We believe there is no significant risk of contaminated land at or close to the property. Please turn the page for further information.

The property is considered to be at minimal or no risk of flooding. However, you should ask the seller if the property has flooded in the past. The home buyer may wish to visit the online viewer to explore the surrounding area.

*Includes historical flood events, proximity to surface water features and elevation above sea level

We have identified one or more Energy & Infrastructure factors at or close to the property. Please turn the page for further information and recommendations.

We have identified Ground Hazards that could affect the property. Please turn the page for further information and recommendations.

This report is issued for the property described as: **SAMPLE, SAMPLE, SAMPLE**

Report Reference **149555738**

National Grid Reference **312190 197000**

Customer Reference **SAMPLE_RVR**

Report date **11 December 2017**

Click here to view the online viewer or go to: **http://landmark.ly/V4ujJc**

CONTACT DETAILS

If you require any assistance please contact our customer services team on: **0844 844 9966**

or by email at: **helpdesk@landmark.co.uk**
Please see below our recommendations and next steps with regards to the property. These may be copied into your Report on Title if you wish. This information is relevant to a residential property and should not be relied upon in a commercial transaction. No physical site inspection has been carried out or is proposed. This report highlights only the information which we have determined should be drawn to your attention however, other risks may be present. To review the complete information and for a full list of the data used for this report, please see the Useful Information section on the web viewer.

### Contaminated Land

**Professional Opinion**

Landmark Information Group consider it unlikely that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990. Therefore, there should be no adverse effect on the security of the property for normal lending purposes. Please note that no physical site inspection or survey has been carried out or is proposed. To understand more about contaminated land and the various sources they have reviewed, please refer to the Contaminated Land section in the viewer. For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 844 9966.

**Landmark Contribution**

By purchasing this report, the recipient may be eligible for remediation contribution of up to £100,000 if served with a Remediation Notice by the local authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark’s Terms and Conditions.

### Flood

**Professional Opinion**

Landmark Information Group have identified the property to be within an area that is at minimal or no risk of flooding.

The homebuyer may wish to investigate any additional flood risks to the property highlighted on the flood gauges using the online viewer.

**Flood Defences**

No river/coastal flood defences have been identified or considered as part of Landmark’s overall risk of flooding.

**Recommendations**

1. Ask the seller and other nearby residents if flooding has historically occurred in the area. If it has, why did it occur, what was the impact and what areas were affected.

**Insurance**

Buildings and contents insurance should be available and affordable. However, we recommend you obtain buildings and contents insurance terms before exchange of contracts to confirm this.

**Flood Risk**

Flood risk is based on probability; to understand more about flood and the information reviewed, including flood protection measures, please explore the online viewer or visit the ‘Know Your Flood Risk Website at: www.knowyourfloodrisk.co.uk/sites/default/files/FloodGuide_ForHomeowners.pdf
Professional Opinion

Landmark Information Group have identified Energy & Infrastructure projects that may affect the property or nearby area. These developments and projects have the potential to affect nearby property values. They may also result in added visual impact or noise to the neighbourhood. The impact on property values may also be positive. For instance, being near a new rail link may boost values in the local area.

Recommendations

The property is near to an operational or planned wind farm or wind turbine. Contact RenewableUK for further information about any current wind farms. You can also contact the planning department at the Local Authority to find out more about any planning applications for wind power developments in the area.

The property is near to an operational or planned solar farm. Contact the planning department at the Local Authority to find out more about any planning applications for solar power developments in the area.

The property is near to an operational or planned renewable power plant. Contact the planning department at the local Authority to find out more about any planning applications for these developments in the area.

The search is limited to the following factors: High Speed 2 (HS2), Crossrail 1, Wind Farms and Turbines, Solar Farms, Other Renewable Power Plants, Areas Licensed for Exploration of Oil and Gas, Oil and Gas Drilling Wells. To understand more about Energy and Infrastructure factors, please refer to the relevant section in the viewer. For further information or help, please contact your professional adviser or Landmark Customer Services on 0844 844 9966.

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Professional Opinion

Landmark Information Group have identified the following factors that may indicate ground stability issues at or close to the property or indicate that the property is located within a radon affected area:

Former Mining

The property has been identified in an area that might have been used for coal mining in the past.

The property has been identified in an area that might have been used for mining other than coal in the past.

Radon

The property is in an area with an elevated probability of Radon.

Coal Mining Subsidence Damage Claims

Damage claims within 50m that were suspected of being caused as a result of former coal mining operations have been identified. Further information about the claims can be found in the main body of the report.

Recommendations

Former Mining

You should obtain a full coal mining report from the Coal Authority to better understand the nature of coal mining operations at and close to your property. Our customer services team would be happy to assist you with getting this. You can call them on 0844 844 9966 or email at helpdesk@landmark.co.uk. Further information is also available from www.gov.uk/government/organisations/the-coal-authority.
As the property has been identified in an area that may have been used for mining you may want to consult a local RICS accredited surveyor and/or review any available geotechnical surveys. Further information may be available from the Minerals and Waste Officer at the County Council and the Local Building Controls Officer.

**Radon**
The property is an intermediate probability radon area as between 3 to 5% of homes are estimated to be at or above the action level. This does not necessarily mean that the property has high radon or that there is cause for concern. Public Health England advises that homes in affected areas should be tested. For further information please contact the Public Health England (see Contacts section) or go to www.ukradon.org

Basic radon protective measures are necessary in the construction of new dwellings or extensions.

**Coal Mining Subsidence Damage Claims**
If you are concerned about the possibility of subsidence at the property and you suspect that this may be as a result of former coal mining operations you should contact the Coal Authority to obtain a full coal mining report to better understand the nature of coal mining operations at and close to your property. Further information about claiming for subsidence damage caused by coal mining can be found by following this link: https://www.gov.uk/claim-for-subsidence-damage-caused-by-coal-mining.

For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 844 9966.

**Next Steps**
If you require any assistance, please contact our customer service team on: 0844 844 9966 or helpdesk@landmark.co.uk
Location Plan

The map below shows the location of the property.

Property Location

Contains Ordnance Survey data © Crown copyright and database right 2017
The map below shows the location of Energy & Infrastructure projects that have the potential to affect the property. We detail the projects we believe require further attention in the table on the following page and also on the Professional Opinion and Recommendations page. If you wish to explore these projects and the surrounding area further, please visit the online viewer.
We have highlighted below the Energy & Infrastructure projects at or around the property. Please see the Professional Opinion and Recommendations page for further information.

### Wind Energy

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Reference</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>Wind Farms</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Name: Cefn Fforest Farm</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Operator: Not Supplied</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Developer: G2 Energy Renewable Developments</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Owner: Not Supplied</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Num turbines: 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance: 3154m</td>
</tr>
</tbody>
</table>

### Solar Farms

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Reference</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>Planning Applications</strong></td>
</tr>
<tr>
<td></td>
<td>Reference: 13/0846/FULL</td>
<td>Name: Hendai Farm</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Operator: Conergy UK</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Onshore/Offshore: Solar Photovoltaics</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Turbine Capacity (MW): n/a</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total Installed Capacity (MW): 13.35</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Local Planning Authority: Caerphilly County Borough Council</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Address: Land At Hendai Farm, Heol Adam, Gelligaer, Hengoed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Planning Application Submitted: 10 December 2013</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Operational Date: 01 March 2015</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Planning Permission Granted: 10 April 2014</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Construction Date: 01 October 2014</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance: 1125m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Contact: 1</td>
</tr>
</tbody>
</table>
### Other Renewable Energy

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Reference</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Planning Applications</strong></td>
<td></td>
</tr>
</tbody>
</table>
|        | **1** | **Reference:** 11/0224/FULL | **Name:** Gelliargwelt Uchaf Farm AD  
**Operator:** Bryn Group  
**Onshore/Offshore:** Anaerobic Digestion  
**Turbine Capacity (MW):** n/a  
**Total Installed Capacity (MW):** 1.4  
**Local Planning Authority:** Caerphilly County Borough Council  
**Address:** Gelliargwelt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY  
**Planning Application Submitted:** 23 March 2011  
**Operational Date:** 01 February 2016  
**Planning Permission Granted:** 28 March 2013  
**Construction Date:** 01 October 2015  
**Planning Permission Refused:** 08 December 2011  
**Appeal Lodged:** 03 July 2012  
**Appeal Granted:** 28 March 2013 | **Distance:** 387m  
**Contact:** 1 |
Ground Hazards

The map below shows the location of potential ground hazards that may affect the property. We detail the features we believe require further attention in the table on the following page and also on the Professional Opinion and Recommendations page. If you wish to explore these features and the surrounding area further, please visit the online viewer.

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Ground Hazards

We have highlighted below potential ground hazards at or around the property. Please see the Professional Opinion and Recommendations page for further information and next steps guidance.

### Former Mining

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Coalfield Consultation Areas</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td><strong>Name:</strong> The Coal Authority</td>
<td>On Site</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td><strong>Mining Instability</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 5      | **Mining Evidence:** Inconclusive Coal Mining  
**Mining Type:** Coal  
**Source:** Ove Arup & Partners  
**Boundary Quality:** As Supplied | On Site | 3       |
|        | **Potential Mining Areas** |         |         |
| 6      | **Reference:** Not Supplied  
**Name:** Llancaiach (Gelligaer)  
**Alternate Name/Mine:**  
**Commodity:** Coal; Mynyddislwyn; Rider  
**Ceased Operation:** Not Supplied  
**Custodian:** Forster Brown and Rees, Guildhall Chambers, Cardiff. | On Site | 4       |
| 7      | **Reference:** Not Supplied  
**Name:** Llancaiach (Gelligaer)  
**Alternate Name/Mine:**  
**Commodity:** Coal; Mynyddislwyn  
**Ceased Operation:** 1851  
**Custodian:** Mrs. W.C. Beddoe, Cefn Llwynau Farm, Gelligaer. | On Site | 4       |
| 8      | **Reference:** 4113  
**Name:** Top Hill  
**Alternate Name/Mine:**  
**Commodity:** Coal; Mynyddislwyn  
**Ceased Operation:** 1900  
**Custodian:** Not Supplied | On Site | 4       |
| 9      | **Reference:** Not Supplied  
**Name:** Top Hill  
**Alternate Name/Mine:**  
**Commodity:** Coal; Mynyddislwyn  
**Ceased Operation:** Not Supplied  
**Custodian:** Bassett and Walker, Charles Street, Cardiff. | On Site | 4       |
# Ground Hazards

## Map ID | Details | Distance | Contact
--- | --- | --- | ---
10 | **Reference:** Not Supplied  
**Name:** Top Hill  
**Alternate Name/Mine:**  
**Commodity:** Coal; Mynyddislwyn  
**Ceased Operation:** 1844  
**Custodian:** Llewellyn and Co. Glanwern Offices, Pontypool. | On Site | 4

| Map ID | Details | Distance | Contact
--- | --- | --- | ---
11 | **Reference:** Not Supplied  
**Name:** Llancaiach  
**Alternate Name/Mine:**  
**Commodity:** Coal; Mynyddislwyn  
**Ceased Operation:** 1881  
**Custodian:** Bassett and Walker, Charles Street, Cardiff. | On Site | 4

## Radon

### Radon Potential

- **Radon Affected Area:** Yes  
The property is an Intermediate probability radon area (3 to 5% of homes are estimated to be at or above the Action Level).  
**Radon Protection Measures Required:** Basic
Coal Mining Subsidence Damage Claims

The map below shows the location of any claims made to the Coal Authority regarding damage caused to property potentially caused by coal mining. We detail the information we believe requires further attention in the tables on the following page and also in the Professional Opinion and Next Steps section.
The table below presents the findings of all the data that has been searched as part of this sub-section of the assessment.

## Coal Mining Subsidence Damage Claims

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
</table>
| 12     | **Claim Type:** Claim against The Coal Authority  
**Coal Authority Claim Reference:** S26550-CI  
**Address of Claim:** TOPHILL FARMHOUSE AND OUTBUILDINGS/CATTLE SHEDS GELLIGAER HENGOED, MID GLAMORGAN SOUTH WALES  
**Date Claim Received:** 03 November 1994  
**Current Claim Status:** Settled  
**Total Spend Related to Claim:** £16,200.45 |
|        | On Site | 2        |
| 13     | **Claim Type:** Claim against The Coal Authority  
**Coal Authority Claim Reference:** S72030-CI  
**Address of Claim:** ALPINE COTTAGE GELLIGAER HENGOED MID GLAMORGAN CF82 8FY  
**Date Claim Received:** 21 November 2000  
**Current Claim Status:** Settled  
**Total Spend Related to Claim:** £3,261.12  |
|        | 57m     | 2        |
Useful Contacts

Please see below the contact details of the suppliers referred to within this report. For all other queries please contact:

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

If you require assistance please contact our customer services team on:
0844 844 9966

or by email at:
helpdesk@landmark.co.uk

<table>
<thead>
<tr>
<th>Contact</th>
<th>Name</th>
<th>Address</th>
<th>Contact details</th>
</tr>
</thead>
</table>
| 1       | Landmark Information Group Limited        | Imperium Imperial Way Berkshire RG2 0TD      | T: 0844 844 9966
|         |                                           |                                              | E: helpdesk@landmark.co.uk       |
|         |                                           |                                              | W: www.landmark.co.uk            |
| 2       | The Coal Authority, Property Searches     | 200 Lichfield Lane Nottinghamshire NG18 4RG  | T: 0345 762 6848
|         |                                           |                                              | E: groundstability@coal.gov.uk  |
|         |                                           |                                              | W: www2.groundstability.com      |
| 3       | Ove Arup & Partners                       | Central Square Forth Street Tyne and Wear NE1 3PL | T: 0191 261 6080 |
| 4       | Landmark Information Group Limited        | Imperium Imperial Way Berkshire RG2 0TD      | T: 0844 844 9960
|         |                                           |                                              | E: customerservice@promap.co.uk  |
|         |                                           |                                              | W: www.landmarkinfo.co.uk        |
| 5       | British Geological Survey, Enquiry Service| British Geological Survey Kingsley Dunham Centre Keyworth Nottinghamshire NG12 5GG | T: 0115 936 3143
|         |                                           |                                              | E: enquiries@bgs.ac.uk           |
|         |                                           |                                              | W: www.bgs.ac.uk                 |
|         | Argyll Environmental Ltd                  | 1st Floor 98 – 99 Queens Road Brighton BN1 3XF | T: 0845 458 5250
|         |                                           |                                              | F: 0845 458 5260                 |
|         |                                           |                                              | E: info@argyllenviro.com         |
|         |                                           |                                              | W: www.argyllenvironmental.com   |

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.
Useful Information

Guidance for Purchasers of the Property

This report examines whether the property is at risk from any of a specified range of environmental issues, that could affect detrimentally your use or enjoyment of the property; expose you to future liability and expense (for example, cleaning up any contamination on the property) and/or reduce the value of the property. It also details any risk of flooding to an extent or frequency that might affect adversely your ability to obtain suitable insurance cover, your use and enjoyment of the property or its future saleability. Ground instability issues as well as a specified range of major existing or planned energy or infrastructure projects (e.g. fracking, HS2, wind & solar farms) that may need further investigation are also detailed where they may impact the property.

More detailed information about risks and projects affecting the property can be viewed on our web viewer. Please click on the image on the front page of this report to access the viewer or visit http://landmark.ly/V4ujJc. If you are planning to make changes to the property which will require planning permission, then this is not the correct type of report. You need a SiteSolutions Residence report instead, as it considers additional risks. Please liaise with your professional adviser over how to request such a report. If you require further assistance, please call the Landmark Customer Services team on 0844 844 9966 or email helpdesk@landmark.co.uk.

Information for Professional Advisers

This report gives details of any issues that we have identified as affecting the property or located nearby, and our recommendations on what to do in relation to these issues. You are authorised to copy the recommendations on the Professional Opinion and Recommendations page into any report on title that you provide to your client.

More information about the issues is available to you and your client via the web viewer. This gives access to maps showing the location and types of data we have identified, an explanation of that data and details about the data providers, together with other information that may be of interest to your client. Please click on the image on the front page of this report to access the viewer or visit http://landmark.ly/V4ujJc.

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This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of Coal Authority Data in this report is made by Landmark Information Group Ltd, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Landmark Information Group Ltd prior to any re-use.
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The brine subsidence data relating to the Droitwich area as provided in this report is derived from JPB studies and physical monitoring undertaken annually over more than 35 years. For more detailed interpretation contact enquiries@jpb.co.uk. JPB retain the copyright and intellectual rights to this data and accept no liability for any loss or damage, including in direct or consequential loss, arising from the use of this data.

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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.

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
• 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 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 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 up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience 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.

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

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

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