

Specimen Address, Specimen Town

Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.



ACTION REQUIRED



Contaminated Land Liability
Action Required

page 5



Flood Risk
Low

Further guidance



Ground Stability
Identified

page 5



Radon
Passed



Energy
Identified

page 12



Transportation
Not identified



Planning Constraints
Identified

page 23



Planning Applications
2

page 23

Next steps indicator

Based on time, costs and complexity of proposed next steps relating to all sections of the report.

Action Alert



Likely transaction delay

Site Plan



Useful contacts

Bolton Metropolitan Borough Council:
<http://www.bolton.gov.uk/>
bolton@bolton.gov.uk
01204 333 333

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

Action Alert

5

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 28**.



Contaminated Land

The property is assessed to have potentially significant contamination risks due to the presence of the following potentially contaminative historical land use:

1. Garage/petrol filling station on site between circa 1954 and 1995.

Next steps for consideration:

- if the property was built after 1999, you can find out if its NHBC Buildmark Certificate includes contaminated land cover by emailing a copy of the NHBC certificate to info@groundsure.com, quoting your report reference. If so, our experts will review your report free of charge and, if appropriate, revise to a pass free of charge
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- if the property was built after 1985, consider contacting the planning department of the relevant Local Authority to clarify any conditions placed in the original planning consent documentation regarding investigation/remediation (cleaning) of contamination on the site. Evidence that these conditions were complied with will also need to be obtained. Our experts will review any such conditions identified and if appropriate revise to a pass free of charge
- consider contacting the Contaminated Land Officer within the Environmental Health Department of the relevant Local Authority to ask about the previous land use of the area (as specified above), written details confirming whether the land has been designated 'Contaminated Land' (as defined under Part 2A of EPA 1990), and if the Local Authority plans to take any further action. If the Local Authority are

considering further action the level of priority assigned to this site and timescale of potential investigation will also be required.

- if speed is a priority, or other methods have failed, insurance might be the best option. However, at this stage it may be expensive, and it is not always possible to get suitable insurance. Numerous companies offer environmental insurance. If you are considering this option you can get in touch with Groundsure who will be happy to provide further details



Flood Risk

Groundwater Flooding

A 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



Ground stability

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

Next steps for consideration:

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

Other considerations

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



Energy

Oil and gas

The property is situated within an area that has been licensed by the Oil and Gas Authority (OGA) for exploration, and the possible extraction of gas or oil. However, the presence of one of these blocks does not mean that drilling will definitely happen in the area, as planning permission and appropriate environmental permits would first need to be obtained before any such activity could begin. The oil and gas drilling wells



sections of this report can help to determine if there are any active or proposed activities within the area. You may wish to visit the website of any identified operator for further information or the Oil and Gas Authority's website for further information on the licensing process <https://www.ogauthority.co.uk/licensing-consents/licensing-rounds/onshore-licensing-rounds/>

Wind

Existing or proposed wind installations have been identified within 5km.

Next steps for consideration:

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

Solar

Existing or proposed solar installations have been identified within 5km of the property.

Next steps for consideration:

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



Planning

Mobile phone masts

The property lies within 250m of an existing or planned mobile phone mast.

Next steps for consideration:

- ensure the presence of a mobile phone mast near the property is considered before the transaction completes



Environmental summary



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property. Please see the Action Alert: on **page 2** for further advice.



Contaminated Land

Our Contaminated Land searches have found some potentially significant contamination risks. These could include risks relating to industrial processes, petrol stations, or landfill.

Please see **page 6** for details of the identified issues and **page 31** for our assessment methodology.

Contaminated Land Liability	Action Required
Past Land Use	Identified
Waste and Landfill	Passed
Current and Recent Industrial	Identified



Flood Risk

Property's overall risk assessment for river, coastal, surface water and groundwater flooding is low.

Further explanation of flood risk assessment can be seen in the Flood information on **page 31**.

River and Coastal Flooding	Very Low
Groundwater Flooding	Moderate
Surface Water Flooding	Negligible
Past Flooding	Not identified
Flood Storage Areas	Not identified

FloodScore™

Very Low

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see **page 31**



Ground stability

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

Please see **page 11** for details of the identified issues.

Natural Ground Stability	Negligible-Very low
Non-Natural Ground Stability	Identified



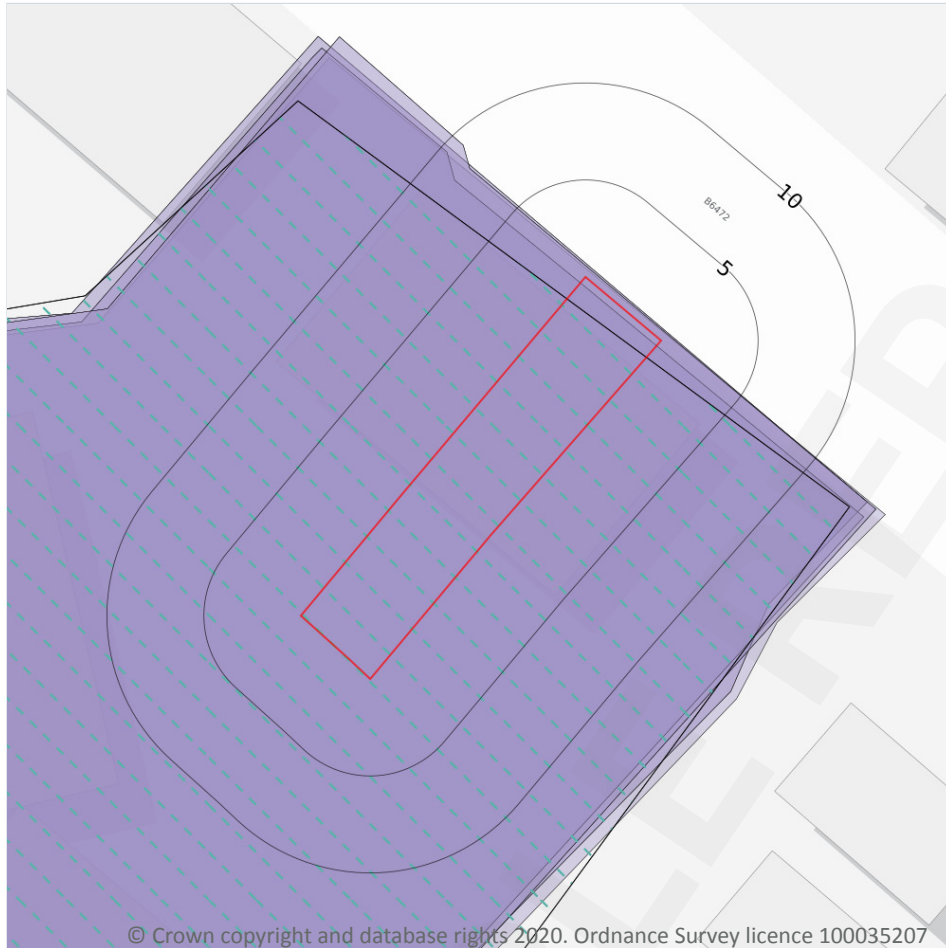
Radon

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



Contaminated Land / Past land use



Site Outline

Search buffers in metres (m)

- Former industrial land uses
- Former garages

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

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

Please see the Action Alert: on **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Garage	1969
0	on site	Garage	1974

This data is sourced from Ordnance Survey/Groundsure.

Former garages

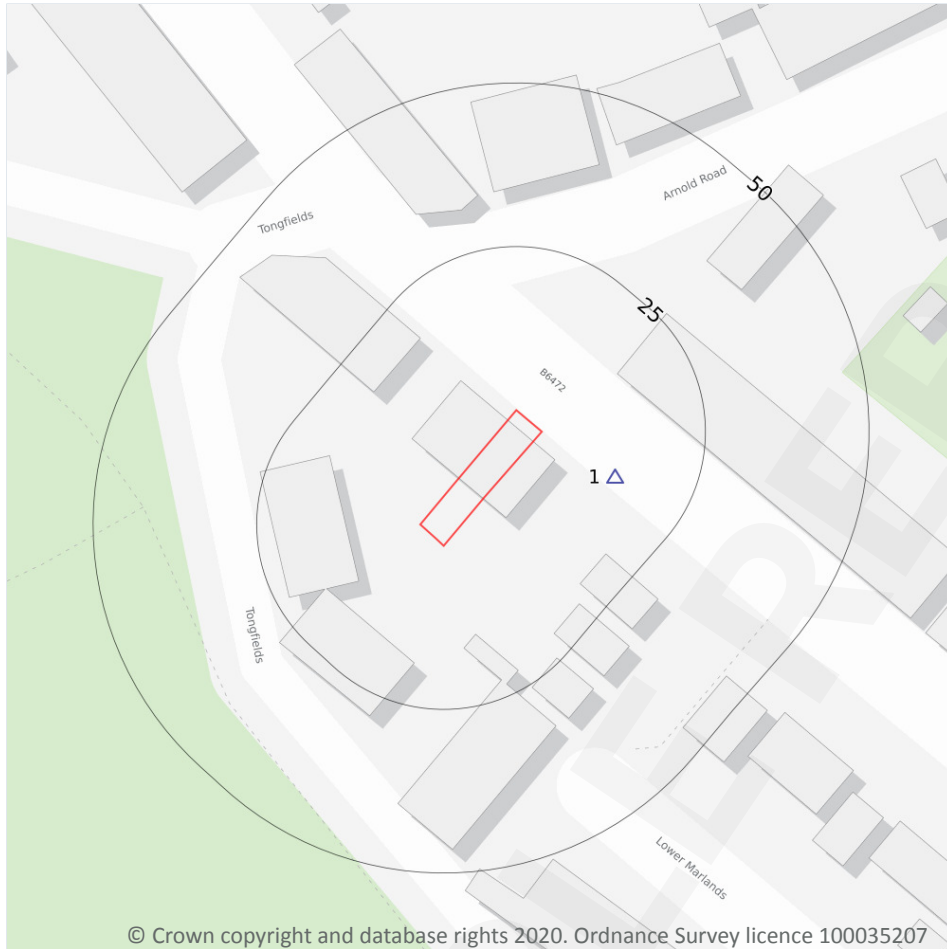
These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and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

Please see the Action Alert: on **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Garage	1954
0	on site	Garage	1954
0	on site	Garage	1961
0	on site	Garage	1967
0	on site	Garage	1969
0	on site	Garage	1979
0	on site	Garage	1983
0	on site	Garage	1985
0	on site	Garage	1995
0	on site	Garage	1996
0	on site	Garage	1996

This data is sourced from Ordnance Survey/Groundsure.

Contaminated Land / Current and recent industrial



— Site Outline

Search buffers in metres (m)

△ Current or recent petrol stations

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Current or recent petrol stations

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

Please see the Action Alert: on **page 2** for further advice.

ID	Distance	Direction	Company	Address	Status
1	13 m	SE	CLOSED	Darwen Road, Eagley, Bolton, Greater Manchester, BL7 9BS	Obsolete

This data is sourced from Experian Catalist.

Flood Risk / Groundwater flooding



Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

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.

Ground stability / Non-natural ground subsidence



Coal mining

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

Please see the Action Alert: on **page 2** for further advice.

SAMPLE REPORT



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 the Action Alert: on **page 2** for further advice. Additionally, see **page 13** for details of the identified issues.

Oil and Gas Areas	Identified
Oil and Gas Wells	Not identified



Wind and Solar

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

Please see the Action Alert: on **page 2** for further advice. Additionally, see **page 15** for details of the identified issues.

Planned Multiple Wind Turbines	Identified
Planned Single Wind Turbines	Identified
Existing Wind Turbines	Not identified
Proposed Solar Farms	Identified
Existing Solar Farms	Identified



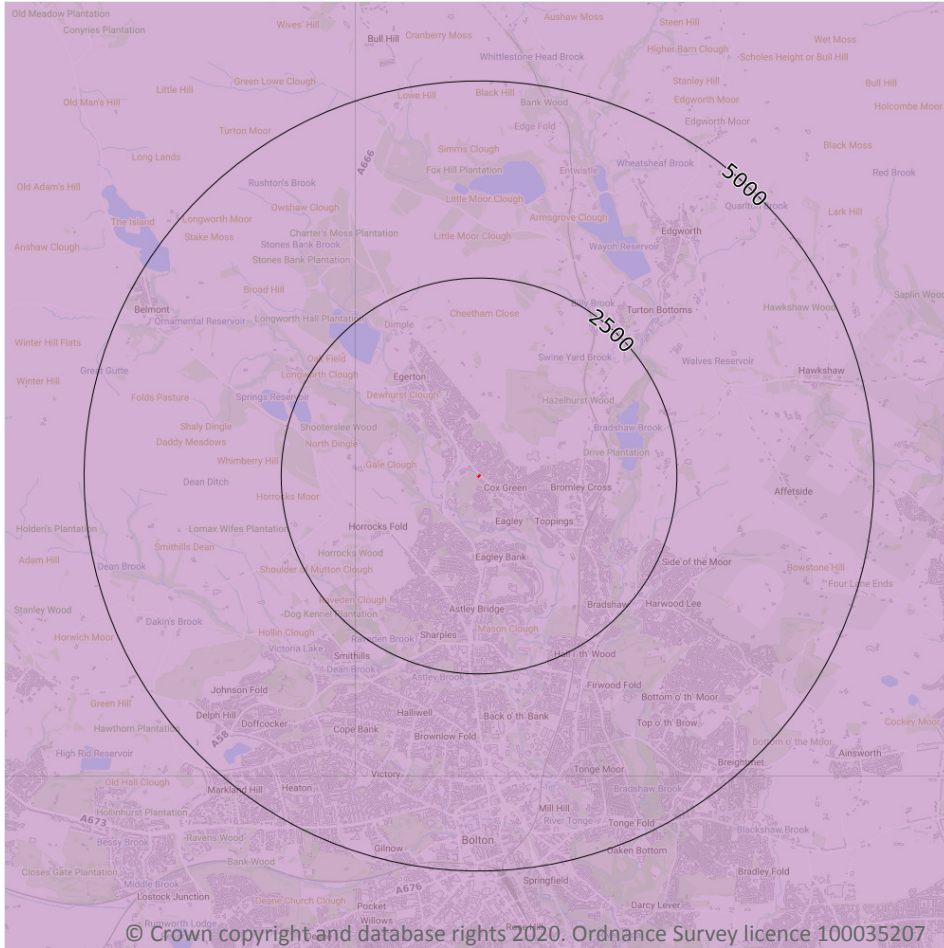
Energy

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





Power stations	Not identified
Energy Infrastructure	Not identified
Projects	Not identified



Energy / Oil and gas



— Site Outline
Search buffers in metres (m)

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

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Licensed blocks

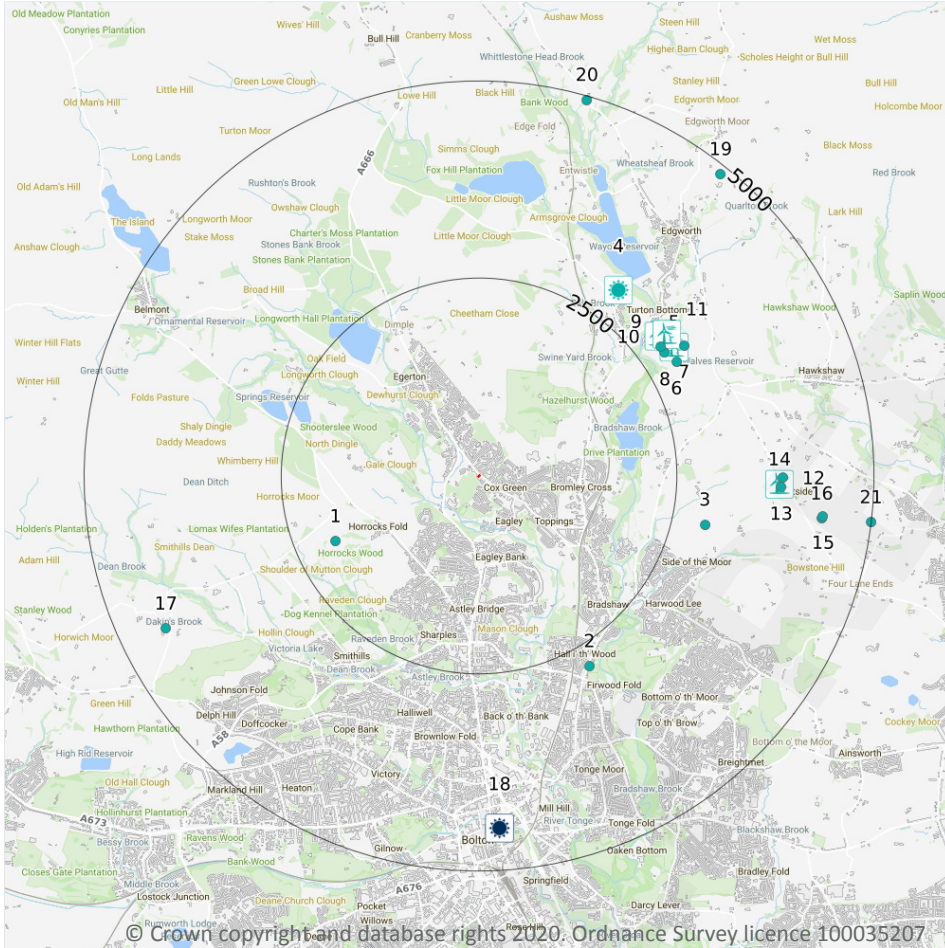
The property is situated in the following areas that have been licensed by the Oil and Gas Authority (OGA) for exploration, and the possible extraction of gas or oil by the following companies. Methods of extraction could include conventional oil and gas wells, coal bed methane and shale gas (fracking) wells. The areas may or may not be developed. The presence of one of these blocks does not mean that drilling will definitely happen in the area. Planning permission and appropriate environmental permits must first be obtained before any drilling can start.

Distance	Direction	Start Date	Operator	Licence Reference	Company Ownership
0	on site	21/07/2016	CORONATION (OIL & GAS) LIMITED (09185112), HUTTON ENERGY LIMITED (07680815)	PEDL269	CORONATION (OIL & GAS) LIMITED (50%), HUTTON ENERGY LIMITED (50%)

Distance	Direction	Start Date	Operator	Licence Reference	Company Ownership
1-2 km	W	21/07/2016	ENERGY DEVELOPMENT AND INVESTMENTS UK LIMITED, OK ENERGY (ONSHORE) LIMITED (09282289), OSPREY OIL & GAS LIMITED (SC489887)	PEDL266	ENERGY DEVELOPMENT AND INVESTMENTS UK LIMITED (15%), OK ENERGY (ONSHORE) LIMITED (7.5%), OSPREY OIL & GAS LIMITED (77.5%)
3-4 km	S	21/07/2016	CORONATION (OIL & GAS) LIMITED (09185112), HUTTON ENERGY LIMITED (07680815)	PEDL264	CORONATION (OIL & GAS) LIMITED (50%), HUTTON ENERGY LIMITED (50%)

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

Energy / Wind and solar



Site Outline

Search buffers in metres (m)

- Wind farms
- Proposed wind farms
- Proposed wind turbines
- Existing and agreed solar installations
- Proposed solar installations

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
5	2-3 km	NE	Site Name: Land At Birches Farm, Birches Road, Turton, Bolton, Bolton, Greater Manchester, BL7 0HX Planning Application Reference: 91170/13 Type of Project: Wind Turbine	Application Date: 2013-12-16 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises removal of two wind turbines and construction of one triple blade wind turbine with a hub height of 45.00 metres and a total height of 67.00 metres. Approximate Grid Reference: 374045, 415438
10	2-3 km	NE	Site Name: Birches Farm Birches Road, Turton, Bolton, Greater Manchester, BL7 0HX Planning Application Reference: 10/10/0897 Type of Project: 2 Wind Turbines	Application Date: 2010-10-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two 11kW Gaia wind turbines on 18m tubular towers. Approximate Grid Reference: 374046, 415439
11	2-3 km	NE	Site Name: Birches Farm Birches Road, Turton, Bolton, Greater Manchester, BL7 0HX Planning Application Reference: 10/10/0897/NEW Type of Project: Wind Turbine	Application Date: 2010-10-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two 11kW Gaia wind turbines on 18m towers. Approximate Grid Reference: 374046, 415439
14	3-4 km	E	Site Name: Top Height Farm 90a Watling Street, Afftside, Bury, Greater Manchester, BL8 3QW Planning Application Reference: 54848 Type of Project: 3 Wind Turbines	Application Date: 2012-02-14 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of three 24.8 metre high vertical wind turbines. Approximate Grid Reference: 375435, 413776

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

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

Proposed wind turbines

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

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	1-2 km	SW	Site Name: Horrocks Hill Farm Scout Road, Bolton, Greater Manchester, BL1 7NZ Planning Application Reference: 87405/12 Type of Project: Wind Turbine	Application Date: 2012-01-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of one 11.6 metre high wind turbine. Approximate Grid Reference: 369752, 412977
2	2-3 km	SE	Site Name: Allotments Nesbit Street, Bolton, Greater Manchester, BL2 Planning Application Reference: 81009/08 Type of Project: Wind Turbine	Application Date: 2008-09-26 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises siting of a new full access twin composting toilet with 4 solar panels and wren wind turbine. Approximate Grid Reference: 372972, 411393
3	2-3 km	E	Site Name: Off Slack Lane, Bolton, Bolton, Greater Manchester, BL5 3LB Planning Application Reference: 89936/13 Type of Project: Wind Turbine	Application Date: 2013-05-13 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of one triple bladed 33 metre high wind turbine (total height including rotors 45.4 metres). Approximate Grid Reference: 374436, 413188
7	2-3 km	NE	Site Name: Land at Birches Farm Birches Road, Turton, Bolton, Greater Manchester, BL7 OHX Planning Application Reference: 55054 Type of Project: Wind Turbine	Application Date: 2012-04-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of one wind turbine 50 metres in height (in position of previously approved turbine under application 8673/11). Approximate Grid Reference: 374046, 415439

ID	Distance	Direction	Details	
8	2-3 km	NE	Site Name: Land at Birches Farm Birches Road, Turton, Bolton, Greater Manchester, BL7 0HX Planning Application Reference: 86731/11 Type of Project: Wind Turbine	Application Date: 2011-08-19 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 1 wind turbine on a 30m tubular tower. Approximate Grid Reference: 374046, 415439
9	2-3 km	NE	Site Name: Land at Birches Farm Birches Road, Turton, Bolton, Greater Manchester, BL7 0HX Planning Application Reference: 87332/12 Type of Project: Wind Turbine	Application Date: 2011-12-20 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 1 wind turbine 50 metres in height (in position of previously approved turbine under application 86731/11). Approximate Grid Reference: 374046, 415439
6	2-3 km	NE	Site Name: Land At Birches Farm Birches Road, Turton, Bolton, Greater Manchester, BL7 0HX Planning Application Reference: 88059/12 Type of Project: Wind Turbine	Application Date: 2012-05-18 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 1 triple blade 50 metre high wind turbine (total height including rotors 66.62 metres) in position of previously approved turbine under application 86731/11. Approximate Grid Reference: 374046, 415439
12	3-4 km	E	Site Name: 90a Watling Street, Affetside, Bury, Bury, Greater Manchester, BL8 3QW Planning Application Reference: 56284 Type of Project: Wind Turbine	Application Date: 2013-06-07 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 34.5 metre high wind turbine (resubmission). Approximate Grid Reference: 375430, 413781
13	3-4 km	E	Site Name: Top Height Farm 90A Watling Street, Affetside, Bury, Greater Manchester, BL8 3QW Planning Application Reference: 55782 Type of Project: Wind Turbine	Application Date: 2012-11-21 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of 34.5 metre high wind turbine. Approximate Grid Reference: 375431, 413782

ID	Distance	Direction	Details	
16	4-5 km	E	Site Name: Meadowcroft Farm Barn Harwood Road, Tottington, Bury, Greater Manchester, BL8 3PX Planning Application Reference: 53601 Type of Project: Wind Turbine	Application Date: 2011-01-28 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 10 metre high vertical wind turbine. Approximate Grid Reference: 375937, 413293
15	4-5 km	E	Site Name: Meadowcroft Farm Barn Harwood Road, Tottington, Bury, Greater Manchester, BL8 3PX Planning Application Reference: 53797 Type of Project: Wind Turbine	Application Date: 2011-03-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 10.6m high vertical axis wind turbine (re submission). Approximate Grid Reference: 375937, 413293
17	4-5 km	SW	Site Name: Land To The East Of Walker Fold Road, Bolton, Greater Manchester, BL1 7PU Planning Application Reference: 88335/12 Type of Project: Wind Turbine	Application Date: 2012-07-04 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of one wind turbine (55.6 metre hub height, 48 metre blade diameter and overall blade tip height of 79.6 metres) and associated meterage units. Approximate Grid Reference: 367602, 411869
19	4-5 km	NE	Site Name: Wheatsheaf Hill Farm Plantation Road, Turton, Bolton, Greater Manchester, BL7 0BY Planning Application Reference: 10/12/0454 Type of Project: Wind Turbine	Application Date: 2012-07-06 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 1 CF20 wind turbine. Approximate Grid Reference: 374637, 417633
20	4-5 km	N	Site Name: Wayoh Fold Cottage Blackburn Road, Turton, Bolton, Greater Manchester, BL7 0PZ Planning Application Reference: 10/12/0223 Type of Project: Wind Turbine	Application Date: 2012-03-22 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation and operation of a single micro wind turbine with a rated output of 10kW and tower height of 15m. Approximate Grid Reference: 372941, 418575

ID	Distance	Direction	Details	
21	4-5 km	E	Site Name: Sheephill Farm Harwood Road, Tottington, Bury, Greater Manchester, BL8 3PX Planning Application Reference: 50722 Type of Project: Wind Turbine	Application Date: 2008-12-03 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 7 metre high free standing wind turbine. Approximate Grid Reference: 376544, 413218

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis. If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property. Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
18	4-5 km	S	Salford Road, Salford Road, Bolton, BL1 1BT	Contractor: Aldi LPA Name: Bolton Metropolitan Borough Council Capacity (MW): 1.6	Application Date: - Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 30/06/2016

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

Proposed solar installations

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

ID	Distance	Direction	Address	Details
4	2-3 km	NE	Wayoh Water Treatment Works Reservoir, Near Edgworth, BL7 0LJ	Applicant name: Mr Richard Frost Application Status: Application withdrawn Application Date: 11/11/2016 Application Number: 10/16/1046

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

Transportation summary



HS2

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

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

Crossrail

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

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

Other Railways

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

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

Planning summary



Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

1

Large Developments

searched to 500m

Please see **page 24** for details of the proposed developments.

1

Small Developments

searched to 125m

Please see **page 25** for details of the proposed developments.

0

House extensions or new builds

searched to 50m

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.



Planning constraints

Protected areas have been identified within 50 metres of the property.

Please see **page 26** for details of the identified issues.

Environmental Protected Areas **Identified**

Visual and Cultural Protected Areas **Not identified**

Please note that the Local Authority of Bolton have not supplied conservation area data. The property may therefore lie within a conservation area, and we recommend that you check your local search for further details.



Telecoms

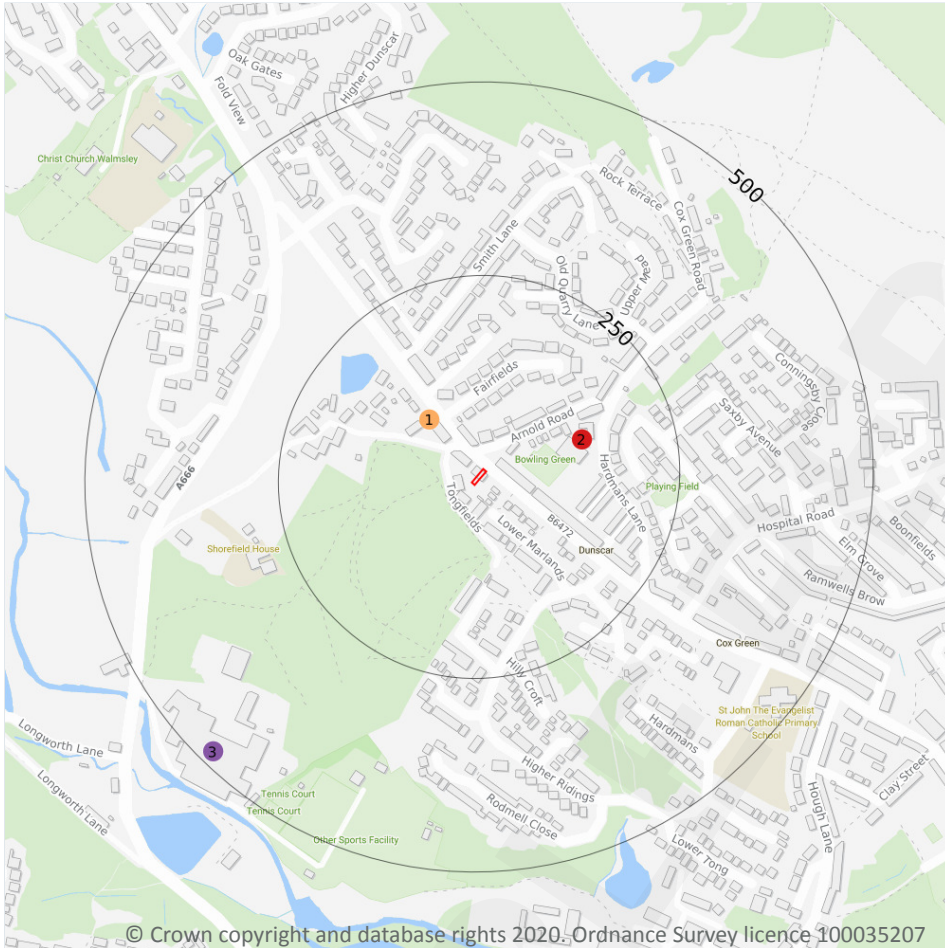
There are mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

Please see **page 25** for details of the identified issues.

Mobile phone masts

Identified

Planning Applications



- Site Outline
- Search buffers in metres (m)
- Grouped applications and/or mobile mast records
- Mobile mast planning records
- OFCOM Sitefinder mobile masts
- Large Project planning application
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

Large projects searched to 500m

1 large development within 500m from the property has been submitted for planning permission during the last ten years. Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 3 Distance: 483 m Direction: SW	Application reference: 02197/17 Application date: 27/10/2017 Council: Bolton Accuracy: Exact	Address: Dunsicar Business Park, Blackburn Road, Egerton, Bolton, Greater Manchester, BL7 9PQ Project: 4 Industrial Units Last known status: Detailed plans have been granted.	Link

Small projects searched to 125m

1 small development within 125m from the property has been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 1 Distance: 95 m Direction: NW	Application reference: 94926/15 Application date: 05/10/2015 Council: Bolton Accuracy: Exact	Address: Duns-car Arms, 547 Darwen Road, Egerton, Bolton, Greater Manchester, BL7 9ED Project: 4 Flats (Conversion/Extension) Last known status: Detailed plans have been granted.	Link

Mobile phone masts

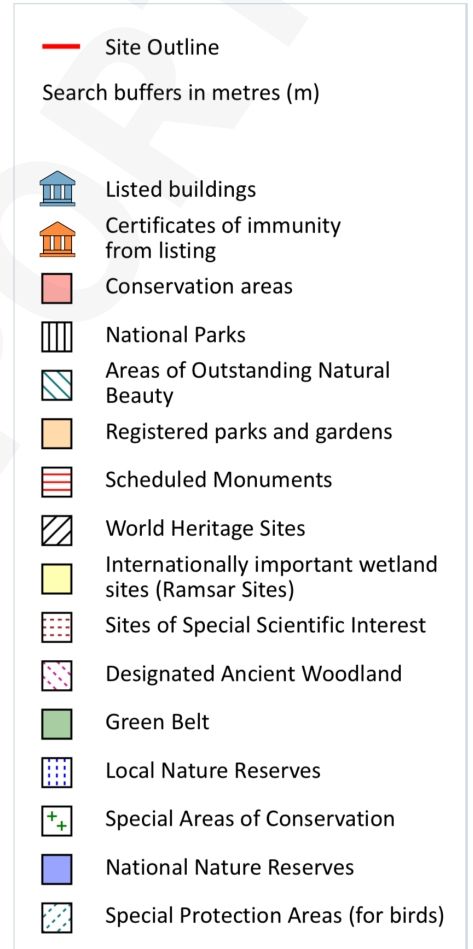
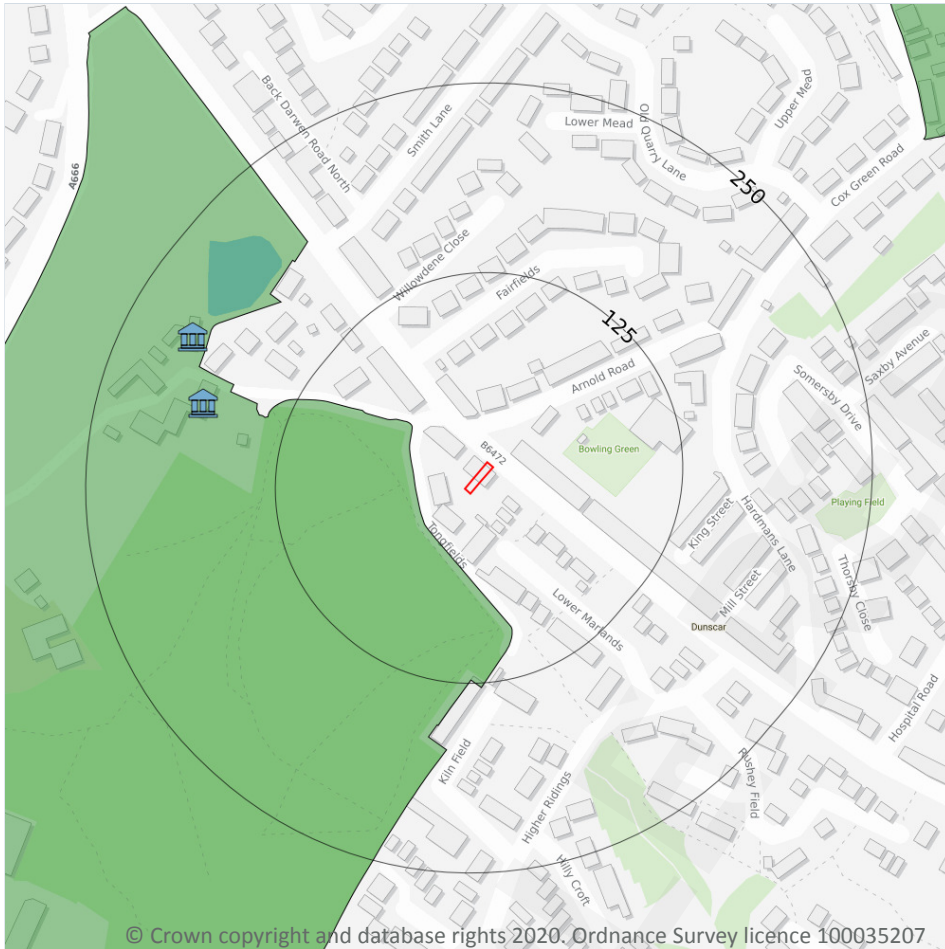
Mobile phone masts planning records

Planning permission has been sought for a new mobile phone mast within 129m of the property.

As this information is normally updated quarterly, the mast could already have been built or may be in the planning stages. Further details on the progress of the application should be available on the Local Authority's planning website.

ID	Distance	Direction	Applicant Detail	Details
2	129 m	E	No Details 08/09/2008 Telefonica O2 UK Limited	Scheme comprises prior notification for the construction of 12.5m high flagpole with 3 shrouded antennae and ancillary equipment cabinet.

Planning Constraints



Green Belt

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

Distance	Direction	Green Belt Name	Data Source
32 m	W	Liverpool, Manchester and West Yorks Greenbelt	Bolton District (B)

This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2020). For more information please see

<https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land>

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		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified	Dangerous industrial substances (D.S.I. List 2)	Not identified
Former tanks	Not identified	Pollution incidents	Not identified
Former energy features	Not identified	Flood Risk	
Former petrol stations	Not identified	Risk of flooding from rivers and the sea	Not identified
Former garages	Identified	Flood storage areas: part of floodplain	Not identified
Former military land	Not identified	Historical flood areas	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Areas benefiting from flood defences	Not identified
Waste site no longer in use	Not identified	Flood defences	Not identified
Active or recent landfill	Not identified	Proposed flood defences	Not identified
Former landfill (from Environment Agency Records)	Not identified	Surface water flood risk	Not identified
Active or recent licensed waste sites	Not identified	Groundwater flooding	Identified
Recent industrial land uses	Not identified	Ground stability	
Current or recent petrol stations	Identified	Natural ground subsidence	Not identified
Hazardous substance storage/usage	Not identified	Natural geological cavities	Not identified
Sites designated as Contaminated Land	Not identified	Coal mining	Identified
Historical licensed industrial activities	Not identified	Non-coal mining	Not identified
Current or recent licensed industrial activities	Not identified	Mining cavities	Not identified
Local Authority licensed pollutant release	Not identified	Infilled land	Not identified
Pollutant release to surface waters	Not identified	Radon	
Pollutant release to public sewer	Not identified	Radon	Not identified
Dangerous industrial substances (D.S.I. List 1)	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	Identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Identified
Proposed solar installations	Identified

Energy Infrastructure

Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified

Transportation

HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified

Transportation

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 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Not identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

Planning

Large projects searched to 500m	Identified
Small projects searched to 125m	Identified
House extensions and small new builds searched to 50m	Not identified
Mobile phone masts	Not identified
Mobile phone masts planning records	Identified

Planning constraints

Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified

Planning constraints

Special Areas of Conservation	Not identified
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Special Protection Areas (for birds)	Not identified
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National Nature Reserves	Not identified
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Local Nature Reserves	Not identified
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Designated Ancient Woodland	Not identified
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Green Belt	Identified
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World Heritage Sites	Not identified
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Areas of Outstanding Natural Beauty	Not identified
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National Parks	Not identified
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Conservation Areas	Not identified
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Listed Buildings	Not identified
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Certificates of Immunity from Listing	Not identified
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Scheduled Monuments	Not identified
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Registered Parks and Gardens	Not identified
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Contaminated land liability assessment methodology

As part of this report Groundsure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- historical land use (compiled from 1:10,000 and 1:10,560 maps)
- petrol stations, garages, energy features and tanks (compiled from 1:1,250 and 1:2,500 maps) – for selected areas.
- historic military / ordnance sites
- landfill and waste transfer/treatment or disposal sites (including scrap yards)
- current and recent industrial uses (as defined by PointX data)
- Catalyst petrol station
- Part A(1), Part A(2) and Part B Authorisations
- sites determined as Contaminated Land under Part 2A EPA 1990
- Planning Hazardous Substance Consents
- Environment Agency Recorded Pollution Incidents
- Dangerous Substances Inventory Releases (DSI)
- Red List Discharge Consent

The level of risk associated with the property is either Passed or Action Required. If the report result is Action Required it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

Method Statement

In assessing specific site risk, Groundsure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

Limitations of the Study

This report has been prepared with the assumption that the site is in residential use and that no significant (re)development is planned. The screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.

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 and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambient Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambient Risk Analytics.

Risk of flooding from rivers and the sea

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

Historic flood events

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

Surface water flooding

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

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

Flood storage areas

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

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Ambiental FloodScore™ insurance rating

The property has been rated as Very Low risk. Ambiental's FloodScore™ risk rating gives an indicative assessment of the potential insurance risk classification from flooding, which can provide an indication of how likely it is that a property's policy will be ceded to Flood Re. The assessment is based on Ambiental's river, tidal and surface water flood data and other factors which some insurers may use in their assessment are not included.

Flood Re is a re-insurance scheme that makes flood cover more widely available and affordable as part of your residential property home insurance. Properties at higher risk of flooding may have the flood part of their policy ceded to Flood Re by their insurer. It is important to understand that Flood Re does not apply to all situations. Exclusions from Flood Re includes properties constructed after 1 January 2009; properties not within domestic Council Tax bands A to H (or equivalent); commercial properties, certain buy to let scenarios and buildings comprising four or more residential units. A full list of the exemptions can be found on the Flood Re website (<https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/>). The Ambiental FloodScore™ insurance rating is classified into six different bandings:

Very High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a very high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate-High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a moderate possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a low possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Low indicates a level of risk that is likely to mean standard cover and premiums are available for flood cover. There is a low possibility the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Very Low indicates a level of flood risk that should not have any impact on the provision of flood cover for the property.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, whereas a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. This is then represented within Groundsure reports as either Negligible-Very Low (A&B ratings), Low (C ratings) or Moderate-High (D&E ratings). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide:

<https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

Planning data limitations

The Planning Applications section of this report contains data provided under licence from Glenigan, who are widely recognised in the industry as the market leaders in the collection and distribution of planning information in the UK. Glenigan collects on average 4,000 planning applications per day. As such, neither Groundsure or Glenigan are able to check the accuracy of the information that has been submitted by the applicant. All application information is based on the information submitted at the time of application and no additional checks are made to ensure its accuracy. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The planning section in our report is fully automated and Groundsure do not undertake visits to the Local Authority or manually search for planning records against other sources as this would be cost-prohibitive to most clients. With each report, Glenigan provides Groundsure with the location detail for each planning application, which is then published within our report. The method for deriving the location detail depends on the type of planning application.

The location of applications are represented in this report as single points for small developments and points and polygons for large

developments. If an application associated with a small development is shown on the map as a polygon it is because it was once classified as a large development and has been downgraded. The location of applications is derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. If the application is represented by a point, it may not represent the nearest border of the development and may fall outside of the development boundary. If the application is represented by a polygon, we only map the outer extents of proposed developments. Some developments are comprised of multiple areas and in these cases we will show all polygons on the map but only label the one closest to the study site. The information contained within this report should be used in conjunction with a visit to the relevant local authority's website to determine the exact location of the development, determine any possible distinctions within the development area, and how this may impact the subject property.

Groundsure have incorporated a dynamic search radius to ensure the most relevant data is presented. This variable search distance is based on House of Commons Library data which categorises areas according to the size of the settlement. Groundsure have distilled these into three core categories. These categories are mega urban, urban and rural and the following search distances apply:

- Mega urban: 250m for large projects, 75m for small projects and 50m for house extensions
- Urban: 500m for large projects, 125m for small projects and 50m for house extensions
- Rural: 750m for large projects, 500m for small projects and 250m for house extensions

Please note, the search radius assigned to this property is detailed within the planning section of the report.

Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications be identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the Local Authority. Groundsure have excluded certain records of the publicly available data from this report which may have created duplications of reference to the same application. This includes, but is not limited to, data relating to applications such as amendments or variations of planning applications, discharge of conditions, or other associated applications. The report also excludes information on Lawful Development Certificates, Permitted Developments, Prior Approvals, Tree Preservation Orders, and other applications that are considered minor in terms of the level of construction. Additionally, an area of land may be identified for development within the local authority development plan, but for which no formal planning application exists. As such these are not included within the search.

Groundsure provides a web link to individual planning records in this report, but over time Local Authorities may have altered their website structure or record storage and so not all links may still be active. In the case of broken links, customers can use the planning application reference to search the Local Authority planning website manually. Due to data collection methods and processing time, there may be a period of up to 10 days between the application being published on the local authority website and appearing within the Groundsure report.

It is important to note the terms and conditions under which the report was sold, and in particular, whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to guarantee that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. We recommend checking the contents of the TA6 Property Information Form completed by the seller to determine if any planning applications were revealed. If they were not and you believe this should have been included we recommend discussing this with your conveyancer.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

Underground data limitations

This database was created by Groundsure using publicly available open data and data from OpenStreetMap. The data is not provided by or endorsed by Transport for London (TfL) and minor differences between TfL's official data and Groundsure's data may occur in relation to the London Underground. Please note that the London Underground, Merseyrail, and Tyne and Wear Metro operate both underground and above ground.

SAMPLE REPORT

Conveyancing Information Executive and our terms & conditions

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