

location plan



SITE PLAN

Plot of lands of W. Bonitard
Business EH579R

APPENDIX 2₁₁



PHOTO 2 - BONHARD - SITE VIEWED E TO W
WITH WESTER BONHARD TO THE RIGHT OF
PICTURE & N OF THE SITE
SITE IN FOREGROUND



PHOTO 1 - BONHARD - SITE VIEWED FROM ROAD
TO E LOOKING TO SW, NOTE MATURE
TREES TO S, FAR W AND TO N.

APPENDIX $2\frac{1}{2}$



PHOTO 4 - BONHARD HOUSE OUT OF PICTURE
TO LEFT OF BOUNDARY WALL (SOUTH)
MATURE TREES ALONG BOUNDARY AND
AT FAR WEST BOUNDARY TO BACKGROUND.



PHOTO 3 - SOUTH BOUNDARY OF SITE WITH
MATURE TREES & HEDGING AND SUBSTANTIAL
STONE WALLS.
SITE IN FOREGROUND



PHOTO 6 - BONHARD - LOOKING FROM W TO THE EAST WITH NORTHMOST BOUNDARY TO LEFT & SOUTH BOUNDARY TO RIGHT BOTH WITH HEALTHY MATURE TREES



PHOTO 5 - BONHARD - LOOKING N FROM WESTMOST AREA OF SITE - MATURE TREES ALONG BOUNDARY TO ROAD WITH WESTER BONHARD BEYOND

Annex 1

Site walkover survey – aide memoire

Site name: LAND SOUTH OF WESTER BONHARD

Address: PLOT SOUTH OF WESTER BONHARD
BO'NESS
EH51 9RR

Code name/no: —

Site area (m²): 6550 m²

NGR: E N
X 301449 Y 679857

Date inspection undertaken: 9 JUNE 2016

Inspected by: D. HENDERSON

Site contact (name and title): J. WILLIAMSON OWNER.

Weather: DRY SUNNY WARM

APPENDIX 3_i

General site description/current site uses

Note **activities** being undertaken on the site, **site access** details and give a description of the **site boundary**. If processes take place on the site you will need to ask rather than just note. Mark these on the plan or draw a sketch map at this stage.

SITE NOT BEING USED AT TIME OF VISIT
SITE BOUNDARY TO EAST IS STOB~~W~~ WIRE CURVING TO HEDGE;
TO SOUTH STONE WALL / BRICK WALL / POST & WIRE; WEST
POST & WIRE FENCE; NORTH POST & WIRE FENCE WITH
PART STONE WALL BEYOND.

NO PROCESSES ON SITE

Surface cover of site

(e.g. buildings, hardstanding, grass etc. Potential for surface water infiltration.)

NO BUILDINGS

NO HARDSTANDING

ENTIRE AREA UNDER GRASS – LOTS OF
SURFACE WATER SHOULD PERMEATE / INFILTRATE ^{EXISTING}

Building and hardstanding materials

Details of materials (type and approximate quantities) that make up site buildings and hardstanding (take some photos).

NONE

Visible evidence of contamination

Look for vegetation dieback, discoloured ground, seepage of odorous/discoloured liquid. Any evidence of gas protection measures (vent pipes/air bricks) – **take photos**. Look at the land adjacent to the site.

NO EVIDENCE (VISIBLE) OF CONTAMINATION
WHATSOEVER

Presence of vegetation and invasive weeds

Record presence condition of trees, plants and shrubs etc. Look for evidence of invasive weeds [Japanese Knotweed; Giant Hogweed; Himalayan Balsom on land and Australian swamp stonecrop; Parrot's feather and floating pennywort in surface water bodies]. See Environment Agency website for Guidance for control of invasive weeds which includes illustration.

NO PRESENCE OF INVASIVE SPECIES

Presence of wildlife

Record presence of nesting birds. Is the site within an area of ecological importance e.g. SSSI or National Park. Is Wildlife on-site protected in accordance with the Wildlife and Countryside Act 1981 and 1985 – see Defra website for information on the Wildlife and Countryside Act.

SITE NOT WITHIN SSSI OR SIMILAR.
NO TREES / EVIDENCE OF NESTING BIRDS
ON THE ACTUAL DEVELOPMENT SITE –
ALTHOUGH NO SHORTAGE OF TREES
AROUND THE PERIMETER OF THE SITE

APPENDIX 3_{1/2}

Presence of asbestos

Age of building, pipe lagging, ceiling tiles; brake pads; if evident what state of repair is it in?
Has there been an asbestos survey undertaken on the site? Implications for redevelopment?

NO ASBESTOS

Presence of PCBs

(Polychlorinated biphenyls, production banned since 1979 but still may be present on-site as a transformer coolant in electrical components. Require specialist disposal by incineration).
Has there been a survey? Is there any correspondence with the Electricity Company?

NO PCB'S

Storage of materials and old tanks

(Check for evidence of wastes and chemicals stored both above and below ground, mark location of storage areas on-site plan.) Are any above ground tanks bunded, what is the condition of the bund, any staining? Are there any underground storage tanks which have been decommissioned? Were they removed? Were they backfilled? Was any ground testing done at the time?

NO EVIDENCE OF ON SITE WASTE STORAGE
NO TANKS ABOVE GROUND – ON, ON THE
BASIS OF WALKOVER, BELOW.

Services

Overhead or buried services? (overhead wires, sewers, gas main, petrol interceptors, where do drains discharge to?) Are service plans available on-site? Are any surface water drains in sensitive areas, e.g. by storage areas?

NO EVIDENCE OF ON SITE SERVICES EITHER
UNDERGROUND OR OVERHEAD.

OVERHEAD SERVICES TO N. BOUNDARY ON
TIMBER POLES (BT?)

History of use

Cite evidence, conclusions and sources. There may be relevant street/house/locality or pub names within 250m of the site. Have a look.

NO EVIDENCE OF ANY USE OTHER
THAN AGRICULTURE/GRAZING.

APPENDIX 3
1/3

Geology, hydrology, hydrogeology

Before the visit make sure you know the basic environmental setting of the site and check that it is consistent with your observations.

Site geology

Describe any surface outcrops/exposures or exposures of soils/rocks in any areas of excavations, cuttings etc.

NO SURFACE OUTCROPS/EXPOSURES NOTED
NO EVIDENCE OF EXCAVATION.

Any previous investigations (ask on-site, e.g. when extensions built, when tanks excavated)

(contaminative or geotechnical.) Any previous audits, Environment Agency Pollution prevention audits.

NONE KNOWN

Site topography

Flat, sloping etc. Are there any obvious discontinuities within the site or between the site and its neighbours. Any cuttings, embankments, mounds?

FLAT. WESTERN PORTION SLOPING GENTLY
TO NORTH.
NO OBVIOUS DISCONTINUITIES OR OTHER
FEATURES.

Surface water bodies and courses

(Name, type, quality.)

NONE

Hydrogeology

(e.g. wells, abstraction, seepages, aquifers.)

NOTHING EVIDENT / TO NOTE.

APPENDIX 3₁₄

Any other relevant information

(Include information on any underground structures or on the presence of any trees.)

Site neighbours**Nature of surrounding land**

(e.g. industrial, residential, commercial, SSSIs.)

HOUSE TO SOUTH
AGRICULTURAL LAND TO WEST NORTH
EAST & BEYOND TO SOUTH.

Approximate distance to nearest properties

a) industrial

NOTHING NEARBY.

b) residential: have there been any complaints? have these been resolved? Were the Local Authority involved? Was any enforcement action taken?

ADJOINING - BONHARD HOUSE TO SOUTH.

c) commercial

NOTHING NEARBY.

Observations on neighbouring sites

(Note: e.g. spillages, apparent poor site management.)

ALL AGRICULTURAL LAND & HOUSING
LAND VERY WELL MANAGED AND
TIDY

APPENDIX 3
/5



Radon Risk Report for addresses in Scotland

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Address searched: Wester Bonhard, Bo'ness, EH51 9RR

Grid reference searched:

301464 East

679925 North

Date of report: 8 June 2016

Guidance for existing properties

Is this property in a radon Affected Area? - No

A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to exceed the Action Level.

The estimated probability of the property being above the Action Level for radon is: 0-1%

The result covers a 75 metre zone around the grid references above to allow for uncertainties in locations.

This report informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the Public Health England. PHE advises that radon gas should be measured in all properties within Radon Affected Areas.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Further information is available from PHE or <http://www.ukradon.org>

Guidance for new buildings and extensions to existing properties

What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None

If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.



The Coal
Authority

APPENDIX 5/

The Coal Authority Property Search Services
200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848

Groundsure Reference: 51001181317001
Our Reference: 51001181317001
Your Reference: Bonhard
RRUID: 000000000587009719
Report Date: 9 Jun 2016

Commercial Enviro All-in-One

**Address: WESTER BONHARD, C27 FROM BORROWSTOUN ROAD, BO'NESS
TO A904, BO'NESS, EH51 9RR**

Thank you for placing your order with the Coal Authority Property Search Services.

Please find enclosed the Groundsure Screening and Coal Authority CON29M Coal Mining report.

This table summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the location above. A fuller explanation of the condition and its potential to result in ground movement are given in Appendix 1 at the back of the report.

Coal Mining	yes
-------------	-----

If you need any further assistance, please do not hesitate to contact our helpline on 0345 7626 848 quoting the above report reference number.

Enc.
Groundsure Screening and the Coal Authority CON29M Coal Mining Report

Groundsure Screening

Address: WESTER BONHARD, C27 FROM BORROWSTOUN ROAD, BO'NESS TO A904, BO'NESS, EH51 9RR

Date: 9 Jun 2016

Groundsure Reference:51001181317001

Your Reference: Bonhard

Client: The Coal Authority



Brought to you by the Coal Authority Property Search Services



Report Reference: 51001181317001

Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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Site Name: WESTER BONHARD, C27 FROM BORROWSTOUN ROAD,
BO'NESS TO A904, BO'NESS, EH51 9RR

Grid Reference: 301450,679839

Size of Site: 0.70 ha

Report Reference: 51001181317001

Executive Summary

The following opinion is provided by Groundsure on the basis of the information available at the time of writing and contained within this report.

Acceptable Environmental Risk

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?	Unlikely
Does the property represent Acceptable Banking Security from an environmental risk perspective?	Yes
Is there a risk that the property value may be impacted due to environmental liability issues?	Unlikely
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Low

The Coal Authority Assessment

This table summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the location above. A fuller explanation of the condition and its potential to result in ground movement are given in Appendix 1 at the back of this report.

Coal Mining	yes
-------------	-----

This assessment is based on and limited to the records held by the Coal Authority at the time we answer the search.

Recommendations

None Required.

Further Information

Environmental Consultancy: If you would like any further assistance regarding this report, please consult our FAQs located at <http://www.Groundsure.com/help-documents/faqs>. If anything further is required contact the Groundsure Helpline to discuss the findings free of charge.

Phase 1 Environmental Risk Assessment: If you would like to undertake a Phase 1 Environmental Risk Assessment, Groundsure would be pleased to provide you with a quotation for this more detailed assessment of the property. The cost of the Phase 1 would include a discount to reflect the entire cost of the report already undertaken. Whilst quotes are provided on a site-specific basis, these reports generally start from approximately £1,200+VAT. Please note that a Phase 1 report will often be required to support planning applications.

Environmental Insurance: Environmental insurance may be available for the subject property. Please contact Groundsure for further details.

Consultant's Opinion

Issue	Guidance
Current land use	Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to be a plot of open space.
Proposed land use	Groundsure has not been advised by the client (or their advisers) of the proposed use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to continue in its current use.
On site potentially contaminative issues	No potentially contaminative land uses have been identified at the study site.
Off site potentially contaminative issues	No potentially contaminative land uses have been identified in proximity to the study site.
Potentially vulnerable receptors	Potentially vulnerable receptors have been identified including the site users, the highly productive aquifer in the solid geology and residents of adjacent dwellings with gardens.
Conclusion	Groundsure has not identified a potential source-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Additional Matters

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Issue	Guidance
Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 2006 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.
Infilled Land	No issues identified.
Natural Ground Subsidence	No issues identified.
Shallow Mining	The BGS has identified a low-moderate potential for the property to be affected by shallow mining. Further information may be available from a RICS accredited surveyor, local Building Control or direct from the BGS. Contact details are provided in Section 12 of this report.
Radon	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
Radon Protection	No issues identified.

Report Reference: 51001181317001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
1. Historical Industrial Sites						
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	0	0	11	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	0	0 *	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	0	0	0*	-	-	-
*51-100m						
2. Landfill and Other Waste Sites						
2.1 SEPA Landfill Sites	0	0	0	0	0	-
2.2 Groundsure Recorded Landfill Sites	0	0	0	0	0	0
2.3 Historic Waste Sites						
Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
2.4 SEPA Waste Sites	0	0	0	0	-	-
3. Current Land Uses						
3.1 Current Industrial Sites Data	0	1	0	-	-	-
3.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
3.3 Part A(1), IPPC and historic IPC Authorisations	0	0	0	0	0	-
3.4 Part A(2) or Part B Authorisations	0	0	0	-	-	-
3.5 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-
3.6 Sites Designated as Contaminated Land or under investigation under Part 2A of the Environmental Protection Act 1990	0	0	0	0	-	-

4. Geology and Hydrogeology

Description

- 4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *
- 4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *

No

Yes

Report Reference: 51001181317001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

- 4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? * No
- 4.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.
- 4.4 Are there any records of Groundwater Classification within 250m of the study site? Yes
Source: Scale: 1:50,000 BGS Sheet 032W

* This includes an automatically generated 50m buffer zone around the site.

5. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
5.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	2
5.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
5.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
5.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
5.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	1
5.6 Records of Ramsar sites	0	0	0	0	0	1
5.7 Records of World Heritage Sites	0	0	0	0	2	0
5.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
5.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
5.10 Records of National Parks	0	0	0	0	0	0
5.11 Records of Ancient Woodland	0	0	0	0	1	1

6. Natural Hazards

- 6.1 What is the maximum risk of natural ground subsidence? Very Low
- 6.2 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
- Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR376 by the Building Research Establishment? No

7. Non CON29M Coal Mining Information

- 7.1 Are there any coal mining areas within 75m of the study site? Yes
- 7.2 What is the risk of subsidence relating to shallow mining within 150m of the study site? Low-Moderate
- The Coal Authority CON29M Coal report** **Appendix 1**

Report Reference: 51001181317001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

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Using this Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. This search is conducted using radii of up to 250m.

2. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

3. Current Land Use, Incidents and Registers

Provides information on the current land use as taken from PointX data, petrol filling stations, and Part A(1), Part A (2), Part B, IPPC and IPC Authorisations and sites designated as Contaminated Land in proximity to the property.

4. Geology and Hydrogeology

Provides information on artificial and superficial deposits and bedrock beneath the study site and groundwater vulnerability and soil classification.

5. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

6. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence.

7. Mining

Provides information on areas of coal and shallow mining.

8. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

Report Reference: 51001181317001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com



Groundsure Risk Assessment Methodology

Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the source-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010 and Environmental Liability (Scotland) Amendment Regulations 2015.

This report does not contain a detailed Conceptual Site Model as required in National Planning Policy Framework (NPPF), however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including the Environment Agency, British Geological Survey, Health Protection Agency, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Source - Pathway - Receptor Definitions

Sources of contamination include:

- Historic on-site and historic off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

Report Reference: 51001181317001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: Info@groundsure.com

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Risk Assessment Definitions

Acceptable Environmental Risk: Significant potential environmental liabilities have not been identified

In Need of Further Assessment: Significant potential environmental liabilities have been identified

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

Low: There are unlikely to be significant environmental liabilities associated with the property

Low-Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and further assessment may be appropriate under certain circumstances e.g. redevelopment

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate-High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

Report Reference: 51001181317001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 250m of the search centre: 11

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
174.0	N	Unspecified Heap	1921
175.0	N	Refuse Heap	1896
175.0	N	Unspecified Heap	1948
181.0	N	Unspecified Heap	1969
181.0	N	Unspecified Heap	1955
181.0	N	Unspecified Heap	1989
193.0	N	Refuse Heap	1895
222.0	S	Unspecified Tank	1921
222.0	S	Unspecified Tank	1938
223.0	N	Refuse Heap	1895
223.0	S	Unspecified Tank	1948

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 100m of the search centre: 0

Database searched and no data found.

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 100m of the search centre: 0

Database searched and no data found.

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Report Reference: 51001181317001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

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Records of historical petrol stations and fuel sites within 100m of the search centre:

0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 100m of the search centre:

0

Database searched and no data found.

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site:

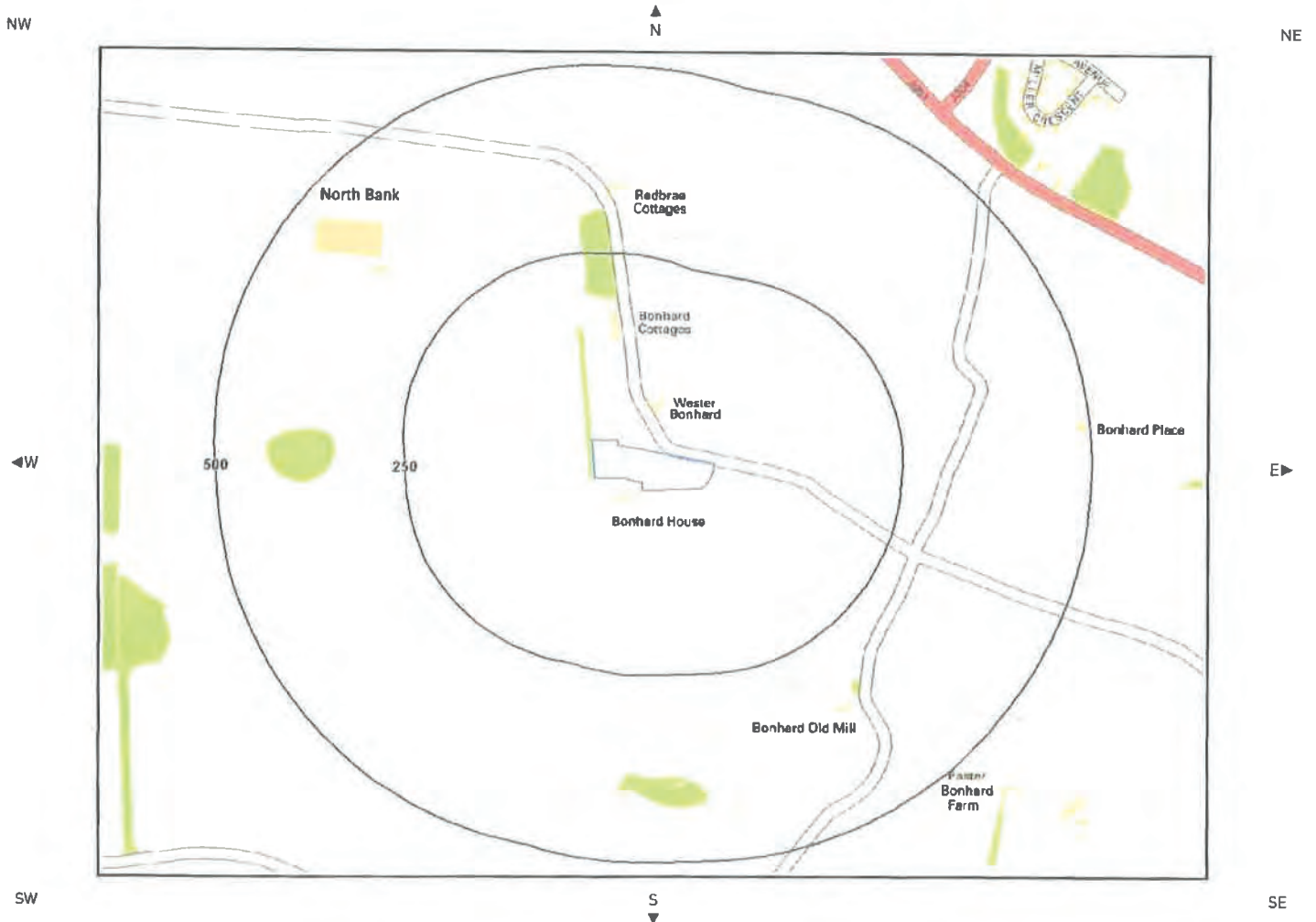
0

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2. Landfill and Other Waste Sites Map



Landfill and Waste Site Legend

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	Site Outline		Groundsure Historic Landfill Sites (Area Data)		Groundsure SEPA Landfill Data (Point Data)
	Search Buffers (m)		Historic and Planned Waste Sites		Groundsure SEPA Waste Data (Area Data)
			Groundsure SEPA Landfill Data (Area Data)		Groundsure SEPA Waste Data (Point Data)

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2. Landfill and Other Waste Sites Findings

2.1 Groundsure SEPA Landfill Sites Data

Records of SEPA landfill sites within 1500m of the study site 0

Database searched and no data found.

2.2 Groundsure Recorded Landfill Sites

Records of landfill sites and refuse tips within 1500m of the study site 0

Database searched and no data found.

2.3 Historic Waste Sites

Records of operational waste treatment, transfer or disposal sites within 500m of the study site: 0

Database searched and no data found.

2.4 Groundsure SEPA Waste Sites Data

Records of SEPA waste sites within 500m of the study site: 0

Database searched and no data found.

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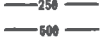




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Current Land Use



Current Land Use and Environmental Permit Legend

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- | | | |
|--|--|--|
|  Search Centre |  Current Industrial Features |  Petrol & Fuel Sites |
|  Search Buffers (m) |  Part A(1), IPPC and IPC Authorisations |  Underground High Pressure Oil & Fuel Pipelines |
| |  Part A(2) and Part B Authorisations |  Sites Determined or Investigated as Contaminated Land Under Part IIA |

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3. Current Land Use

3.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 1

The following records are represented as points on the Current Land Uses map.

ID	Distance	Direction	Company	Address	Activity	Category
1	22.0	SW	Bonhard Medical Ltd	Bonhard House, Bo'ness, EH51 9RR	Special Purpose Machinery and Equipment	Industrial Products

3.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 0

Database searched and no data found.

3.3 Part A(1), IPPC and Historic IPC Authorisations

Records of Part A(1), IPPC and historic IPC Authorisations within 1000m of the study site: 0

Database searched and no data found.

3.4 Part A(2) and Part B Authorisations

Records of Part A(2) and Part B Authorisations within 250m of the study site: 0

Database searched and no data found.

3.5 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site: 0

Database searched and no data found.

3.6 Sites Determined as Contaminated Land under Part 2A EPA 1990¹

How many sites does the Local Authority hold information on under Section 78R of the Environmental Protection Act 1990 within 500m of the study site: 0

Database searched and no data found.

¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.

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