



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: 71004720629001

Your ref:

Date: 17 October 2019

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

0345 762 6848  
[groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)

For all other issues and assistance please contact Groundsure:

0844 415 9000  
[info@groundsure.com](mailto: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: **71004720629001**  
Your reference:  
Date of your enquiry: **17 October 2019**  
Date we received your enquiry: **17 October 2019**  
Date of issue: **17 October 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
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**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 290m to 300m depth, and last worked in 1934.

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**

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

### **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**

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

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.

### **Mine gas**

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

### **Hazards related to coal mining**

The property has not 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 in an area where a notice to withdraw support was given in 1949.

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.

### **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.

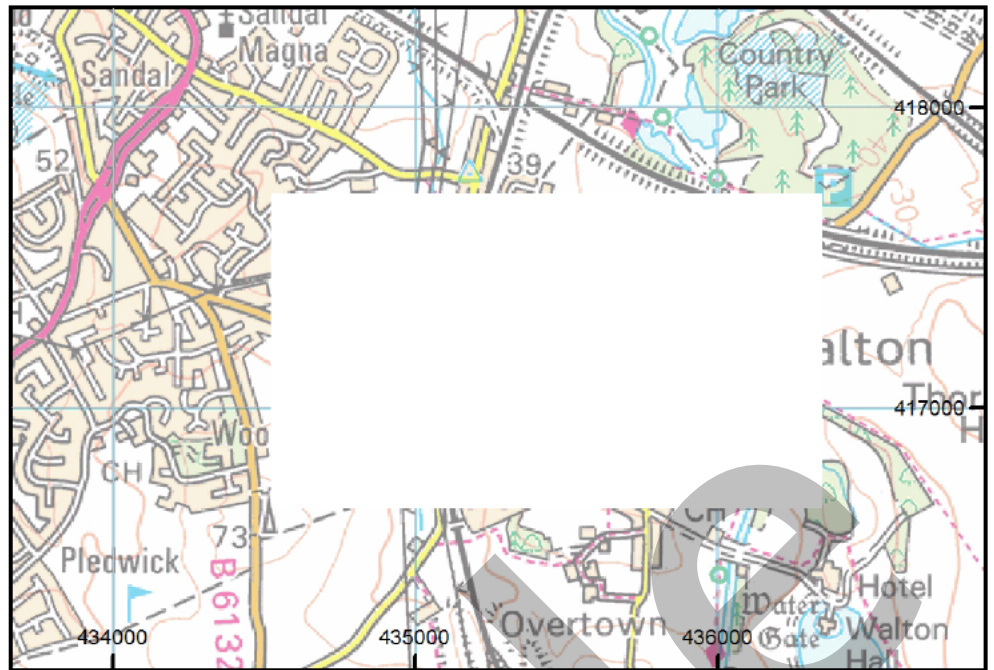
The Coal Authority owns the copyright in this report. The information we have used to write this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to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

Sample

## Location map



Approximate position of property



## Enquiry boundary

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## Key

Approximate position of enquiry boundary shown



## Professional opinion



### Contaminated Land

**Error:**  
T3st R3p0rt

page 4



### Flood Risk

**Negligible**

page 5

Consultant's guidance and recommendations inside.



### Ground Stability

**Identified**

page 5



### Radon

**Identified**

page 5



### Energy

**Identified**

page 6



### Planning Constraints

**Identified**

page 8



### Transportation

**Identified**

page 7

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

## Site plan



## Contaminated land liability

### Banking security

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

**Error**

### 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?

**Error**

### Environmental liability

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

**Error**

## Useful contacts

Wakefield Metropolitan District Council:  
<http://www.wakefield.gov.uk/>  
customerservices@wakefield.gov.uk  
0345 8506 506

Environment Agency National Customer  
Contact Centre (NCCC):  
enquiries@environment-agency.gov.uk  
03708 506 506

## Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 32](#).



### Flood Risk

#### National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. 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

#### 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 CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.



### Radon

The property is in an area where elevated radon levels are detected 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 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-employers/> for further information

## 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**

#### Oil and gas

Oil and Gas extraction, exploration or development has been identified within 10km of the property. Next steps for consideration:

- visit the operator's website for further information
- visit the area in order to more accurately assess the impact this extraction site would have on the property

#### Wind

Existing or proposed wind installations have been identified within 10km. Next steps for consideration:

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

#### Solar

Existing or proposed solar installations have been identified within 5km of the property. Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property



## 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 page 2 for further advice.



### Contaminated Land

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

Please see page 12 for details of the identified issues.

Past Land Use

Waste and Landfill

Current and Recent Industrial

Error

Error

Error

### Site setting

### Conclusion

Groundsure has identified that this is a test report.

## Environmental summary



### Flood Risk

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen in the Flood information on [page 37](#).

River and Coastal Flooding	Very Low
Groundwater Flooding	Negligible
Surface Water Flooding	Negligible
FloodScore™	Very Low
Past Flooding	Not identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	Yes



### Ground stability

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

Please see [page 21](#) for details of the identified issues.

Natural Ground Stability	Low
Non-Natural Ground Stability	Identified



### Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. Percentage of affected homes in your local area is between 5% and 10%.

Please see [page 22](#) for details of the identified issues.

In a radon affected area



## Energy summary



### Oil and Gas

Historical, active or planned wells or extraction areas (such as fracking sites) have been identified near the property.

Please see [page 2](#) for further advice. Additionally, see [page 23](#) for details of the identified issues.

Oil and Gas Areas  
Oil and Gas Wells

Identified  
Not identified



### Wind and Solar

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

Please see [page 2](#) for further advice. Additionally, see [page 25](#) for details of the identified issues.

Planned Multiple Wind Turbines  
Planned Single Wind Turbines  
Existing Wind Turbines  
Proposed Solar Farms  
Existing Solar Farms

Identified  
Identified  
Identified  
Identified  
Not identified



### Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Please see [page 2](#) for further advice. Additionally, see [page 29](#) for details of the identified issues.

Power stations  
Energy Infrastructure  
Projects

Not identified  
Identified  
Not identified



## Transportation summary



The property has been identified to lie within the search radius of one or more transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.

### HS2

Results for Phase 1 or Phase 2 of the HS2 project 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	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

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Active Railways and Tunnels	Identified
Historical Railways and Tunnels	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 30 for details of the identified issues.

Environmental Protected Areas **Identified**  
Visual and Cultural Protected Areas **Identified**

Sample

## 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 issues 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](mailto: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: 26/03/2012

Site Area: 2.02ha

## 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	22	10
Former tanks	1	0	1
Former energy features	0	6	8
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	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 licensed waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	2	6
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0



## Contaminated Land



### Past land use



#### 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 page 2 for further advice.

Distance	Direction	Use	Date
20 m	W	Railway Building	1965
31 m	W	Railway Sidings	1905
31 m	W	Railway Sidings	1913
31 m	W	Railway Sidings	1930

# Screening

Ref: 71004720629001  
Your ref: -  
Grid ref: 435265 417229

Distance	Direction	Use	Date
31 m	W	Railway Sidings	1948
32 m	W	Cuttings	1965
35 m	W	Cuttings	1930
37 m	W	Railway Sidings	1951
37 m	W	Cuttings	1951
38 m	W	Railway Sidings	1931
38 m	W	Cuttings	1931
38 m	W	Railway Station	1965
44 m	W	Railway Building	1930
44 m	W	Railway Building	1948
45 m	W	Railway Station	1905
45 m	W	Railway Station	1913
46 m	W	Railway Building	1931
49 m	N	Railway Sidings	1931
50 m	W	Cuttings	1890
50 m	W	Cuttings	1905
50 m	W	Cuttings	1913
50 m	W	Cuttings	1948
52 m	N	Railway Sidings	1951
63 m	W	Railway Station	1951
67 m	W	Railway Station	1930
67 m	W	Railway Station	1948
67 m	W	Railway Station	1931
70 m	W	Railway Station	1890
71 m	W	Railway Building	1930
71 m	W	Railway Building	1948
77 m	W	Cuttings	1931
149 m	S	Cuttings	1981

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 **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Unspecified Tank	1960
109 m	S	Unspecified Tank	1913

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 **page 2** for further advice.

Distance	Direction	Use	Date
10 m	NE	Electricity Substation	1969
10 m	NE	Electricity Substation	1978
11 m	NE	Electricity Substation	1995
17 m	NE	Electricity Substation	1971
37 m	N	Gas Governor	1978
38 m	N	Gas Governor	1995
190 m	S	Electricity Substation	1988
190 m	S	Electricity Substation	1979
191 m	S	Electricity Substation	1982
191 m	N	Electricity Substation	1993
191 m	S	Electricity Substation	1994
192 m	N	Electricity Substation	1969
192 m	N	Electricity Substation	1979
194 m	N	Electricity Substation	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 page 2 for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	21 m	NE	Electricity Sub Station - West Yorkshire, WF2	Electrical Features	Infrastructure and Facilities
2	39 m	N	Gas Governor Station - West Yorkshire, WF2	Gas Features	Infrastructure and Facilities
3	182 m	W	Pylon - West Yorkshire, WF2	Electrical Features	Infrastructure and Facilities
4	194 m	S	Electricity Sub Station - West Yorkshire, WF2	Electrical Features	Infrastructure and Facilities
5	197 m	N	Electricity Sub Station - West Yorkshire, WF2	Electrical Features	Infrastructure and Facilities

# Screening

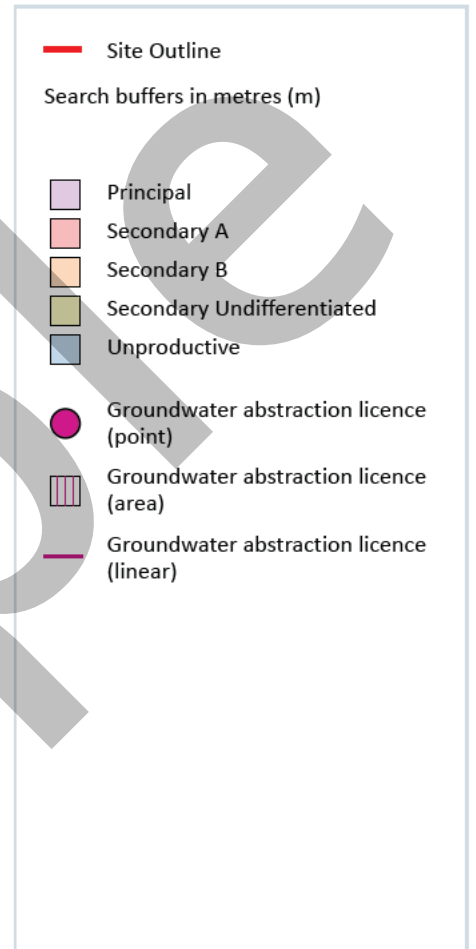
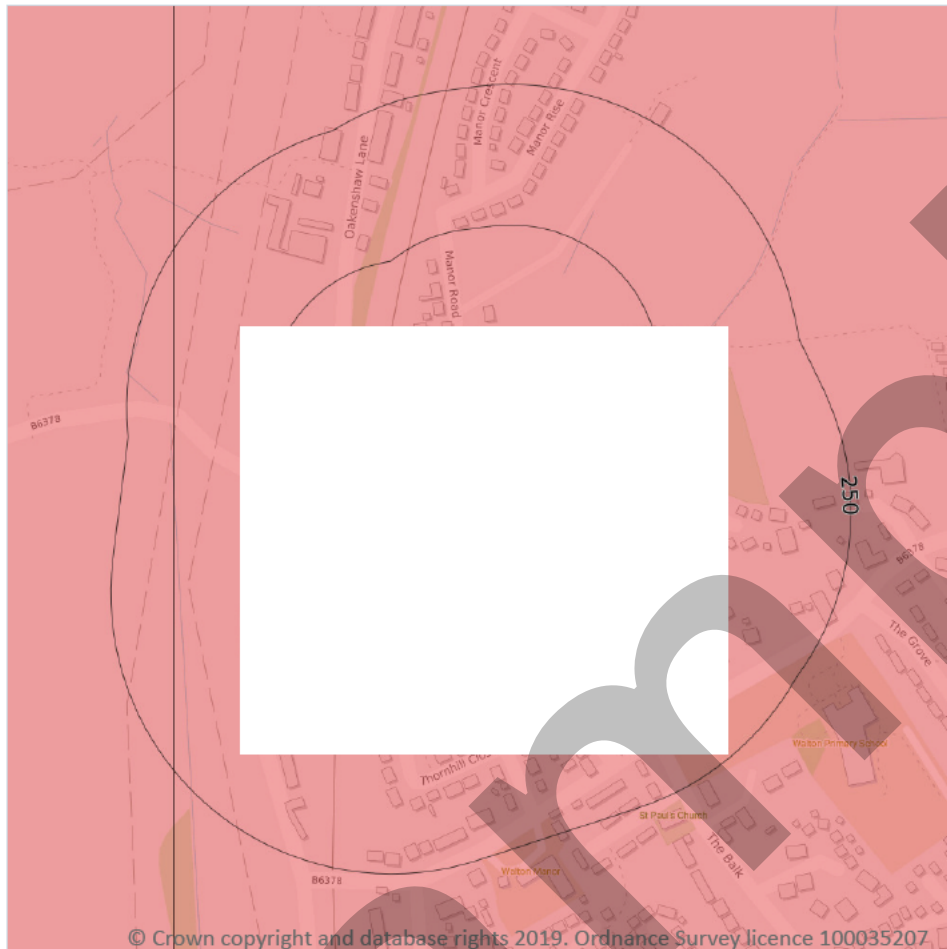
Ref: 71004720629001  
Your ref: -  
Grid ref: 435265 417229

ID	Distance	Direction	Company / Address	Activity	Category
6	202 m	NW	Pylon - West Yorkshire, WF2	Electrical Features	Infrastructure and Facilities
7	202 m	W	Pylon - West Yorkshire, WF2	Electrical Features	Infrastructure and Facilities
8	239 m	SW	Pylon - West Yorkshire, WF2	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

Sample

## Bedrock hydrogeology



### Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

**Principal** - These are layers of rock or superficial deposits that usually provide a high level of water storage.

**Secondary A** - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

**Secondary B** - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

**Secondary Undifferentiated** - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

**Unproductive** - These are rock layers with low permeability that have negligible significance for water supply.

# Screening

Ref: 71004720629001  
Your ref: -  
Grid ref: 435265 417229

Distance	Direction	Designation
0	on site	Secondary A
194 m	W	Secondary A

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

## 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
OAKS ROCK	OR-SDST	SANDSTONE

This data is sourced from British Geological Survey.

## Hydrology



**Site Outline**

Search buffers in metres (m)

- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- 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
- Unspecified

### 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
94 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)
174 m	E	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)



# Screening

Ref: 71004720629001  
Your ref: -  
Grid ref: 435265 417229

Distance	Direction	Details
187 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)
187 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)
213 m	NW	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)
213 m	NW	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)
224 m	W	Name: Bull Bridge Dike 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)

This data is sourced from Ordnance Survey.

## Ground stability



### Non-natural ground subsidence

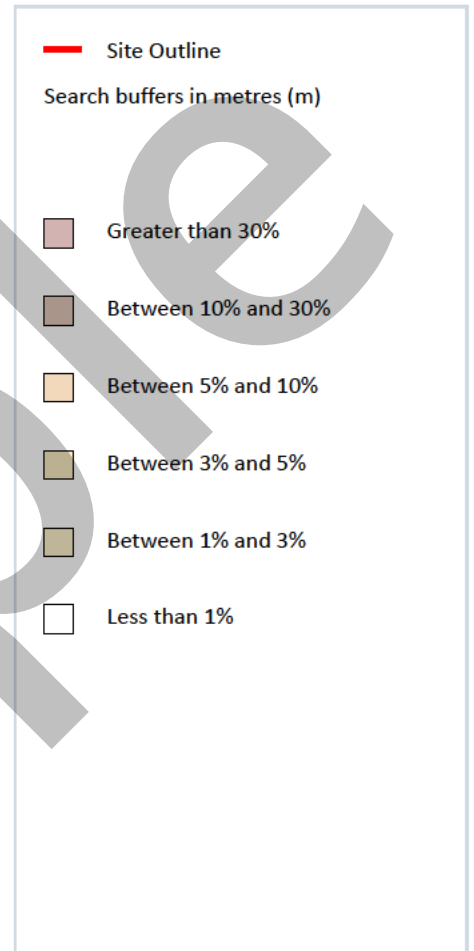
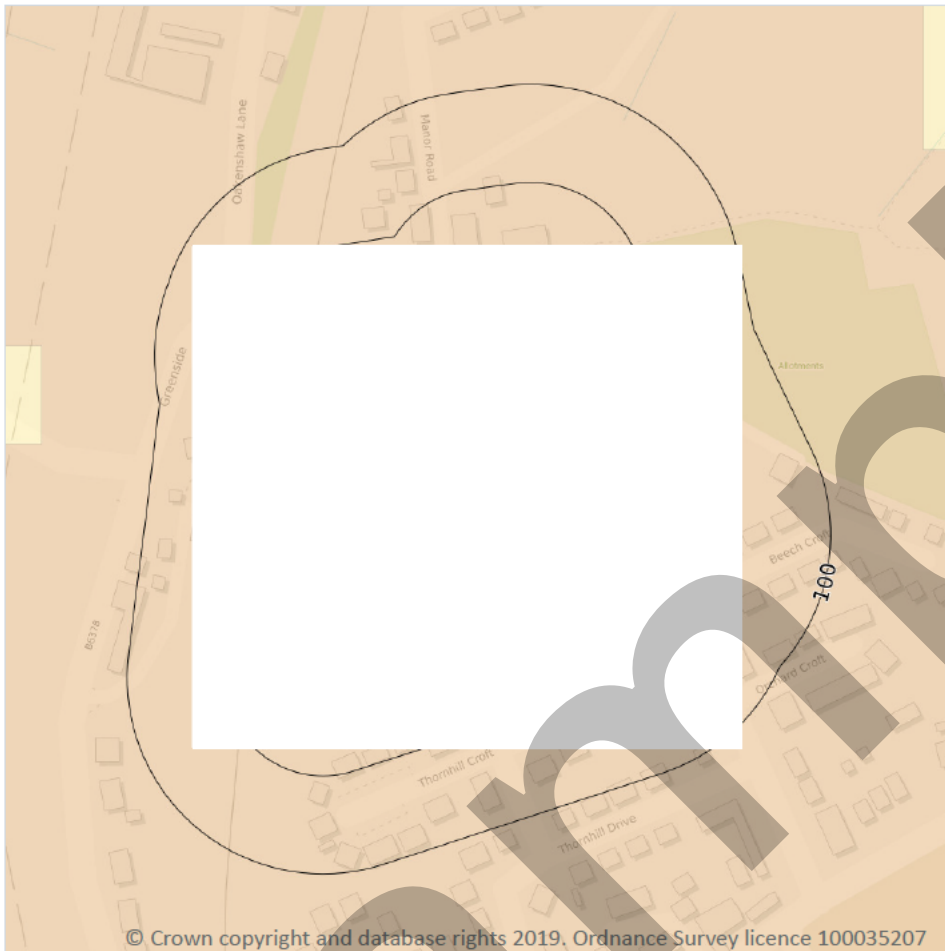
#### Coal mining

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 [page 2](#) for further advice.

Sample

## Radon



The property is in a radon affected area, meaning the area has a general radon level above the radon Action Level. 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](http://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. If you are buying a currently occupied property in a radon affected area, ask the present owner whether radon levels have been measured and, if they have, whether the results were above the radon Action Level. If so, what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective.

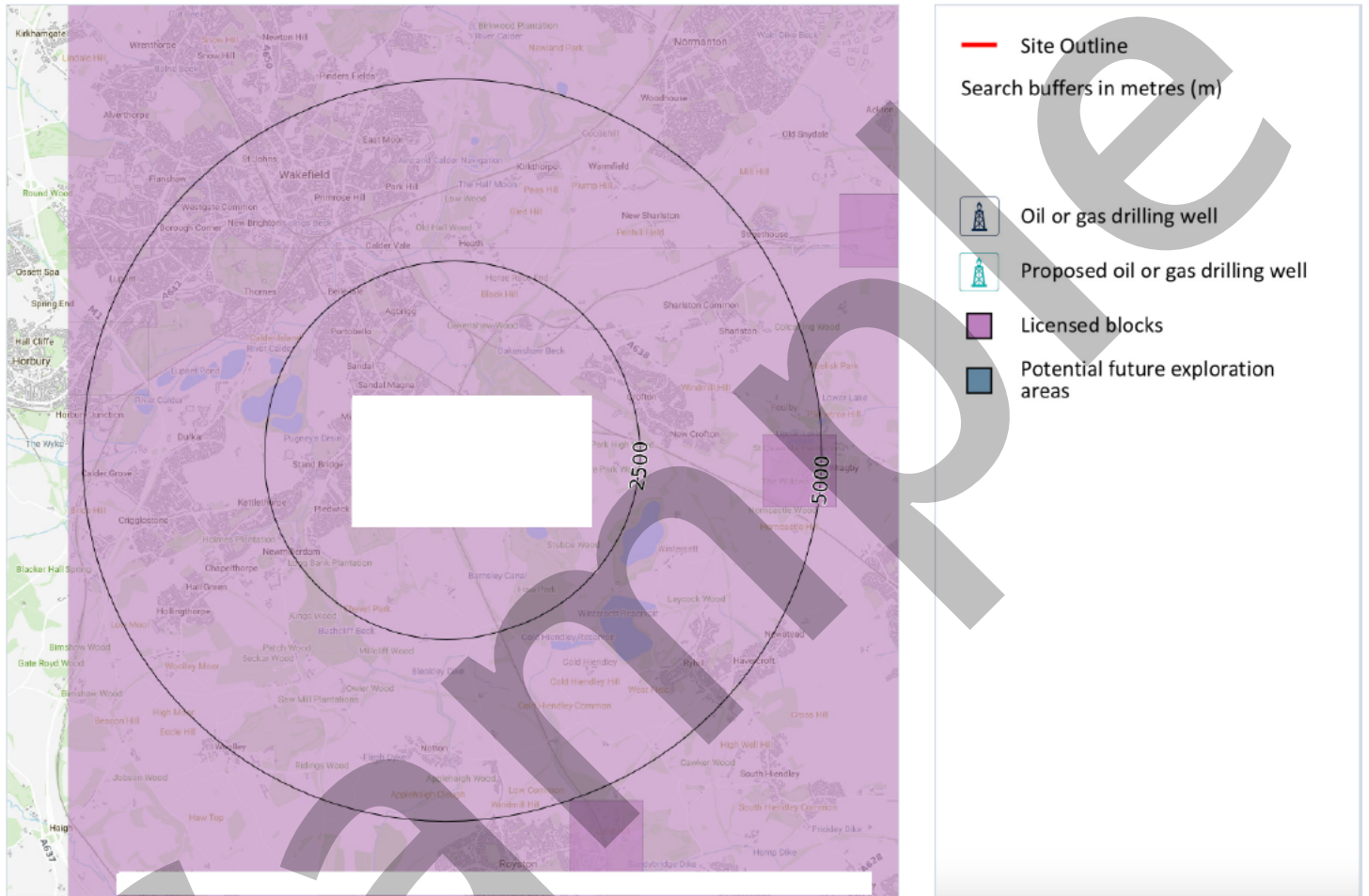
Please see page 2 for further advice.

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

## Energy



### Oil and gas



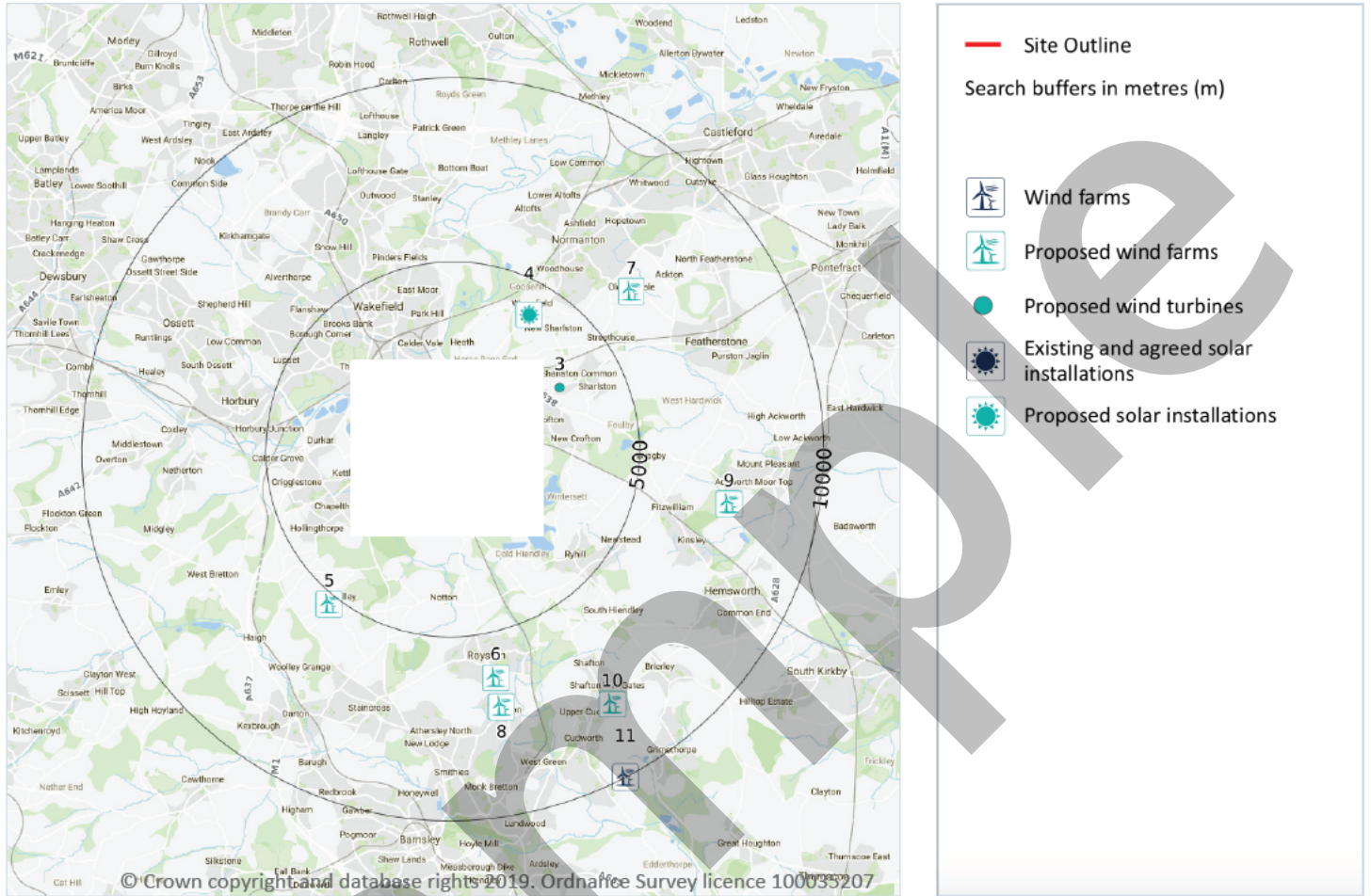
# Screening

Ref: 71004720629001  
Your ref: -  
Grid ref: 435265 417229

Distance	Direction	Start Date	Operator	Licence Reference	Company Ownership
0	on site	21/07/2016	EGDON RESOURCES U.K. LIMITED, INEOS UPSTREAM LIMITED, ISLAND GAS LIMITED, TOTAL E&P UK LIMITED	PEDL273	EGDON RESOURCES U.K. LIMITED (15%), INEOS UPSTREAM LIMITED (30%), ISLAND GAS LIMITED (35%), TOTAL E&P UK LIMITED (20%)
2-3 km	N	21/07/2016	CORONATION (OIL & GAS) LIMITED, HUTTON ENERGY LIMITED	PEDL275	CORONATION (OIL & GAS) LIMITED (50%), HUTTON ENERGY LIMITED (50%)
4-5 km	W	21/07/2016	ALKANE ENERGY UK LIMITED	PEDL274	ALKANE ENERGY UK LIMITED (100%)
4-5 km	E	18/03/1998	ALKANE ENERGY UK LIMITED, EGDON RESOURCES U.K. LIMITED	PEDL37	ALKANE ENERGY UK LIMITED (100%)
4-5 km	E	18/03/1998	ALKANE ENERGY UK LIMITED, EGDON RESOURCES U.K. LIMITED	PEDL37	EGDON RESOURCES U.K. LIMITED (100%)

This data is sourced from the Oil and Gas Authority (OGA).

## Wind and solar



## 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	
11	9-10 km	SE	Site Name: Shafton Colliery Community Turbine, Cudworth, Barnsley, Yorkshire & Humber Operator Developer: Energy Prospects Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 439961, 408321

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK 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. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details
5	5-6 km	SW	<p>Application Date: 2012-04-24                      Planning Stage: Plans Approved Detail Plans Granted                      Project Details: Scheme comprises construction of 2 wind turbines (maximum height to blade tip of 46m) and associated infrastructure including access tracks, external compact housing, turbines foundation and crane hardstanding.                      Approximate Grid Reference: 431913, 413021</p> <p>Planning Application Reference: 12/00741/FUL                      Type of Project: 2 Wind Turbines</p>
6	6-7 km	S	<p>Application Date: 2009-12-21                      Planning Stage: Early Planning Detailed Plans Submitted                      Project Details: Scheme comprises installation of 2 wind turbines with a hub height of 15m at Carlton Advanced Learning Centre.                      Approximate Grid Reference: 436436, 411024</p> <p>Planning Application Reference: 2009/1591                      Type of Project: 2 Wind Turbines</p>
7	6-7 km	NE	<p>Application Date: 2008-07-28                      Planning Stage: Early Planning Detail Plans Refused                      Project Details: Scheme comprises installation of two wind turbines (18.3m high).                      Approximate Grid Reference: 440122, 421527</p> <p>Reference: 08/01940/FUL                      Type of Project: 2 Wind Turbines</p>
8	7-8 km	S	<p>Application Date: 2010-06-14                      Planning Stage: Plans Approved Detail Plans Granted                      Project Details: Scheme comprises construction of two wind turbines with a hub height of 15m at Carlton Advanced Learning Centre.                      Approximate Grid Reference: 436597, 410234</p> <p>Planning Application Reference: 2010/0692                      Type of Project: 2 Wind Turbines</p>

ID	Distance	Direction	Details
9	7-8 km	E	<p>Application Date: 2010-04-16                      Planning Stage: Plans Approved Detail Plans Granted                      Project Details: Scheme comprises formation of two 11kw wind turbines mounted on 18m lattice masts (total height to tip of blade 25m).                      Approximate Grid Reference: 442777, 415744</p> <p>Planning Application Reference: 10/00752/FUL                      Type of Project: 2 Wind Turbines</p>
10	8-9 km	SE	<p>Application Date: 2010-02-01                      Planning Stage: Early Planning Detail Plans Withdrawn                      Project Details: Scheme comprises installation of 3 wind turbines at a hub height of 25m with associated control building.                      Approximate Grid Reference: 439603, 410303</p> <p>Planning Application Reference: 2010/0065                      Type of Project: 3 Wind Turbines</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 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. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details
1	623 m	S	<p>Application Date: 2006-09-11                      Planning Stage: Plans Approved Detail Plans Granted                      Project Details: Scheme comprises proposed house, extensions to stable blocks, wind turbine, reed bed, water storage tanks and manure bunker.                      Approximate Grid Reference: 435037, 416528</p> <p>Planning Application Reference: 06/01585/FUL                      Type of Project: Stable Blocks/House &amp; Wind Turbine</p>



ID	Distance	Direction	Details
2	947 m	SE	<p>Application Date: 2012-01-04</p> <p>Planning Application Reference: 11/02604/FUL                      Type of Project: Wind Turbine</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of a single 11kw Gaia turbine, mounted on an 18m galvanised lattice steel mast on a 5m2 concrete base, turbine diameter 13m.</p> <p>Approximate Grid Reference: 436050, 416555</p>
3	3-4 km	NE	<p>1LW</p> <p>Application Date: 2006-05-01</p> <p>Planning Application Reference: 06/99/70275                      Type of Project: Wind Turbine</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises of construction of wind turbine.</p> <p>Approximate Grid Reference: 438177, 418911</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.

## Solar

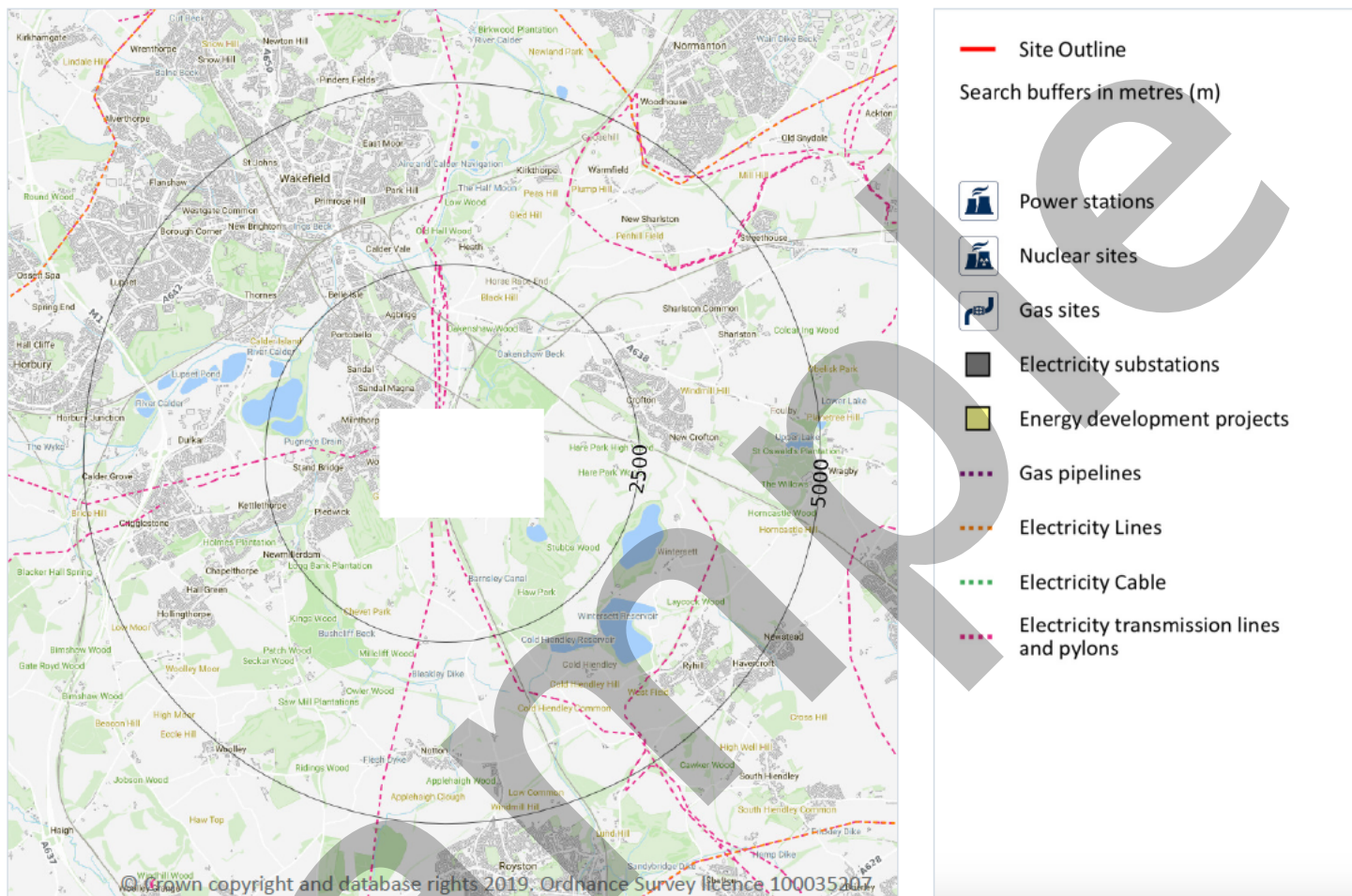
### Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property. Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details
4	4-5 km	NE		<p>Applicant name: Adas Uk Ltd</p> <p>Application Status: EIA Screening Opinion</p> <p>Application Date: 31/03/2015</p> <p>Application Number: 15/00796/EIASO</p>

The data is sourced from public registers of planning information and is updated every two weeks.

## Energy infrastructure



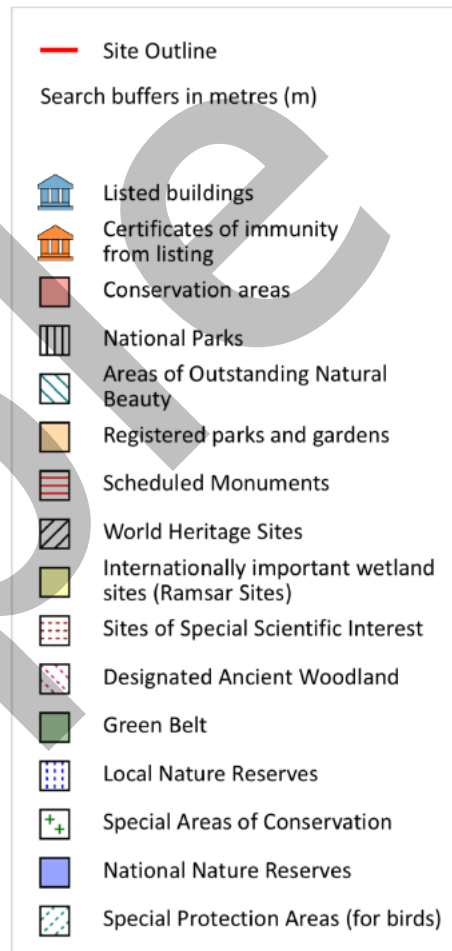
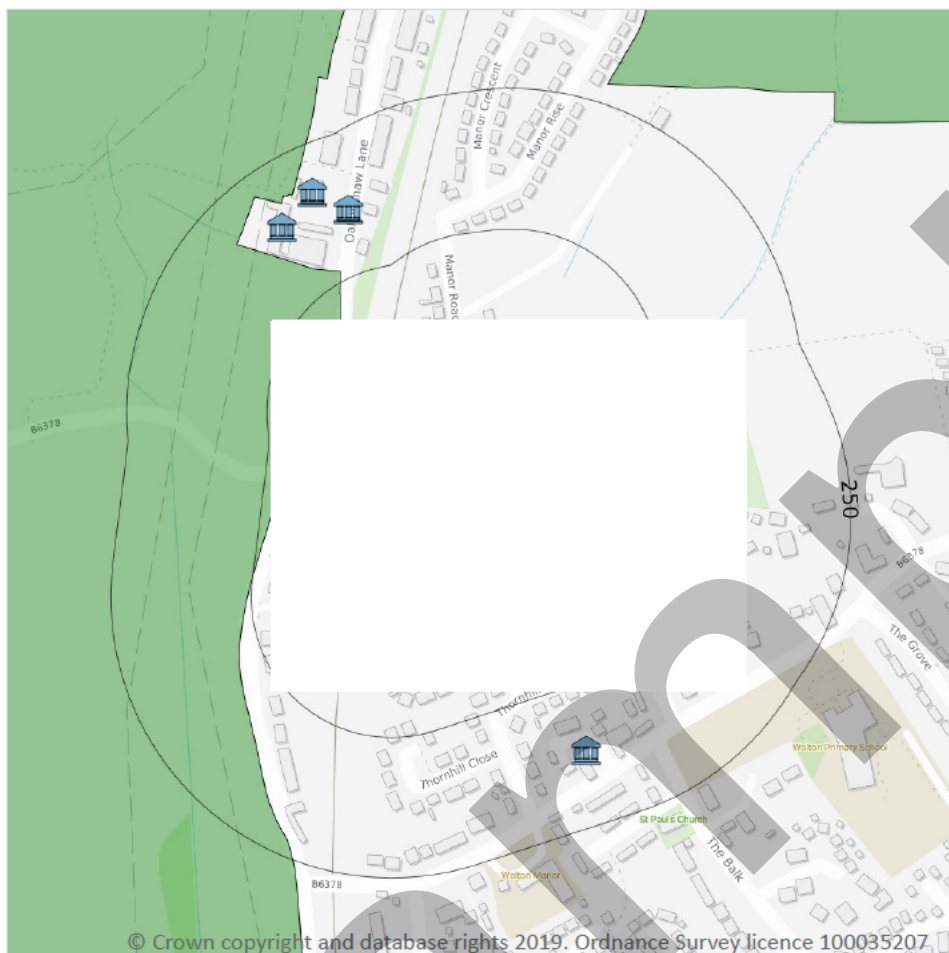
### Electricity transmission lines and pylons

The nearest overhead transmission lines and/or pylon is located 160m from the property.

Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit <http://www.emfs.info>. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website.

This data is sourced from the National Grid. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. However, if the existence of overhead power transmission may have a material impact with regard to the decision to purchase the property, Groundsure recommends contacting these organisations.

## Planning Constraints



## Environmental Designations

### Green Belt

Green Belts are intended to prevent inappropriate development by keeping certain areas of land open. The fundamental purpose of Green Belt is to prevent continued growth and merging of urban areas, hence the majority of Green Belt land being located on the fringe of large towns and cities, extending into the countryside. Whilst development can happen in the Green Belt, it should be subject to greater controls on the type and size of the development. However, the presence of a Green Belt designation is not in itself a complete barrier to development and the Local Plan should be consulted if a purchaser is concerned about any potential development in these areas.

Distance	Direction	Green Belt Name	Data Source
74 m	NW	Liverpool, Manchester and West Yorks Greenbelt	

This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2019). For more information please see <https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land>

## Visual and Cultural Designations

### Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
182 m	N	Gate Piers And Flanking Walls In Front Of Elwood House And At Entrance To Farm	II	1200102	27/08/1986
183 m	S	Cottages Attached To North Of Number 192	II	1135577	27/08/1986
194 m	NW	Barn And Attached Outbuildings Approximately 15 South West Of Elwood House	II	1135576	27/08/1986
208 m	NW	Elmwood House	II	1313224	27/08/1986

This data is sourced from Historic England. For more information please see <https://historicengland.org.uk/listing/the-list/>

## Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Identified
Former energy features	Identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	
Current or recent petrol stations	Not identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified
Superficial hydrogeology	
Aquifers within superficial geology	Not identified
Superficial geology	Not identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified
Hydrology	
Water courses from Ordnance Survey	Identified
Surface water abstractions	Not identified
Flood Risk	
Risk of flooding from rivers and the sea	Not identified

Flood Risk	
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified
Ground stability	
Natural ground subsidence	Not identified
Natural geological cavities	Not identified
Coal mining	Identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified
Radon	
Radon	Identified
Oil and Gas	
Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Identified
Potential future exploration areas	Not identified
Wind and solar	
Wind farms	Identified
Proposed wind farms	Identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Not identified

Wind and solar	
Proposed solar installations	Identified
Energy Infrastructure	
Electricity transmission lines and pylons	Identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified
Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

## 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 their 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

Ambiental Risk Analytics 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 30 year, 1 in 100 year, 1 in 250 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 1 in 100 year and 1 in 250 year return periods.

## 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](mailto: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.

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- 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
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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](mailto: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

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- 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](mailto: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](mailto: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-feb11-2019>

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