

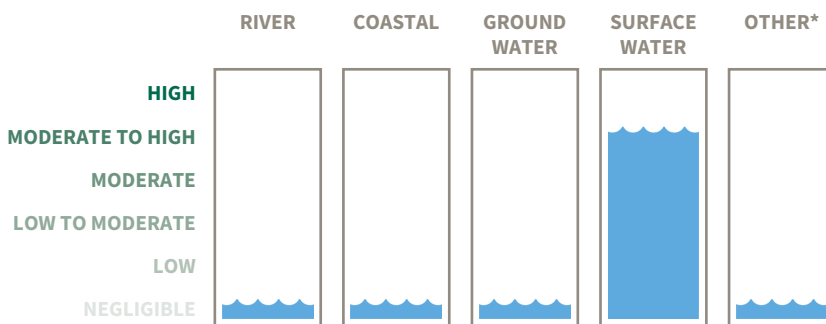
RiskView Commercial

 **Contaminated Land**  **FURTHER ACTION**
 CLICK TO VIEW INTERACTIVE MAP

Plausible contaminant linkages have been identified at the property. As such potential liabilities have been identified under the relevant contaminated land legislation.

 **Flood**  **FURTHER ACTION**
 CLICK TO VIEW INTERACTIVE MAP

This report reveals significant flood risk issues. Further assessment is recommended in order to clarify the risk of flooding at the property and to determine appropriate flood protection measures. Please see the Recommendations section on the next pages.



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

 **Energy & Infrastructure**  **IDENTIFIED**
 CLICK TO VIEW INTERACTIVE MAP

Landmark Information Group have identified one or more Energy & Infrastructure projects at or close to the property. Please see the next section for further information and recommendations.

 **Ground Hazards**  **IDENTIFIED**
 CLICK TO VIEW INTERACTIVE MAP

Landmark Information Group have identified Ground Hazards that could affect the property. Please see the next section for further information and recommendations.


This report is issued for the property described as:
Manchester City Football Club Ltd, Etihad Stadium, Rowsley Street, Manchester, M11 3FF

Report Reference
139483107

National Grid Reference
386800 398500

Customer Reference
sample_RVC_RVC

Report date
15 September 2017

 Click here to view the **interactive map** of any identified risk



CONTACT DETAILS

If you require any assistance please contact our customer services team on:

0844 844 9966

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

Professional Opinion and Recommendations

Please see below our recommendations and next steps. These may be copied into your Report on Title if you wish. No physical site inspection has been carried out or is proposed. This report highlights only the information which we have determined should be drawn to your attention however, other risks may be present. To review the complete information and for a full list of the data used for this report, please see the Useful Information section on the web viewer.



Contaminated Land

Professional Opinion

In the professional opinion of Landmark Information Group, the level of risk associated with the information assessed in this report:

- 1) could have an adverse effect on the value of the property, and
- 2) could be designated "contaminated land" within the meaning of Part 2A of the Environmental protection Act 1990.

A review of historical mapping has revealed the following historical or current potentially contaminative uses of concern on site: iron works with associated railways (1893), tanks (1956) and unspecified works (1958).

A review of the available historical map data has identified that the site is located on or within 25 metres of unknown filled ground.

A review of the available historical mapping has identified that the site is on or within 25 metres of Factory or works - use not specified shown on 1993 edition maps, Mining of coal & lignite shown on 1848-1923 edition maps, Metal casting/foundries shown on 1894-1956 edition maps, and Railways shown on 1894-1956 edition maps.

A review of the available historical mapping has identified that the site is on or within 25 metres of Tanks shown on 1956 edition maps. This has been obtained from a review of selected 1:2,500 and 1:1,250 scale Ordnance Survey mapping covering a period from 1943 to 1996. Additional Ordnance Survey and National Grid maps have also been considered in order to formulate this Professional Opinion. (Any bulk storage tanks identified in this dataset are commonly associated with oil/fuel storage at past garages, depots or similar industrial land uses).

The property itself, surrounding properties and their respective occupants may be considered as receptors. Buildings and people can suffer harm by definition of Part 2A of the Environmental Protection Act 1990.

The groundwater vulnerability map, Sheet 17 Derbyshire & North Staffordshire, has revealed that the site is located above a Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers. Although minor aquifers seldom produce large quantities of water for abstraction they may be important for local supplies and supplying base flow to rivers.

BGS Map Sheet 17 Derbyshire & North Staffordshire, 1:100,000 scale, identifies drift deposits.

For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 8449966.

Recommendations

We may be able to revise the risk assessment but additional information will need to be reviewed. If any of the information below is available, you can take advantage of our free re-review service. Please forward this to our customer services team using the following email address: helpdesk@landmark.co.uk

This could include:

Professional Opinion and Recommendations

1. Confirmation from the Local Authority Environmental Health Department that they are not considering taking any action against the Property under Part 2A of the Environmental Protection Act 1990.

2. Confirmation from the Local Authority Planning Department, that any recent redevelopment of the property included ground investigations and/or remediation works undertaken to their satisfaction resulting in discharge of any associated conditions.

We can collect and review this additional information for you for £450 plus VAT. Please call 0845 4585250 to discuss these options in more detail.

If the Property is operational you should consider undertaking an Environmental Audit in order to investigate current operational environmental liabilities, compliance issues and any historical legacy that the Property owner may be exposed to. We can offer a contaminated land, compliance and other environmental audits from £950 + VAT. Please call 0845 4585250 to discuss the audit options in more detail.

A warranty or similar guarantee, environmental indemnity or Contaminated Land insurance Policy would transfer risk identified in the context of the report, subject to its validity, wording and terms.

To understand more about contaminated land and the various datasets that have been reviewed, please refer to the Contaminated Land sections in the online viewer.



Professional Opinion

Based on the following assessment Landmark Information Group consider there to be significant flood risk issues at the property. Further assessment is recommended in order to clarify the risk of flooding at the site and to determine appropriate flood protection measures. Please see the Recommendations on the next pages.

Undefended Flood Risk:

What is the overall risk of flooding, assuming defences fail or are absent or over-topped? Moderate to High

Flood Defences:

Are there existing flood defences that might benefit the property? No

Development Risk:

If development is proposed would a detailed Flood Risk Assessment be required? Yes (Drainage)

Insurance:

Based on the level of flood risk, obtaining insurance terms may not easily be available without a high premium or excess.

For further information or help, please contact your professional adviser or Landmark Customer Services on 0844 8449966.

Recommendations

1. We recommend carrying out a more detailed assessment (a FLOODSOLUTIONS Consult Report). Using the highest detail topographical data available and Environment Agency flood levels, the report will specify the expected flood depths at the property. This can be used to increase your understanding of the risk and the potential significance of a flood event, and to inform a flood survey. This report can usually be prepared within 10-20 working days, although may take up to 25 depending upon regulatory response times. Please contact us on 0845 458 5250 if you would like further assistance.
2. You should ask the seller and other nearby residents whether or not flooding has occurred in the area previously. If it has, what was the impact and where were the affected areas;
3. Finally, prior to exchanging contracts, establish the terms of buildings and contents insurance for the property.

Professional Opinion and Recommendations

Flood risk is based on probability - to understand more about flood and the information reviewed, you are recommended to view the data presented in the online viewer.



Energy & Infrastructure

Professional Opinion

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

Recommendations

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

The property is within 2km of the proposed route of the High Speed 2 (HS2) railway. Further information can be obtained by contacting HS2 or visiting their website: <https://www.gov.uk/government/organisations/high-speed-two-limited>

The property is near the safeguarding limits of the proposed High Speed 2 (HS2) railway. Safeguarding forms part of the planning system, designed to ensure the land is protected from conflicting development. Properties within the safeguarding limits will be eligible for compensation schemes set up by HS2. Detailed guidance can be obtained by contacting HS2 or visiting their website: <https://www.gov.uk/government/organisations/high-speed-two-limited>

The search is limited to the following projects: HS2, Crossrail 1, Wind Farms and Turbines, Solar Farms, Other Renewable Power Plants, Areas Licensed for Exploration of Oil and Gas, Oil and Gas Drilling Wells. For further information or help, please contact your professional adviser or Landmark Customer Services on 0844 8449966.

To understand more about Energy and Infrastructure factors, and see the factors more clearly near your property, please refer to the relevant section in the online viewer.

Professional Opinion and Recommendations



Ground Hazards

Professional Opinion

Landmark Information Group have identified factors that may either affect the stability of the ground at or close to the property or indicate that the property is located within a radon affected area.

Recommendations

The property is within a coal mining affected area so we recommend that a coal mining report is purchased from the Coal Authority to better understand the implications. Further information can be obtained from <https://www.gov.uk/government/organisations/the-coal-authority>

For further information or help, please contact your professional adviser or Landmark Customer Services on 0844 8449966. Our search is limited to Ground Instability from Mining, Natural Ground Instability and Salt Extraction from Brine Pumping issues (see the online viewer for more information).

No physical property inspection or survey has been carried out or is proposed. Our search is limited to Ground instability from Mining and Natural Ground Instability issues (see the online viewer for more information).

Next Steps

If you require any assistance, please contact our customer service team on:

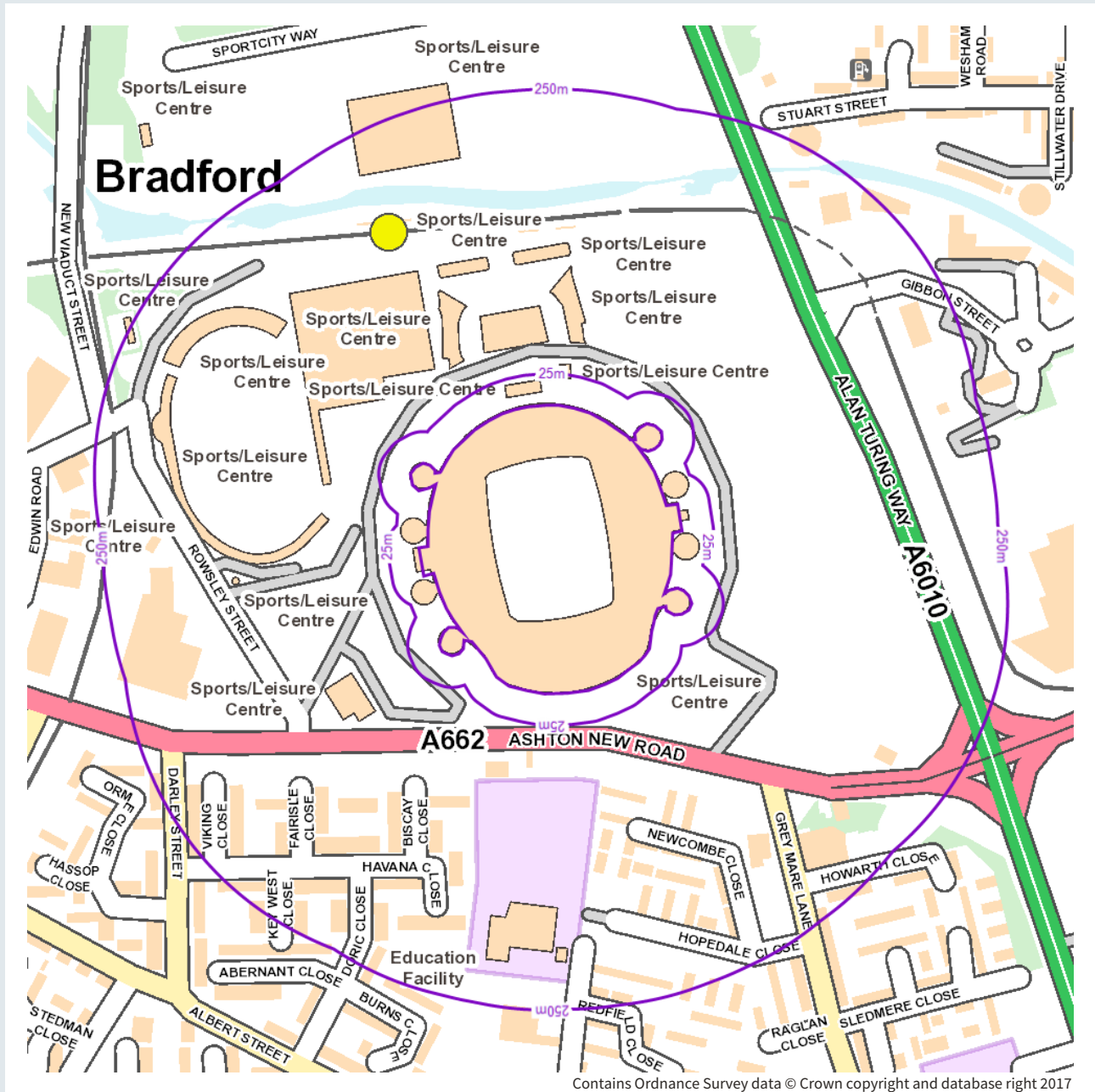
0844 844 9966 or helpdesk@landmark.co.uk

Property Location



Location Plan

The map below shows the location of the property.



- Property
- Search Radii

Contaminated Land



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



Contains Ordnance Survey data © Crown copyright and database right 2017

- | | | | |
|--|--|--|--------------------------------------|
| | Contaminated Land Register Entries and Notices | | Enforcements and Pollution Incidents |
| | Landfill Sites | | Fuel Stations |
| | Waste Facilities | | Contemporary Trade Directories |
| | Environmental Permits and Licences | | Past Land Uses |
| | Hazardous/Explosive Sites | | Infilled Land |
| | BGS Recorded Mineral Sites | | |

Contaminated Land

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



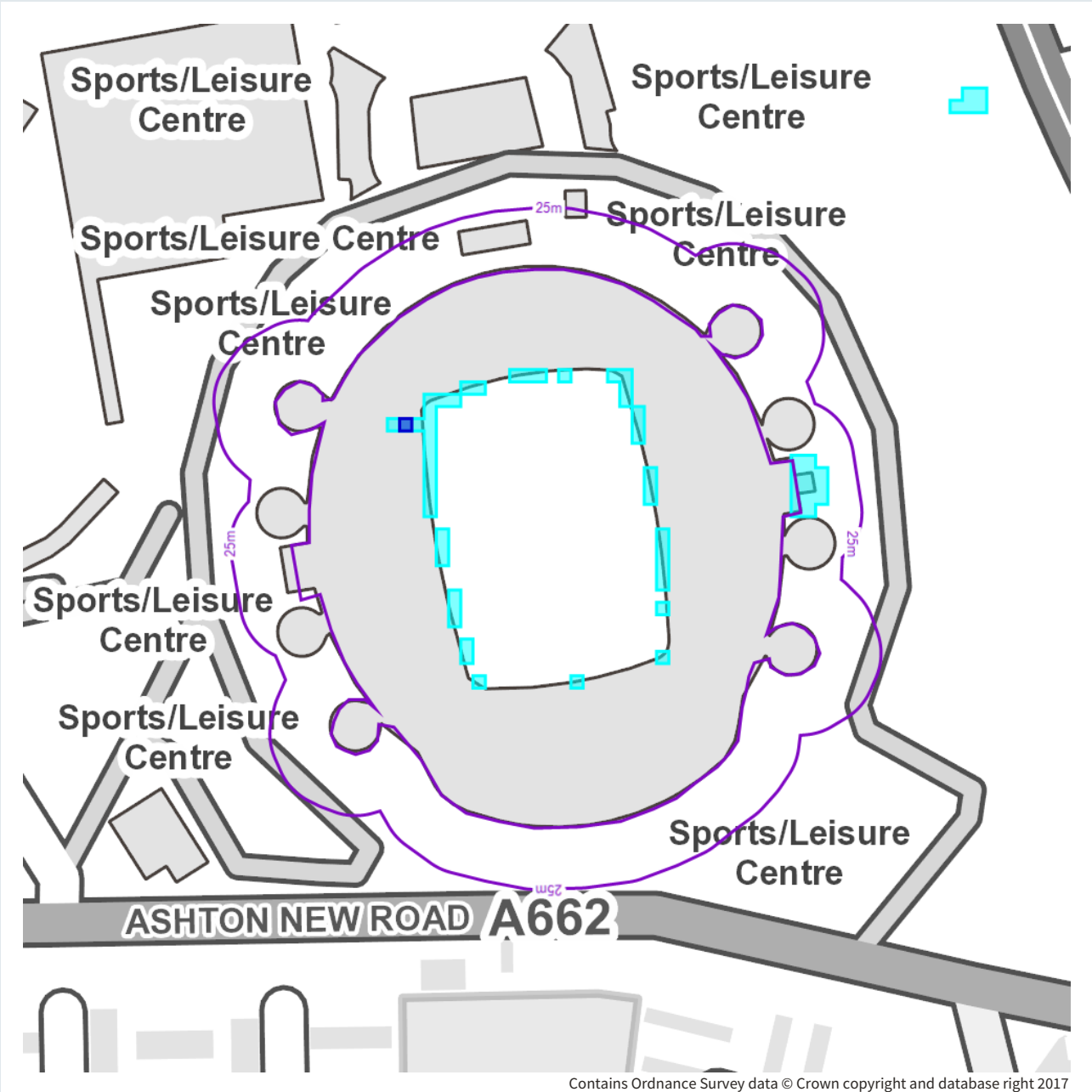
Other Potential Contaminative Land Uses









Map ID	Reference	Location	Details	Distance	Contact
Potentially Infilled Land (Water)					
5	N/A	N/A	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1848	On Site	N/A
6	N/A	N/A	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1848	On Site	N/A
7	N/A	N/A	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1848	On Site	N/A
8	N/A	N/A	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1848	On Site	N/A
9	N/A	N/A	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1848	6m	N/A
Potentially Contaminative Industrial Uses (Past Land Use)					
1	N/A	N/A	Class: Factory or works - use not specified Map Published Date: 1993	On Site	N/A
2	N/A	N/A	Class: Metal casting/foundries Map Published Date: 1894-1956	On Site	N/A
3	N/A	N/A	Class: Railways Map Published Date: 1894-1956	On Site	N/A
10	N/A	N/A	Class: Mining of coal & lignite Map Published Date: 1848-1923	19m	N/A
Historical Tanks and Energy Facilities					
4	N/A	N/A	Type: Tanks Date of Mapping: 1956	On Site	N/A

Flood




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



- | | | | |
|---|---|--|--|
|  | Flooding from Rivers or Sea without Defences (Flood Zone 3) |  | Surface Water Flood 75 year (0.3-1m depth) |
|  | Risk of Flooding from Rivers and Sea (RoFRS) |  | Surface Water Flood 75 year (> 1m depth) |
|  | Historic Flood Events |  | Surface Water Flood 200 year (> 1m depth) |
|  | Flood Water Storage Areas |  | Ground Water Flooding |

Flood

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

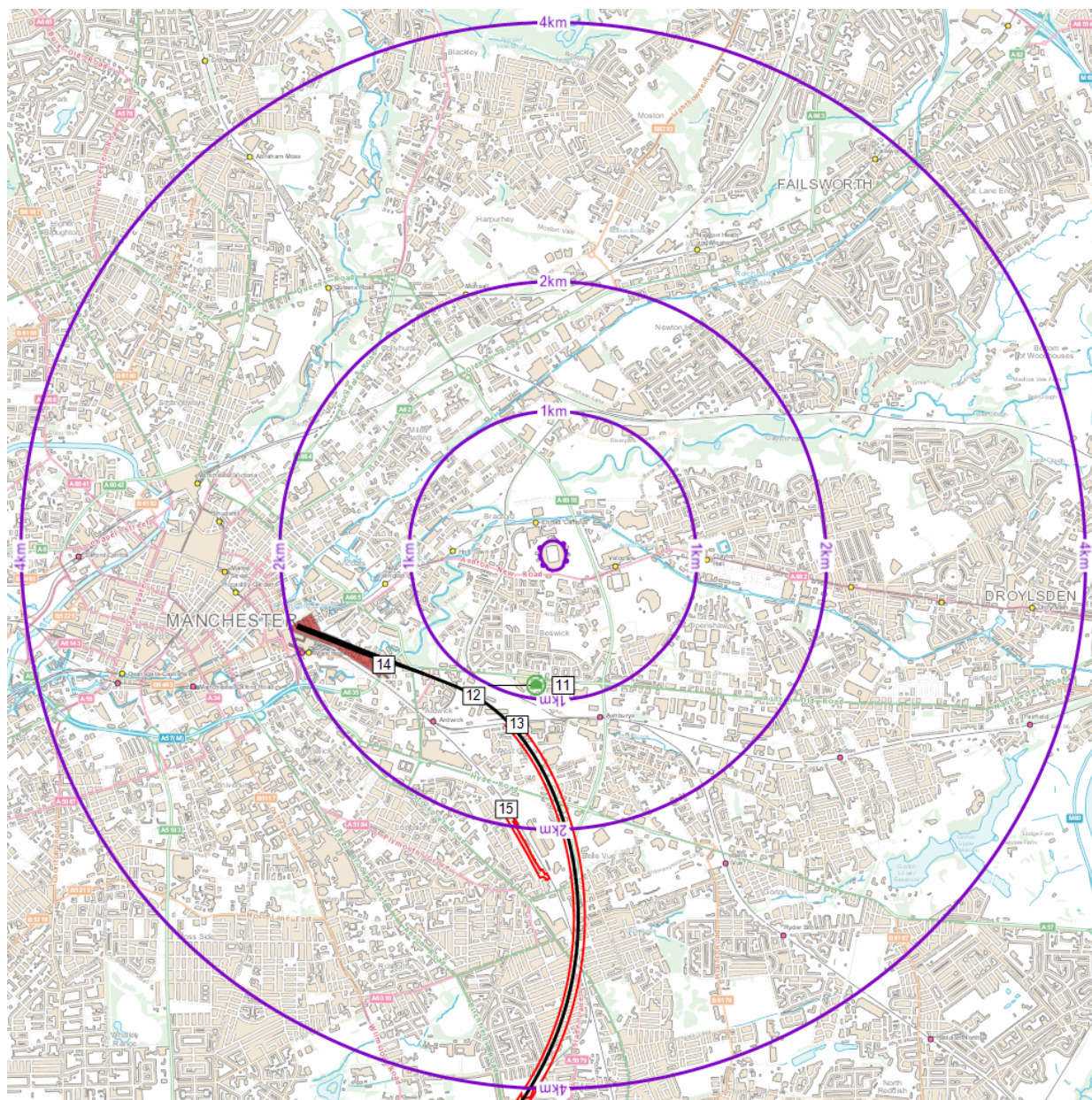
 Surface Water Flooding			
Map ID	Details	Distance	Contact
JBA Pluvial 75 depth			
-	Depth: Greater than 0.3m and Less than or equal to 1.0m Provider Name: JBA Risk Management Limited	On Site	1
JBA Pluvial 200 depth			
-	Depth: Greater than 1.0m Provider Name: JBA Risk Management Limited	On Site	1

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2017

Energy & Infrastructure



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



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- | | | | | | |
|--|--|--|--|--|-----------------------------------|
| | OGA Licensed Exploration Blocks | | HS2 - Track | | Crossrail 1 - Track |
| | OGA Offered Exploration Blocks | | HS2 - Station | | Crossrail 1 - Station |
| | Drilling Locations | | HS2 - Safeguarding Limits | | Crossrail 1 - Safeguarding Limits |
| | Wind Farms | | HS2 - Homeowner Payment Zone 1 | | |
| | Wind Turbines | | HS2 - Homeowner Payment Zone 2 | | |
| | Planning Apps - Wind Energy | | HS2 - Homeowner Payment Zone 3 | | |
| | Planning Apps - Solar Farms | | HS2 - Rural Support Zone | | |
| | Planning Apps - Other Renewable Energy | | HS2 - Extended Homeowner Protection Zone | | |

Energy & Infrastructure

We have highlighted below the Energy & Infrastructure projects at or around the property. Please see the Professional Opinion and Recommendations page for further information.



Other Renewable Energy

Map ID	Reference	Details	Distance	Contact
Planning Applications				
11	Reference:	Name: Ardwick Railway Goods Yard Incinerator (Newhaven EFW Plant) Operator: Associated Energy Projects plc Onshore/Offshore: Efw incineration Turbine Capacity (MW): n/a Total Installed Capacity (MW): 33.5 Local Planning Authority: Manchester City Council Address: Ardwick Railway Goods Yard, Ardwick, Manchester Operational Date: 01 August 2011	1009m	1



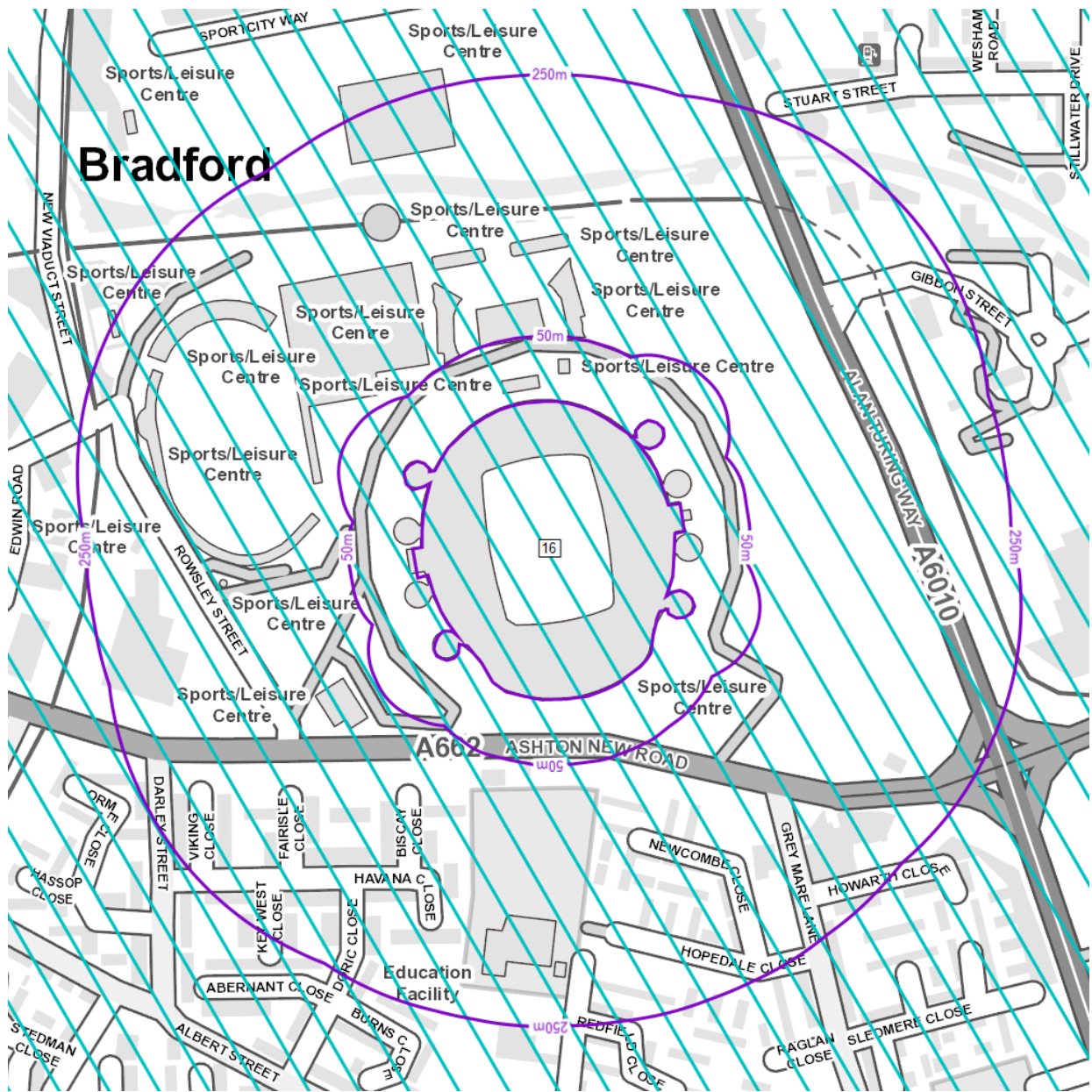
High Speed 2 (HS2)

Map ID	Reference	Details	Distance	Contact
Nearest Track				
12	N/A	Visibility: Track at Surface Phase 2b - West Midlands, East Midlands, Leeds, Manchester and beyond	1130m	2
Stations				
14	N/A	Name: Manchester Piccadilly Phase 2b - West Midlands, East Midlands, Leeds, Manchester and beyond	1434m	2
-	N/A	Name: Manchester Piccadilly Phase 2b - West Midlands, East Midlands, Leeds, Manchester and beyond	1948m	2
Nearest Safeguarding Limits				
13	N/A	Description: Safeguarded Area (Subsurface) Phase 2b - West Midlands, East Midlands, Leeds, Manchester and beyond	1212m	2
15	N/A	Description: Safeguarded Area (Surface) Phase 1 - London to West Midlands	1867m	2

Ground Hazards



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



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	Coal Mining Affected Areas		Likely		Highly Likely
	Man-Made Mining Cavities		Moderate		Non Coal Mining Areas of Great Britain
	Salt Mining Related Features				Potential for Landslide Ground Stability Hazards
	CBSCB Compensation District				Potential for Ground Dissolution Stability Hazards
	Brine Subsidence Solution Area				Potential for Compressible Ground Stability Hazards
	Brine Pumping Related Features				Potential for Shrinking or Swelling Clay Ground Stability Hazards
	Natural Cavities				Potential for Running Sand Ground Stability Hazards
					Potential for Collapsible Ground Stability Hazards

Ground Hazards

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



Ground Instability from Mining

Map ID	Details	Distance	Contact
Coal Mining Affected Areas			
16	Name: The Coal Authority	On Site	3

Useful Contacts

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

Landmark Information Group

Imperium
Imperial Way
Reading
RG2 0TD

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

0844 844 9966

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

Contact	Name	Address	Contact details
1	Landmark Information Group Limited	Imperium Imperial Way Berkshire RG2 0TD	T: 0844 844 9966 E: helpdesk@landmark.co.uk W: www.landmark.co.uk
2	Department for Transport, HS2 Limited	High Speed Two (HS2) Ltd One Canada Square Canary Wharf E14 5AB	T: 020 7944 4908 E: HS2enquiries@hs2.org.uk W: www.gov.uk/government/organisations/high-speed-two-limited
3	The Coal Authority, Property Searches	200 Lichfield Lane Nottinghamshire NG18 4RG	T: 0345 762 6848 E: groundstability@coal.gov.uk W: www2.groundstability.com
	Argyll Environmental Ltd	1st Floor 98 – 99 Queens Road Brighton BN1 3XF	T: 0845 458 5250 F: 0845 458 5260 E: info@argyllenviro.com W: www.argyllenvironmental.com

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

Useful Information

Guidance for Purchasers of the Property

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

More detailed information about risks and projects affecting the property can be viewed on our web viewer. Please click on the image on the front page of this report to access the viewer or visit <http://landmark.ly/UXmZ2J>. The report may be used for redevelopment sites, however for such transactions – especially complex cases – we recommend Site Solutions Combined, which includes a complete manual review by a named consultant in every instance. Please liaise with your professional adviser over how to request such a report. If you require further assistance, please call the Landmark Customer Services team on 0844 844 9966 or email helpdesk@landmark.co.uk.

Information for Professional Advisers

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

More information about the issues is available to you and your client via the web viewer. This gives access to maps showing the location and types of data we have identified, an explanation of that data and details about the data providers, together with other information that may be of interest to your client. Please click on the image on the front page of this report to access the viewer or visit <http://landmark.ly/UXmZ2J>.

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Some of the responses contained in this section are based on data and information provided by the Natural Environment Research Council (NERC) or its component bodies the 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, BGS nor Public Health England where applicable, gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law.

The brine subsidence data relating to the Droitwich area as provided in this report is derived from JPB studies and physical monitoring undertaken annually over more than 35 years. For more detailed interpretation contact enquiries@jpb.co.uk. JPB retain the copyright and intellectual rights to this data and accept no liability for any loss or damage, including in direct or consequential loss, arising from the use of this data.

Landmark works in association with:



Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: helpdesk@landmark.co.uk 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

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

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

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