

Specimen Address, Specimen Town

Professional opinion



Contaminated Land

Moderate-High: Action Required

page 5



Flood Risk High

page 7

Consultant's guidance and recommendations inside.



Ground Stability

Identified

page 7



Radon

Passed



Energy

Identified

page 8



Planning Constraints

Identified

page 10



Transportation

Identified

page 9

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?

Further assessment required

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?

Potential

Environmental liability

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

Potential



Conveyancing Information Executive

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324 Date: 27 September 2019

Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Useful contacts

Wirral Council: http://www.wirral.gov.uk/ comments@wirral.gov.uk 0151 606 2000

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 47.



Contaminated Land

Groundsure considers that the following additional actions may further clarify the identified environmental risks:

 Undertake consultations with the Local Authority regarding the status of the site within the authority's Contaminated Land Inspection Strategy and to establish whether any site investigation/remediation measures were specified in the planning consent for the recent redevelopment of the study site, and subsequently discharged.

Alternatively, if you have previous site investigation reports relating to the property, Groundsure can provide expert environmental advice on those reports. Groundsure is able to review environmental reports for a fee which is dependent on the volume and/or content of the additional information provided. Please contact us for a quote for this service.



Flood Risk

Flood risk

An elevated level of flood risk has been identified at the property. Key recommended next steps:

- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- an elevated risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

- consider purchasing a more detailed flood risk assessment for the property from a flood risk specialist.
 Groundsure currently does not offer these searches but our customer services team will be able to provide contact details of our preferred suppliers of those reports
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood

National Planning Policy Framework (NPPF)

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



Ground stability

The property is indicated to lie within an area that could be affected by infilled land. You should consider the following:

- carry out a visual inspection of the property looking out for cracks and other signs of subsidence
- have a structural survey conducted by a Structural Surveyor to clarify whether or not the property is being affected by any of the risks presented in this report
- contact the relevant Local Authority departments (e.g Planning department, Building Regulations) to ask for records of the property and local area relating to subsidence
- remember that professional advice should be sought before altering the ground in any way at the property, including the planting of trees

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



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

visit the area in order to more accurately assess the impact this extraction site 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

Power stations

One or more Power Stations have been identified within 5km of the property. Next steps for consideration:

- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting http://www.onr.org.uk/regulated-sites.htm for further information on the site



Planning constraints

Visual and cultural designations

The property lies within 250m of a visually or culturally protected site or area. Next steps for consideration:

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



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

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 14** for details of the identified issues.

Past Land Use Moderate-High
Waste and Landfill Moderate-High
Current and Recent Industrial Low

Current and proposed land use

Current land use

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

Proposed land use

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

Historical land use

On-site

The following potentially contaminative land uses of significant concern have been identified at the study site:

- 1898 1974 Land associated with a soap works.
- 1963 1995 Refuse tip.
- 2000 A landfill undergoing closure accepting industrial waste (Factory curtilage).

Additionally, past/current and recent land uses of minor concern have been identified at the study site.

Surrounding area

The following potentially contaminative land uses of significant concern have been identified in proximity to the study site:

- 1898 1974 Soap works extending off site to the south west.
- 1965 1974 The aforementioned refuse tip extending off site to the south east.
- 1966 A historical landfill adjacent to the south east of the site recorded as having accepted inert, industrial and liquid sludge waste.
- 2000 The aforementioned landfill undergoing closure extending to the south east.

Additionally, past land uses as well as two historical landfills of minor concern have been identified in proximity to the study site.



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Site setting

Potentially vulnerable receptors have been identified including site users, residents of nearby dwellings and the underlying Principal and Secondary (undifferentiated) aquifers.

Conclusion

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



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Environmental summary





Flood Risk

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

Please see page 34 for details of the identified issues.

River and Coastal Flooding Groundwater Flooding Surface Water Flooding

FloodScore™

Past Flooding Flood Storage Areas NPPF Flood Risk Assessment

required if site redeveloped?

Very Low

High Highly Significant

High

Not identified Not identified See overview



Ground stability

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

Please see page 37 for details of the identified issues.

Natural Ground Stability

Negligible-Very

low

Non-Natural Ground Stability Identified



Radon

Local levels of radon are considered normal. Percentage of affected homes in your local area is: Less than 1%.

Not in a radon affected area



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

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 39 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 40 for details of the identified issues.

Planned Multiple Wind Turbines

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

Not identified

Not identified Not 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 41 for details of the identified issues.

Power stations Energy Infrastructure Projects Identified
Not identified

Not identified



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

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

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

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



Crossrail

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

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



Other Railways

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 Historical Railways and Tunnels Railway and Tube Stations

Underground

Not identified Identified

Not identified Not identified



ions at: Date: 27 September 2019

Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Planning summary





Planning constraints

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

Please see page 43 for details of the identified issues.

Environmental Protected Areas Not identified
Visual and Cultural Protected Identified
Areas



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

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. 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: 21/04/2016

Site Area: 0.32ha



Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	23	3	62
Former tanks	0	0	57
Former energy features	0	2	7
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	1	0	0
Former landfill (from Environment Agency Records)	0	1	2
Former landfill (from Local Authority and historical mapping records)	2	1	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	3
Active of recent incrised waste sites	O .	O	3
Current and recent industrial	On-Site	0-50m	50-250m
Current and recent industrial	On-Site	0-50m	50-250m
Current and recent industrial Recent industrial land uses	On-Site	0-50m 2	50-250m 23
Current and recent industrial Recent industrial land uses Current or recent petrol stations	On-Site 0	0-50m 2	50-250m 23
Current and recent industrial Recent industrial land uses Current or recent petrol stations Historical licensed industrial activities	On-Site 0 0	0-50m 2 0	50-250m 23 0
Current and recent industrial Recent industrial land uses Current or recent petrol stations Historical licensed industrial activities Current or recent licensed industrial activities	On-Site 0 0 0	0-50m 2 0 0	50-250m 23 0 0
Current and recent industrial Recent industrial land uses Current or recent petrol stations Historical licensed industrial activities Current or recent licensed industrial activities Local Authority licensed pollutant release	On-Site 0 0 0 0 0	0-50m 2 0 0 0	50-250m 23 0 0 1
Current and recent industrial Recent industrial land uses Current or recent petrol stations Historical licensed industrial activities Current or recent licensed industrial activities Local Authority licensed pollutant release Pollutant release to surface waters	On-Site 0 0 0 0 0 0	0-50m 2 0 0 0 0	50-250m 23 0 0 1
Current and recent industrial Recent industrial land uses Current or recent petrol stations Historical licensed industrial activities Current or recent licensed industrial activities Local Authority licensed pollutant release Pollutant release to surface waters Pollutant release to public sewer	On-Site 0 0 0 0 0 0 0	0-50m 2 0 0 0 0 0 0	50-250m 23 0 0 1 0 0
Current and recent industrial Recent industrial land uses Current or recent petrol stations Historical licensed industrial activities Current or recent licensed industrial activities Local Authority licensed pollutant release Pollutant release to surface waters Pollutant release to public sewer Dangerous industrial substances (D.S.I. List 1)	On-Site 0 0 0 0 0 0 0 0	0-50m 2 0 0 0 0 0 0 0	50-250m 23 0 0 0 1 0 0 0
Current and recent industrial Recent industrial land uses Current or recent petrol stations Historical licensed industrial activities Current or recent licensed industrial activities Local Authority licensed pollutant release Pollutant release to surface waters Pollutant release to public sewer Dangerous industrial substances (D.S.I. List 1) Dangerous industrial substances (D.S.I. List 2)	On-Site 0 0 0 0 0 0 0 0 0 0	0-50m 2 0 0 0 0 0 0 0 0 0	50-250m 23 0 0 0 1 0 0 0 0
Current and recent industrial Recent industrial land uses Current or recent petrol stations Historical licensed industrial activities Current or recent licensed industrial activities Local Authority licensed pollutant release Pollutant release to surface waters Pollutant release to public sewer Dangerous industrial substances (D.S.I. List 1) Dangerous or explosive sites	On-Site 0 0 0 0 0 0 0 0 0 0 0 0 0	0-50m 2 0 0 0 0 0 0 0 0 0 0	50-250m 23 0 0 1 0 0 0 1



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
0	on site	Railway Sidings	1898
0	on site	Soap Works	1898
0	on site	Dock	1909
0	on site	Soap Works	1909





Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Distance	Direction	Use	Date
0	on site	Railway Sidings	1909
0	on site	Soap Works	1925
0	on site	Railway Sidings	1925
0	on site	Soap Works	1925
0	on site	Railway Sidings	1925
0	on site	Soap Works	1936
0	on site	Dock	1936
0	on site	Dock	1936
0	on site	Soap Works	1938
0	on site	Railway Sidings	1938
0	on site	Soap Works	1949
0	on site	Tramway Sidings	1949
0	on site	Soap Works	1965
0	on site	Tramway Sidings	1965
0	on site	Refuse Heap	1965
0	on site	Soap Works	1974
0	on site	Railway Sidings	1974
0	on site	Refuse Heap	1974
0	on site	Unspecified Works	1989
2 m	SE	Refuse Heap	1989
9 m	S	Railway Sidings	1936
31 m	N	Unspecified Ground Workings	1949
68 m	S	Unspecified Wharf	1925
69 m	S	Unspecified Wharf	1949
70 m	S	Unspecified Wharf	1936
70 m	S	Unspecified Wharf	1936
71 m	S	Unspecified Wharf	1938
78 m	S	Unspecified Wharf	1974



08444 159 000



Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Distance	Direction	Use	Date
83 m	S	Unspecified Wharf	1925
93 m	SE	Unspecified Wharf	1965
99 m	E	Unspecified Quarry	1925
102 m	S	Docks	1925
109 m	E	Unspecified Quarry	1938
123 m	NE	Unspecified Depot	1965
123 m	NE	Unspecified Depot	1974
125 m	E	Unspecified Pit	1936
125 m	Е	Unspecified Pit	1936
127 m	Е	Unspecified Ground Workings	1949
144 m	S	Dock	1898
151 m	NE	Unspecified Works	1965
151 m	NE	Unspecified Works	1974
181 m	S	Unspecified Tanks	1989
194 m	SE	Dock	1925
194 m	SE	Dock	1938
196 m	SE	Unspecified Dock	1925
201 m	S	Unspecified Tank	1898
205 m	S	Unspecified Tank	1909
207 m	S	Unspecified Tanks	1898
208 m	SE	Dock	1949
208 m	SE	Dock	1965
208 m	S	Unspecified Tanks	1949
208 m	S	Unspecified Tanks	1965
208 m	S	Unspecified Tanks	1974
211 m	S	Unspecified Tanks	1936
212 m	S	Unspecified Tanks	1925
212 m	S	Unspecified Tanks	1938





Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Distance	Direction	Use	Date
212 m	S	Unspecified Tanks	1909
213 m	S	Unspecified Tanks	1925
213 m	S	Unspecified Tanks	1898
215 m	Е	Unspecified Tank	1965
215 m	Е	Unspecified Tank	1974
215 m	S	Unspecified Tanks	1989
217 m	S	Unspecified Tanks	1909
222 m	S	Unspecified Tank	1949
223 m	S	Unspecified Tank	1936
224 m	S	Unspecified Tanks	1925
224 m	S	Unspecified Tanks	1938
225 m	S	Unspecified Tank	1925
235 m	Е	Unspecified Tank	1965
235 m	Е	Unspecified Tank	1974
241 m	NE	Unspecified Works	1965
241 m	NE	Unspecified Works	1974
245 m	S	Unspecified Covered Tanks	1965
245 m	S	Unspecified Covered Tanks	1974
245 m	S	Unspecified Covered Tanks	1989
245 m	NE	Unspecified Quarry	1898
246 m	SE	Unspecified Tanks	1925
247 m	SE	Unspecified Tanks	1974
247 m	NE	Boat Yard	1909
247 m	NE	Boat Yard	1925
247 m	NE	Boat Yard	1925
248 m	S	Unspecified Tank	1925
249 m	S	Unspecified Tanks	1909
249 m	S	Unspecified Tanks	1925





Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

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
133 m	S	Unspecified Tank	1955
133 m	S	Unspecified Tank	1955
150 m	S	Tanks	1985
152 m	S	Tanks	1985
152 m	S	Tanks	1991
152 m	S	Unspecified Tank	1874
156 m	S	Tanks	1985
159 m	S	Unspecified Tank	1874
169 m	S	Tanks	1985
172 m	S	Tanks	1985
179 m	S	Tanks	1995
179 m	S	Tanks	1995
184 m	S	Tanks	1991
185 m	S	Tanks	1985
189 m	S	Tanks	1985
191 m	S	Tanks	1985
192 m	S	Tanks	1991
204 m	S	Tanks	1985
207 m	S	Unspecified Tank	1912
210 m	S	Tanks	1955
211 m	Е	Unspecified Tank	1964
211 m	SE	Unspecified Tank	1936
212 m	S	Tanks	1985





Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

214 m	S		
		Tanks	1955
214 m	S	Tanks	1964
214 m	S	Tanks	1985
214 m	S	Tanks	1991
216 m	S	Tanks	1927
216 m	S	Tanks	1936
216 m	S	Tanks	1995
216 m	S	Tanks	1995
216 m	S	Tanks	1912
217 m	S	Tanks	1995
221 m	S	Tanks	1995
221 m	S	Tanks	1995
221 m	S	Tanks	1912
227 m	S	Unspecified Tank	1927
227 m	S	Unspecified Tank	1936
231 m	E	Unspecified Tank	1964
237 m	SE	Unspecified Tank	1955
237 m	SE	Unspecified Tank	1955
245 m	SE	Unspecified Tank	1995
245 m	SE	Unspecified Tank	1995
246 m	SE	Unspecified Tank	1964
246 m	SE	Unspecified Tank	1985
246 m	SE	Unspecified Tank	1991
247 m	SE	Tanks	1955
248 m	SE	Tanks	1955
248 m	SE	Tanks	1964
249 m	SE	Tanks	1927
249 m	SE	Tanks	1936





Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Distance	Direction	Use	Date
250 m	S	Tanks	1955
250 m	S	Tanks	1955
250 m	S	Tanks	1964
250 m	S	Tanks	1985
250 m	S	Tanks	1995
250 m	S	Tanks	1995

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
42 m	N	Gas Governor	1995
42 m	N	Gas Governor	1995
120 m	S	Electricity Substation	1955
121 m	S	Electricity Substation	1955
167 m	N	Electricity Substation	1988
167 m	N	Electricity Substation	1993
241 m	W	Electricity Substation	1995
242 m	W	Electricity Substation	1955
242 m	W	Electricity Substation	1955

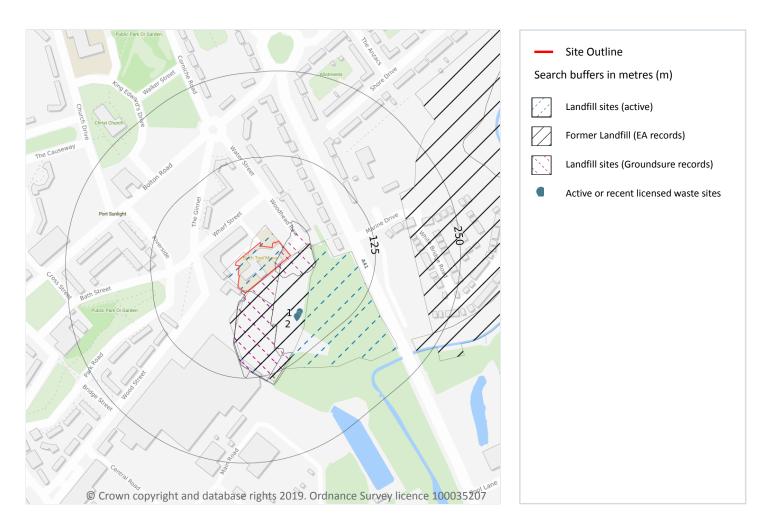
This data is sourced from Ordnance Survey/Groundsure.



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Waste and landfill



Former landfill (from Local Authority and historical mapping records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Please see page 2 for further advice.

Distance	Direction	Site Address	Source	Data Type
0	on site	Refuse Tip	1963 mapping	Polygon
0	on site	Refuse Tip	1984 mapping	Polygon
0	SE	Refuse Tip	1995 mapping	Polygon





Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

This data is sourced from Ordnance Survey/Groundsure/Local Authorities.

Active or recent landfill

These are records of landfill sites that are operational or are in official closure and aftercare programs. Depending on the nature of the waste these landfill sites have accepted, they may pose a risk of contamination (including from landfill gases). Active landfills can also cause nuisance problems due to noise, dust and odour. However, these effects should be minimised under the conditions of their operating licence.

Please see page 2 for further advice.

Distance	Direction	Address	Operator	Landfill Type	Environmental Permitting Regulations (Waste) Reference
0	on site	Port Sunlight Factory, Wharf Street, Port Sunlight, Wirral, Merseyside, CH62 4ZD	Unilever U K Ltd	A07: Industrial Waste Landfill (Factory curtilage)	LBL004

This data is sourced from the Environment Agency/Natural Resources Wales.

Former landfill (from Environment Agency Records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Please see page 2 for further advice.

Distance	Direction	Details		
1 m	SE	Site Address: Port Sunlight Factory (Bromborough Pool etc.), Bromborough pool, Wirral Waste Licence: - Site Reference: - Waste Type: Inert, Industrial, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: - Licence Surrendered: - Licence Holder Address: -	First Input: 31/12/1966 Last Input: - Control Measures: -
177 m	Е	Site Address: On Par Golf Club, Rear of 34-84 Shore Drive, New Ferry, Merseyside Waste Licence: Yes Site Reference: - Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 08/12/1992 Licence Surrendered: - Licence Holder Address: The Sheelings, Rake Lane, Helsby, Cheshire	First Input: - Last Input: - Control Measures: -





Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Distance	Direction	Details		
216 m	SE	Site Address: Dibbinsdale Brook / Bromborough Pool, Wirral, Merseyside Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: - Licence Surrendered: - Licence Holder Address: -	First Input: 01/06/1989 Last Input: - Control Measures: -

This data is sourced from the Environment Agency/Natural Resources Wales.

Active or recent licensed waste sites

These are records of waste sites that are operated under licence. Waste operations require an environmental permit (from Environment Agency or Natural Resources Wales) if the business uses, recycles, treats, stores or disposes of waste or mining waste. The permit can be for activities at one site or for a mobile plant used at many sites. Depending on the nature of waste being accepted by these facilities, there could be risk of ground contamination. Some waste sites can also cause nuisance problems due to noise, dust and odour.

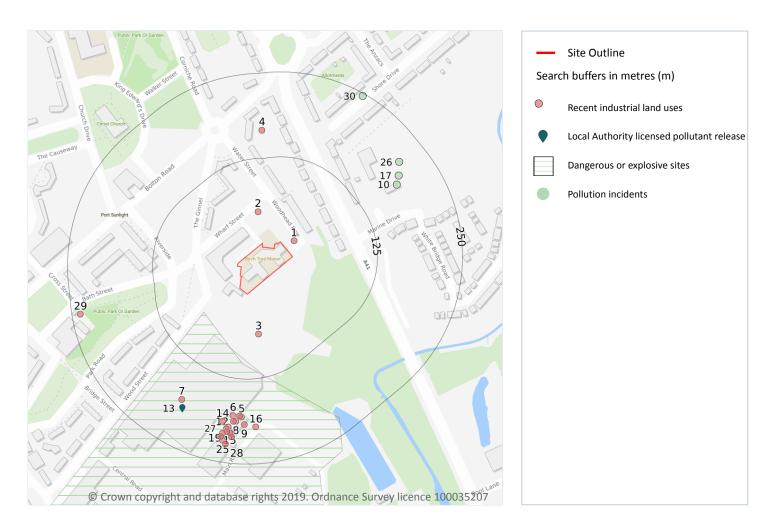
Please see page 2 for further advice.

ID	Distance	Direction	Address	Туре	Size	Status
1	73 m	SE	Port Sunlight Factory, Wharf Street, Port Sunlight, Wirral, Merseyside, CH62	Industrial Waste Landfill (Factory curtilage)	Small	Modified
2	73 m	SE	Port Sunlight Factory, Wharf Street, Port Sunlight, Wirral, Merseyside, CH62 4ZD	Industrial Waste Landfill (Factory curtilage)	Small	Closure
3	73 m	SE	Port Sunlight Factory, Wharf Street, Port Sunlight, Wirral, Merseyside, CH62 4ZD	Industrial Waste Landfill (Factory curtilage)	Small	Closure

This data is sourced from the Environment Agency/Natural Resources Wales.



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	16 m	NE	Electricity Sub Station - Merseyside, CH62	Electrical Features	Infrastructure and Facilities
2	47 m	N	Gas Governor Station - Merseyside, CH62	Gas Features	Infrastructure and Facilities
3	61 m	S	Refuse Tip - Merseyside, CH62	Refuse Disposal Facilities	Infrastructure and Facilities
4	167 m	N	Electricity Sub Station - Merseyside, CH62	Electrical Features	Infrastructure and Facilities



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

ID	Distance	Direction	Company / Address	Activity	Category
5	181 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
6	182 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
7	182 m	SW	Works - Merseyside, CH62	Unspecified Works Or Factories	Industrial Features
8	186 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
9	186 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
11	189 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
12	190 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
14	193 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
15	194 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
16	196 m	S	Works - Merseyside, CH62	Unspecified Works Or Factories	Industrial Features
18	198 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
19	198 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
20	201 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
21	201 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
22	205 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
23	206 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
24	209 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
25	209 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
27	213 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
28	223 m	S	Tank - Merseyside, CH62	Tanks (Generic)	Industrial Features
29	237 m	W	Electricity Sub Station - Merseyside, CH62	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.





Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Dangerous or explosive sites

These records relate to facilities that use or have used large amounts of hazardous or explosive materials. They are regulated under the Control of Major Accident Hazards (COMAH) Regulations 2015. Historical facilities may have been regulated under the Notification of Installations Handling Hazardous Substances (NIHHS) Regulations 1982 and the Amendment Regulations 2002. The purpose of the COMAH Regulations is to help prevent major accidents involving dangerous substances and limit the effects to people and the environment of any accidents which do occur. They can be an indication to wider industrial processes with a potential to cause ground contamination.

Please see page 2 for further advice.

Distance	Direction	Company	Address	Operational Status	Tier
63 m	SW	Unilever UK Limited	Unilever UK Limited, Port Sunlight - Unilever Home & Personal Care, PO Box 69, Port Sunlight, Wirral, Merseyside, CH62 4ZD	Current COMAH Site	COMAH Lower Tier Operator

This data is sourced from the Health and Safety Executive/Groundsure.

Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

Please see page 2 for further advice.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
13	193 m	SW	Lever Faberge Ltd, Wood Street, Port Sunlight, Wirral, Merseyside, CH62 4ZD	Wirral Metropolitan Borough Council	Pharmaceutical Processes	Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authorities.

Pollution incidents

Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

Please see page 2 for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
10	186 m	NE	20/09/2001	Category 3 (Minor)	Category 4 (No Impact)	Smoke
17	197 m	NE	19/08/2002	Category 4 (No Impact)	Category 4 (No Impact)	Smoke



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
26	210 m	NE	15/05/2003	Category 4 (No Impact)	Category 4 (No Impact)	Smoke
30	246 m	NE	04/07/2001	Category 3 (Minor)	Category 1 (Major)	Crude Sewage

This data is sourced from the Environment Agency/Natural Resources Wales.



Superficial hydrogeology





Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial 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. **Unknown** - These are rock layers where it has not been possible to classify the water storage potential.





Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Distance	Direction	Designation
0	on site	Secondary Undifferentiated
0	on site	Unproductive

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

Superficial geology

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

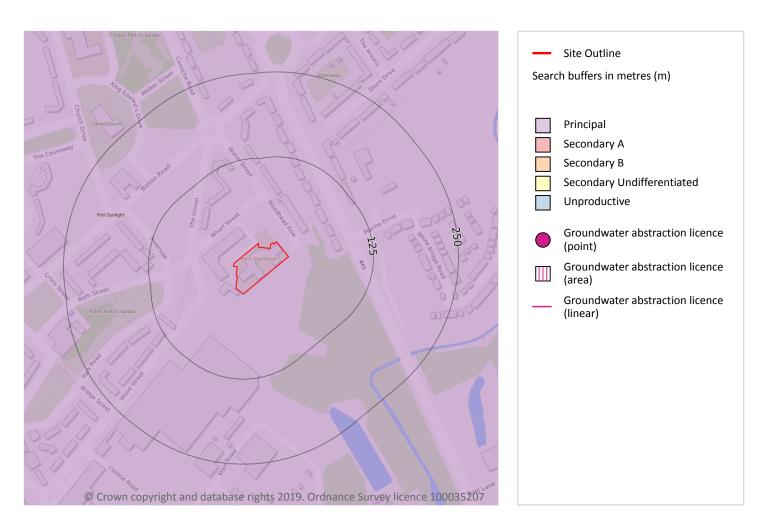
Description	BGS LEX Code	Rock Type
TIDAL FLAT DEPOSITS	TFD-XCZS	CLAY, SILT AND SAND
TILL, DEVENSIAN	TILLD-CSVL	CLAY, SANDY, GRAVELLY, COBBLY

This data is sourced from British Geological Survey.



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.



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Distance	Direction	Designation
0	on site	Principal

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
WILMSLOW SANDSTONE FORMATION	WLSF-SDST	SANDSTONE

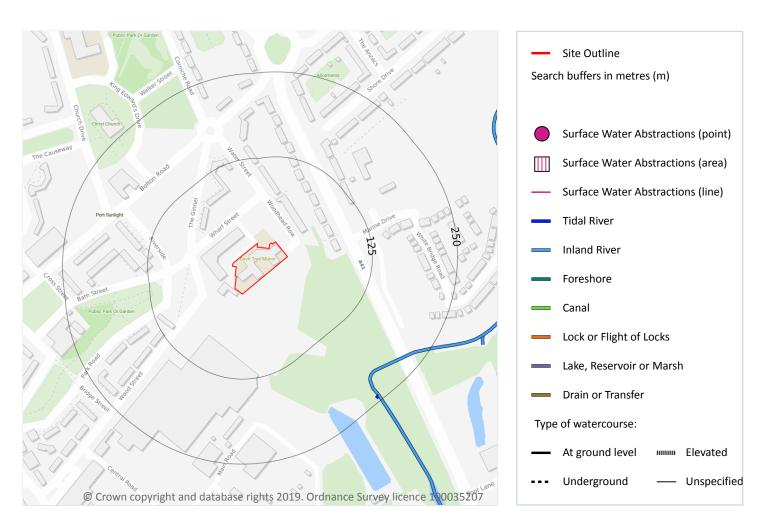
This data is sourced from British Geological Survey.



08444 159 000

Hydrology





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
211 m	SE	Name: Bromborough Pool 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)
242 m	SE	Name: Type of water feature: Tidal river or stream. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Distance	Direction	Details
242 m	SE	Name: Bromborough Pool 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.



Flood Risk



Surface water flood risk



Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

The area in which the property is located has been assessed to be at a Highly Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of greater than 1m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Contact us with any questions at:

info@groundsure.com 08444 159 000

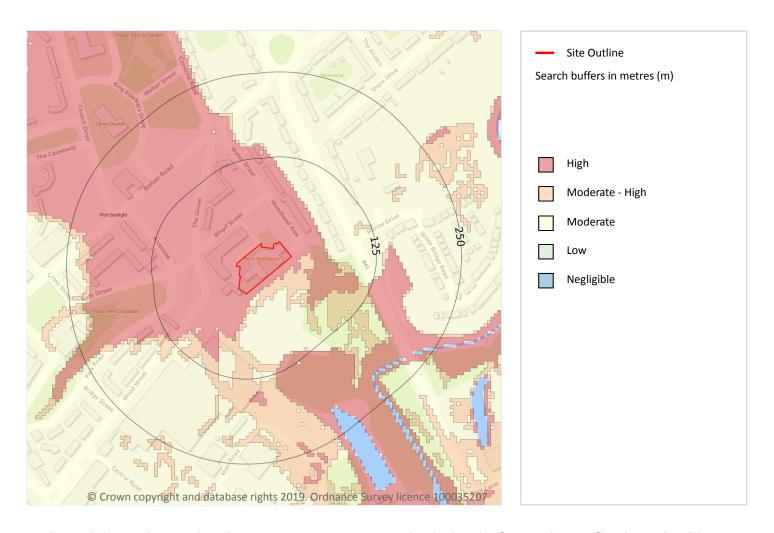
These risk calculations are based on Ambiental Risk Analytics maps.



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Groundwater flooding



Ambiental data indicates that the property is in an area with a high risk of groundwater flooding. Should a 1 in 100-year groundwater flood occur, groundwater levels could rise above ground level to depth of over 25cm. Basement areas may become inundated.

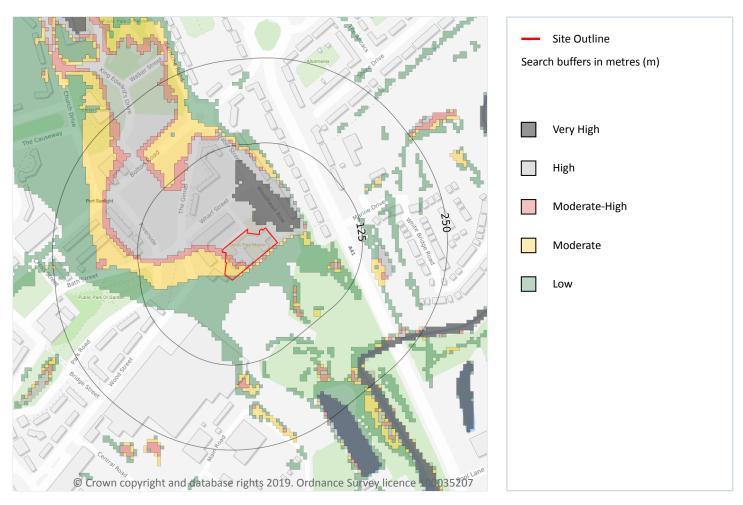
Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information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





Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Ambiental FloodScore™



The property has been rated as having a High level of flood hazard.

Ambiental's FloodScore™ rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore™ information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

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



Ground stability



Non-natural ground subsidence



Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see page 2 for further advice.

Distance	Direction	Use	Date
0	on site	Dock	1909
0	on site	Refuse Heap	1974
0	on site	Refuse Heap	1965



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Distance	Direction	Use	Date
0	on site	Pool	1925
0	on site	Pool	1909
0	on site	Pool	1965
0	on site	Dock	1936
0	on site	Dock	1936
0	on site	Pool	1925
2 m	SE	Refuse Heap	1989

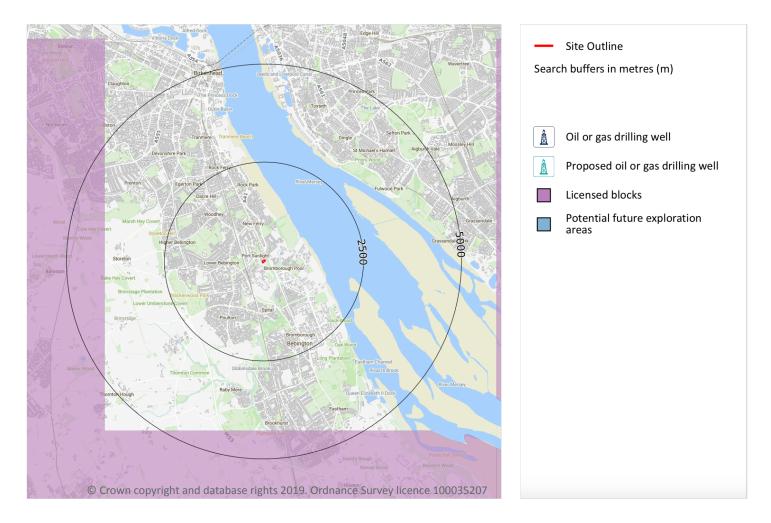
Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to nonmining underground activities e.g. air shafts for underground railways.



Energy



Oil and gas



Oil and gas areas

Licensed blocks

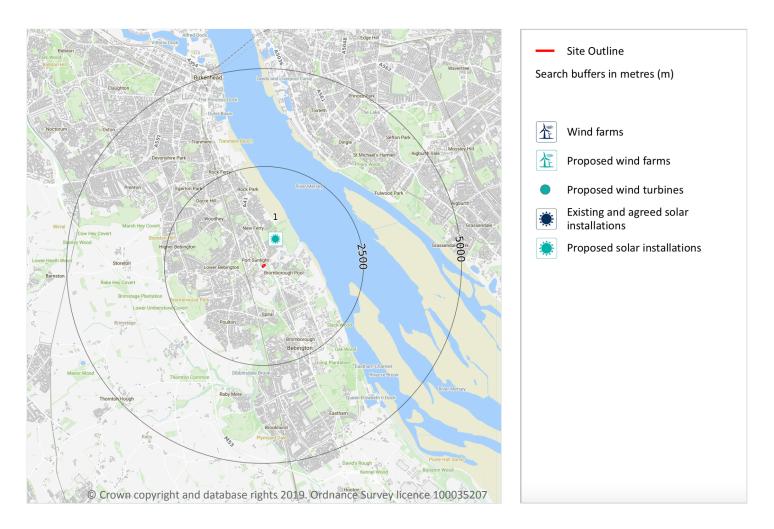
The property is situated in proximity to the following areas that have been licensed by the Oil and Gas Authority (OGA) for exploration, and the possible extraction of gas or oil by the following companies. However this area is not on site and this should not have a significant impact on the property.

Distance	Direction	Start Date	Operator	Licence Reference	Company Ownership
4-5 km	W	01/07/2008	INEOS UPSTREAM LIMITED, ISLAND GAS LIMITED	PEDL184	INEOS UPSTREAM LIMITED (50%), ISLAND GAS LIMITED (50%)



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

Wind and solar



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.



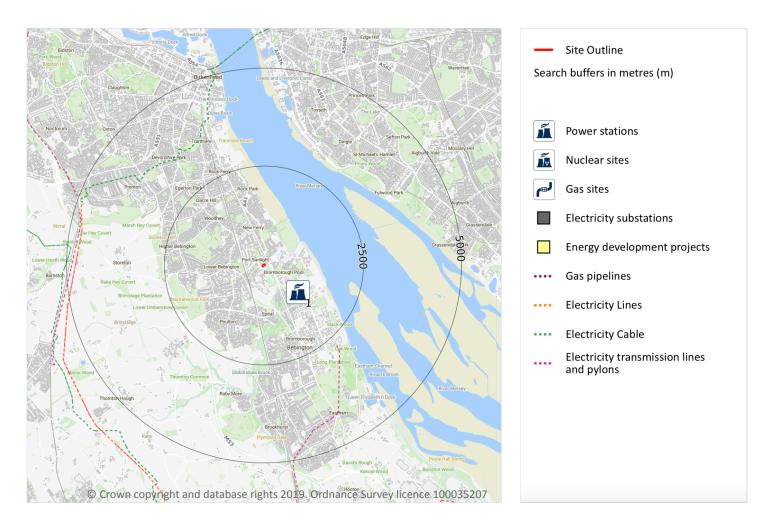
Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

ID	Distance	Direction	Address	Details	
1	705 m	N	Sewage Works, Dock Road South, Bramborough, CH62 4SQ	Applicant name: United Utilities Application Status: Lawful Development Certificate Proposed Application Date: 28/08/2015 Application Number: LDP/15/01036	

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

Energy infrastructure



Power stations

Power stations

There is an active power station on or near to the property. Power stations can cause air pollution issues and may not be visually pleasing.

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (CCGT), Gas/Oil, Coal Gas, Diesel Gas, HP



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent enquiries with the operating company listed.

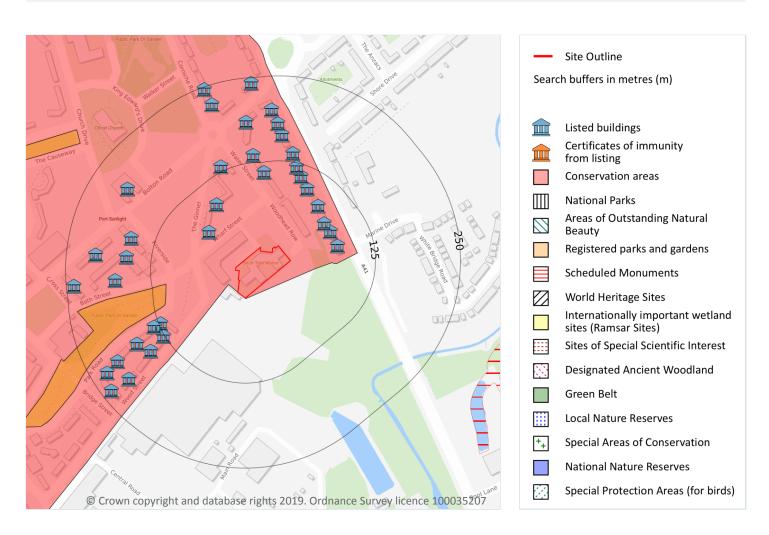
ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	1-2 km	SE	CEREAL PARTNERS UK	CEREAL PARTNERS UK	Combined Heat and Power	5	No Details

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.



Planning Constraints





Visual and Cultural Designations

Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
0	on site	Port Sunlight	Wirral





Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

This data is sourced from Local Authorities. For more information please see https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/.

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
65 m	NW	25-35, The Ginnel	II	1343455	20/12/1965
72 m	NE	320 And 322, New Chester Road	II	1185132	20/12/1965
73 m	E	324 And 326, New Chester Road	II	1075435	20/12/1965
73 m	NE	314-318, New Chester Road	II	1075434	20/12/1965
83 m	NE	310 And 312, New Chester Road	II	1185126	20/12/1965
90 m	NW	7-23, The Ginnel	II	1184106	20/12/1965
94 m	NE	306 And 308, New Chester Road	II	1343512	20/12/1965
107 m	N	302 And 304, New Chester Road	II	1185070	20/12/1965
110 m	N	9-21, Water Street	II	1075391	20/12/1965
119 m	N	298 And 300, New Chester Road	II	1075433	20/12/1965
122 m	W	52, Park Road (See Details For Further Address Information)	II	1075404	20/12/1965
127 m	SW	49-55, Wood Street	II	1075397	20/12/1965
132 m	NW	60 And 62, Bolton Road (See Details For Further Address Information)	II	1343458	20/12/1965
133 m	W	50, Park Road	II	1343495	20/12/1965
135 m	N	1-7, Water Street	II	1319894	20/12/1965
137 m	N	294-296, New Chester Road	II	1185046	20/12/1965
155 m	SW	37-47, Wood Street	II	1075396	20/12/1965
160 m	W	1-8, Riverside	II	1075386	20/12/1965
161 m	W	3-33, Bath Street (See Details For Further Address Information)	II	1183460	20/12/1965



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Distance	Direction	Name	Grade	Listed building reference number	Listed date
163 m	N	288-292, New Chester Road	II	1343511	20/12/1965
167 m	SW	38-48, Park Road	II	1075403	20/12/1965
177 m	W	Sphinx On Lawn In Front Of Nos. 5 To 19 (Odd) Bath Street	II	1075510	02/12/1986
180 m	N	284 And 286, New Chester Road	П	1075432	20/12/1965
185 m	N	64-78, Bolton Road	II	1075478	20/12/1965
197 m	NW	The Bridge Inn	II	1075514	20/12/1965
200 m	N	276-282, New Chester Road	II	1185025	20/12/1965
204 m	SW	28-36, Park Road	II	1343494	20/12/1965
205 m	SW	27-35, Wood Street	II	1116165	20/12/1965
207 m	W	22-42, Bolton Road	II	1075477	20/12/1965
222 m	N	61-69, Bolton Road (See Details For Further Address Information)	II	1183592	20/12/1965
226 m	SW	26, Park Road (See Details For Further Address Information)	II	1183669	26/12/1965
236 m	SW	3-9, Bridge Street	II	1343460	20/12/1965
239 m	W	1-9, Cross Street (See Details For Further Address Information)	II	1300312	20/12/1965
241 m	N	71-75, Bolton Road	II	1343457	20/12/1965
246 m	N	61-67, Corniche Road	II	1300346	20/12/1965

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

Registered Parks and Gardens

Registered parks or gardens are a designed landscape considered of historic interest.

Although the inclusion of a historic park or garden on the register in itself brings no additional statutory controls, local authorities are required by central government to consider registration material in planning terms, so local planning authorities must take into account the historic interest of the site when determining whether or not to grant planning permission.



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Distance	Direction	Name	Grade
104 m	W	THE DELL, THE DIAMOND AND THE CAUSEWAY, PORT SUNLIGHT	II

This data is sourced from Historic England. For more information please see: https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/pag-faqs



08444 159 000

Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

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)	Identified
Waste site no longer in use	Not identified
Active or recent landfill	Identified
Former landfill (from Environment Agency Records)	Identified
Active or recent licensed waste sites	Identified
Recent industrial land uses	Identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	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	Identified
Pollutant release to surface waters	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	Identified
Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Bedrock geology Source Protection Zones and drinking abstractions	
Source Protection Zones and drinking	
Source Protection Zones and drinking abstractions	water
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined	water Not identified
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined aquifer	water Not identified Not identified
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined aquifer Drinking water abstraction licences	water Not identified Not identified
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined aquifer Drinking water abstraction licences Hydrology	water Not identified Not identified Not identified
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined aquifer Drinking water abstraction licences Hydrology Water courses from Ordnance Survey	water Not identified Not identified Not identified



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

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	Identified
Groundwater flooding	Identified
Ground stability	
Natural ground subsidence	Not identified
Natural geological cavities	Not identified
Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Identified
Radon	
Radon	Not 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	Not identified
Proposed wind farms	Not identified
Proposed wind turbines	Not identified

Wind and solar	
Proposed solar installations	Identified
Energy Infrastructure	
Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	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	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Identified
Listed Buildings	Identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	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



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

- 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



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

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.



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

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.



Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

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.

Conveyancing Information Executive and our terms & 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. Groundsure adheres to the Conveyancing Information Executive Standards.

The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

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

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: https://www.groundsure.com/terms-and-conditions-jan-2020/



Contact us with any questions at: Date: 27 September 2019

Specimen Address, Specimen Town

Ref: ScreeningF_rs_afe1 Your ref: GS-TEST Grid ref: 334052 384324

Important consumer protection information

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

Data providers

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

