



Residential

Radon Risk Report

Thorogood & Co, Woking
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Woking 12

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Telephone: 01483 715355
Client Ref: SAMPLE
STL Reference: 1263860
Received Date: 24/08/2012

Property:

Plot 56 , Gatewen Village, New Broughton, Wrexham, LL11
6EQ

Name and Address of Data Source:

Health Protection Agency
Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0RQ



This search complies with the requirements of the Search Code, further details of which can be found at www.pccb.org.uk.

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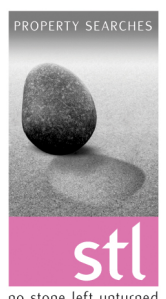
Complete searches on property online ontime www.stlgroup.co.uk



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SAMPLE

Radon Risk Report for addresses in England and Wales

Issued by the Health Protection Agency and the British Geological Survey using Address Point®.

Address searched: Plot 56 , Gatewen Village, New Broughton, Wrexham, LL11 6EQ

Numerical grid reference for this address:

331451 East

351630 North

Date of report: 24/08/2012

Guidance for existing properties

Is this property in a radon Affected Area? - YES

The answer to the standard enquiry on house purchase known as CON29 Standard Enquiry of Local Authority;

3.13 Radon Gas: Location of the Property in a Radon Affected Area is:

**Yes, this property is in a Radon Affected Area as defined by the Health Protection Agency.
The estimated probability of the property being above the Action Level for radon is: 10-30%**

The result may not be valid for buildings larger than 25 metres.

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 Health Protection Agency. HPA 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 HPA or www.ukradon.org.

Guidance for new buildings and extensions to existing properties

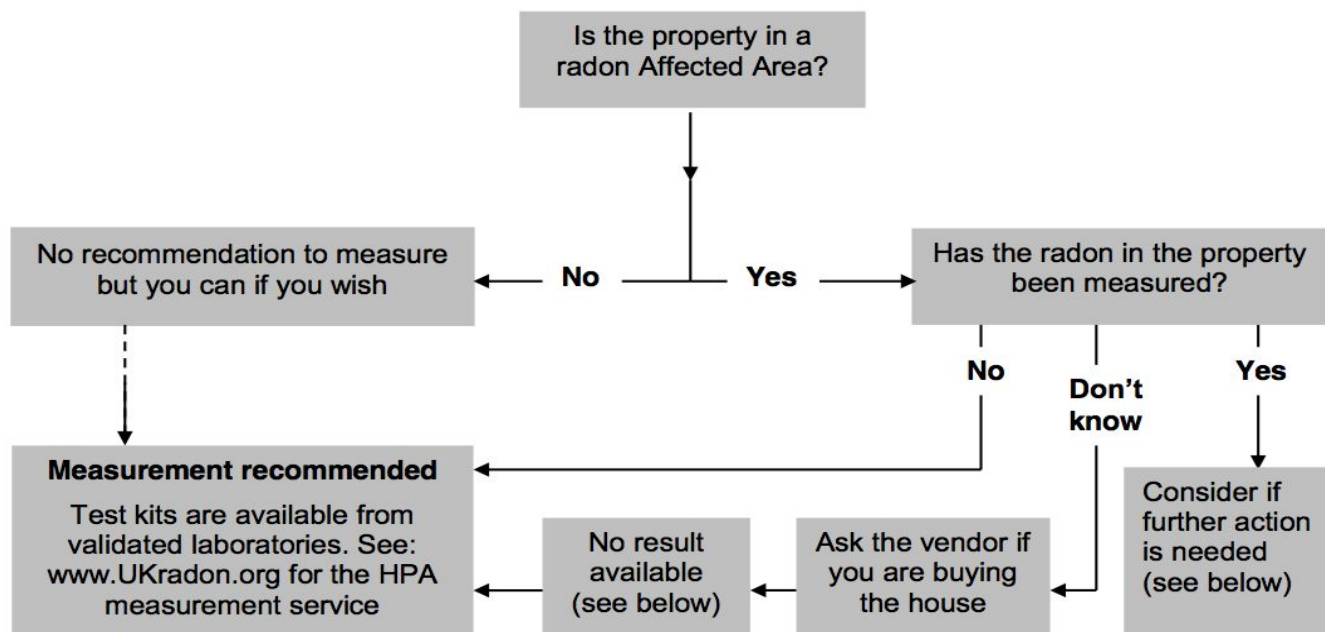
What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - Full Protection

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.

Report design 27 July 2011. V 2012.5

HPA guidance for occupiers and prospective purchases



Existing radon test results: There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can also be affected by changes in occupier. If in doubt, test again for reassurance.

Radon Bond: This is simply a retained fund, the terms of which are negotiated between the purchaser and the vendor. It allows the conveyance of the property to proceed without undue delay. The purchaser is protected against the possible cost of radon reduction work and the seller does not lose sale proceeds if the result is low. Make sure the agreement allows enough time to complete the test, get the result and arrange the work if needed.

High Results: Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m³), formal advice will be given to lower the level. Radon reduction will also be recommended if the occupants include smokers or ex-smokers when the radon level is at or above the Target Level of 100 Bq/m³; these groups have a higher risk. Information on health risks and radon reduction work is available from HPA. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

HPA designated radon website:

<http://www.ukradon.org>

Building Research Establishment:

<http://www.bre.co.uk/radon/reduce.html>

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