



The Coal
Authority

Resolving the **impacts** of mining



Enviro All-in-One

Non-Residential Search Report

Thank you for placing your order with the Coal Authority Mining Reports team.

Please find enclosed the Coal Authority's Non-Residential CON29M and Groundsure Screening Report.

The icon below summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the report location. A fuller explanation of the condition and its potential to result in ground movement are given in the Coal Authority section of this report.



Coal mining

Yes

If you need any further assistance, please do not hesitate to contact our experts on 0345 762 6848 quoting the Coal Authority reference number.

Coal Authority ref: 71003520609001

Your ref:

Date: 24 January 2019

For any coal mining related issues please contact the Coal Authority:

0345 762 6848
groundstability@coal.gov.uk

For all other issues and assistance please contact Groundsure:

0844 415 9000
info@groundsure.com



Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848

THE COAL AUTHORITY
200 LICHFIELD LANE
MANSFIELD
NOTTINGHAMSHIRE
NG18 4RG

Our reference:	71003520609001
Your reference:	
Date of your enquiry:	24 January 2019
Date we received your enquiry:	24 January 2019
Date of issue:	24 January 2019

This report is for the property described in the address below and the attached plan.

Non-Residential Enviro All-in-One - On Coalfield

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

Coal mining

See comments below

Information from the Coal Authority

Underground coal mining

Past

The property is in a surface area that could be affected by underground mining in 1 seam of coal at 50m to 60m depth, and last worked in 1900.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

Present

The property is not within a surface area that could be affected by present underground mining.

Future

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods. The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Mine entries

Within, or within 20 metres of, the boundary of the property there are 2 mine entries, the approximate positions of which are shown on the enquiry boundary plot.

Our records disclose the following information:

249672-001. No treatment details.

249672-005. This shaft was drilled and grouted and then capped with reinforced concrete on behalf of the Coal Authority in 2017

There may however be mine entries/additional mine entries in the local area which the Coal Authority has no knowledge of.

For an additional fee, the Coal Authority can provide a Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry/entries referred to in this report. It gives an opinion on the likelihood of mining subsidence damage caused from ground movement as a consequence of the mine entry/entries. It also gives details of the remedies available for subsidence damage where the mine entry was sunk in connection with coal mining.

Please note that it may not be possible to produce a report if the main building to the property cannot be identified from Coal Authority plans (ie for development sites and new build).

For further advice on how to order this additional information please visit www.groundstability.com.

Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

Opencast coal mining

Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal mining subsidence

There are 1 claim(s) within 50 metres of the property boundary that do not match the property address. These are shown on the enquiry boundary plot.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

If further subsidence damage claims information is required, please visit www.groundstability.com.

Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

Hazards related to coal mining

The property has been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Working facilities orders

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Comments on Coal Authority information

The boundary plot shows the approximate location of the disused mine entry/entries referred to in this report. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991*). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by visiting www.groundstability.com.

If you wish to discuss the relevance of any of the information contained in this report, you should seek the advice of a qualified mining engineer or surveyor. If you or your advisor wish to examine the source plans from which the information has been taken, these are available to view, free of charge, at our Head Office in Mansfield. To book an appointment please ring 01623 637225. Should you or your advisor wish to carry out a physical investigation that may enter, disturb or interfere with any disused mine entry, prior permission of the owner must be sought. For coal mine entries, the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). Our emergency telephone number is 01623 646333.

*Note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Additional Remarks

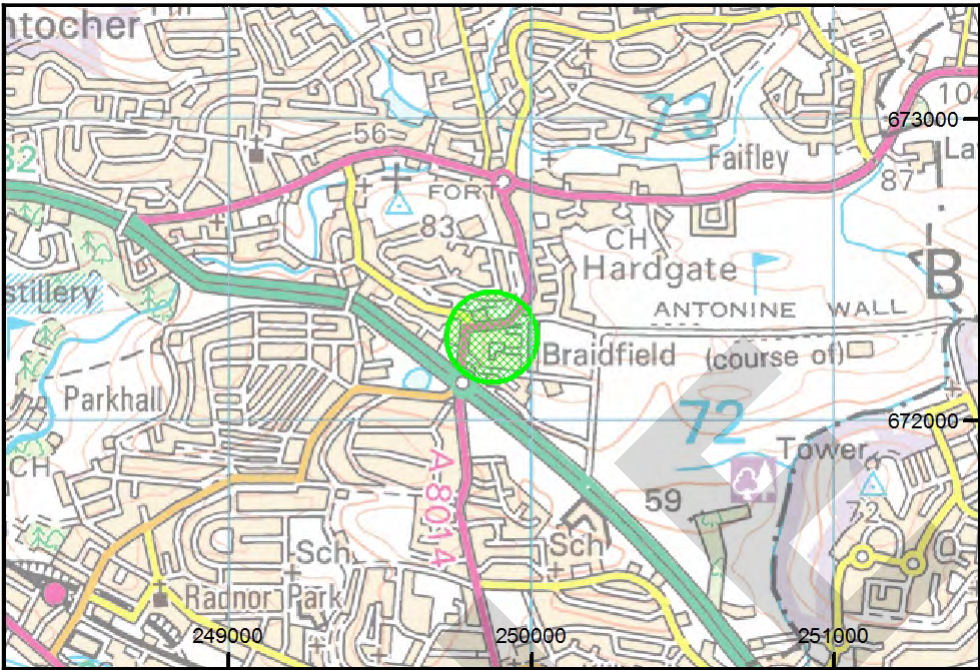
Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. This report is prepared in accordance with the Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

The Coal Authority owns the copyright in this report. The information we have used to write this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

Location map



Approximate position
of property



Enquiry boundary

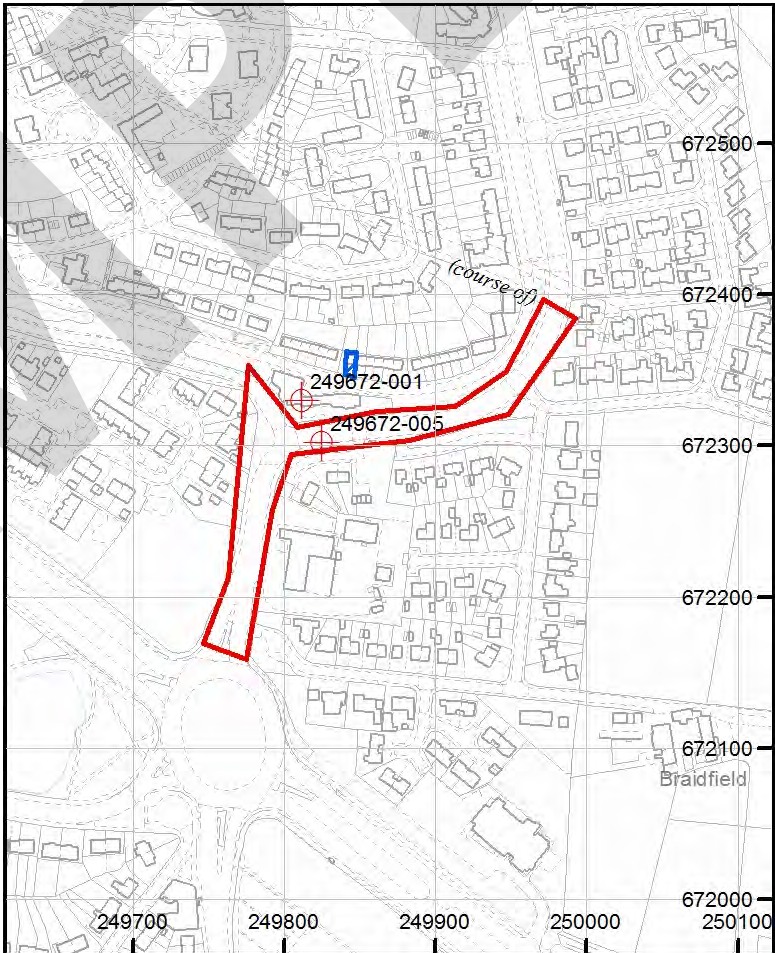
Reproduced by permission of Ordnance Survey
on behalf of HMSO. © Crown copyright and
database right 2018. All rights reserved.
Ordnance Survey Licence number: 100020315

Key

Approximate position of enquiry
boundary shown

Disused Adit or Mineshaft

Coal Claims



Professional opinion



Contaminated Land

Moderate:
Acceptable Risk

page 5



Flood Risk

Moderate

page 6

Consultant's guidance and recommendations inside.



Ground Stability

Identified

page 27



Radon

Passed



Energy

Identified

page 29



Planning Constraints

Identified

page 32



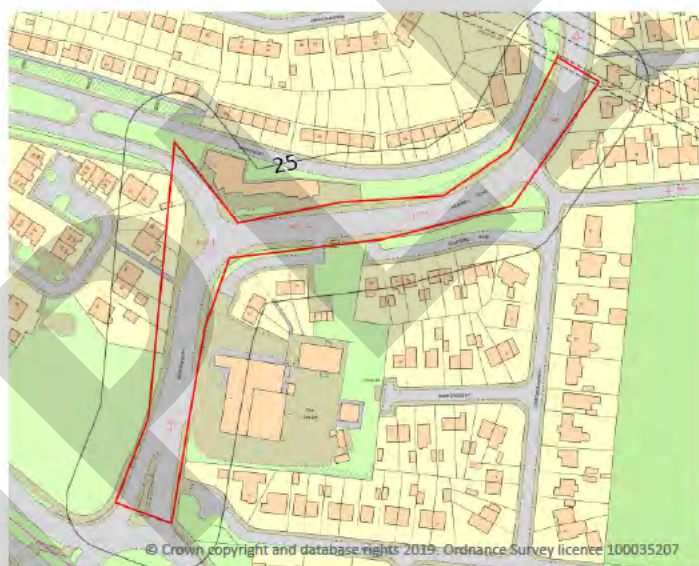
Transportation

Passed

page 8

A full assessment of transportation is available in other Groundsure searches, including the Groundsure Review. Contact Groundsure or your search provider for further details.

Site plan



Contaminated land liability

Statutory or 3rd party action

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

Unlikely

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

Environmental liability

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

Unlikely

Overview of findings and recommendations

These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

We have searched a comprehensive library of information to determine the results within this report. We only provide maps and data tables when we have identified features within the search radius or we consider the results to be of note. A list of the other datasets that we have searched is provided for you in the back of this report.



Contaminated Land

Whilst Groundsure has determined the property to comprise Acceptable Environmental Risk, some liabilities may reside with the property that a prudent purchaser may wish to consider further, particularly if the site is to change use/be redeveloped in the future.



Flood

Flood risk

The property is assessed to have a flood risk rating of moderate or higher. Key recommended next steps:

- consider flood prevention measures that may be useful in the property, such as flood gates and barriers or modified airbricks
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion

Groundwater

The property is assessed to have a groundwater flood risk of moderate or higher. Key recommended next steps:

- if the property has a basement or other section below ground, investigate whether tanking is possible. This is a process where basement areas are sealed with a watertight material to prevent groundwater seeping in
- look at the search result in the context of its locality. Discuss with the seller (and potentially their neighbours) to see if groundwater flooding is common there and what measures are in place to combat it
- consider conducting a visual check at the property looking for water staining, damp patches or mould growth. Be aware of any damp smells. It is also worth checking the survey to see if any of these things have been reported
- further advice on groundwater flooding has been produced by Environment Agency and the Local Government Association and can be found at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf



National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.



Ground stability

The property is assessed to lie within an area that has; a moderate to high potential for natural ground subsidence, a risk of natural cavities being present, and/or non-natural ground subsidence risks present. Key recommended next steps:

- consider having a structural survey conducted by a Structural Surveyor to determine whether or not the property is affected. Note that any such structural survey will supersede the Groundsure report
- consider conducting a visual check at the property looking out for cracks and other signs of subsidence
- consider contacting the relevant Local Authority to ask for records of the property and local area relating to subsidence
- remember that professional advice should be sought before altering the ground in any way at the property, including by planting trees

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority. Key recommended next steps:

- Groundsure recommends that a full Coal Mining Search is conducted. This can be ordered through the Coal Authority or your preferred search provider

Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure, mobile masts, and planning constraints.



Energy

Wind

Existing or proposed wind installations have been identified within 5km. Key recommended next steps:

- use the details given in the report to find out more about the potential impacts on the property
- consider contacting the operating company and the relevant Local Authority for further information
- consider visiting the area in order more accurately to assess the impact this wind development would have on the property



Planning constraints

Visual and cultural designations

The property lies within 50m of a visually or culturally protected site or area. Key recommended next steps:

- seek further guidance from the local planning department on any likely restrictions if considering any property development



Consultant's assessment



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see the guidance section on **page 2** for further advice.



Contaminated Land

The Contaminated Land assessment has been completed by a qualified environmental consultant.

Please see **page 13** for details of the identified issues.

Past Land Use

Moderate

Waste and Landfill

Low

Current and Recent Industrial

Low-Moderate

Current and proposed land use

Current land use

Groundsure has been advised by the client (or their advisers) that the property is currently used for commercial purposes.

Proposed land use

Groundsure has been advised that the property will continue to be used for commercial purposes.

Site land uses

No potentially contaminative land uses have been identified at the study site.

Surrounding area land uses

Potentially contaminative past land uses of moderate concern and current land uses of minor concern have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of adjacent dwellings with gardens and the underlying Highly productive aquifers.

Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship though this is unlikely to give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.

Environmental summary



Flood Risk

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for river, coastal, surface water and groundwater flooding is moderate.

Please see **page 24** for details of the identified issues.

River and Coastal Flooding

Negligible

Groundwater Flooding

Moderate

Surface Water Flooding

High

JBA Floodability

Moderate



Ground Stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see **page 27** for details of the identified issues.

Natural Ground Stability

Moderate-High

Non-Natural Ground Stability

Identified



Radon

Local levels of radon are considered normal.

Percentage of affected homes in your local area is: Less than 1%.

Not in a radon affected area



Energy summary



Oil and Gas

No active or planned wells or extraction areas (such as fracking sites) identified near the property.

Oil and Gas Areas
Oil and Gas Wells

Not Identified
Not Identified



Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see the guidance section on page 2 for further advice. Additionally, see page 29 for details of the identified issues.

Wind
Solar

Identified
Not Identified



Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations
Energy Infrastructure
Projects

Not Identified
Not Identified
Not Identified



Transportation summary



The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available in additional Groundsure searches. Please contact Groundsure or your preferred searches provider for details of the most appropriate report.



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

HS2 Route	Not Identified
HS2 Safeguarding	Not Identified
HS2 Stations	Not Identified
HS2 Depots	Not Identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed



Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	Not Identified
Crossrail 1 Stations	Not Identified
Crossrail 1 Worksites	Not Identified
Crossrail 2 Route	Not Identified
Crossrail 2 Stations	Not Identified
Crossrail 2 Worksites	Not Identified
Crossrail 2 Safeguarding	Not Identified
Crossrail 2 Headhouse	Not Identified



Other Railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

Active Railways and Tunnels	Not Identified
Historical Railways and Tunnels	Not Identified
Railway and Tube Stations	Not Identified
Underground	Not Identified



Planning summary



Planning constraints

Protected areas have been identified within 250 metres of the property.

Please see [page 32](#) for details of the identified issues.

Environmental Protected Areas

Not Identified

Visual and Cultural Protected Areas

Identified



Other environmental considerations



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

Asbestos

The Control of Asbestos Regulations 2012 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.

Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issue are considered to be a concern.

Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1195+VAT, which includes a discount for current reporting.

Made ground and infilled land

Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.

Recent aerial photograph



Capture Date: 02/09/2010

Site Area: 0.88ha

Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	2	7
Former tanks	0	0	5
Former energy features	0	0	12
Former petrol stations	0	0	0
Former garages	1	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Former landfill (from British Geological Survey records, 1973)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent landfill	0	0	0
Active or recent waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	1	6
Current or recent petrol stations	0	0	1
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	1
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0

Contaminated Land



Past land use



- X Site Centre
- Site Outline
- 125-
-250- Search buffers in metres (m)
- Former industrial land uses
- Former tanks
- Former energy features
- Former garages

Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see the guidance section on **page 2** for further advice.

Distance	Direction	Use	Date
1 m	S	Fire Engine Station	1978
1 m	S	Fire Engine Station	1987
87 m	W	Gravel Pit	1973

Distance	Direction	Use	Date
109 m	W	Coal and Limestone Pit	1861
155 m	W	Unspecified Pit	1978
155 m	W	Unspecified Pit	1987
189 m	S	Gravel Pit	1973
214 m	N	Refuse Heap	1973
219 m	W	Electric Substation	1987

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see the guidance section on **page 2** for further advice.

Distance	Direction	Use	Date
98 m	SW	Unspecified Tank	1991
98 m	SW	Unspecified Tank	1992
231 m	NE	Septic Tanks	1948
231 m	NE	Septic Tanks	1948
232 m	NE	Septic Tanks	1948

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see the guidance section on **page 2** for further advice.

Distance	Direction	Use	Date
73 m	S	Electricity Substation	1984
73 m	S	Electricity Substation	1991
73 m	S	Electricity Substation	1992

Distance	Direction	Use	Date
74 m	S	Electricity Substation	1996
131 m	NW	Electricity Substation	1996
178 m	W	Electricity Substation	1996
206 m	N	Electricity Substation	1972
206 m	N	Electricity Substation	1993
207 m	N	Electricity Substation	1990
207 m	N	Electricity Substation	1990
207 m	N	Electricity Substation	1992
246 m	W	Electricity Substation	1985

This data is sourced from Ordnance Survey/Groundsure.

Former garages

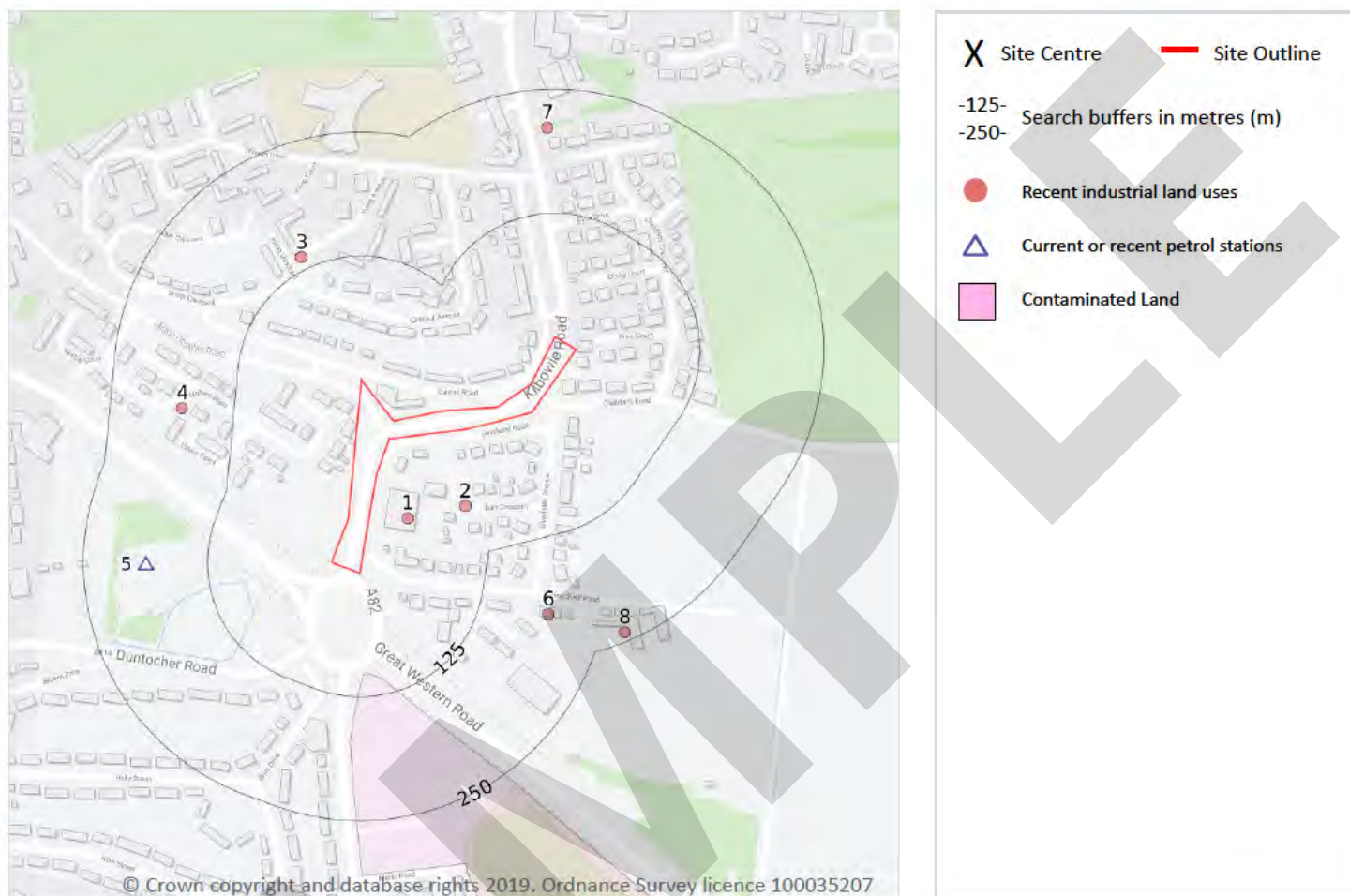
These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Please see the guidance section on **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Garage	1971

This data is sourced from Ordnance Survey/Groundsure.

Current and recent industrial



Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see the guidance section on page 2 for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	38 m	E	Clydebank Fire Station - Kilbowie Road, Hardgate, Clydebank, Dunbartonshire, G81 6QT	Fire Brigade Stations	Central and Local Government
2	77 m	S	Electricity Sub Station - Dunbartonshire, G81	Electrical Features	Infrastructure and Facilities
3	137 m	NW	Electricity Sub Station - Dunbartonshire, G81	Electrical Features	Infrastructure and Facilities

ID	Distance	Direction	Company / Address	Activity	Category
4	177 m	W	Electricity Sub Station - Dunbartonshire, G81	Electrical Features	Infrastructure and Facilities
6	195 m	E	Paul McMillan Roofing Svcs - 16, Braidfield Road, Clydebank, Dunbartonshire, G81 5NG	General Construction Supplies	Industrial Products
7	211 m	N	Electricity Sub Station - Dunbartonshire, G81	Electrical Features	Infrastructure and Facilities
8	241 m	SE	Tank - Dunbartonshire, G81	Tanks (Generic)	Industrial Features

This data is sourced from Ordnance Survey.

Current or recent petrol stations

Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

Please see the guidance section on **page 2** for further advice.

ID	Distance	Direction	Company	Address	Status
5	188 m	W	OBSOLETE	Great Western Road, Clydebank, West Dunbartonshire, G81 3ST	Obsolete

This data is sourced from Experian Catalyst.

Sites designated as Contaminated Land

If land has been designated as "Contaminated" (as defined under Part 2A of the Environmental Protection Act 1990) it means that the contamination caused significant harm or there was a significant risk of the contamination causing significant harm. However, it is possible that the land has been remediated to make the ground safe again.

Please see the guidance section on **page 2** for further advice.

ID	Distance	Direction	Description	Location	Category	Year Identified	Date of Update
	101 m	S	Disused Sewing Machine Factory Landfill.	Land between A282 Great Western Road and Kilbowie Road, Clydebank, West Dunbartonshire.	Contaminated Land	2011	31/08/2011

Screening

Grid reference: 249838 672290

Reference: 71003520609001

Your reference: -

This data is sourced from the Local Authorities.

SAMPLE

Superficial hydrogeology



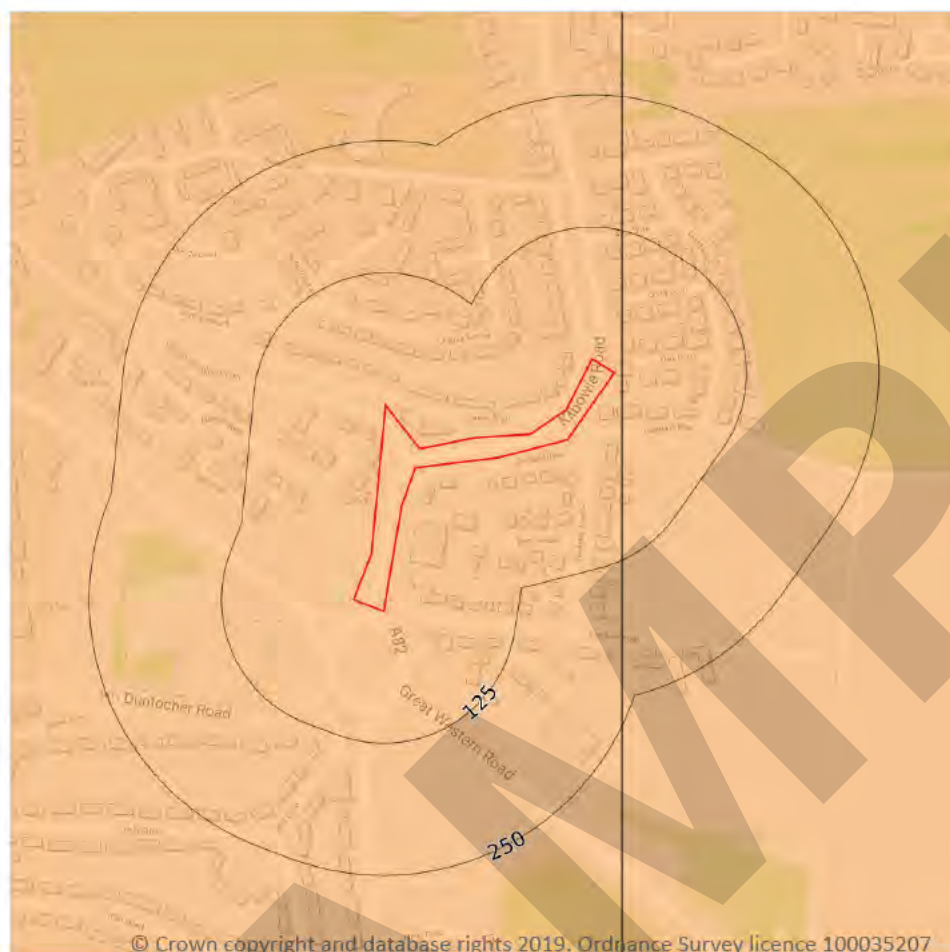
Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
ALLUVIUM	ALV-XCZSV	CLAY, SILT, SAND AND GRAVEL
LACUSTRINE DEPOSITS	LDE-XCZS	CLAY, SILT AND SAND
RAISED MARINE BEACH DEPOSITS, LATE DEVENSIAN	RMBDD-XSV	SAND AND GRAVEL
TILL, DEVENSIAN	TILLD-DMTN	DIAMICTON

This data is sourced from British Geological Survey.

Bedrock hydrogeology



- X Site Centre — Site Outline
- 125-
-250- Search buffers in metres (m)
- Insignificant groundwater
 - In fissures/discontinuities
 - Significant groundwater

Aquifers within bedrock geology

The British Geological Survey have assigned designations or types to the aquifers that exist within bedrock. These designations reflect the importance of aquifers in terms of groundwater as a resource. Aquifers found in bedrock are:

Concealed aquifers / aquifers of limited potential / regions without significant groundwater - Areas where there are impermeable rocks, generally without groundwater except at shallow depth.

Locally important aquifers - Aquifers in which flow is dominantly in fissures and other discontinuities.

Highly productive aquifers - Aquifers in which intergranular flow is significant.

Distance	Direction	Designation
0	on site	Highly productive aquifers (not extensive)
7 m	E	Highly productive aquifers (not extensive)

This data is sourced from the British Geological Survey (BGS).

Bedrock geology

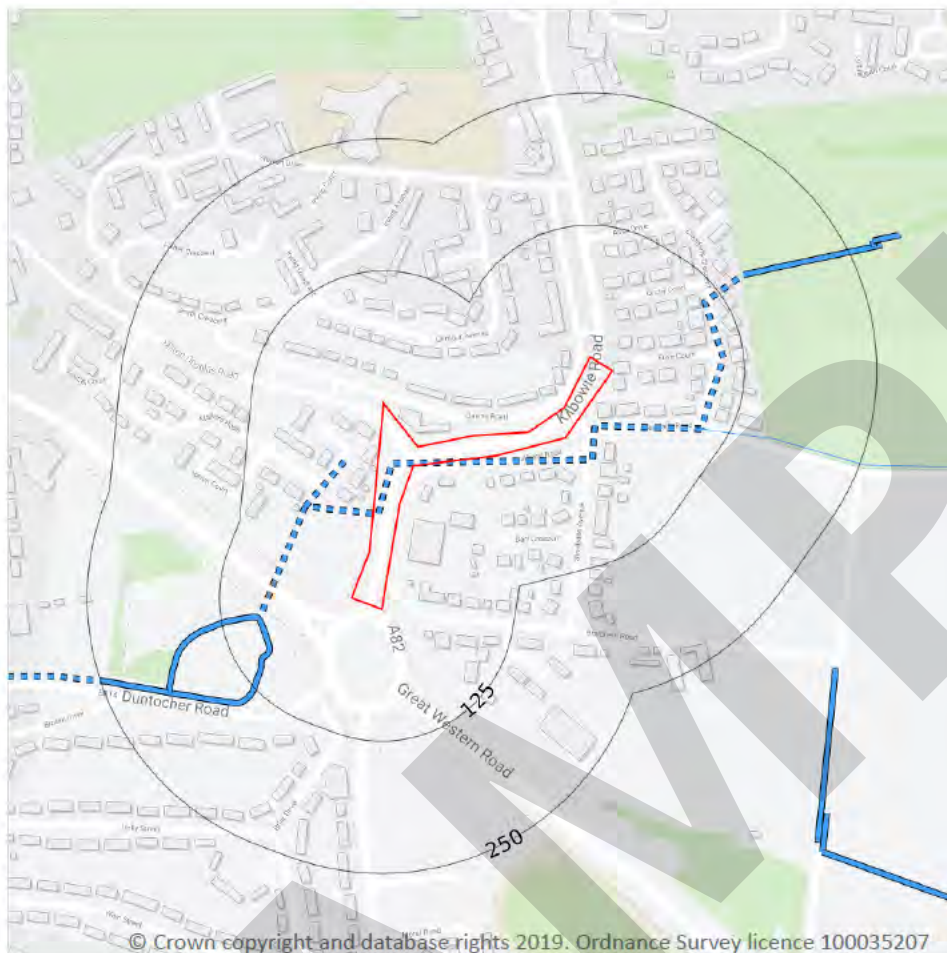
Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
LOWER LIMESTONE FORMATION	LLGS-CYCC	SEDIMENTARY ROCK CYCLES, CLACKMANNAN GROUP TYPE

This data is sourced from British Geological Survey.



Hydrology



- X** Site Centre **—** Site Outline
- 125-
-250-** Search buffers in metres (m)
- Surface Water Abstractions
 - Tidal River
 - Inland River
 - Foreshore
 - Canal
 - Lock or Flight of Locks
 - Lake, Reservoir or Marsh
 - Drain or Transfer
- Type of watercourse:
- At ground level
 - - - Underground
 - ▬▬▬ Elevated

Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)

Distance	Direction	Details
32 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
65 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
88 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
90 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
96 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
100 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
159 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
195 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
245 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

Flood



Surface water flood risk



Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which could cause problems with insuring the property against flood risk.

The area in which the property is located has been assessed to be at a High risk of surface water flooding. This area is considered to have a 1 in 75 probability of surface water flooding due to rainfall in a given year to a depth of between 0.1m to 0.3m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years.

These risk calculations are based on JBA Risk Management maps.

Groundwater flooding



JBA data indicates that the property is in an area with a Moderate risk of groundwater flooding. JBA data indicates that groundwater levels are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.

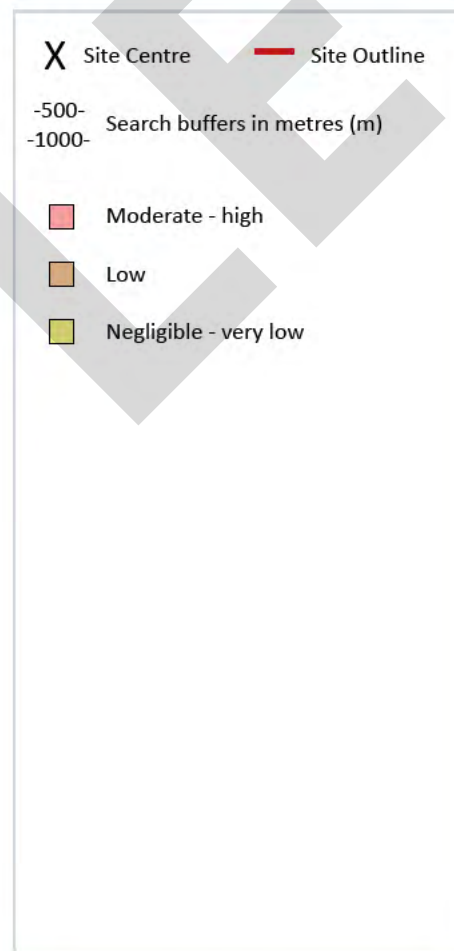
JBA Floodability Rating



The property has been rated as Amber. Amber indicates a moderate level of flood hazard.

JBA's Floodability rating provides an indication of the likelihood of a property being flooded from river, coastal and/or surface water flood. It is based on a ground level model that does not contain buildings or infrastructure. The Floodability information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.

[illegible]

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term “Subsidence” refers to ground movement that could cause damage to foundations in domestic or other properties.

Non-natural ground subsidence

Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see the guidance section on **page 2** for further advice.



Energy



Wind and solar



- X** Site Centre **—** Site Outline
- 125-
-250- Search buffers in metres (m)
- Wind farms
- Proposed wind farms
- Proposed wind turbines
- Existing and agreed solar installations
- Proposed solar installations

Wind

Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details	
3	3-4 km	NE	Site Name: Tambowie Farm, Tambowie, Milngavie, Scotland Operator Developer: Windbank Status of Project: Consented	Type of project: Onshore Number of Turbines: 10 Turbine Capacity: 0.05MW Total project capacity: 0.5 Approximate Grid Reference: 252358, 675278

This data is sourced from the UK Wind Energy Association (UKWED). Groundsure recommends further independent research with UKWED of any sites of interest to determine exact locations and details of the projects.

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report.

ID	Distance	Direction	Details	
4	4-5 km	SE	Site Name: Shipyard 1359 South Street, Glasgow, Strathclyde, G14 0XN Planning Application Reference: 10/02791/DC Type of Project: 2 Wind Turbines	Application Date: 2010-11-17 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2 wind turbines to roof and wall of building. Approximate Grid Reference: 252180, 667874
5	5-6 km	NE	Site Name: Land At Tambowie Farm Tambowie Avenue, Milngavie, Glasgow, Strathclyde, G62 7 Planning Application Reference: TP/ED/12/0416 Type of Project: 10 Wind Turbines	Application Date: 2012-05-24 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of ten 50kW Windbank turbines. Approximate Grid Reference: 254807, 674806
6	5-6 km	SE	Site Name: 162 Netherton Road, Glasgow, Strathclyde, G13 1BJ Planning Application Reference: 09/00539/DC Type of Project: 2 Wind Turbines	Application Date: 2009-03-04 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2 x 8 metre high wind turbines to rear of house. Approximate Grid Reference: 254716, 669540
7	6-7 km	SE	Site Name: Lister Building Kelvin Campus 2317 Maryhill Road, Glasgow, Strathclyde, G20 0SJ Planning Application Reference: 08/02704/DC Type of Project: 2 Wind Turbines	Application Date: 2008-10-09 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2 wind turbines. Approximate Grid Reference: 255511, 669976
8	9-10 km	SE	Site Name: Glasgow Science Centre, 50 Pacific Quay, Glasgow, Glasgow, Strathclyde, G51 1EA Planning Application Reference: 08/00134/DC Type of Project: Wind Turbines	Application Date: 2008-02-01 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 1 free standing tower mounted and 2 building mounted, micro-wind turbines with associated apparatus. Approximate Grid Reference: 256527, 665171

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report.

ID	Distance	Direction	Details
1	2-3 km	N	<p>Site Name: Muirhouse Cottage Track Cochno Road, Muirhouses Hardgate, Clydebank, Strathclyde, G81 5QL</p> <p>Planning Application Reference: DC10/229/FUL</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2010-08-09</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises installation of wind turbine.</p> <p>Approximate Grid Reference: 250090, 674884</p>
2	3-4 km	SW	<p>Site Name: 30 Banchory Avenue, Inchinnan, Renfrewshire, Renfrew, Strathclyde, PA4 9PX</p> <p>Planning Application Reference: 06/1248/PP</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2006-12-11</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of windsave WS1000 T2 system domestic wind turbine.</p> <p>Approximate Grid Reference: 248097, 669145</p>

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Planning constraints



- X** Site Centre **—** Site Outline
- 125-
-250-** Search buffers in metres (m)
- Listed buildings
 - Certificates of immunity from listing
 - Conservation areas
 - National Parks
 - Areas of Outstanding Natural Beauty
 - Registered parks and gardens
 - Scheduled Monuments
 - World Heritage Sites
 - Internationally important wetland sites (Ramsar Sites)
 - Sites of Special Scientific Interest
 - Designated Ancient Woodland
 - Green Belt
 - Local Nature Reserves
 - Special Areas of Conservation
 - National Nature Reserves
 - Special Protection Areas (for birds)

Visual and Cultural Designations

World Heritage Sites

World Heritage Sites are sites of 'outstanding universal value', in other words they are unique. There are currently 30 World Heritage Sites in the UK and overseas territories. The 1972 World Heritage Convention aims to protect the values of cultural or natural sites, which could deteriorate or, worse, disappear, often through lack of funding to preserve them. Any development that could potentially impact on these sites is likely to be restricted.

Distance	Direction	World Heritage Site Name	Data Source
0	on site	Antonine Wall World Heritage Site Boundary	Historic Environment Scotland
53 m	SE	Antonine Wall World Heritage Site Buffer Zone	Historic Environment Scotland
118 m	SE	Antonine Wall World Heritage Site Buffer Zone	Historic Environment Scotland

Distance	Direction	World Heritage Site Name	Data Source
135 m	E	Antonine Wall World Heritage Site Buffer Zone	Historic Environment Scotland
147 m	S	Antonine Wall World Heritage Site Buffer Zone	Historic Environment Scotland
195 m	NW	Antonine Wall World Heritage Site Buffer Zone	Historic Environment Scotland

This data is sourced from Historic England/Cadw. For further information see www.ukworldheritage.org.uk
<https://www.unesco.org.uk/designation/world-heritage-sites/>

Scheduled Monuments

Scheduled Monuments have been officially protected as they are considered of national importance. If you are the owner of a scheduled monument and you wish to carry out works to the monument, you will need to apply for prior written permission from the Secretary of State for Culture, Media and Sport. This applies to works above or below ground level.

Scheduled monuments are not always ancient, or visible above ground. There are over 200 'classes' of monuments, ranging from prehistoric standing stones, through to many types of medieval site - castles, monasteries, abandoned farmsteads - to the more recent results of human activity, such as collieries.

Scheduling is reserved for carefully selected sites, which create a representative sample of sites from different epochs. Please see Historic England's website for further information.

Distance	Direction	Ancient Monument Name	Listed Entry
86 m	SE	Antonine Wall and fortlet, 950m W to 335m ENE of Cleddens	0

Datasets searched but no features were found at this location

In addition to the results detailed in the maps and tables in this report, all of these datasets were also queried but did not reveal any results relevant to the site or surrounding area.

Contaminated Land

Former petrol stations
Former military land
Former landfill (from British Geological Survey records, 1973)
Former landfill (from Local Authority and historical mapping records)
Waste site no longer in use
Active or recent landfill
Active or recent waste sites
Dangerous or explosive sites
Hazardous substance storage/usage
Current or recent licensed industrial activities
Local Authority licensed pollutant release

Superficial hydrogeology

Aquifers within superficial geology

Bedrock hydrogeology

Groundwater abstraction licences

Source Protection Zones and drinking water abstractions

Source Protection Zones
Source Protection Zones in confined aquifer
Drinking water abstraction licences

Hydrology

Surface water abstractions

Flood Risk

River flooding
Coastal flooding

Ground stability

Natural geological cavities
Non-coal mining
Mining cavities
Infilled land

Radon

Oil and Gas

Oil or gas drilling well
Proposed oil or gas drilling well
Licensed blocks
Potential future exploration areas

Wind and solar

Existing and agreed solar installations
Proposed solar installations

Energy Infrastructure

Electricity transmission lines and pylons
National Grid energy infrastructure
Power stations

Nuclear installations
Large Energy Projects

Planning constraints

Sites of Special Scientific Interest
Internationally important wetland sites (Ramsar Sites)
Special Areas of Conservation
Special Protection Areas (for birds)
National Nature Reserves
Local Nature Reserves
Designated Ancient Woodland
Green Belt
Areas of Outstanding Natural Beauty
National Parks
Conservation Areas
Listed Buildings
Certificates of Immunity from Listing
Registered Parks and Gardens

Contaminated Land assessment methodology

Environmental risk 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 contaminant-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, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in the National Planning Policy Framework, 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 Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, 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.

Contaminant source - Pathway - Receptor definitions

Contaminant sources include (but are not limited to):

- Historical on-site and historical off-site sources (works, factories, oil tanks, landfill sites)
- Current on-site and current off-site sources (petrol stations, industrial facilities)

Pathways comprise:

- Any mechanisms facilitating 'receptor' exposure to contaminative 'sources'

Receptors include:

- Human health i.e. site users or occupiers, adjacent site users or occupiers

- Controlled Waters i.e. groundwater, surface water (rivers and streams etc)
- Habitats and biodiversity (in particular nature reserves or other designated sensitive habitats)
- Property, buildings and infrastructure

Environmental risk assessment definitions

A risk rating will be provided on the front page of the report depending on the level of environmental liability that there has been assessed to be at the site. The ratings are defined as follows:

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

Low to 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 assessment 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 to 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.

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.

Environmental Damage (Prevention and Remediation) Regulations 2015

The Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015, the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 and the Environmental Liability (Scotland) Amendment Regulations 2015 came into force on 19th July 2015, and amend the Environmental Damage (Prevention and Remediation) Regulations 2009, which came into force in

England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

- Sites of Special Scientific Interest (SSSIs), other protected habitats and protected species
- Surface waters
- Groundwater
- Land, if contamination of the land results in significant risk of adverse effects on human health

The regulations are based on the 'polluter pays' principle and ensures that those responsible for causing environmental damage are those responsible for paying to prevent and remedy such damage. 'Environmental Damage' has a specific meaning within the Regulations, and covers only the most serious cases. For damage to SSSIs, EU protected species and habitats and damage to water, primary remediation, complementary remediation and compensatory remediation may be required by the enforcing authorities (Environment Agency/Natural Resources Wales, Scottish Environment Protection Agency (SEPA), Local Authorities, the Marine Fisheries Agency, Marine Scotland, Welsh Ministers and Natural England/Natural Resources Wales/Scottish Natural Heritage).

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats). These regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. Groundsure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river, coastal, surface water (pluvial), and groundwater flooding and historic flood events.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by Environment Agency. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding

JBA Risk Management surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and a 1 in 100 year return period.

Search Code and Groundsure terms and conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

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 Advice

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.

TPO's Contact Details:

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 Web: <https://www.tpos.co.uk/>

You can get more information about the PCCB from <https://pccb.org.uk/>.

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

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of 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:

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

info@groundsure.com 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 We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: <https://www.groundsure.com/terms-and-conditions-may25-2018>

Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see <https://www.groundsure.com/remediation> for full details.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Screening report. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.