and enjoyment of the Retained Land; and

12.3.2 to connect the New Electricity Supply together with the free and uninterrupted passage of the New Electricity Supply to and from the Retained Land through and over along the Service Media that are now laid or will be laid on in over under or through the Property for the use and enjoyment of the Retained Land.

12.4 Restrictive covenants by the Transferee

For the benefit and protection of the Retained Land and each and every part or parts thereof and so as to bind the Property and each and every part therefore into whose hands the same may come the Transferee for himself and his successors in title hereby covenants with the Transferor and its successors in title to the Retained Land that the Transferee its successors in title and the persons deriving title under the Transferee will not raise any objection to any planning applications submitted in relation to the Retained Land.

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

12.6.1 The Transferee shall dismantle and clear away the Corn Bin by the Bin Clearing Date making good any damage caused by such clearing to the reasonable satisfaction of the Transferor.

12.6.2 The Transferee shall disconnect the Services to the Retained Land by the Disconnection Date but not before the Holdover Date.

12.6.3 The Transferee covenants with the Transferor that it will erect the Boundary Fence between points A, B, C and D on the Plan after the Holdover Date but before the Disconnection Date.

12.6.4 The Transferee and its successors in title covenant with the Transferor and its successors in title that it will at its own cost forever repair and maintain (in a good and substantial repair and condition) and replace (where the Boundary Fence is beyond economical repair) the Boundary Fence stipulated in clause 12.2.1 of this transfer.

12.6.5 The Transferee covenants with the Transferor that the Transferee will not transfer or grant a lease of the Property or any part of it except to a person who has first executed a deed expressed to be made in favour of the Transferor or the Transferors successors in title to the Retained Land by which that person covenants in the terms specified by the Transferor or its successors in title set out in clauses 12.6.1, 12.6.2, 12.6.3 and 12.6.4 and will indemnify the Transferor against any losses suffered by the Transferor as a result of the Transferee's failure to comply with this clause.

12.6.6 The Parties apply to the Land Registrar to enter the following Form M restriction on the title upon the registration of this transfer:

"No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number[] or their conveyancer that the provisions of 12.6.5 of the transfer dated [] have been complied with"

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 agreed 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.

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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

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?	Spratts 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

Local Authority:

STL

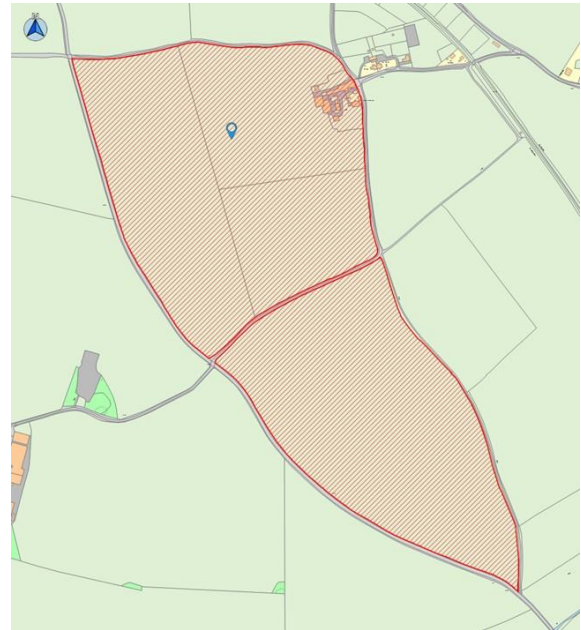
Date Returned:
26/09/2018

Property type:
Agriculture / Large Site

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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

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

Complaints

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.

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.

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

Data Supplier:

Landmark

Imperium, Imperial Way, Reading, Berkshire, RG2

Date Returned:
26/09/2018

Property type:
Agriculture / Large Site

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Estate Solutions Farm

 **Contaminated Land**
PASSED ✓

 **Flooding**
PASSED ✓

 **Aggls Overview**

Contaminated Land:
The property has an acceptably low contamination risk. No further environmental investigations are 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 a flood guard contents insurance. You may also want to carry out further assessment and enquiries for major flood risk (see pages 3 & 4).

Environmental Hazards:
No other environmental hazards have been identified in the immediate vicinity of the site.



Report on

**Spats Green Farm, Spats Green, Aylsham,
Norwich, Norwich, NR11 6TX**

Report prepared for:
Hick

Client Reference:
Nk1rA3/C1g9.8UAm7/
CABARTHUESF

Report Reference:
AEL-0016LSF953620

National Grid Reference:
620630325314

Report date:
25th September 2018



Site Location

Report prepared on
Spotts Green Farm, Spotts Green, Aylsham, Norwich
Norwich NR11 6TX

Site Area (hectares)

224.991

Current Use

Agricultural

Proposed Use

Agricultural

Report Prepared For

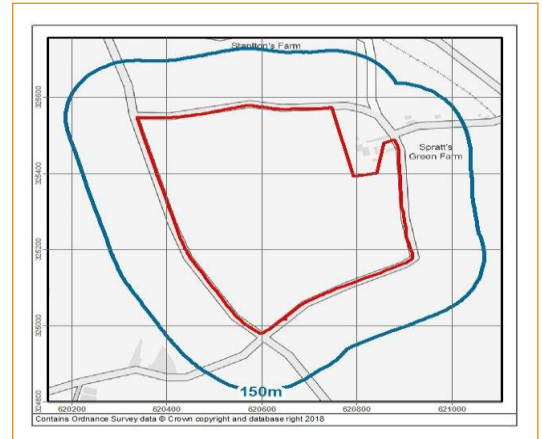
Assumed purchase

Report Author

Hannah Buke BSc (Hons) FEVA

Telephone 0345 485 520

Email odds@agleniometrics.com





Summary of Liabilities and Risk

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



PASSED



Contaminated Land Liability Assessment

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 the asset 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 flood damage from, assuming flood defences are operational?

Low to Moderate
(see recommendations below)



Additional Considerations Summary

Asbestos	&	Ground Stability		Mining Hazard	
Radiation		Coal Mining		Nuclear Hazard	&
Electromagnetic Interference		Historic Rights of Way		Sensitive Land Uses	
Water Abstractions		Sewage Discharges		Sewerage Schemes	
Unreported Offences		Soil Chemistry	&	Telecommunication Base Stations/Transmission Lines	
COMAH Sites		Listed Buildings	&		

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



PASSED



Contaminated Land Conclusion

The site does not appear to have been affected by any contamination from the farm, but it is likely to have caused significant pollution of the surrounding agricultural practices. As a result, we do not consider the site to be an environmental liability for the farm.

Recommendations

No further environmental investigations are recommended.



PASSED







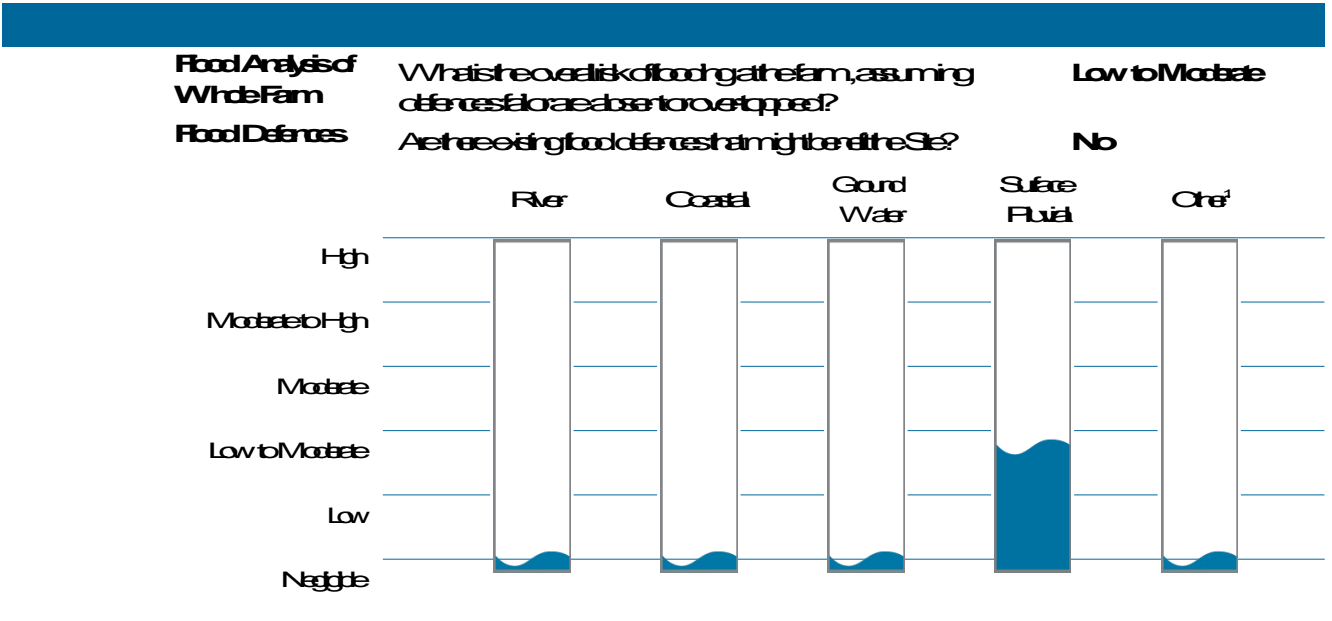
Flood Risk Recommendations

1. It would be prudent to ask the relevant authority to confirm whether the site is a watercourse or a flood gate site.
2. You may wish to obtain insurance to cover the cost of any flood damage.



Contaminated Land Risk Analysis

	Investigation	Risk Commentary
	<p>Farm description</p> <p>Farm History</p>	<p>The farm is approximately 22 hectares and is formed of arable and agricultural outbuildings and residential property associated with Spatts Green Farm located in the northeast. No redevelopment is proposed.</p> <p>The farm was set up in 1886 and there has been no significant change to the farm since that time.</p>
	<p>Agis Comment</p>	<p>As a result of the historical land use and the Site, there is a low to moderate risk of contaminants being present.</p>
	<p>Surrounding area description</p> <p>History of Surrounding Area</p> <p>Agis Comment</p>	<p>The farm is almost entirely surrounded by arable and grassland, with the remainder of Spatts Green Farm located adjacent to the east.</p> <p>The area was set up in the late 1800s and there has been no road works or alterations since that time that are likely to significantly affect the farm.</p> <p>The historical land use and the surrounding area is not considered to pose a low to moderate risk of affecting the Site.</p>
	<p>Water resources and sensitive habitats</p> <p>Agis Comment</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). Items of the existing groundwater 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).</p> <p>The closest abstraction for water is located within 500m. The closest to the area groundwater abstraction (341m north west) is for general agricultural use (irrigation - direct use).</p> <p>The closest water feature is located on Site. Residential properties are located on Site. The general area appears to be largely in agricultural use. No designated water courses were identified within a 500m radius of the Site.</p> <p>Overall, the Site is not considered to have a high environmental sensitivity.</p>
	<p>Additional Sources of Information</p>	<p>The following additional historical maps were used to produce this report:</p> <ul style="list-style-type: none"> • Enrichek Ref 180942361 centred on 620630,325314



Flood Analysis of Buildings	Are there any farm buildings at significant risk of flooding?	No
Riparian Ownership	Is there a water feature located within 20m of the Site?	No
Agri's Comment	<p>i+ A riparian owner does not own the watercourse, but the watercourse is within the boundaries of their property. Under common law, a riparian owner has a right and responsibility to prevent the discharge of water into the watercourse within the boundaries of their land. Their primary responsibility is to keep the watercourse free of any obstruction that could hinder or impede the flow. If the riparian owner fails to carry out their responsibilities, this could result in litigation.</p> <p>A riparian owner should also check for any works near to the edge of a ditch, as such works may be subject to bylaws enforced by the Environment Agency.</p> <p>There is a presumption that the boundary between properties abutting a watercourse is the centre of the watercourse. To confirm whether this is the case, a landowner should check the deeds or the Ordnance Survey Map.</p> <p>The Environment Agency has published the 'Living on the Edge' brochure for owners of land adjoining a watercourse. Sometimes the Environment Agency or other organisations managing flood risk may have statutory rights to access properties which adjoin a watercourse. This may be for maintenance, repair or building of any part of the watercourse or for access to repair or monitoring equipment.</p>	

Development Control	Is there a water feature located within 250m of the Site?	No
Agri's Comment	<p>i+ Sites which do not sit on a watercourse, but are adjacent to a watercourse, may be subject to planning controls should development be considered. The Environment Agency and Internal Drainage Boards are normally consulted regarding development within 50m of a Main River or drainage channel. Navigation authorities are normally consulted regarding 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.</p>	

Dam and	Could the Site be affected by dam or reservoir failure?	No
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¹ Other factors influencing flood risk include historic flood events, geology, air tables, floodgates, point sources, surface water features and deflation of boxes and culverts.

Reservoir Failure

Agis
Comment



The reservoirs based on detailed models provided by BA Risk Management. These ponds are used for food and are approximately 1700 key dams and reservoirs across England and Wales (the dam on reservoir website).



Recommendations

1. It would be prudent to ask the vendor to confirm whether the condition is a weekday or a weekend gate.
2. You may wish to discuss the current status of completion of the installation.



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 plans given farm house and barns.	Contact Historic England, Historic Environment Scotland or the Welsh Historic Environment Service (Cadw) or your local Planning Department for further information.
Nature Voucher Zones	The farm is located within a Nature Voucher Zone. Nature Voucher Zones are designated areas of land claiming to be assessed to be populated by natterales. As the farm lies within a designated zone the landowner will need to comply with the requirements of the Natterales 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 <math>< 15 \text{ mg/kg}</math> of arsenic, <math>< 18 \text{ mg/kg}</math> of cadmium, $40\text{--}60 \text{ mg/kg}$ of chromium, <math>< 100 \text{ mg/kg}</math> of lead and <math>< 15 \text{ mg/kg}</math> of nitrate.	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 its overall quality and suitability for growing crops. The top three grades, 1, 2 and 3 are considered the best and most valuable 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 2013, there is a requirement for 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
Slags, Slurry, Oil, Storage (Farms)	Under the Control of Pollution (Slags, Slurry and Agricultural Fuel Oil) Regulations 1991, slags, 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.	Complete 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, these are holding tanks for occasional, periodic or regular use. There is no reliable database of underground storage tanks or are 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 dieback

Item	Summary	Suggested Action
Tree Preservation Orders/ Hedgrows	The designated TPO is proposed to be a significant impact on the surroundings (important feature within the local landscape or an historic association with the locality). A tree has an associated TPO then it is an offence to down, pull, uproot, willfully damage or destroy it. 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.	Contact the Local Planning Authority for further information.
Hedgrows Regulations 1997	The Hedgrows Regulations came into force in 1997 to protect the most important hedges in the county from being removed. The regulations apply to hedges which are more than 20 metres long and which meet the hedgrows definition. If you remove a hedgrows without permission you are liable to an unlimited fine and may have to replace the hedgrows.	Contact the Local Planning Authority for further information.
Change of Use Redevelopment	Proposed changes in land use require permission from the Local Authority and are subject to conditions as part of the statutory planning process.	Contact local planning authority or speak with planning consultant.

Whilst this assessment is primarily a desk top assessment, it does not take into account ground water table levels, the above potential liability considerations that fall outside the scope of the Risk Analysis Methodology have been identified.

Action sources of information may be available for the Site. These sources could include previous environmental reports (such as audits, contaminated land investigations and remediation reports), valuation reports (such as property descriptions and risks), a Land Quality Record and property deeds. Agri Environmental would be pleased to review any reports that are available and issue a report accordingly. This may vary in detail 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 Sleands surrounding gasa. The data is presented in the relevant zones based on the extent of the data found at the Sle from 1250m and from 251-500m.</p> <p>If a data base has been searched the number of records found will be displayed under the relevant search band. If a data base is not available or has not been searched it 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, water and current industrial uses is presented by two maps.</p>
Statutory Information	<p>This section presents detailed statutory information for the Sleands surrounding gasa (up to 500m depending upon class). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Sle.</p> <p>If no data is identified then the section will be omitted.</p>
Water	<p>This section presents detailed information on water and land uses for the Sleands surrounding gasa (up to 500m depending upon class). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Sle.</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 Sleands surrounding gasa (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 Sle.</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 1:25,000 scale (air photo and aerial photography) historical land use information within 250m of the Sle boundary.</p>
Historical Land Use	<p>This section presents detailed information on historical land use for the Sleands surrounding gasa (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 Sle.</p> <p>If no data is identified then the section will be omitted.</p>
Aquifer Designations and Geology	<p>This section is presented by two maps that present information relating to the aquifer designations beneath the Sle. The first of these maps indicates the designation of the Superficial geology. The second map presents the aquifer designation of the sub geology.</p> <p>These maps are followed by detailed information in relation to aquifer designations (groundwater vulnerability and geology) at the Sleands surrounding gasa (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 Sleands surrounding gasa (up to 500m depending upon class) and is presented 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 Sle.</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 Sle. 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 lists pests or buildings of significant features and areas that may be present on or in proximity to a farm and could affect residential farming operations (eg listed buildings, heritage sites etc). If not identified then this section will be omitted
Soil Chemistry	This section is prepared by a firm maps that present information relating to the concentrations of Arsenic, Cadmium, Chromium, Lead and Nickel within soils beneath the farm and surrounding areas. The maps are immediately followed by the detailed data. If not identified then this 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 ground water flooding. Some of this data will be presented by an associated map.

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Table Summary

Statutory Information

Authorisations	Onsite	1-250m	251-500m
Local Authority Pollution Prevention and Control	0	0	NA
Local Authority Integrated Pollution Prevention and Control	0	0	NA
Integrated Pollution Control	0	0	NA
Integrated Pollution Prevention and Control	0	0	NA
Registered Radioactive Substances	0	0	NA
Discharges	Onsite	1-250m	251-500m
Discharge Consents	0	0	NA
Water Industry Act Referrals	0	0	NA
Control of Major Accident Hazards Sites	0	0	0
Explosive Sites	0	0	0
Notification of Releases Handling Hazardous Substances	0	0	0
Flaming Hazardous Substance Consents	0	0	0
Contaminations	Onsite	1-250m	251-500m
Contaminated Land Register Entries and Notices	0	0	NA
Local Authority Pollution Prevention and Control Enforcement	0	0	NA
Enforcement and Prohibition Notices	0	0	NA
Flaming Hazardous Substance Enforcement	0	0	0
Substantiated Pollution Incident Register	0	0	0
Prosecutions Relating to Authorised Processes	0	0	NA
Prosecutions Relating to Controlled Waters	0	0	NA

Waste

Waste Landfills	Onsite	1-250m	251-500m
BGS Recorded Landfills	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	NA
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	NA
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfills	0	0	0
Registered Landfills	0	0	0
Registered Waste Transfer Sites	0	0	NA
Registered Waste Treatment or Disposal Sites	0	0	NA
Historical Landfills	0	0	0

Current Land Use

Current Potentially Contaminative Uses	Onsite	1-250m	251-500m
Contemporary Trade Discharge Entries	0	0	NA
Fuel Station Entries	0	0	NA
Other Features	Onsite	1-250m	251-500m
Telecommunication Base Stations	0	0	NA
Overhead Transmission Lines	0	0	NA

Historical Land Use

Historical Potentially Contaminative Uses	Onsite	1-250m	251-500m
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² Telecommunication base stations are only searched based on 100m from the Site boundary.

Historical Land Use

Potentially Contaminative Industrial Uses (Past Land Use)	0	3	NA
Historical Tanks And Energy Facilities	0	0	NA
Potentially Hilled Land	Onsite	1-250m	251-500m
Former Marshes	0	0	NA
Potentially Hilled Land (Non-Water)	0	1	NA
Potentially Hilled Land (Water)	0	0	NA

Groundwater Vulnerability

Hydrogeology	Onsite	1-250m	251-500m
Superficial Aquifer Designations	2	4	0
Bedrock Aquifer Designations	2	0	0
Groundwater Vulnerability	1	0	NA
Geology	Onsite	1-250m	251-500m
Low Permeability Duff Deposits	1	NA	NA
BGS 1:625,000 Solid Geology	1	NA	NA

Environmental Sensitivity

Environmental Sensitivity	Onsite	1-250m	251-500m
Areas of Outstanding Natural Beauty	0	0	NA
Environmentally Sensitive Areas	0	0	NA
Forest Parks	0	0	NA
Local Nature Reserves	0	0	0
Maine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	NA
National Scenic Areas	0	0	NA
Nature Sensitive Areas	0	NA	NA
Nature Vulnerable Zones	2	NA	NA
Ramsar Sites	0	0	0
River Quality Biology Sampling Points	0	0	NA
River Quality Chemistry Sampling Points	0	0	NA
Nearest Surface Water Feature	1	0	NA
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	NA

Natural and Mining Related Hazards

Subsidence	Onsite	1-250m	251-500m
Claystone Ground Stability Hazards	1	3	NA
Compressive Ground Stability Hazards	1	0	NA
Ground Dissolution Stability Hazards	1	0	NA
Landslide Ground Stability Hazards	1	0	NA
Running Sand Ground Stability Hazards	1	0	NA
Sinking or Swelling Clay Subsidence Hazards	1	1	NA

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

Natural Mining Related Hazards

Non Coal Mining Hazards			
	Onsite	1-250m	251-500m
Radon	1	NA	NA
Radon Potential	1	NA	NA
Radon Reduction Measures	1	NA	NA
Mining			
	Onsite	1-250m	251-500m
Bire Compensation Areas	0	NA	NA
Coal Mining Affected Areas	0	NA	NA
Natural Mining Caves	0	0	NA
Mining Stability	0	0	NA
BGS Recorded Mined Sites	0	1	NA

Farm Specific Issues

Farm Specific Issues			
	Onsite	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
County Parks	0	0	0
Ancient Woodlands	0	0	0
Soils			
	Onsite	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			
	Onsite	1-250m	251-500m
Flooding From Rivers/Sea	0	0	1
Flooding From Rivers/Sea (non 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 return event)	2	0	0
Surface Water Flooding (1200 year return event)	2	0	0
Surface Water Flooding (1,000 year return event)	2	1	0
Dam or Reservoir Failure	0	0	0
Historical Flooding			
	Onsite	1-250m	251-500m
Historical Flood Events	0	0	0
Geological Indicators of Flooding	0	0	2
Other Flood Information			
	Onsite	1-250m	251-500m
Surface Water Feature	0	0	0
Main Map Water Network	0	0	0

Table Summary/Explanation

All the cadastral data are of a range of data sets which are considered appropriate for their intended use in this report. Each data set is a set of data derived from the Seaboundry and the table summary is divided into different data sets according to the data set. Each data set is a set of data and information is found in the number of records and the data set is found in the table above. If the data set was searched and no data was found then a zero will be present. If the data set was not searched then the data set is N/A will be found. If the data set information was not available at the head of the search.

Land Use Information

Registered land use boundaries (where available) are shown on the map as a red diagonal hatch polygon and referred to in the map legend as Registered Land Use. A present or completed road data set is for land use boundaries that are a point of reference provided by the data supplier used for some land use. The point of reference supplied provides only an approximate position and can vary from the true location of the centre of the road. A point and property of the land use boundaries that are Landmark consists of a 250 metre or 100 metre 'buffer' zone around the point to warn of the possible presence of land. The 'buffer' zone is shown on the map as an orange cross-hatch area and is referred to in the map legend as Potential Land Use Buffer. Local Authority land use is sourced from individual local authorities that were able to provide information on the mapping prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Land Use coverage with an indication of whether or not they were able to make land use available. Data for any records identified are also used. You should be aware that the local authority had land use data but passed it to the relevant Environment Agency if it does not necessarily mean that local authority land use is now included in our data. Land use data has been made available for a lot of the data as you should be aware that a negative response under Local Authority Registered Land Use does not necessarily confirm that local authority land use is.

Submarine Hazards

Information on submarine hazards is provided by the British Geological Survey (BGS) information present within 250m of the Seaboundry under Nautical and Mining Related Hazards. Due to the lack of data in this data set the compilation of the data is based on the BGS recommendations as a precautionary approach when using this information and data is being the worst case scenario for the data set within the vicinity of the property. The data is a point of reference of the ground stability or on the seabed mining hazard in the Risk Analysis set on based on the highest ground found within 50m of the Seaboundry.

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Current Land Use within 250m

General

- Site Boundary
- Bearing Reference Point
- Search Buffer
- Grid lines

EJ Reference Number

Waste/ Landfill Sites

- SGS Recorded Landfill Site
- EA Historical Landfill
- EA Historical Landfill (Buffered Point)
- Licensed Waste Management Facilities (Landfill)
- Local Authority Recorded Landfill Site
- Registered Waste Treatment or Disposal Site
- Registered Landfill Site
- EA Historical Landfill (Point Location)
- Recorded Landfill Site
- Point Location of Transfer Site
- Registered Landfill Site
- Potential Landfill Buffer

Statutory Authorisations

- Local Authority Pollution Prevention and Control
- Registered Radioactive Substance
- Water Industry Act Referral

Discharge Consents

- Discharge Consent
- Water Industry Act Referral

Industrial Processes

- Integrated Pollution Control Registered Waste Site

Storage of Hazardous Substances

- COMAH
- Explosive Site
- NIHHS

Contraventions

- Enforcement
- Section 115
- Section 117

Potentially Contaminative Use

- Potential Contaminative Use
- Fuel Station Entry

Miscellaneous

- BGS Recorded Mineral Site
- Telecommunication Base Station



Historical Land Uses within 250m

- General**
 - Site Boundary
 - Se-arcIIBuffer
 - Beang Reference Point
 - GridLine
 - Reference Number
- Potentially Contaminative Uses**
 - Point Feature
 - Area Feature
- Potentially Infilled Land**
 - Point Feature
 - Area Feature
- Former Marshes**
 - Point Feature
 - Line Feature
 - Area Feature
- Historical Tanks and Energy Facilities**
 - Point Feature



Historical Land Use

Historical Potential Contaminative Uses

Potential Contaminative Industrial Uses (Past Land Use)

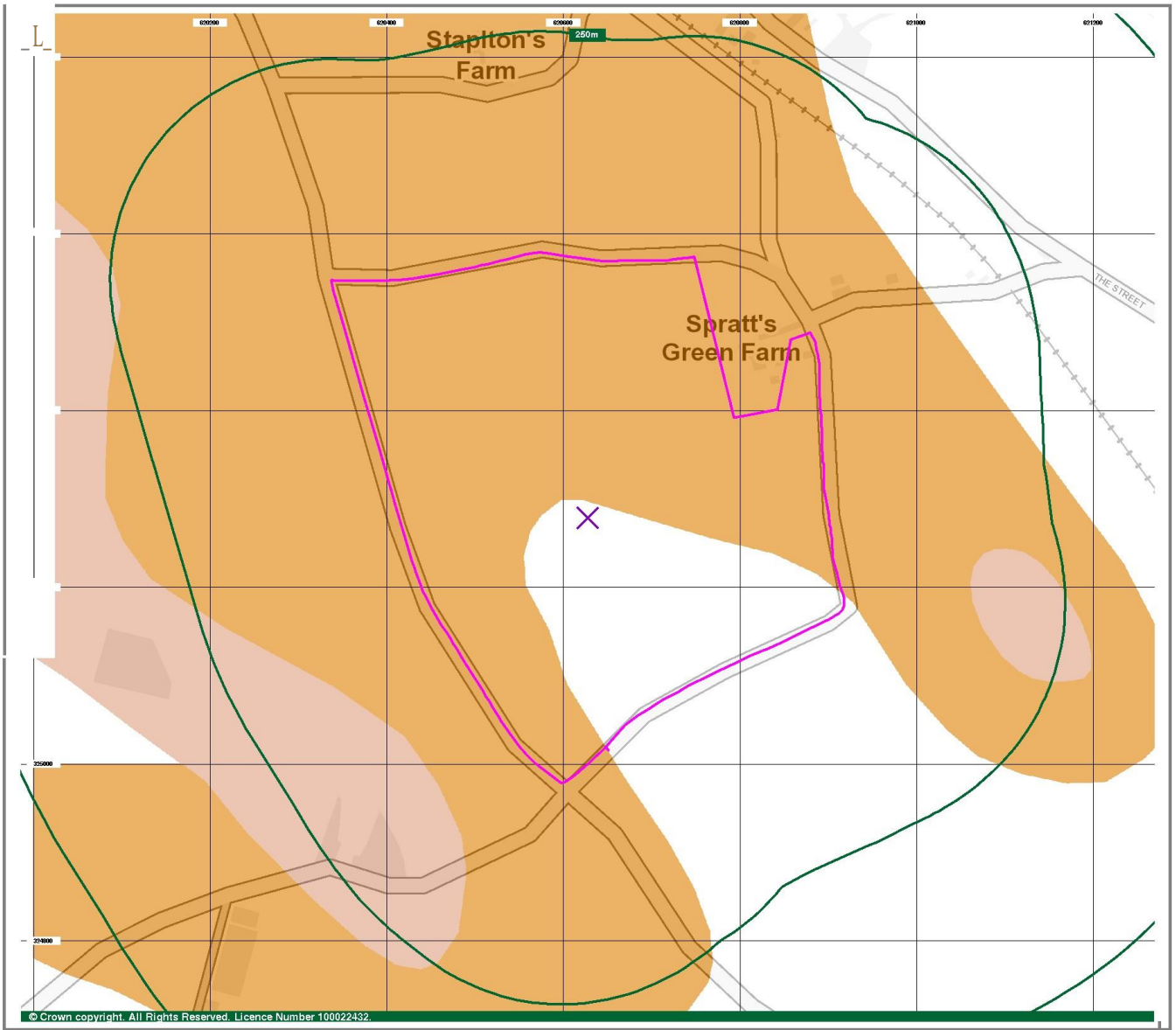
MapID	Details	Distance	Direction
1	Railways Dated Mapping 1890-1957.	183m	NE
2	Quarrying of sand & clay, open sand & gravel pits Dated Mapping 1890	208m	SW
3	Quarrying of sand & clay, open sand & gravel pits Dated Mapping 1950	222m	SE

Potential Filled Land

Potential Filled Land (Non-Water)

MapID	Details	Distance	Direction
4	Unknown Filled Ground (Fill, quarry etc) Dated Mapping 1989	208m	SW

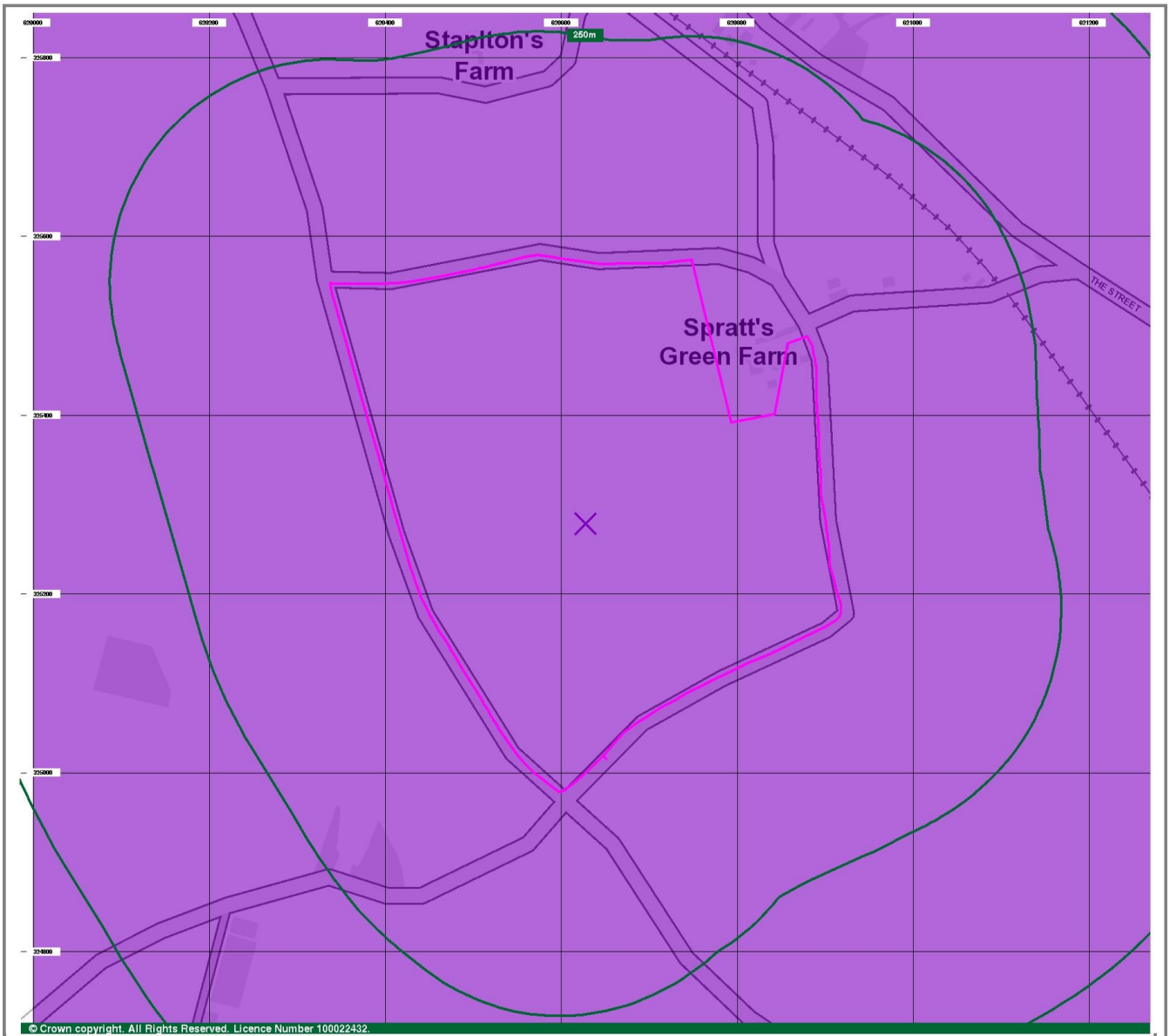
Aquifer Designation (Superficial)



Aquifer Designations

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

Aquifer Designation (Bedrock)



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Aquifer Designations

- Site Boundary
- Search Buffer
- X Bearing Reference Point
- Principal Aquifer
- D** Secondary A Aquifer
- D** Secondary B Aquifer
- D** Secondary Undifferentiated
- D** Unproductive Strata
- D** Unknown



Hydrogeology

Superficial Aquifer Designations

MapID	Details	Distance	Direction
	<p>Secondary Aquifer-B</p> <p>These aquifers are formed of predominantly low permeability layers which may store and yield limited amounts of groundwater due to cracked features such as fissures in permeable layers and weathering.</p>	On Site	N
	<p>Secondary Aquifer-B</p> <p>These aquifers are formed of predominantly low permeability layers which may store and yield limited amounts of groundwater due to cracked features such as fissures in 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 baseflow 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 baseflow 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 baseflow to rivers.</p>	148m	E
	<p>Secondary Aquifer-B</p> <p>These aquifers are formed of predominantly low permeability layers which may store and yield limited amounts of groundwater due to cracked features such as fissures in permeable layers and weathering.</p>	247m	SE

Bedrock Aquifer Designations

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

Groundwater Vulnerability

MapID	Details	Distance	Direction
	<p>Soil Classification Subsoil 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 North.</p>	On Site	-

Geology

Low Permeability Till Deposits

MapID	Details	Distance	Direction
	<p>Low permeability till deposits occurring at the surface and overlying Major and Minor Aquifers are head clay with thin silt/clay partings, varved deposits and mine and distained siltum. Map Sheet Sheet 26 East North, Scale 1:100,000.</p>	On Site	-

MapID	Details	Distance	Direction
	Nagore To Quaternary Rocks (Underlata)	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 |
| Bearing Reference Point | 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



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Source Protection Zones

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

Environmentally Sensitive Features

Water Viable Zones

MapID	Details	Distance	Direction
1	Name Blue Boats Eutrophic Lake Niz, Description Eutrophic Water, Source Environment Agency, Head Office	On Site	-
2	Name Norwich Oag And Gads, Description Groundwater, Source Environment Agency, Head Office	On Site	-

Nearest Surface Water Feature

MapID	Details	Distance	Direction
3	Surface water feature identified in proximity	On Site	NE

Water Abstractions

MapID	Details	Distance	Direction
4	Operator: B Webster & Sons, Licence Number: 734067G0246, Permit Version: 100, Location: Boe Trade 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 check: 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: 734067G0246a, Permit Version: 1, Location: Boe Trade 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, Boe 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: An034006018, Permit Version: 1, Location: Boe Trade 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

Old pit/old Ground Stability Hazards

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

Compressible Ground Stability Hazards

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

Ground Dissolution Stability Hazards

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

Land Use 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 low potential radon area (less than 1% of homes are estimated to be 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 Mined Sites

MapID	Details	Distance	Direction
1	Site Name Hill Farm Pit, Site Location Not Supplied, Source British Geological Survey, National Geoscience Information Service, Reference 192934, Type Open cast, Status Closed, Operator Not Supplied, Operator Location Not Supplied, Periodic Type Oldfaced, Geology White Chalk Subgroup, Commodity Chalk, Positional Accuracy Located by supplier within 10m.	223m	SE

Farm Specific Issues



Archaeological Sites of Interest

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

metres
0 50 100 200

-- 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 Specifications

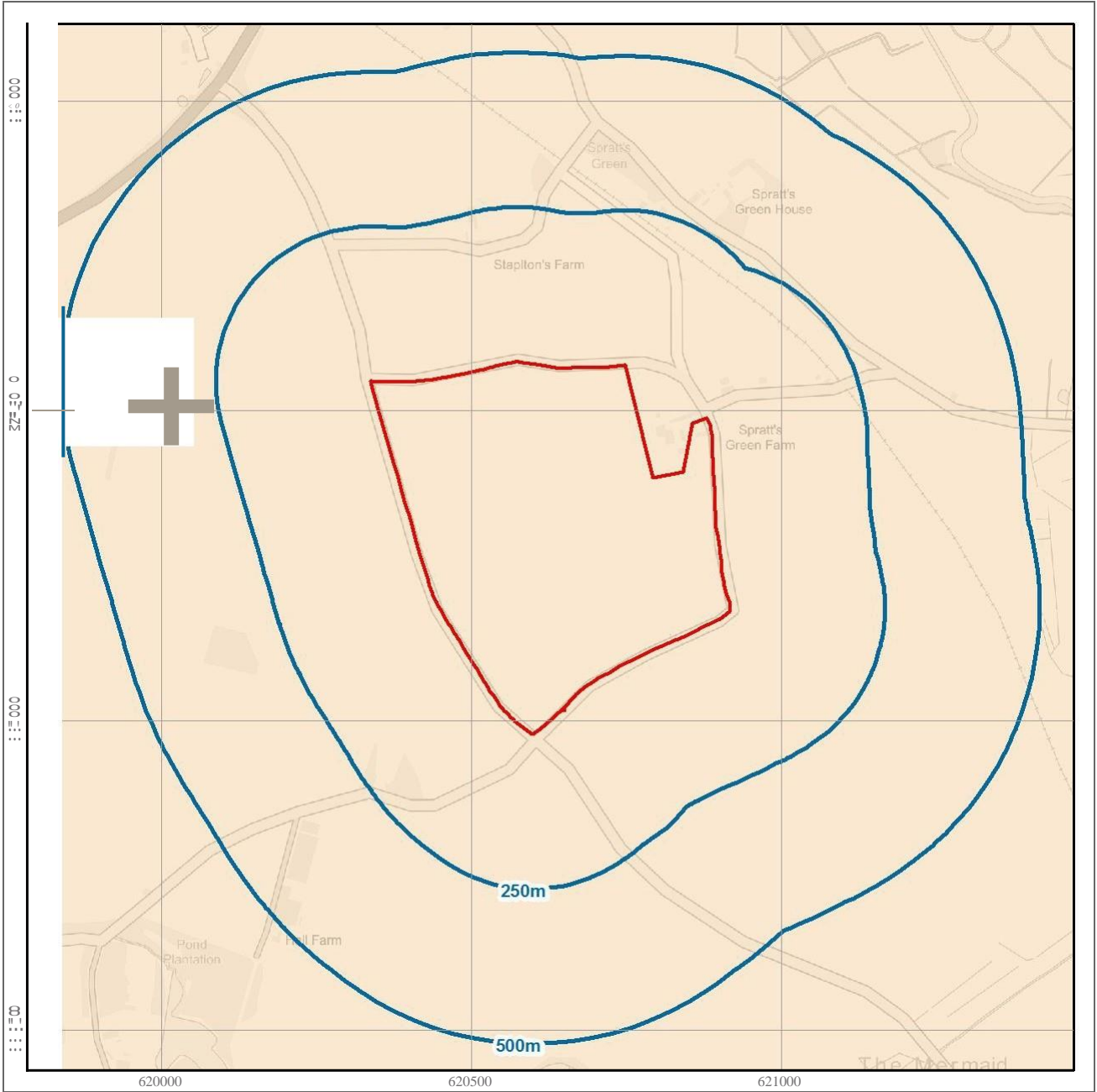
Listed Buildings

Details	Distance	Direction
ListEntry:1170412;Name:SPRATTS GREEN FARM HOUSE AND BARN;Grade:II;ListDate:01/06/1984;AmendDate:;NGR: TG 2087725463;CaptureScale:12500;Easting:620877;Northing:325463;Area(hectares):0	On Site	-
ListEntry:1051570;Name:SPRATTS GREEN HOUSE;Grade:II;ListDate:01/06/1984;AmendDate:;NGR: TG 2091425850;CaptureScale:12500;Easting:620914;Northing:325850;Area(hectares):0	326m	NE
ListEntry:1170438;Name:COTTAGE IMMEDIATELY NORTH OF SPRATTS GREEN HOUSE;Grade:II;ListDate:01/06/1984;AmendDate:;NGR: TG 2092025865;CaptureScale:12500;Easting:620920;Northing:325865;Area(hectares):0	366m	NE

Scheduled Monuments

Details	Distance	Direction
ListEntry:1003952;Name:Edwick Hill Farm, Roman site;ScheduleDate:;AmendDate:;NGR: TG 2064724637;CaptureScale:1:10000;Easting:620663347823;Northing:324637.7908;Area(hectares):367	259m	SE

BGS Soil Chemistry - Arsenic



Soil Chemistry - Arsenic

O Client Site	C3 No data	M 35 - 45 mg/kg
	<15 mg/kg	45 - 60 mg/kg
	15 - 25 mg/kg	M 60 - 120 mg/kg
	25 - 35 mg/kg	M >120 mg/kg

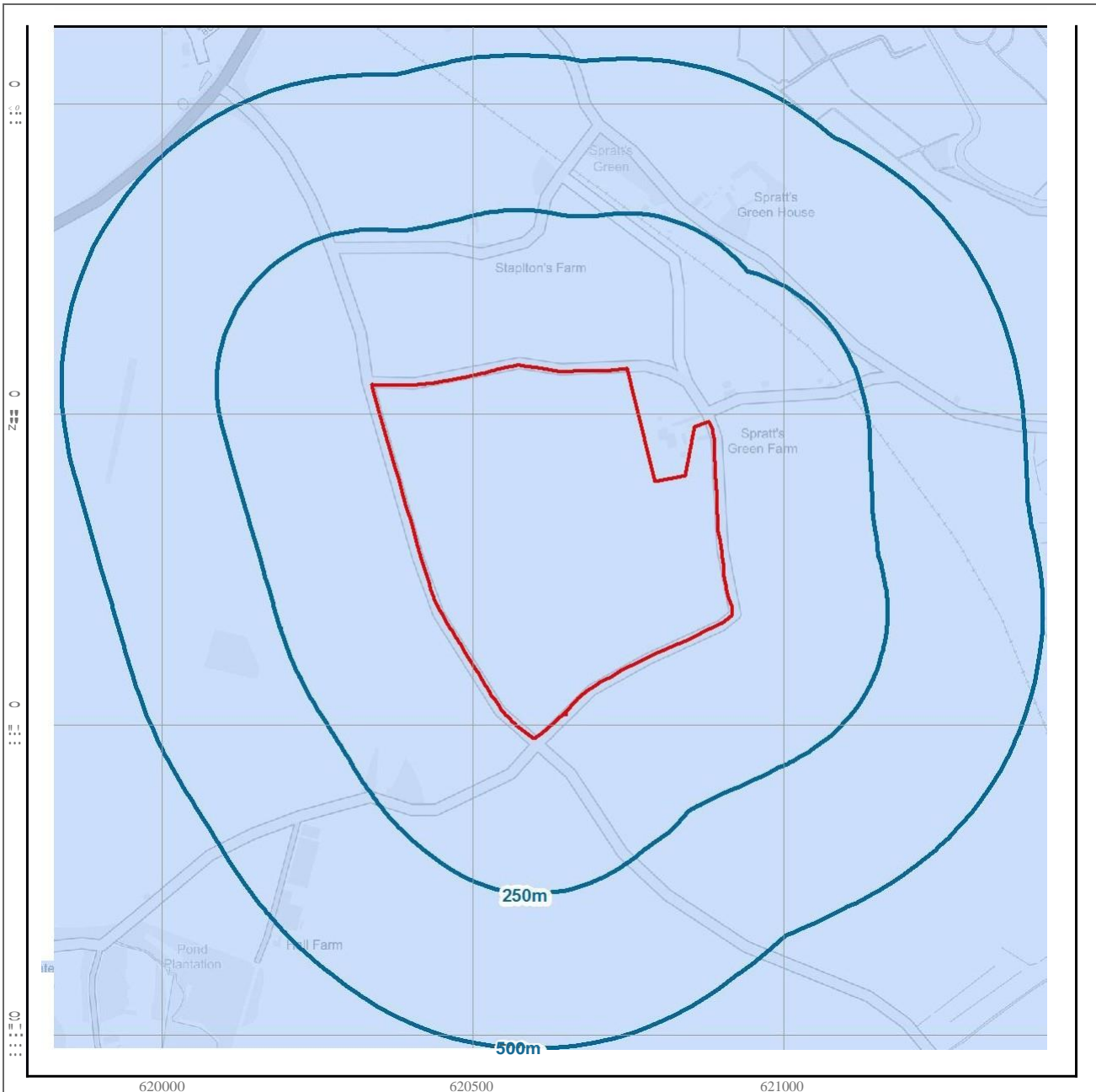
metres
0 50 100 200

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

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

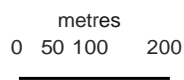
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BGS Soil Chemistry - Cadmium



Soil Chemistry - Cadmium

Q Client Site	(: 3	No data	2.2 - 3.0 mg/kg
		<1.8 mg/kg	3.0 - 6.0 mg/kg
		1.8 - 2.2 mg/kg	M >6.0 mg/kg

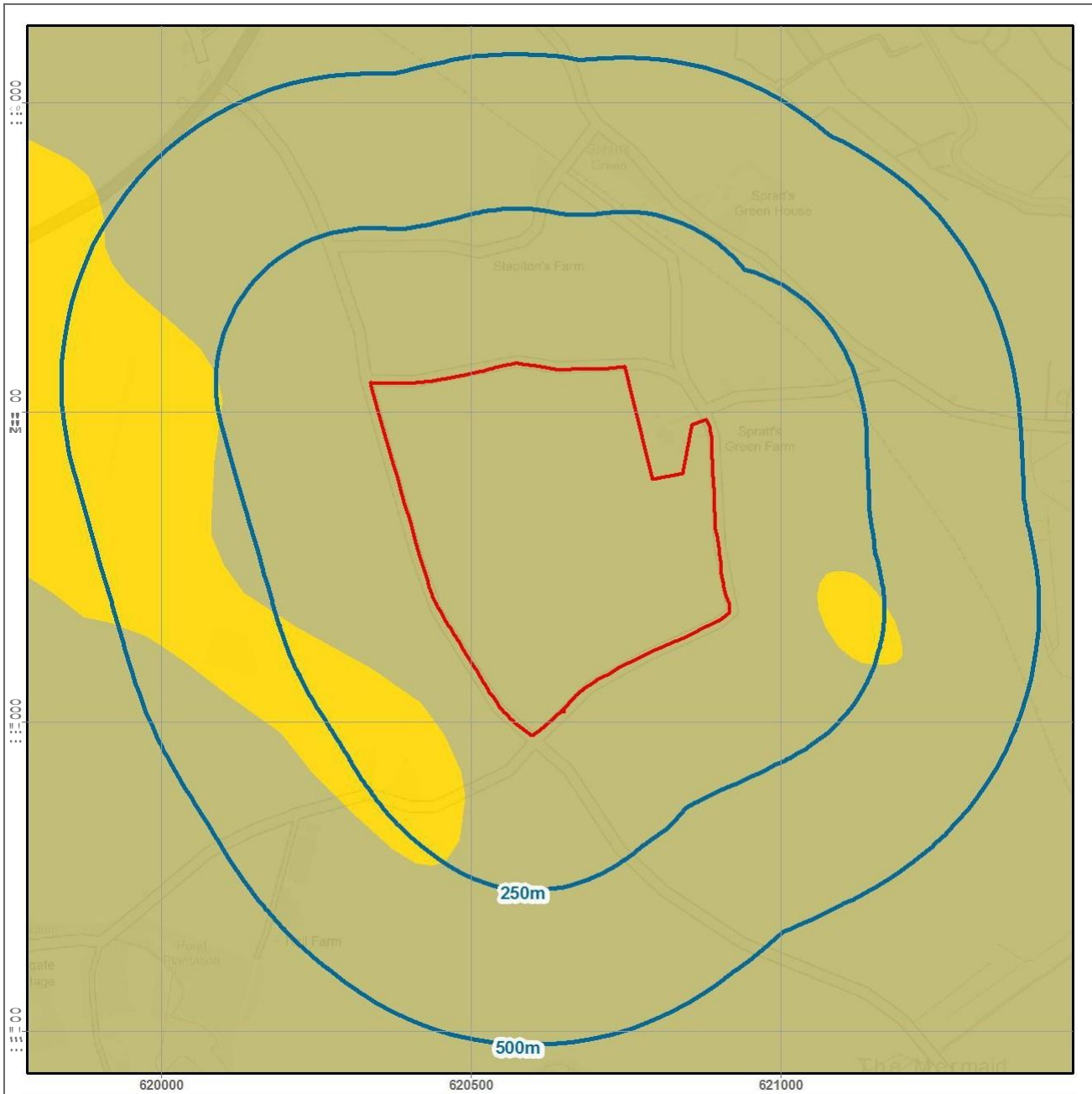


*.Not all features in legend may be present in above map

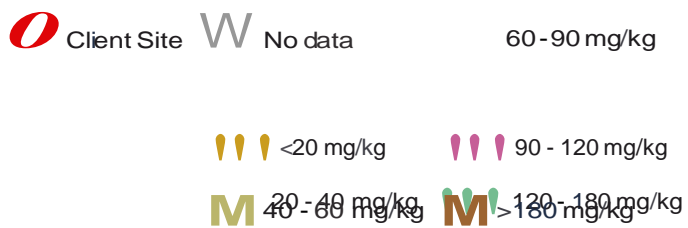
Nominal scale at A4 paper size - 1:10,250

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BGS Soil Chemistry - Chromium



Soil Chemistry - Chromium



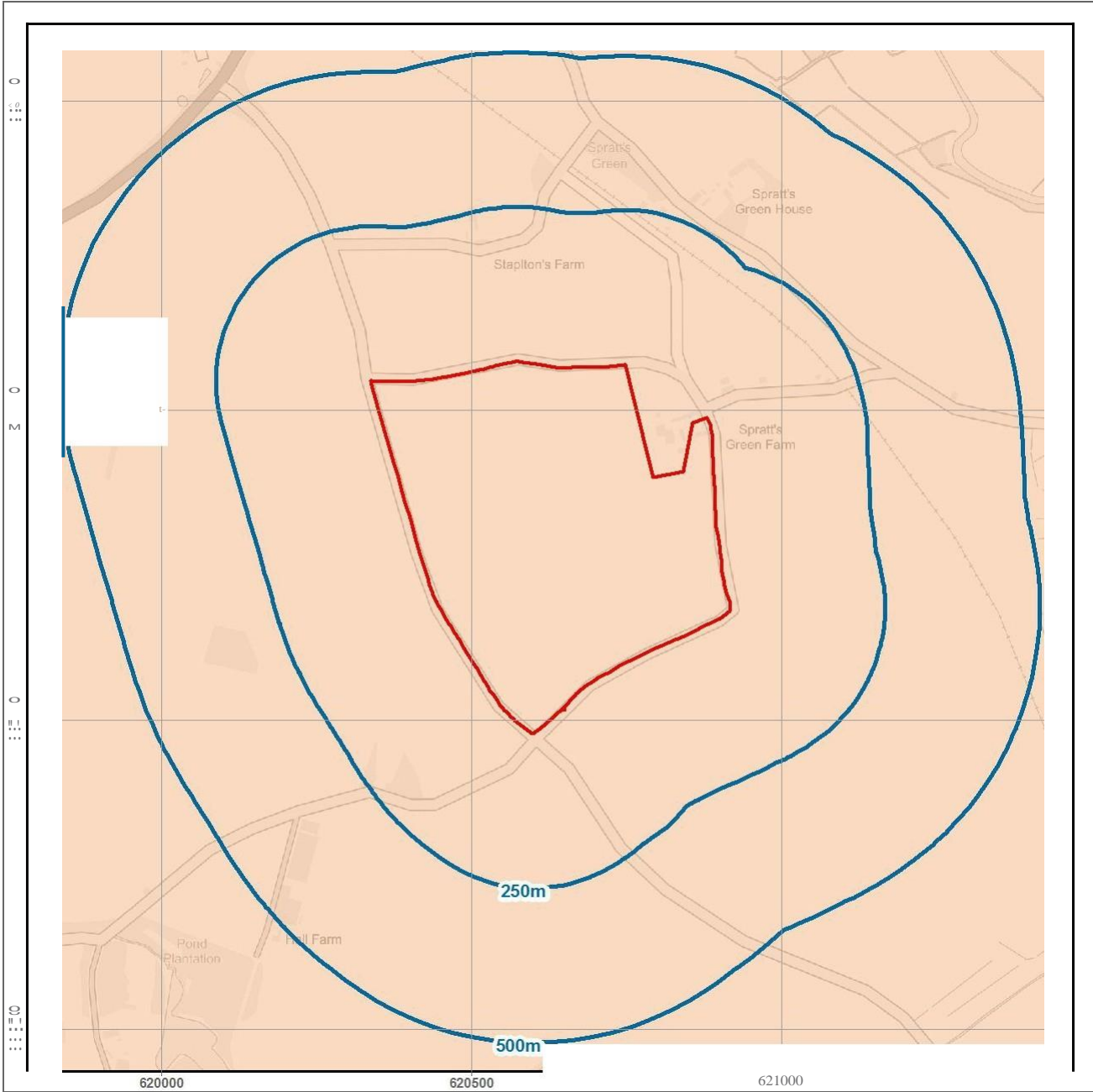
metres
0 50 100 200

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


Nominal scale at A4 papersize - 1:10,250

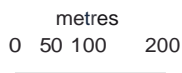
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BGS Soil Chemistry - Lead



Soil Chemistry - Lead

 Client Site	C3 No data	300 - 600 mg/kg
		<100 mg/kg
M	100 - 200 mg/kg	>1200 mg/kg
	200 - 300 mg/kg	

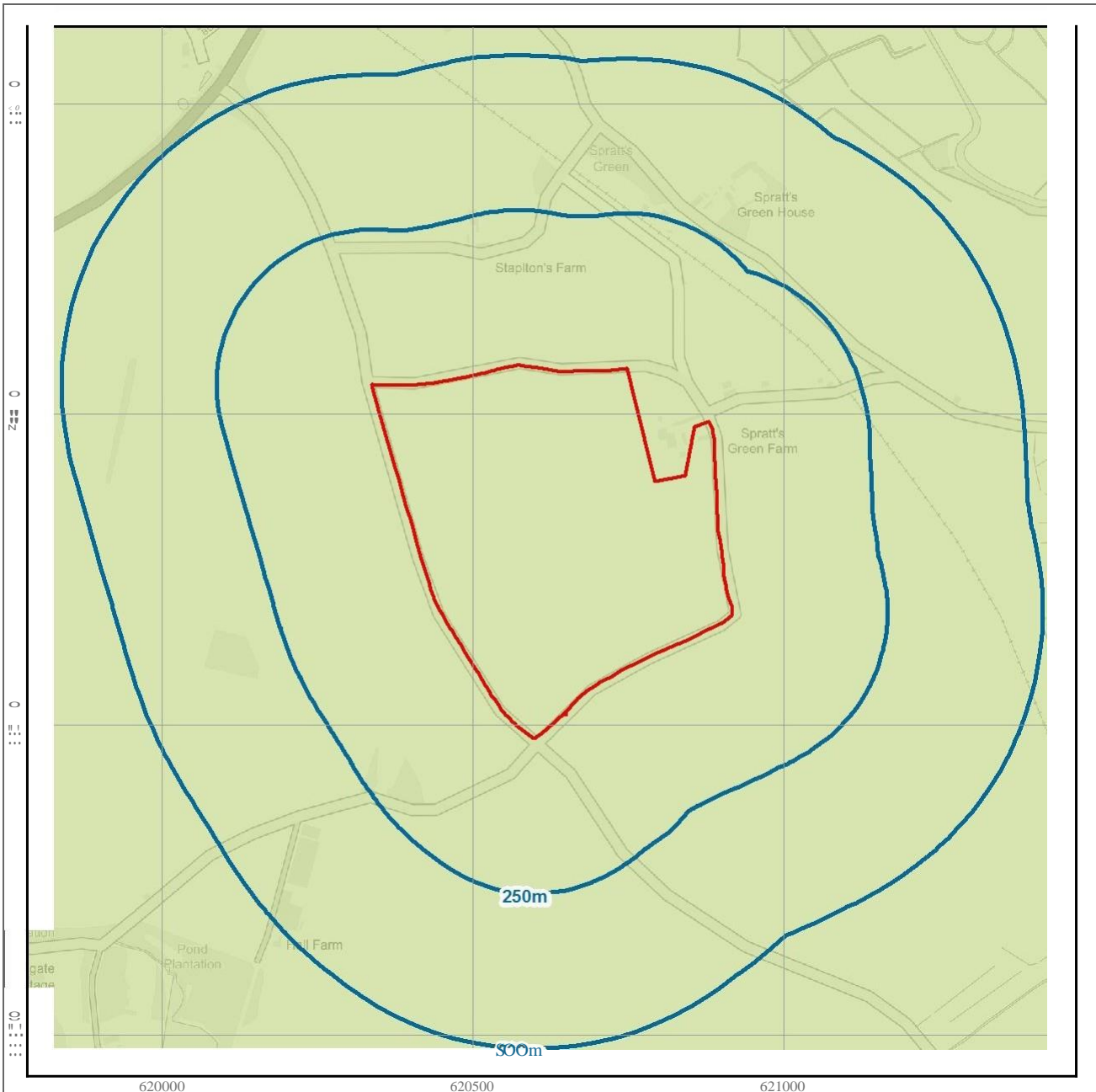


-- Not all features in legend may be present in above map

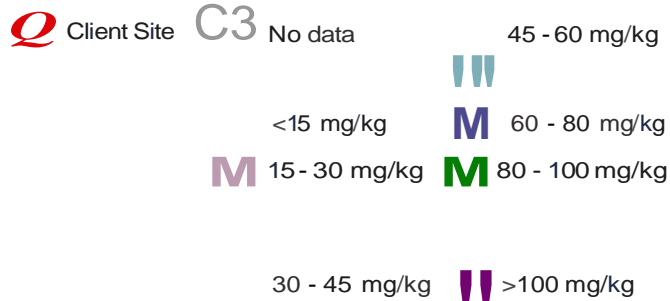
Nominal scale at A4 paper size - 1:10,250

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BGS Soil Chemistry - Nickel



Soil Chemistry - Nickel



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

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

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SolChemistry

BGSSolChemistryArsenic

MapID	Details	Distance	Direction
	SampleTypeRoadSoil,Population<15mg/g	OnSite	-

BGSSolChemistryCadmium

MapID	Details	Distance	Direction
	SampleTypeRoadSoil,Population<18mg/g	OnSite	-

BGSSolChemistryChromium

MapID	Details	Distance	Direction
	SampleTypeRoadSoil,Population40-60mg/g	OnSite	-
	SampleTypeRoadSoil,Population20-40mg/g	98m	SW

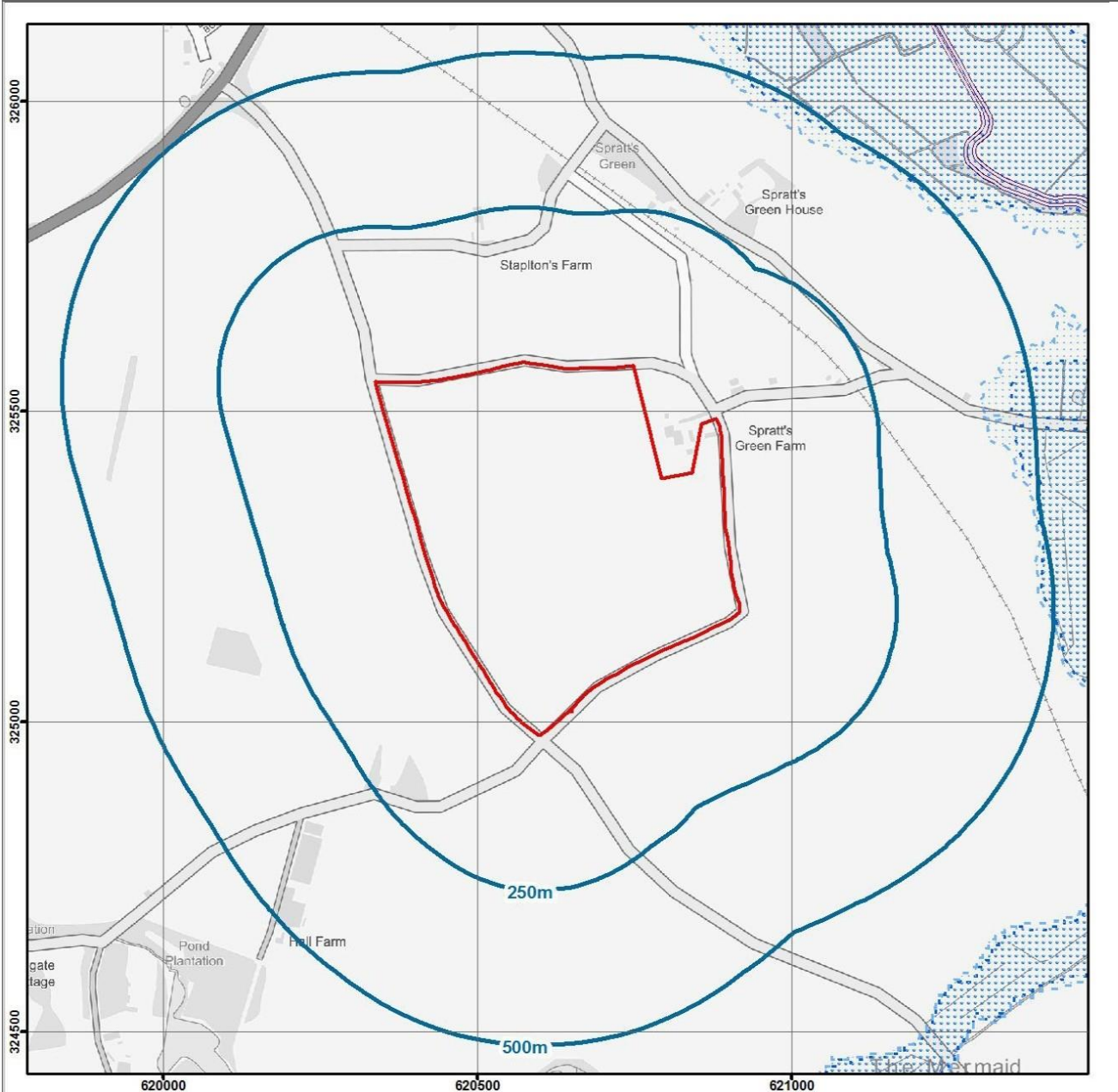
BGSSolChemistryLead

MapID	Details	Distance	Direction
	SampleTypeRoadSoil,Population<100mg/g	OnSite	-

BGSSolChemistryNickel

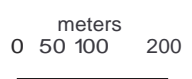
MapID	Details	Distance	Direction
	SampleTypeRoadSoil,Population<15mg/g	OnSite	-

Flooding from Rivers or Sea



Environment Agency

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



-- 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 Rivers or Sea (Food Zone 3)

MapID	Details	Distance	Reply or Decision
	Are there any intake flood plains within 500m?	<501m	YES
	Type/Flood Model, Source Environment Agency, Head Office, Boundary Accuracy <u>As Supplied</u>	4641m	E

Flooding from Rivers or Sea in an Extreme Event (Food Zone 2)

MapID	Details	Distance	Reply or Decision
	Are there any intake flood plains (extreme events) within 500m?	<501m	YES
	Type/Flood Model, Source Environment Agency, Head Office, Boundary Accuracy <u>As Supplied</u>	4161 m	E



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

Areas Benefiting from Flood Defences

MapID	Details	Distance	Reply or Decision
	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 defences standard day flood defences is acceptable, if the defences fail, is significant.

Flood Water Storage Areas

MapID	Details	Distance	Reply or Decision
	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. There are no flood water during significant flood events is unlikely that any FSA presents any associated flood risk to the Site.

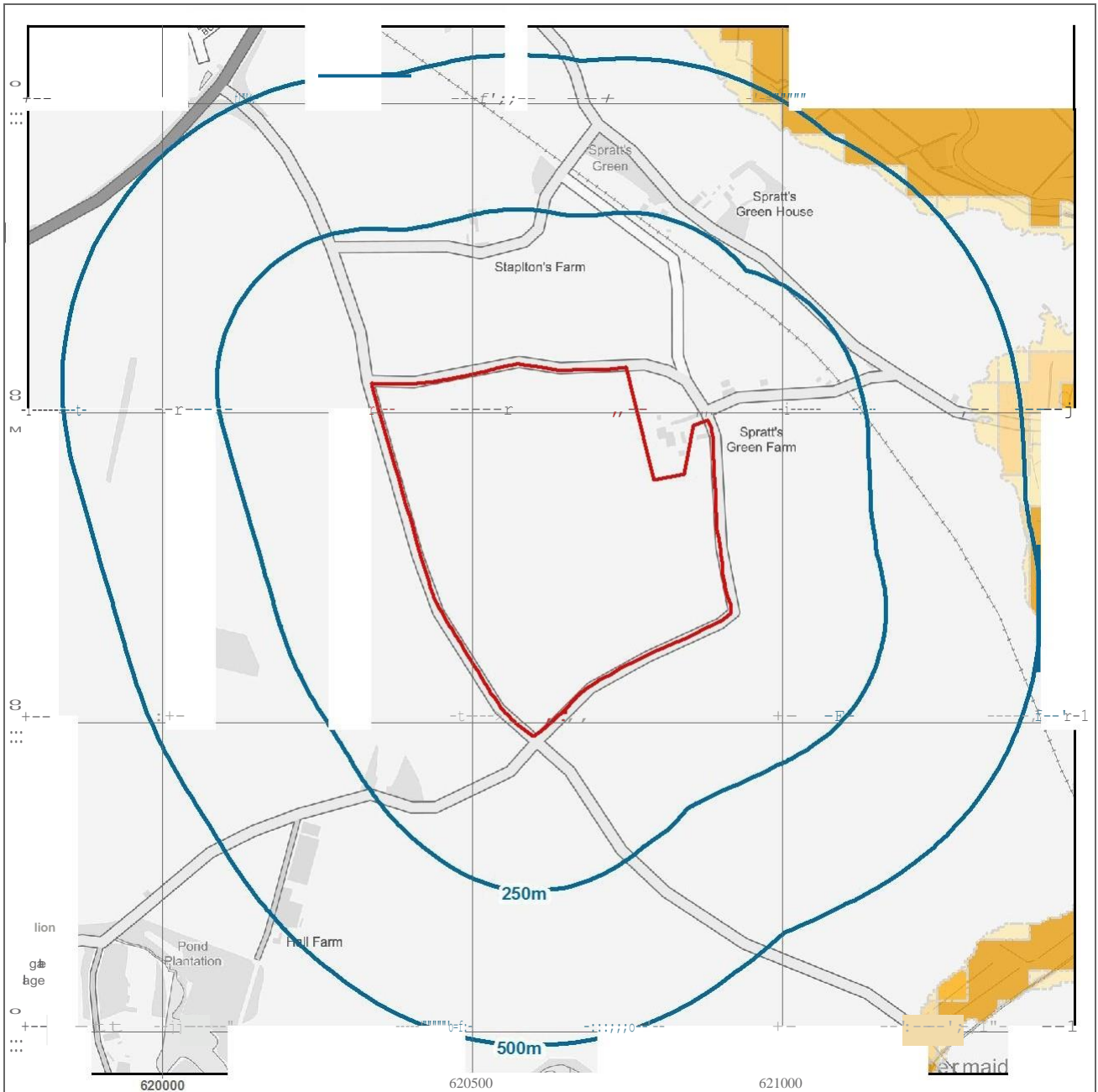
Flood Defences

MapID	Details	Distance	Reply or Decision
	Are there any flood defences within 500m?	<501m	NO



The area of flood defences within 500m of the Site may be a small residual risk of flooding from overtopping of flood defences immediately from the Site. References 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

metres
0 50 100 200

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

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

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The Environment Agency Risk of Flooding from Rivers and Sea

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



Some areas may be at risk of flooding. This occurs where there is no up-to-date information or analysis used to produce the regular by local authority risk assessment, but the area falls within the extreme flood zone (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 Database (NPD2). The information provided includes the flood likelihood category, low, moderate, or significant, and a code for the flood risk analysis.

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



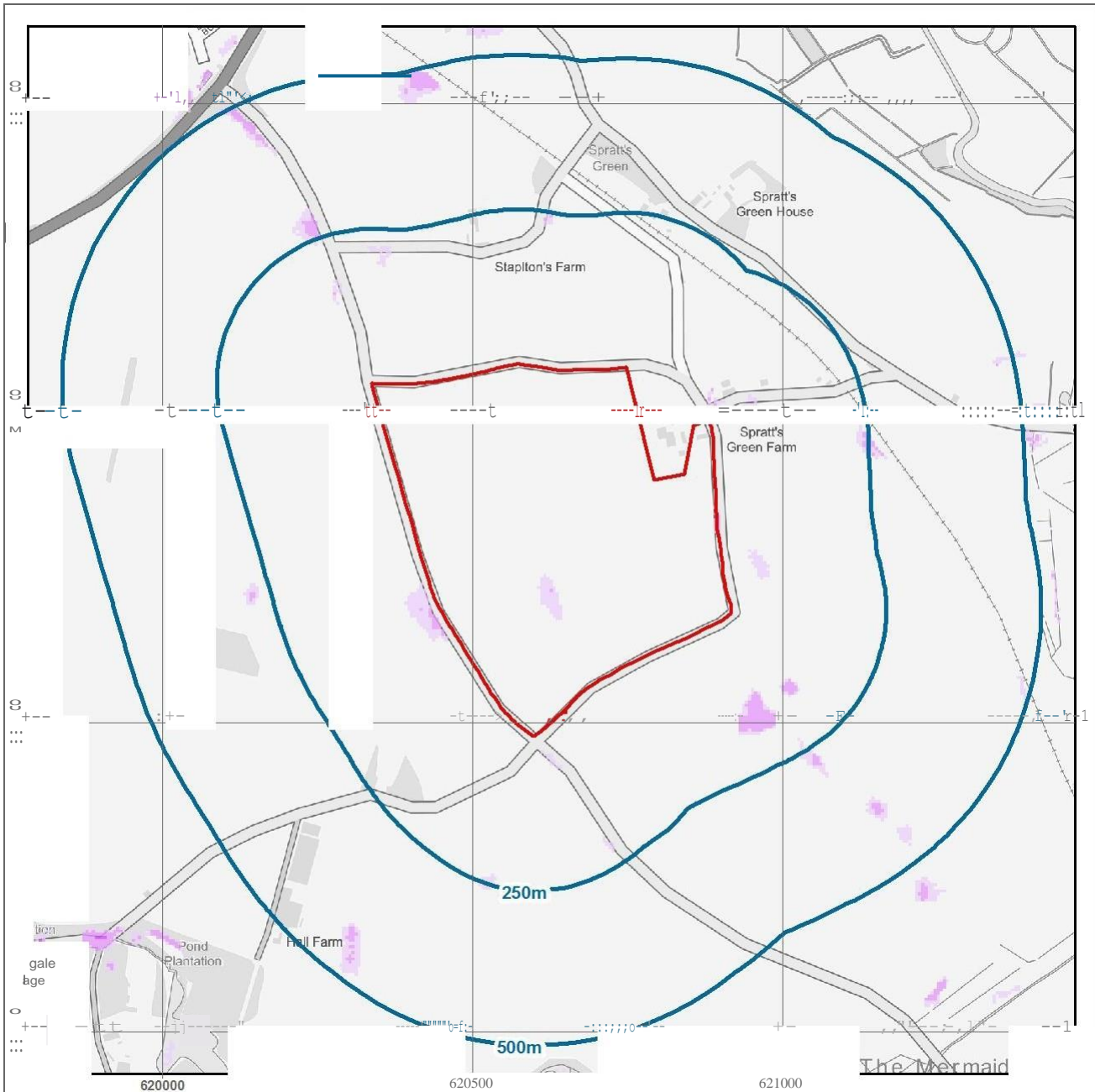
Information from GeoSmart Information Ltd indicates that there is a negligible risk of groundwater flooding in this area and any groundwater flooding incidents will be less frequent than 1 in 100 years return period. No further investigation of risk is deemed necessary unless the proposed scheme is unusually sensitive. However, data may be lacking in some areas so assessments are negligible risk on the basis of the map does not include local flooding data 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 on the likelihood of groundwater flooding. Through research and development, including 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 data is from a series of maps of groundwater flooding which report on the susceptibility of groundwater flooding. Susceptibility maps have been identified where risk must be quantified. The resulting map is a 55m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). GeoSmart Information Ltd's classifications are based on the bedrock, combining severity and uncertainty that a level will experience groundwater flooding within a return period of about 100 years.

The map is a general purpose indicator of risk and is intended to provide a useful overview for a wide variety of applications. However, it does not provide an alternative to site-specific assessment and detailed risk assessments 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

metres
0 50 100 200

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

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

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Surface Water Flooding

Surface Water Flooding

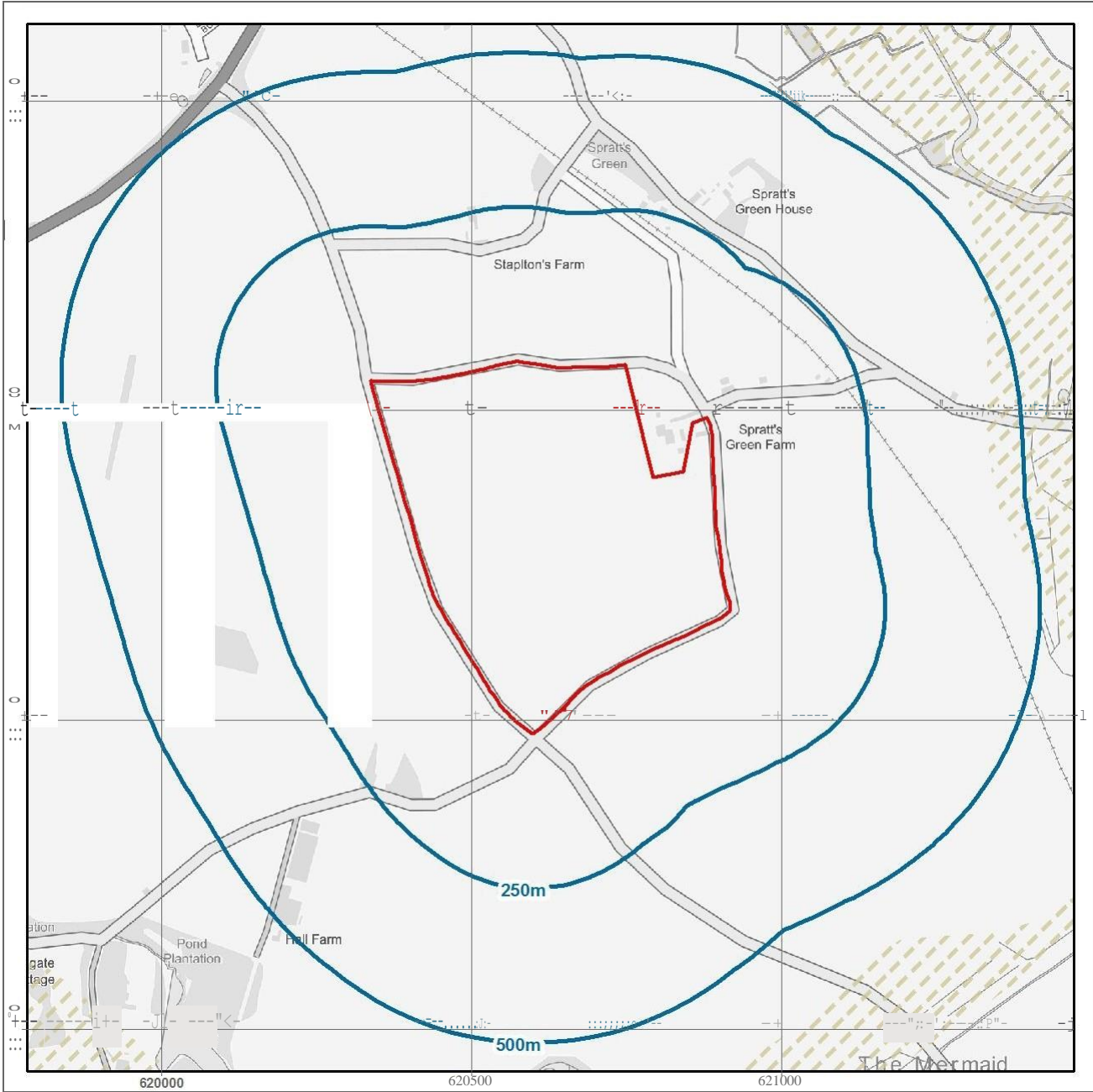
Details	Distance	Reply or Decision
What is the risk of surface water flooding at the Site following a 1 in 75 year rainfall event?	On Site	medium
What is the risk of surface water flooding at the Site following a 1 in 200 year rainfall event?	On Site	medium
What is the risk of surface water flooding 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 pollution flooding. The risk is classed by JBA into four categories: low (equal to 10m), low to medium (more than 10m), medium (more than 30m) and high (more than 1m), which relate 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

QClient Site **H**istoric Floods
W Geo Indicators

metres
 0 50 100 200

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

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

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Historical Flooding

Historical Flood Events

Details	Distance	Reply or Dislike
Have any historic flood events occurred at the Stee in 500m?	<50m	NO



The regulatory body records have indicated past flooding within 500m of the Stee. As these records are not comprehensive it may still be possible to ask the Stee owners whether they are aware of any previous flooding at the Stee in the surrounding area.

Environment Agency Data

Historical Flood Outlines - The EA has data on extensive records (including outlines) of flooding from rivers, streams and ground water 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 Dislike
Are there any geological deposits which indicate the Stee may have been flooded in the past?	<20m	NO



British Geological Survey Data

Geological Indicators of Flooding - The BGS Geological Indicators of Flooding (GIF) data is a digital map based on the BGS Digital Geological Map of Great Britain at the 1:50,000 scale (DGMapGB50). It was produced by characterising Superficial (S1) Deposits on DGMapGB50 in terms of their likely vulnerability to flooding either from coastal or inland water flow and debris areas which may have been flooded in the recent geological past. This normally refers to flooding which happened many thousands of years ago.

OS MasterMap Water Network



OS MasterMap Water Network

Q Client Site

Primary Flow (named)

Primary Flow (un-named)

Secondary Flow

Tidal River

--- Lake or Reservoir

Foreshore and Sea

--- Underground River

--- Marsh

Canal, Lock or Transfer

metres
0 50 100 200

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

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

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OS MasterMap Water Network

OS MasterMap Water Network

MapID	Details	Distance	Reply or Decision
	Is there any information from the OS MasterMap Water Network within 500m?	<501m	NO



Now water features have been identified within 500m of the Site

OS Data

OS MasterMap Water Network is a three-dimensional digital representation of the water courses in Great Britain including rivers, streams, ditches, ponds and canals as a series of water course network lines. The network lines (rivers) are attributed to provide a range of information about these features of water courses they depict. The OS MasterMap Water Network will significantly enhance systems used to manage waterways and the flood risk they pose.

Other Information

Height Above Sea Level

MapID	Details	Distance	Reply or Decision
	Maximum height of the Site above sea level	On Site	2140m
	Minimum height of the Site above sea level	On Site	1500m
	Average height of the Site above sea level	On Site	1900m



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

Distance to Water Features

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



Neither the Site or areas nearby will be likely to be affected by a dam or reservoir in the surrounding area.

JBA Risk Management Data

Dam or Reservoir Failure – JBA has models for approximately 1700 dams and reservoirs across the UK which are considered to pose the greatest risk to people and property. These models are used to predict the areas likely to be flooded in the event of a failure of a dam or reservoir.

Useful Contacts

Name and Address	Telephone/Fax/Email
<p>Agri-Environment Limited 1st Floor 9B- 99 Queens Road Brighton BN1 3XF www.agri-environment.com</p>	<p>Telephone 0845 438 5250 ocds@agrienv.com</p>
<p>Ensu Limited (or Environmentalsure) 1st Floor 9B-99 Queens Road Brighton BN1 3XF www.ensu.co.uk</p>	<p>Telephone 0845 652 8885 Fax 0845 652 8886 info@ensu.co.uk</p>
<p>North County Council Planning & Transport - Minerals & Waste County Hall www.norfolk.gov.uk</p>	<p>Telephone 0844 800 8020 Fax 0844 800 8012 information@norfolk.gov.uk</p>
<p>Broadland District Council Trope Lodge www.broadland.gov.uk</p>	<p>Telephone 01603 431133 Fax 01603 700339</p>
<p>Bish Geological Survey Enquiry Service Bish Geological Survey www.bgs.co.uk</p>	<p>Telephone 0115 986 3143 Fax 0115 986 3276 enquiries@bgs.co.uk</p>
<p>Environment Agency National Customer Contact Centre (NCCC) PO Box 544</p>	<p>Telephone 0370 850 6506</p>
<p>Environment Agency - Head Office R0 House</p>	<p>Telephone 01454 624400 Fax 01454 624409</p>
<p>Defra Nibel House 17 Smith Square London SW1P 3JR</p>	<p>Telephone 08459 335577 defrahelp@defra.gov.uk</p>
<p>ALA (Agricultural Law Association)</p>	<p>Telephone 01206 383521 Enquiries@ala.org.uk</p>
<p>Please note that the Environment Agency/SEPA have a duty to provide information in place of enquiries. When contacting these agencies please mention that this data has been received from the Landmark database directly. Agri-Environment Limited would be pleased to assist with consultation to the above bodies. Please contact us for a quotation.</p>	

Contaminated Land Risk Analysis Methodology

The Site Solutions reports have been designed to assist in making informed decisions during property transactions. The Reports are desk top assessments of 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 1991. (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, responsibility (a contaminant link). A contaminant is a source of contamination a pathway is a medium through which the contamination can move and a receptor is a person or entity that could be detrimentally affected by the contamination. If these are identified then a plausible contaminant pathway responsibility may be present. By definition this is one which Agil believes could result in significant harm, a significant possibility of significant harm or significant pollution or a significant possibility of significant pollution to Contaminated Waters. In our assessment we use the following tests 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 Agil is considered to have a potential liability being affected by a contaminant substance present in or under the Site (including groundwater resources) contamination on or about the land, such that on the basis of its current proposed use there is a reasonable likelihood of a UK regulatory authority, acting in accordance with Relevant Legislation requiring it to make measures be taken in order to remedy or mitigate the contamination substance that is present in or under the land if it forms a liability 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 a 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 on the Site. Solutions Commercial report, Agil assesses two different views for risks and liabilities given 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) R8D 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 Data Safety, Guidance on Contaminated Land dated April 2012.

Agil assesses Relevant Ecological Receptors as part of its assessment process. To do so uses the Agil Eco Risk model which was developed and tested in consultation with lead government departments 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 in law in England⁵. The aim of EDR is to prevent and remedy damage to protected species or natural habitats or state of special scientific interest, surface water, groundwater or land. Environmental damage has a specific meaning in the Regulations and covers only the most serious 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.

Agil does not consider the standard of current receptors, 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) (Water) Regulations 2009 or Environmental Damage (Prevention and Remediation) (Scotland) Regulations where appropriate

When conducting the assessment, AgriMiprimally assess information provided in the Data Section of the Report. However, in some cases AgriMip may choose to supplement this with freely available public information such as that provided by Natural England and/or information provided by the AgriEUropa System.

Liability Assessment

This section of the AgriMip report may potentially identify ground water liabilities which are considered associated with the Site. Our assessment of liability is based upon the proposed and current use of the Site (as supplied by the data) in the with current Government guidance.

There will be one of the following three responses:

Assessment	Liability Statement & explanation	Default 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 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 potential 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 liabilities under Relevant Legislation. However, a client may wish to obtain further information about the issues discussed 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, a number of issues have been identified that are likely to result in significant liabilities under Relevant Legislation. In this event, recommendations are made in order that additional information is obtained so that the liabilities may be more accurately assessed.</p>	Potentially 1 or 2

*According to Defra updated Statutory Guidance on Contaminated Land, Regulators have a four-stage test to decide when land is or 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 Solicitors reports have been designed to satisfy standard environmental due diligence enquiries as recommended by the Law Society's contaminated land warning cad. It is a tender investigation and reviews only information provided by the data and from freely available public information that has been deemed to be reliable and based on environmental assessment of the Site. The Report does not include a site investigation nor does AgriMip make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, AgriMip cannot guarantee that all 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, AgriMip cannot guarantee the accuracy or completeness of such information and AgriMip will not accept responsibility for inaccuracies or omissions provided by external data providers.

Further information regarding our risk assessment methodology is provided in the Products and Services User Manual which is available for download from the data section of our website www.agrienvironment.com. For further information regarding the data reviewed within our assessment, please contact our data technical team on 0845 458 5250. This report is provided under The AgriEUropa Environmental Terms and Conditions for Data Reports, a copy of which is available on our website Food Risk Screening Methodology.

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

The East Suffolk Farm includes a desktop flood risk assessment designed to help property professionals base the risk of flooding at agricultural sites on the overall risk of flooding at a site (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

Agri points an overall flood risk rating based on an assessment of the data provided within this report to assess by asking the question:

1. What is the overall risk of flooding assuming flood defences are absent or out of order?

The answer to this question points a worst case scenario assuming the sea defences in the area that may flood in the area could fail, primarily as a result of fire or coastal flooding or are out of order by excessive food volumes.

Question 1 is answered by one of six standard responses:

Response	Meaning
Negligible	The overall flood risk rating for the Site is assessed to be Negligible. Existing data is considered to be any risk at the Site itself, or any feature within the locality of the Site, which would be expected to pose a threat that flood risk is not considered to be a future investigation is 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 Damage Impact Assessment to accompany any planning application, it is not considered necessary to undertake any of the future investigations in relation to 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 water courses within the locality of the Site suggests that there may be a risk of flooding to the Site itself. Future investigations could be undertaken to further assess the risk.
Moderate	The overall flood risk rating for the Site is assessed to be Moderate. Information from existing data 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 define the risk of flooding to the Site.
Moderate to High	The overall flood risk rating for the Site is assessed to be Moderate to High. Information from existing data 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 define the risk of flooding to the Site.
High	The overall flood risk rating for the Site is assessed to be High with a consequent risk to life and property. This means that existing data reveals significant flood risk issues which need to be addressed. Further assessment is usually recommended in order to define the risk of flooding to the Site.

Flood Analysis

The flood risk gauge provides a more detailed analysis of the risk from each of the four main types of flooding – i.e., coastal, ground water and surface water. In addition, all gauge points an analysis of the factors (e.g. historic flood events, gauging locations) which are indicative of past flooding, primarily by surface water features and drainage (to assess a level) that may affect the overall flood risk. For surface water flooding only, the risk rating generated from the 1200 year return level data is included in the overall risk assessment. The data on 1.75 year and 1:1,000 year return level 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 identified data based on the significant extent of the wide farm. This includes an assessment of where 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 Agri Flood Suffolk User Guide.

This analysis takes into account any existing flood defences that are intended to protect the Site and assumes that these works are designed. The analysis does not take into account the other information contained in the database of the report.

with a view to a particular type of flooding. The assessment of the risk as shown in the flood gauge should be taken into account in the risk assessment of the report.

Limitations of the Report

The Renaissance Estate Flood Risk Assessment Report has been designed to satisfy basic flood risk assessment requirements for a residential development. It provides a high level overview of information provided by the developer from site visits, private and public databases and other sources. It does not include detailed site-specific information requested by the regulatory authorities for any relevant information (other than local water and sewerage pipes). The scope, Agency and guarantee related issues for content will be identified by this report, or at the data and information supplied to it by the developer is accurate and complete.

This report includes an assessment of surface water flooding which examines the risk of the ground drainage network overflowing during periods of extreme rainfall. This report does not include detailed site-specific assessment of the ability of the existing drainage on the Site if it is required, the assessment should be considered. The assessment of dual flooding does not take into account particular local temporary factors that may cause surface water flooding such as the blockage of flues or structures on or within water courses, drains, foul sewers, water mains, gullies and other water infrastructure, and any history of drains flooding at the Site in the locality. Surface water flooding can occur before surface water enters the ground drainage network for example on highways and in drains.

Environment Agency databases do not include flood risk from very small catchments as most of such small catchments are not considered to be eligible 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 Flood Solutions User Guide which is available free of charge from our website www.agileenvironmental.com, or by calling one of our technical team on 0845 4885250.

This report is provided under The Agency Environmental Terms and Conditions for Flood Solutions Reports a copy of which is available on our website, www.agileenvironmental.com, or by calling one of our technical team on 0845 4885250.



Important Consumer Protection Information

This search has been produced by Agri Environmental Ltd 1st Floor, 98 – 99 Queens Road Brighton BN1 3XF Telephone 01454 685250 email acbs@aglenio.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for home buyers, 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
- provides the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services

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

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- do 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 regulations and standards and relevant laws
- monitor their compliance with the Code

Complaints

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 the formal internal complaints procedure. If you remain dissatisfied with the firm's final response, if 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 (TPO). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered a financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that queries or complaints regarding your search should be directed to your search provider in the first instance, to TPOs or to the PCCB.

TPOs Contact Details

The Property Ombudsman scheme

Millad House

4355 Millad Street

Selkirk

Wiltshire SP1 2EP

Tel: 01722 333306

Fax: 01722 332296

Website: www.poc.co.uk

Email: admin@poc.co.uk

You can get more information about the PCCB from www.propertycodes.co.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
- Notify you in writing of our initial response in writing within 20 working days of receipt
- Keep you informed by letter, telephone or email, 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 any relevant family or your behalf

Complaints should be sent to:

Legal Director
Ag/Enicomer Ltd
1st Floor
98-99 Queens Road
Brighton
BN1 3XF

Telephone 0845 485250
Email ocbs@aglenic.com

If you are not satisfied with our initial response or if we exceed the response timescales you may refer the complaint to The Property Ombudsman scheme (TPOs) Tel 01722 333306 Email admin@poscuk

We will cooperate fully with the Ombudsman during an investigation and comply with his/her 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)

CONVEYANCE

relating to

Lots 1 and 7
Spratts Green Farm
AYLSHAM
Norfolk

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**Hansell
Stevenson**
Solicitors

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1967

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

conveyed by Douglas Ireland Gay to James Carman Albert Horace J

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

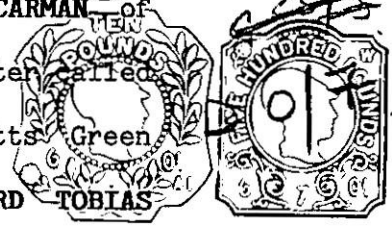
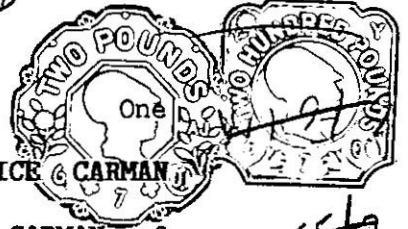
the said Conveyance dated 11th October 1951 jointly with himself

(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



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

NOV THIS DEED VITNF.SSETH 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 **SE** 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) / *JJ... 'n.*)
 DERRICK MAURICE CARMAN)
 in the presence of \ /
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 SIGNED as a Deed by the said) *JOAN. m*)
 JOAN MARY CARMAN)
 in the presence of :-
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1 Norwich 'l<'ood
shan? , Norfolk

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 SIGNED as a Deed by the said "J ,
 CHARLES RICHARD TOBIAS HARRIS)
 in the presence of :-

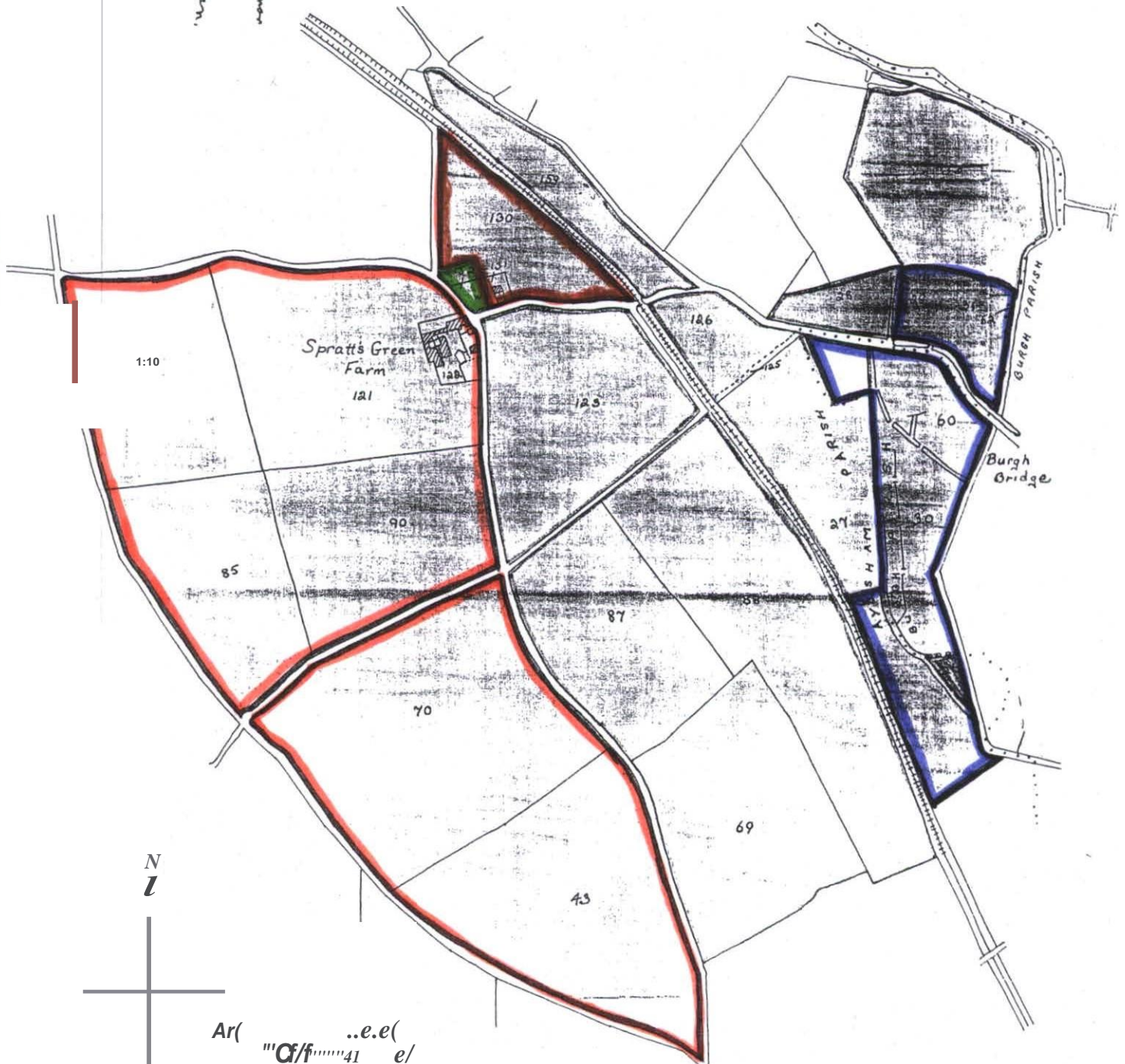
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D. M. Hamer
J. M. Carman.



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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