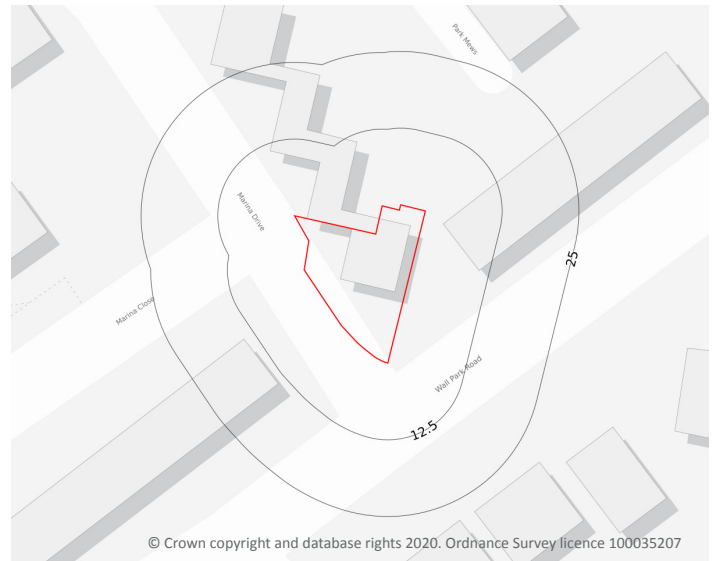


Specimen Address, Specimen Town

Professional opinion



Site plan



Search results

In a radon affected area

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon.

The percentage of homes estimated to be affected by radon in your local area is between 5% and 10%.

Please see **page 3** for details of the identified issues.

Useful contacts

Public Health England / UKRadon

Public information access office, Public Health
England, Wellington House, 133-155 Waterloo
Road, London, SE1 8UG
<https://www.ukradon.org/>

UK Radon Association

<http://www.radonassociation.co.uk/>

Overview of findings and recommendations

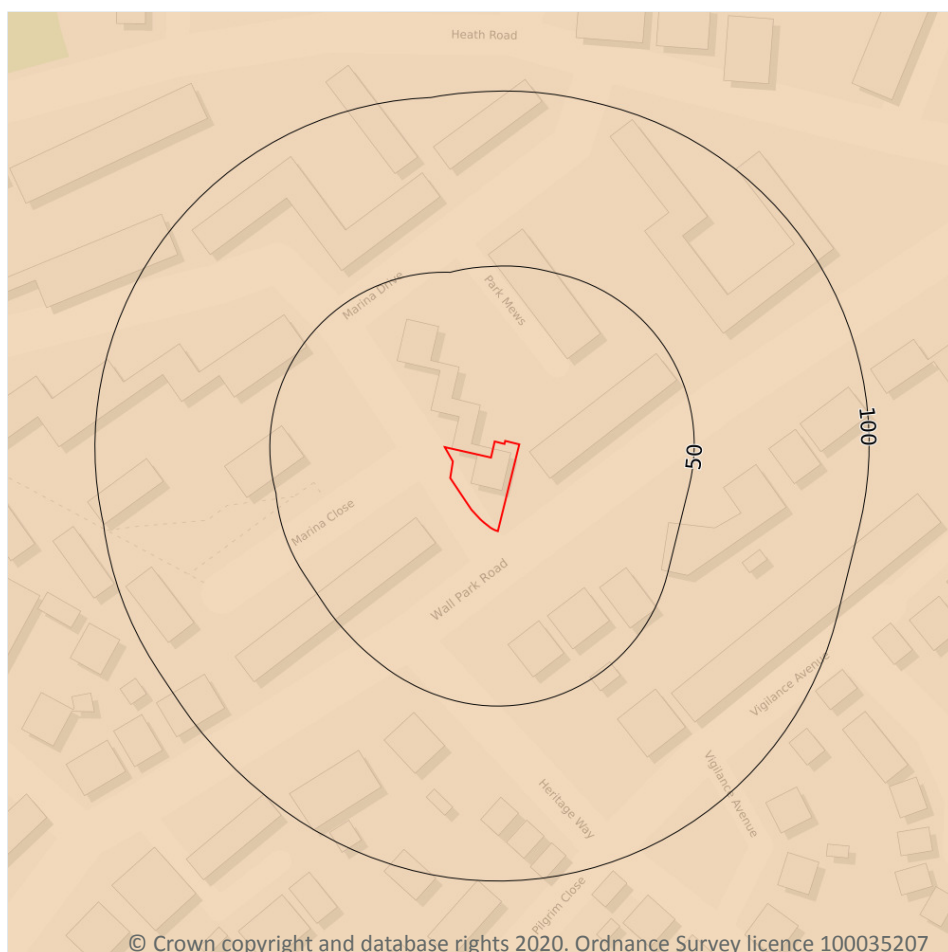
Radon

The property is in an area where elevated radon levels are expected to be found in 5-10% of properties. Key recommended next steps:

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the Radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- Basic radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property.
- See <http://www.radonassociation.co.uk/guide-to-radon/information-for-house-buyers-and-sellers/> for further information



Radon



Site Outline
Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from Public Health England (PHE) or www.ukradon.org.

Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk.

Please see page 2 for further advice.

This data is sourced from the British Geological Survey/Public Health England.

Conveyancing Information Executive and our terms & conditions

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Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email:

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