

## Grantsfield Cottage and Land, Kimbolton, LEOMINSTER, HR6 0ET

Prepared for:

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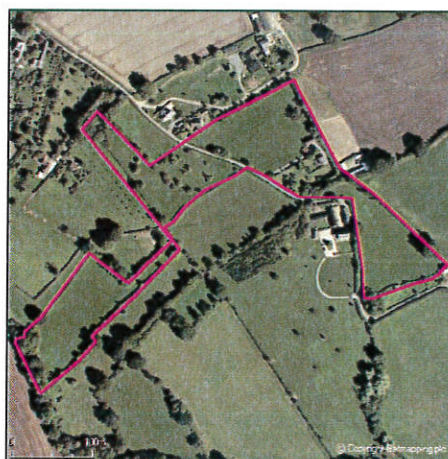
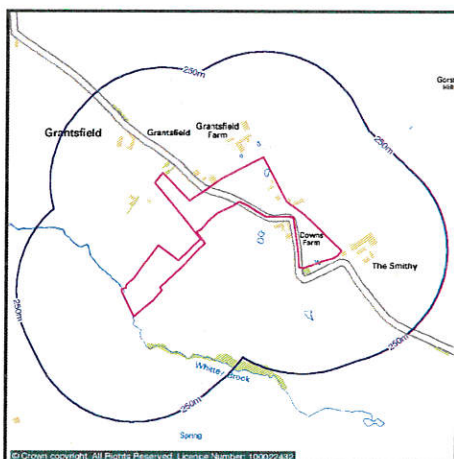
Report Reference: SCD\_83490301\_1\_1

Report Date: 31-MAR-2016

Customer Reference: LC2192

National Grid Reference: 352900 260060

Site Area: 44727 m<sup>2</sup>



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

Telephone: 0844 844 9966  
Fax: 0844 844 9980  
Email: [info@landmarkinfo.co.uk](mailto:info@landmarkinfo.co.uk)  
Website: [www.sitecheck.co.uk](http://www.sitecheck.co.uk)

<b>Report Sections and Details</b>	<b>Page</b>
<b>Summary of Site</b>	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
<b>Aerial Photo</b>	<b>1</b>
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m.	
<b>Location Map</b>	<b>2</b>
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m. The smaller aerial photo also includes the site boundary.	
<b>Summary Table</b>	<b>3</b>
This section comprises of a summary table of the information found on site and in its vicinity.	
<b>Current Land Use</b>	<b>7</b>
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
<b>Historical Land Use</b>	<b>9</b>
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
<b>Sensitivity</b>	<b>12</b>
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
<b>Other Factors</b>	<b>15</b>
This section contains information on other factors which may affect the site and its vicinity.	
<b>Useful Information</b>	<b>16</b>
This section contains information which may be of use when interpreting the report.	
<b>Useful Contacts</b>	<b>17</b>
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	



<b>Historical Land Use</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Potentially Infilled Land</b>		
<b>Potentially Infilled Land (Water)</b>		
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1963	10	1

<b>Sensitivity</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Pathways</b>		
<b>Groundwater Vulnerability</b>		
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of Intermediate Leaching Potential (I1) - Soils which can possibly transmit a wide range of pollutants, Map Scale: 1:100,000, Map Name: Sheet 29 Worcestershire, Contact Ref: 1	14	-

<b>Sensitivity</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Environmentally Sensitive Receptors</b>		
<b>Nearest Surface Water Feature</b>		
Distance: 0m	14	2

<b>Other Factors</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Geological</b>		
<b>Non Coal Mining Areas of Great Britain</b>		
Hazard Potential: Rare, Contact Ref: 2	15	-
<b>Radon Potential - Radon Affected Areas</b>		
Affected Areas: The property is in an intermediate probability radon area, as between 1 and 3% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	15	-
<b>Radon Potential - Radon Protection Measures</b>		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	15	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
<b>Potential for Landslide Ground Stability Hazards</b>		
Hazard Potential: Low, Contact Ref: 2	15	-
<b>Potential for Running Sand Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 2	15	-
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 2	15	-
<b>Potential for Collapsible Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 2	15	-





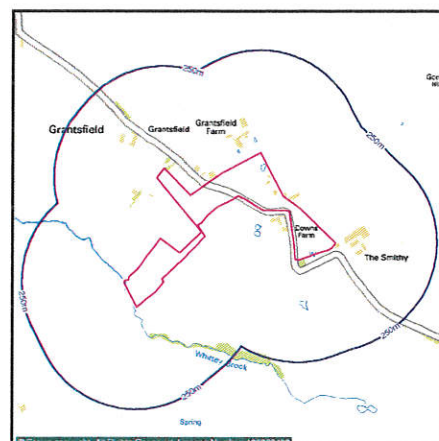
**Site**  
Grantsfield Cottage and Land, Kimbolton, LEOMINSTER, HR6 0ET

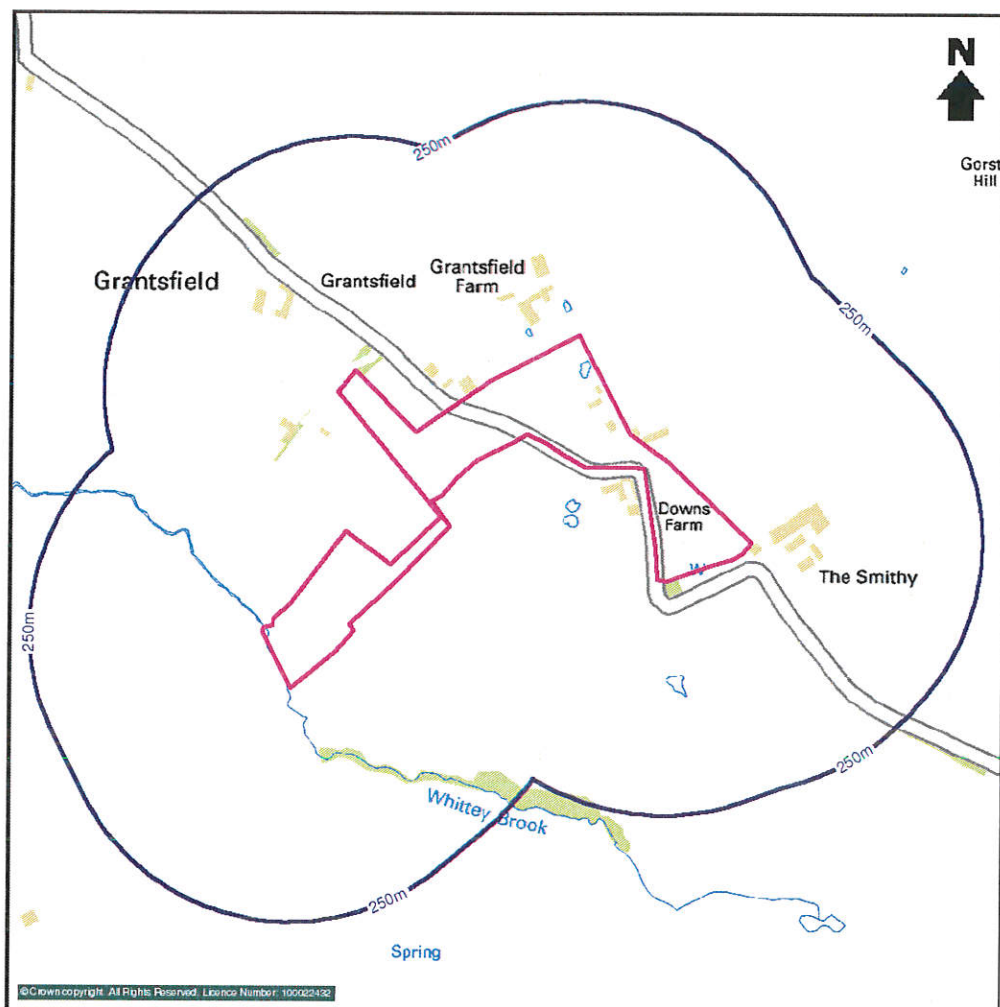
**Grid Reference**  
352900, 260060

**Report Reference**  
SCD\_83490301\_1\_1

**Customer Reference**  
LC2192

**Size of Site**  
44727 m<sup>2</sup>





**Site**

Grantsfield Cottage and Land, Kimbolton, LEOMINSTER, HR6 0ET

**Grid Reference**

352900, 260060

**Report Reference**

SCD\_83490301\_1\_1

**Customer Reference**

LC2192

**Size of Site**

44727 m<sup>2</sup>





<b>Current Land Use</b>	<b>On Site</b>	<b>0-250m</b>
<b>Contaminants</b>	<b>0</b>	<b>0</b>
<b>Waste / Landfill Sites</b>		
BGS Recorded Landfill Sites	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0
Licensed Waste Management Facilities (Locations)	0	0
Local Authority Recorded Landfill Sites	0	0
Registered Landfill Sites	0	0
Registered Waste Transfer Sites	0	0
Registered Waste Treatment or Disposal Sites	0	0
<b>Statutory Authorisations</b>		
Local Authority Pollution Prevention and Controls	0	0
Contaminated Land Register Entries and Notices	0	0
Registered Radioactive Substances	0	0
<b>Discharge Consents</b>		
Discharge Consents	0	0
Water Industry Act Referrals	0	0
<b>Industrial Processes</b>		
Integrated Pollution Controls	0	0
Integrated Pollution Control Registered Waste Sites	0	0
Integrated Pollution Prevention And Control	0	0
Local Authority Integrated Pollution Prevention And Control	0	0
<b>Storage of Hazardous Substances</b>		
Control of Major Accident Hazards Sites (COMAH)	0	0
Explosive Sites	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0
Planning Hazardous Substance Consents	0	0
<b>Contraventions</b>		
Local Authority Pollution Prevention and Control Enforcements	0	0
Enforcement and Prohibition Notices	0	0
Planning Hazardous Substance Enforcements	0	0
Prosecutions Relating to Authorised Processes	0	0
Prosecutions Relating to Controlled Waters	0	0
Substantiated Pollution Incident Register	0	0

<b>Current Land Use</b>	<b>On Site</b>	<b>0-250m</b>
<b>Contaminants</b>	<b>0</b>	<b>0</b>
<b>Potentially Contaminative Uses</b>		
Contemporary Trade Directory Entries	0	0
Fuel Station Entries	0	0
<b>Miscellaneous</b>		
BGS Recorded Mineral Sites	0	0

<b>Historical Land Use</b>	<b>On Site</b>	<b>0-250m</b>
<b>Contaminants</b>	<b>1</b>	<b>0</b>
<b>Potentially Contaminative Uses</b>		
Historical Tanks And Energy Facilities	0	0
Potentially Contaminative Industrial Uses (Past Land Use)	0	0
<b>Potentially Infilled Land</b>		
Former Marshes	0	0
Potentially Infilled Land (Non-Water)	0	0
Potentially Infilled Land (Water)	1	0

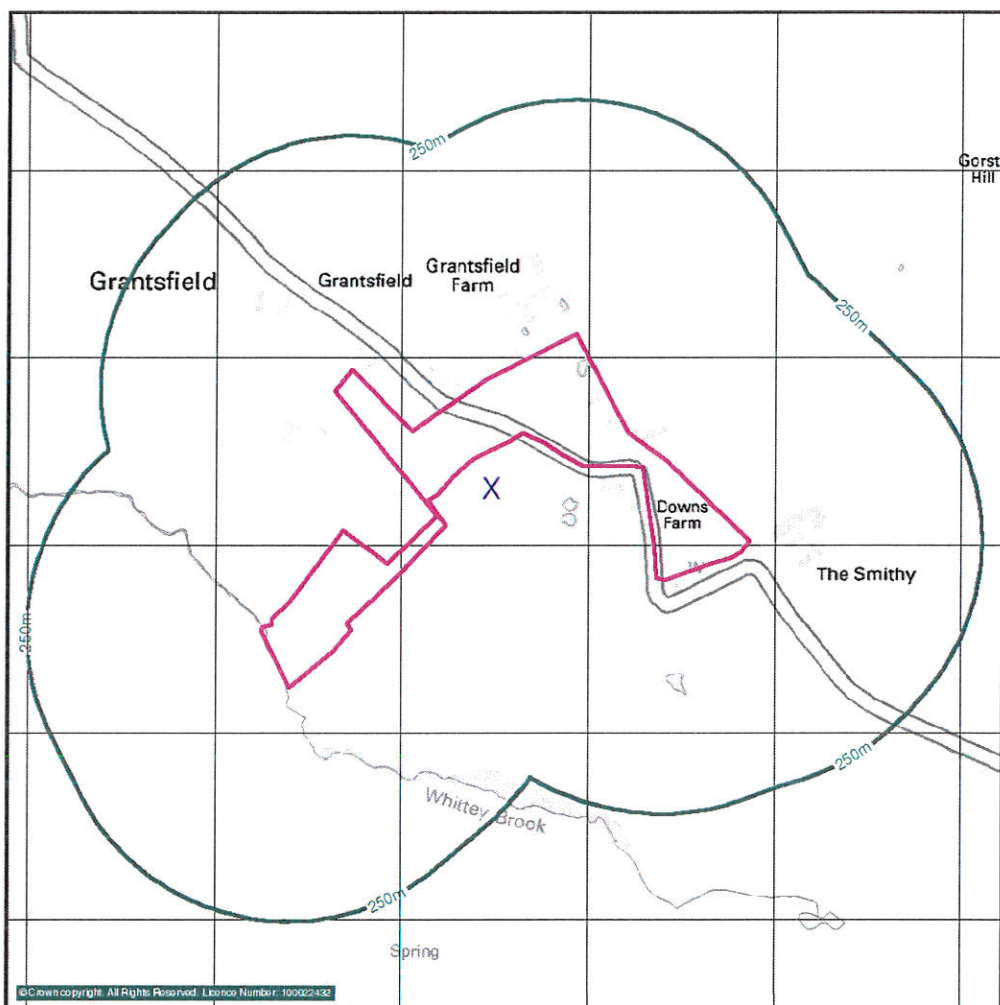
<b>Sensitivity</b>	<b>On Site</b>	<b>0-250m</b>
<b>Pathways and Receptors</b>	<b>2</b>	<b>1</b>
<b>Pathways</b>		
Groundwater Vulnerability	1	n/a
Drift Deposits	0	n/a
Historical Flood Liabilities	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0
Flooding from Rivers or Sea without Defences	0	0
Areas Benefiting from Flood Defences	0	0
Flood Water Storage Areas	0	0
Flood Defences	0	0



<b>Sensitivity</b>	<b>On Site</b>	<b>0-250m</b>
<b>Pathways and Receptors</b>	<b>2</b>	<b>1</b>
<b>Environmentally Sensitive Receptors</b>		
Areas of Outstanding Natural Beauty	0	0
Environmentally Sensitive Areas	0	0
Local Nature Reserves	0	0
Marine Nature Reserves	0	0
National Nature Reserves	0	0
Nearest Surface Water Feature	1	0
Ramsar Sites	0	0
Sites of Special Scientific Interest	0	0
Source Protection Zones	0	0
Special Areas of Conservation	0	0
Special Protection Areas	0	0
Water Abstractions	0	1
<b>Protected Countryside Areas</b>		
Forest Parks	0	0
National Parks	0	0
National Scenic Areas	0	0

Other Factors	On Site	0-250m
Geological	9	0
Brine Compensation Area	0	n/a
Coal Mining Affected Areas	0	n/a
Mining Instability	0	0
Man-Made Mining Cavities	0	0
Natural Cavities	0	0
Potential for Collapsible Ground Stability Hazards	1	0
Radon Potential - Radon Affected Areas	1	n/a
Radon Potential - Radon Protection Measures	1	n/a
Potential for Compressible Ground Stability Hazards	1	0
Potential for Ground Dissolution Stability Hazards	1	0
Potential for Landslide Ground Stability Hazards	1	0
Potential for Running Sand Ground Stability Hazards	1	0
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0
Non Coal Mining Areas of Great Britain	1	0

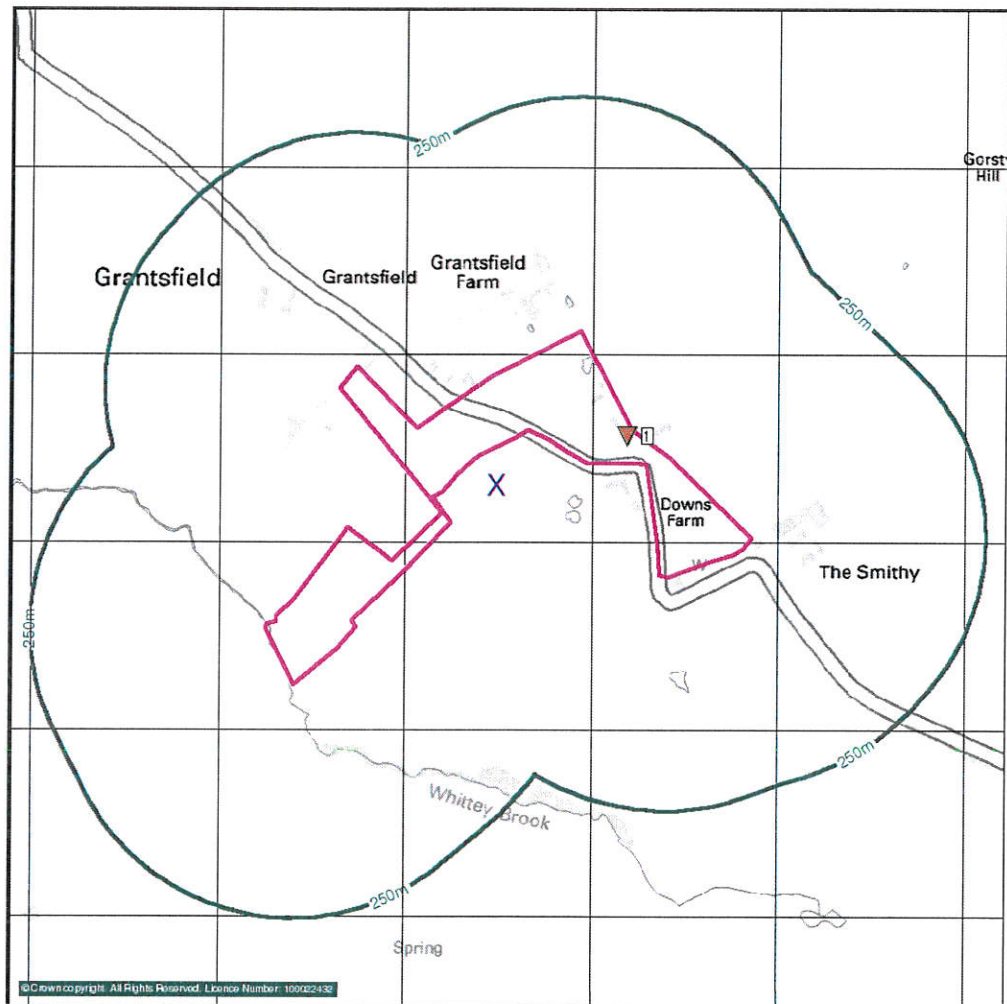




General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations
<ul style="list-style-type: none"> <li>Site Boundary</li> <li>Search Buffer</li> <li>Bearing Reference Point</li> <li>Reference Number</li> <li><b>Miscellaneous</b> <ul style="list-style-type: none"> <li>BGS Recorded Mineral Site</li> </ul> </li> <li><b>Potentially Contaminative Use</b> <ul style="list-style-type: none"> <li>Potentially Contaminative Use</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>BGS Recorded Landfill Site</li> <li>Licensed Waste Management Facilities (Landfill)</li> <li>Local Authority Recorded Landfill Site</li> <li>Registered Waste Transfer Site</li> <li>Registered Waste Treatment or Disposal Site</li> <li>Registered Landfill Site</li> <li>Point Location of Registered Landfill Site</li> </ul>	<ul style="list-style-type: none"> <li>BGS Recorded Landfill Site (Point)</li> <li>Licensed Waste Management Facilities (Location)</li> <li>Local Authority Recorded Landfill Site (Point)</li> <li>Registered Waste Transfer Site (Point)</li> <li>Registered Waste Treatment or Disposal Site (Point)</li> <li>Registered Landfill Site Potential Landfill Buffer</li> <li>Local Authority Pollution Prevention and Control Enforcement</li> <li>Planning Hazardous Substance Enforcement</li> <li>Prosecution Relating to Authorised Processes</li> <li>Enforcement and Prohibition Notice</li> <li>Substantiated Pollution Incident Register</li> <li>Prosecution Relating to Controlled Waters</li> </ul>	<ul style="list-style-type: none"> <li>COMAH</li> <li>Planning Hazardous Substance Consent</li> <li>Explosive Site</li> <li>NHHS</li> <li><b>Industrial Processes</b> <ul style="list-style-type: none"> <li>Integrated Pollution Control</li> <li>Integrated Pollution Prevention Control</li> <li>Integrated Pollution Control Registered Waste Site</li> <li>Local Authority Integrated Pollution Prevention and Control</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Local Authority Pollution Prevention and Control</li> <li>Contaminated Land Register Entry or Notice (Point)</li> <li>Contaminated Land Register Entry or Notice</li> <li>Registered Radioactive Substance</li> <li><b>Discharge Consents</b> <ul style="list-style-type: none"> <li>Discharge Consent</li> <li>Water Industry Act Referral</li> </ul> </li> </ul>

Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
<b>Local Authority Landfill Coverage</b>			
Name: Herefordshire Council, - Has not been able to supply Landfill data, Contact Ref: 3	-	On Site	N





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

Contaminants	Ref No.	Search Buffer	Direction
Potentially Infilled Land			
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1963	1	On Site	E



## Map Details

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

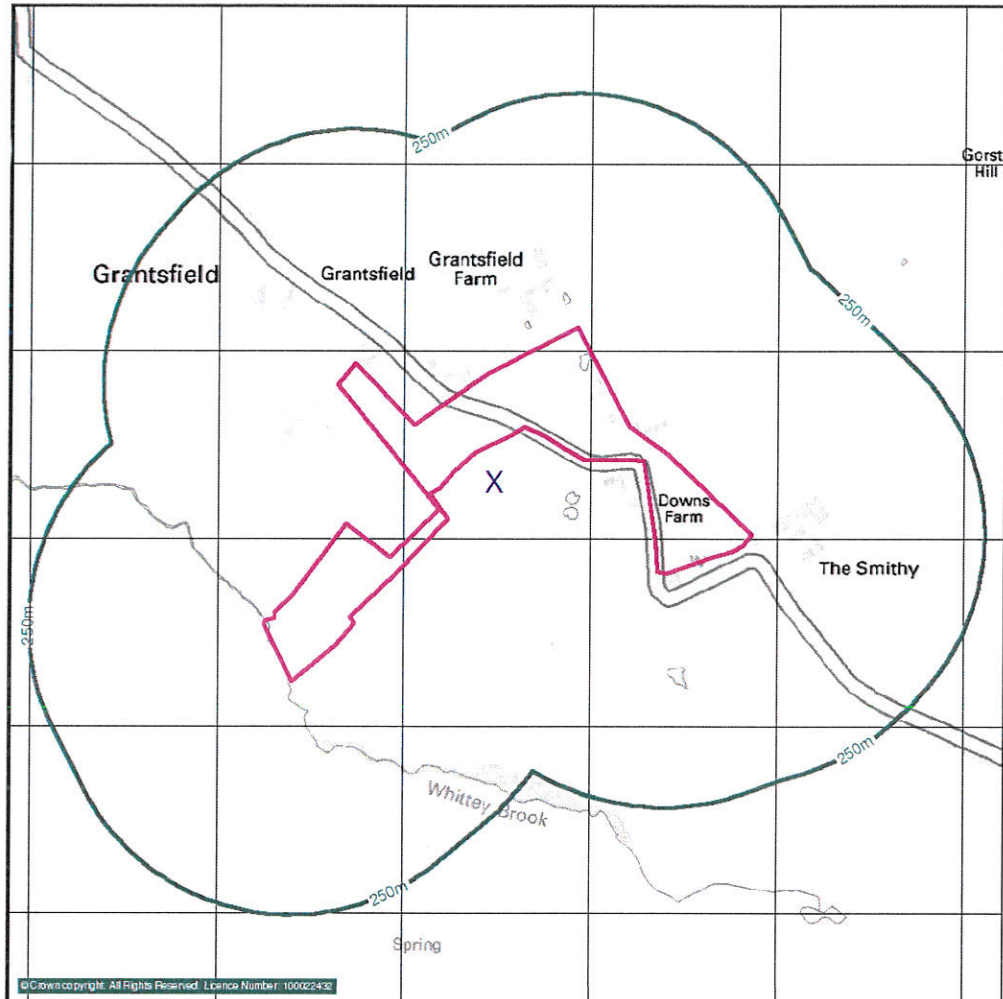
1:2,500	Mapsheet	Published
Ordnance Survey Plan	SO5259	1972
Ordnance Survey Plan	SO5260	1972
Ordnance Survey Plan	SO5359	1972
Ordnance Survey Plan	SO5360	1972

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

1:10,000	Mapsheet	Published
Ordnance Survey Plan	SO56SW	1974
Ordnance Survey Plan	SO55NW	1990

1:10,560	Mapsheet	Published
Herefordshire	012_SE	1890
Herefordshire	013_SW	1891
Herefordshire	012_SE	1904
Herefordshire	013_SW	1905
Herefordshire	012_SE	1930
Herefordshire	013_SW	1931
Herefordshire	012_SE	1953
Herefordshire	013_SW	1953
Ordnance Survey Plan	SO56SW	1963
Ordnance Survey Plan	SO55NW	1964

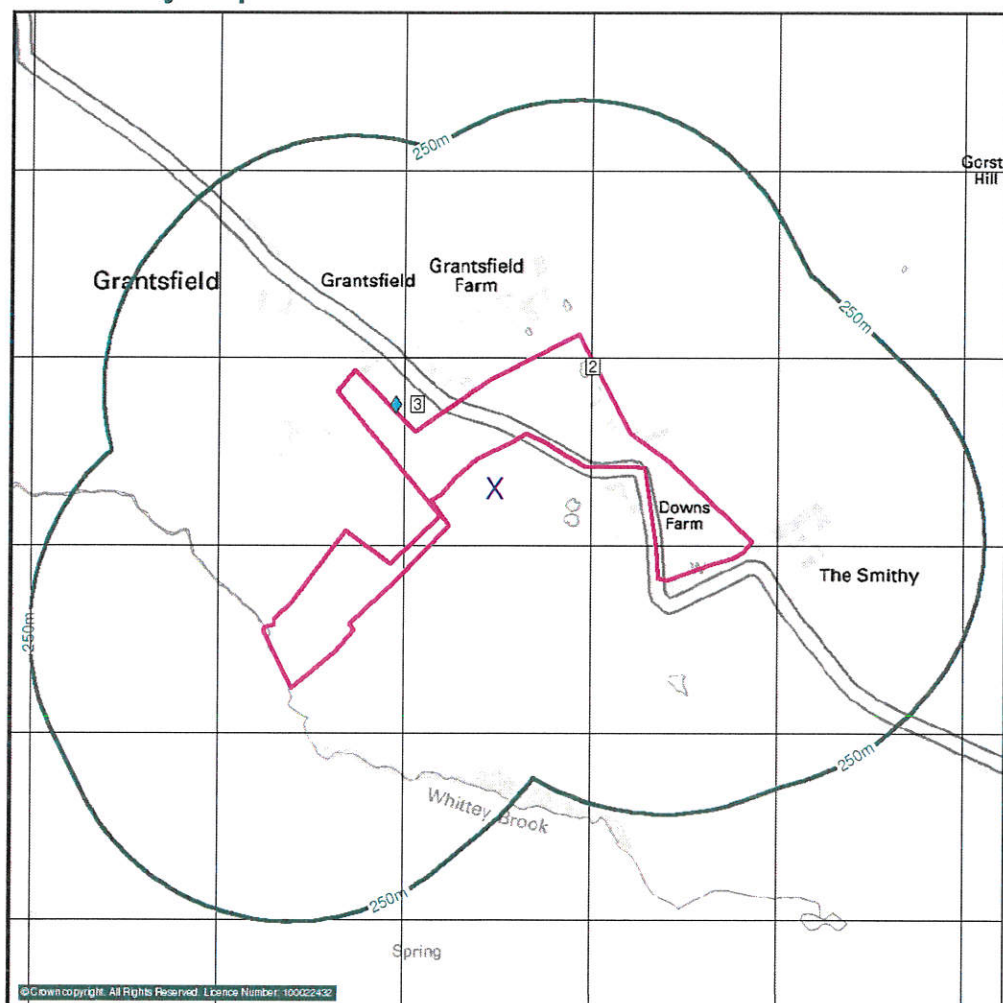
## Flood Map



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



## Sensitivity Map



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

Pathways and Receptors	Ref No.	Search Buffer	Direction
<b>Pathways</b>			
<b>Groundwater Vulnerability</b>			
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of Intermediate Leaching Potential (I1) - Soils which can possibly transmit a wide range of pollutants, Map Scale: 1:100,000, Map Name: Sheet 29 Worcestershire, Contact Ref: 1	-	On Site	N
<b>Drift Deposits</b>			
None	-		-
<b>Extreme Flooding from Rivers or Sea without Defences</b>			
None	-		-
<b>Flooding from Rivers or Sea without Defences</b>			
None	-		-
<b>Areas Benefiting from Flood Defences</b>			
None	-		-
<b>Flood Water Storage Areas</b>			
None	-		-
<b>Flood Defences</b>			
None	-		-

Environmentally Sensitive Receptors	Ref No.	Search Buffer	Direction
<b>Nearest Surface Water Feature</b>			
Distance: 0m	2	On Site	NE
<b>Water Abstractions</b>			
Mrs M Underwood, Well At Slaughter Castle, Abstractions Agricultural, Reference: 19/55/11/0078, Permit Version: 100, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	3	0-250m	NW



Other Factors	Search Buffer	Direction
<b>Geological</b>		
<b>Brine Compensation Area</b>		
No		-
<b>Coal Mining Affected Areas</b>		
In an area which may not be affected by Coal Mining		-
<b>Non Coal Mining Areas of Great Britain</b>		
Hazard Potential: Rare Contact Ref: 2	On Site	S
<b>Radon Potential - Radon Affected Areas</b>		
Affected Areas: The property is in an intermediate probability radon area, as between 1 and 3% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	E
<b>Radon Potential - Radon Protection Measures</b>		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	E
<b>Potential for Collapsible Ground Stability Hazards</b>		
Hazard Potential: Very Low Contact Ref: 2	On Site	S
<b>Potential for Compressible Ground Stability Hazards</b>		
Hazard Potential: No Hazard, Contact Ref: 2	On Site	N
<b>Potential for Ground Dissolution Stability Hazards</b>		
Hazard Potential: No Hazard, Contact Ref: 2	On Site	N
<b>Potential for Landslide Ground Stability Hazards</b>		
Hazard Potential: Low, Contact Ref: 2	On Site	NE
<b>Potential for Running Sand Ground Stability Hazards</b>		
Hazard Potential: Very Low Contact Ref: 2	On Site	N
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
Hazard Potential: Very Low Contact Ref: 2	On Site	N

### Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

### Local Authority Recorded Landfill Sites

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

### Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant environment agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

### Mining Instability Data

The Mining Instability data was obtained on Licence from Ove Arup + Partners Limited (for further information, contact [mining.review@arup.com](mailto:mining.review@arup.com)). No reproduction or further use of such data is to be made without the prior written consent of Ove Arup + Partners Limited. The information and data supplied in the Product are derived from publicly available records and other third party sources and neither Ove Arup + Partners nor Landmark warrant the accuracy or completeness of such information or data.

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The Sitecheck Data User guide is available free of charge from our website [www.sitecheck.co.uk](http://www.sitecheck.co.uk)

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**Contact Names and Addresses****1 Environment Agency National Customer Contact Centre (NCCC)**

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Rotherham

S60 1BY

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[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

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

**2 British Geological Survey Enquiry Service**

British Geological Survey

Kingsley Dunham Centre

Keyworth

Nottingham

Nottinghamshire

NG12 5GG

Telephone 0115 936 3143

Fax 0115 936 3276

[enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)[www.bgs.ac.uk](http://www.bgs.ac.uk)**3 Herefordshire Council**

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Telephone 01432 260000

[www.herefordshire.gov.uk](http://www.herefordshire.gov.uk)**Other Contacts****Landmark Information Group Limited**

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## **Search Code**

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

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- 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.

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

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

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

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

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

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



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

#### **Complaints should be sent to:**

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

Telephone: 0844 844 9966

E-mail: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

Fax: 0844 844 9980

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

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

## **LANDMARK STANDARD TERMS & CONDITIONS**

Full Terms and Conditions can be found on the following link:

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