



The Coal
Authority

The Coal Authority Property Search Services
200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
 Phone: 0345 7626 848

Groundsure Reference: XXXXXXXXXXXXXXXXXXXX
 Our Reference: XXXXXXXXXXXXXXXXXXXX
 Your Reference: XXXXXXXXXXXXXXXXXXXX

RRUID:
 Report Date XXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXXXX

Commercial Enviro All-in-One

Address: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Thank you for placing your order with the Coal Authority Property Search Services.

Please find enclosed the Groundsure Screening and Coal Authority CON29M Coal Mining and Brine Subsidence Claim report.

This table summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the location above. A fuller explanation of the condition and its potential to result in ground movement are given in Appendix 1 at the back of the report.

Coal Mining	no
Brine Compensation Area	no

If you need any further assistance, please do not hesitate to contact our helpline on 0345 7626 848 quoting the above report reference number.

Enc.
 Groundsure Screening and the Coal Authority CON29M Coal Mining And Brine Subsidence Claim Report

SAMPLE

Groundsure Screening

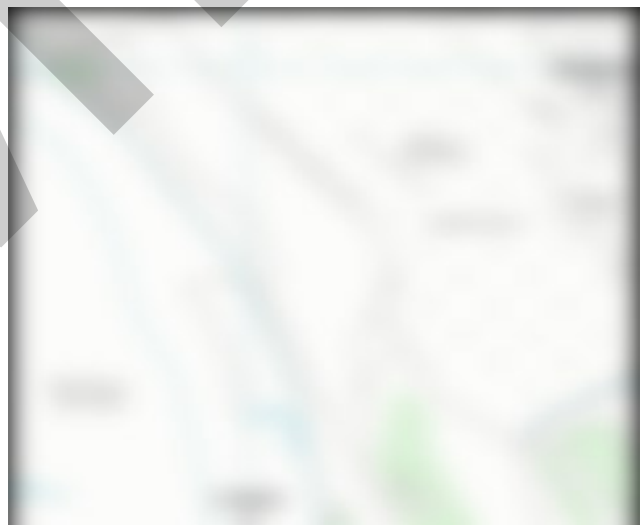
Address: XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Date: XXXXXXXX

Groundsure Reference: XXXXXXXXXXXX

Your Reference: XXXXXXXXXXXXXXXXXXXX

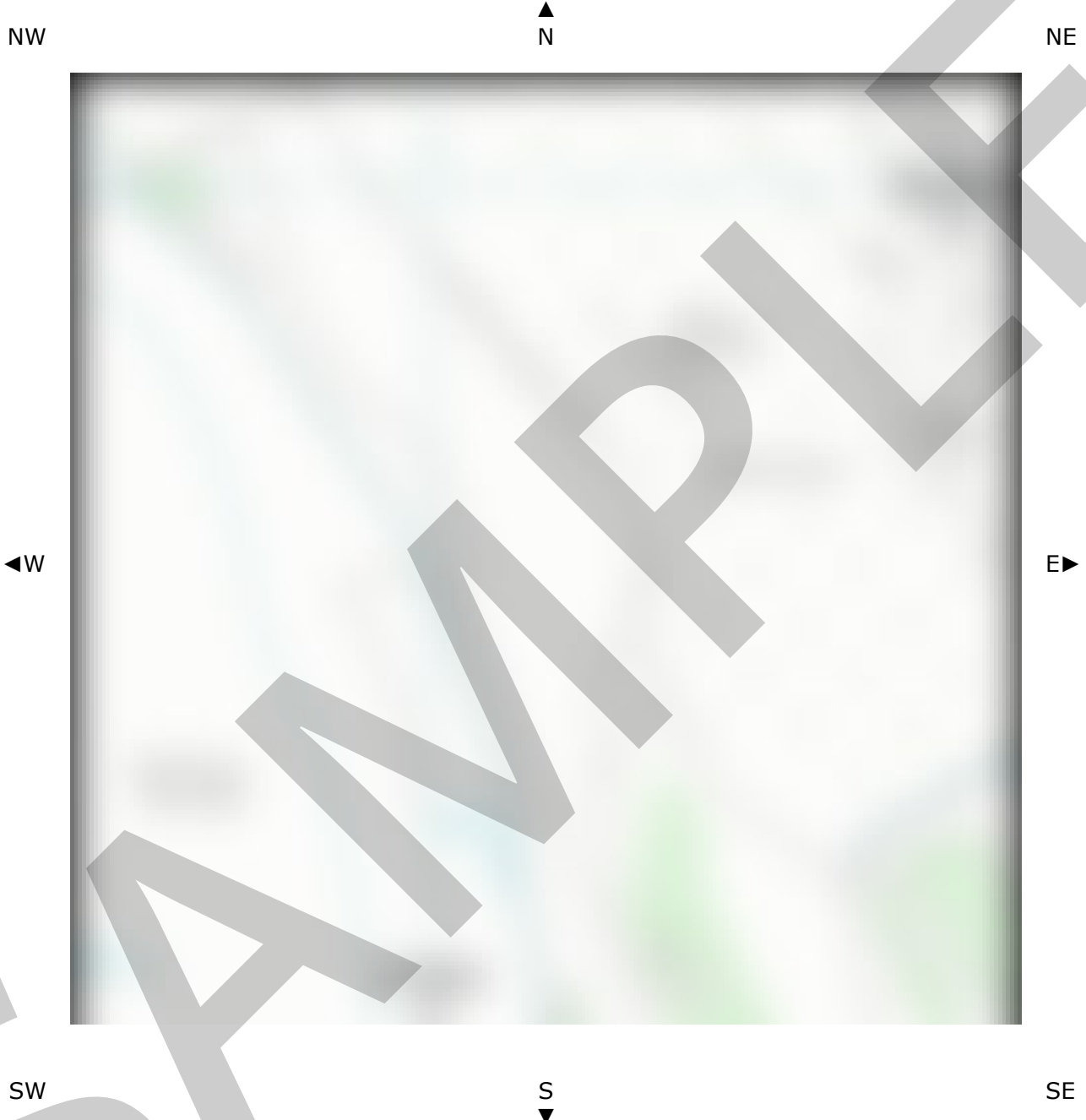
Client: XXXXXXXXXXXX



Brought to you by the Coal Authority Property Search Services



Aerial Photograph of Study Site



Site Name: XXXXXXXXXXXXXXXXXXXXXXXXXXXX
Grid Reference: XXXXXXXXX
Size of Site: XXXX

Aerial photography supplied by Getmapping PLC.
© Copyright Getmapping PLC 2003. All Rights Reserved.

Report Reference: XXXXXXXXXX

Executive Summary

The following opinion is provided by Groundsure on the basis of the information available at the time of writing and contained within this report.

Acceptable Environmental Risk

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?	Unlikely
Does the property represent Acceptable Banking Security from an environmental risk perspective?	Yes
Is there a risk that the property value may be impacted due to environmental liability issues?	Unlikely
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Low-Moderate

The Coal Authority Assessment

This table summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the location above. A fuller explanation of the condition and its potential to result in ground movement are given in Appendix 1 at the back of this report.

Coal Mining	no
Brine Compensation Area	no

This assessment is based on and limited to the records held by the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Recommendations

None required.

SAMPLE

Further Information

Environmental Consultancy: If you would like any further assistance regarding this report, please consult our FAQs located at <http://www.groundsure.com/help-documents/faqs>. If anything further is required contact the Groundsure Helpline to discuss the findings free of charge.

Phase 1 Environmental Risk Assessment: If you would like to undertake a Phase 1 Environmental Risk Assessment, Groundsure would be pleased to provide you with a quotation for this more detailed assessment of the property. The cost of the Phase 1 would include a discount to reflect the entire cost of the report already undertaken. Whilst quotes are provided on a site-specific basis, these reports generally start from approximately £1,200+VAT. Please note that a Phase 1 report will often be required to support planning applications.

Environmental Insurance: Environmental insurance may be available for the subject property. Please contact Groundsure for further details.

Consultant's Opinion

Issue	Guidance
Current land use	Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to be used for commercial purposes
Proposed land use	Groundsure has not been advised by the client (or their advisers) of the proposed use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to continue in its current use.
On site potentially contaminative issues	No potentially contaminative land uses have been identified at the study site.
Off site potentially contaminative issues	Potentially contaminative historic and current land uses and a pollution incident of minor concern have been identified in proximity to the study site.
Potentially vulnerable receptors	<p>Potentially vulnerable receptors have been identified including:</p> <p>Human health: Site users</p> <p>Aquifer - Superficial: Secondary A On Site</p> <p>Aquifer - Bedrock: Principal On Site</p> <p>Source Protection Zones (SPZ) within 100m: XXXXXXXXXX XXXXXXXXXX</p> <p>Confined Aquifer SPZ within 50m: XXX</p> <p>Abstractions – Potable (within 2000m): XXXXXX</p> <p>Abstractions – Groundwater (within 200m): XXX</p> <p>Abstractions – Surface Water (within 200m): XXX</p> <p>Surface Water Features (within 50m): XXX</p> <p>Designated sites: XXX</p> <p>Notes:XXX</p>
Conclusion	Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Additional Matters

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

Issue	Guidance
Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
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.
Infilled Land	No issues identified.
Flooding	The property does not lie within 25m of an Environment Agency floodplain.
Natural Ground Subsidence	No issues identified.
BGS non Coal Mining	The BGS have identified that occasional minor past underground mining may have occurred but of restricted extent in the near vicinity of the property. Further details can be found in Section 11 of this report.
Radon	No issues identified.
Radon Protection	No issues identified.

Report Reference: XXXXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Issue	Guidance
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 encountered throughout Britain to this day, particularly during construction and redevelopment works. 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 2007.

SAMPLE

Report Reference: XXXXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
1. Historical Industrial Sites						
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	X	X	XX	X	X	X
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	X	X	XX	X	X	X
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	X	X	XX	X	X	X
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	X	X	XX	X	X	X
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	X	X	XX	X	X	X
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000) *51-100m	X	X	XX	X	X	X
2. Environmental Permits, Incidents and Registers						
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of Historic IPC Authorisations	X	X	X	X	X	X
Records of Part A(1) and IPPC Authorised Activities	X	X	X	X	X	X
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	X	X	X	X	X	X
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	X	X	X	X	X	X
Records of List 1 Dangerous Substances Inventory sites	X	X	X	X	X	X
Records of List 2 Dangerous Substances Inventory sites	X	X	X	X	X	X
Records of Part A(2) and Part B Activities and Enforcements	X	X	X	X	X	X
Records of Category 3 or 4 Radioactive Substances Authorisations	X	X	X	X	X	X
Records of Licensed Discharge Consents	X	X	X	X	X	X
Records of Planning Hazardous Substance Consents and Enforcements	X	X	X	X	X	X
2.2 Records of COMAH and NIHHS sites	X	X	X	X	X	X
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	X	X	X	X	X	X
National Incidents Recording System, List 1	X	X	X	X	X	X
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	X	X	X	X	X	X

Report Reference: XXXXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
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3.1 Landfill Sites

Environment Agency Registered landfill Sites	X	X	X	X	X	X
Environment Agency Historic Landfill Sites	X	X	X	X	X	X
BGS/DoE Landfill Site Survey	X	X	X	X	X	X
Landfills in Local Authority and Historical Mapping records	X	X	X	X	X	X

3.2 Landfill and Other Waste Sites Findings

Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	X	X	X	X	X	X
Environment Agency licensed Waste Sites	X	X	X	X	X	X

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
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4.1 Current Industrial Sites Data	X	X	XX	X	X	X
4.2 Records of Petrol and Fuel Sites	X	X	X	X	X	X
4.3 National Grid High Voltage Underground Electricity Transmission Cables	X	X	X	X	X	X
4.4 National Grid High Pressure Gas Transmission Pipelines	X	X	X	X		

5. Geology	Description
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5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	XX
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	XXX
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. Source: Scale: 1:50,000 BGS Sheet 239	

* This includes an automatically generated 50m buffer zone around the site.

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
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6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				XXX		
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				XXX		
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	X	X	X	X	X	X
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	X	X	X	X	X	X
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	X	X	X	X	X	X
6.6 Are there any Source Protection Zones within 500m of the study site?				XXX		
6.7 Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?				XX		
6.8 River Quality						
Is there any Environment Agency information on river quality within 1500m of the study site?	XX	XX	XX	XX	XX	XX
6.9 Detailed River Network entries within 500m of the site	X	X	X	X	X	X
6.10 Surface water features within 250m of the study site	XX	XX	XX	X	X	X

7. Flooding

Report Reference: XXXXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Using this Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 250m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and tidal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas and World Heritage Sites. These searches are conducted using radii of up to 2000m.

9. Additional Information

Provides information on records of mobile phone transmitters, potential sites of OfCom telecommunication masts and overhead transmission lines up to 500m.

Report Reference: XXXXXXXXXX

10. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon.

11. Non Con29m Mining Information

Provides information on areas of coal and BGS non-coal mining hazard.

12. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

Report Reference: XXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Groundsure Risk Assessment Methodology

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 National Planning Policy Framework (NPPF), 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 the Environment Agency, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant - Pathway - Receptor Definitions

Sources of contamination include:

- Historic on-site and historic off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

Report Reference: XXXXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Risk Assessment Definitions

Acceptable Environmental Risk: Significant potential environmental liabilities have not been identified

In Need of Further Assessment: Significant potential environmental liabilities have been identified

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.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

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

Low-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 further assessment may be appropriate 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-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.

Report Reference: XXXXXXXXXXXX

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 250m of the search centre: 16

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
XX	XX	XXXXXXXXXXXXXXXXXXXX	XXXX
XX	X	XXXXXXX	XXXX
XX	X	XXXXXXX	XXXX
XX	X	XXXXXXX	XXXX
XX	XX	XXXXXXXXXXXXXXXXXXXX	XXXX
XXX	X	XXXXXXXXXXXXXXXXXXXX	XXXX
XXX	XX	XXXXXXX	XXXX
XXX	XX	XXXXXXX	XXXX
XXX	XX	XXXXXXX	XXXX
XXX	XX	XXXXXXX	XXXX
XXX	XX	XXXXXXX	XXXX
XXX	XX	XXXXXXX	XXXX
XXX	XX	XXXXXXX	XXXX
XXX	XX	XXXXXXX	XXXX
XXX	X	XXXXXXXXXXXXXXXXXXXX	XXXX
XXX	XX	XXXXXXX	XXXX

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 100m of the search centre: 1

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
XX	XX	XXXXXXXXXXXXXXXXXXXX	XXXX

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 100m of the search centre: 6

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
X	XX	XXXXXXXXXXXXXXXXXXXX	XXXX
X	XX	XXXXXXXXXXXXXXXXXXXX	XXXX

Report Reference: XXXXXXXXXXXX

XX	XX	XXXXXXXXXXXXXXXXXXXX	XXXX
XX	XX	XXXXXXXXXXXXXXXXXXXX	XXXX
XX	XX	XXXXXXXXXXXXXXXXXXXX	XXXX
XX	XX	XXXXXXXXXXXXXXXXXXXX	XXXX

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 100m of the search centre: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 100m of the search centre: 0

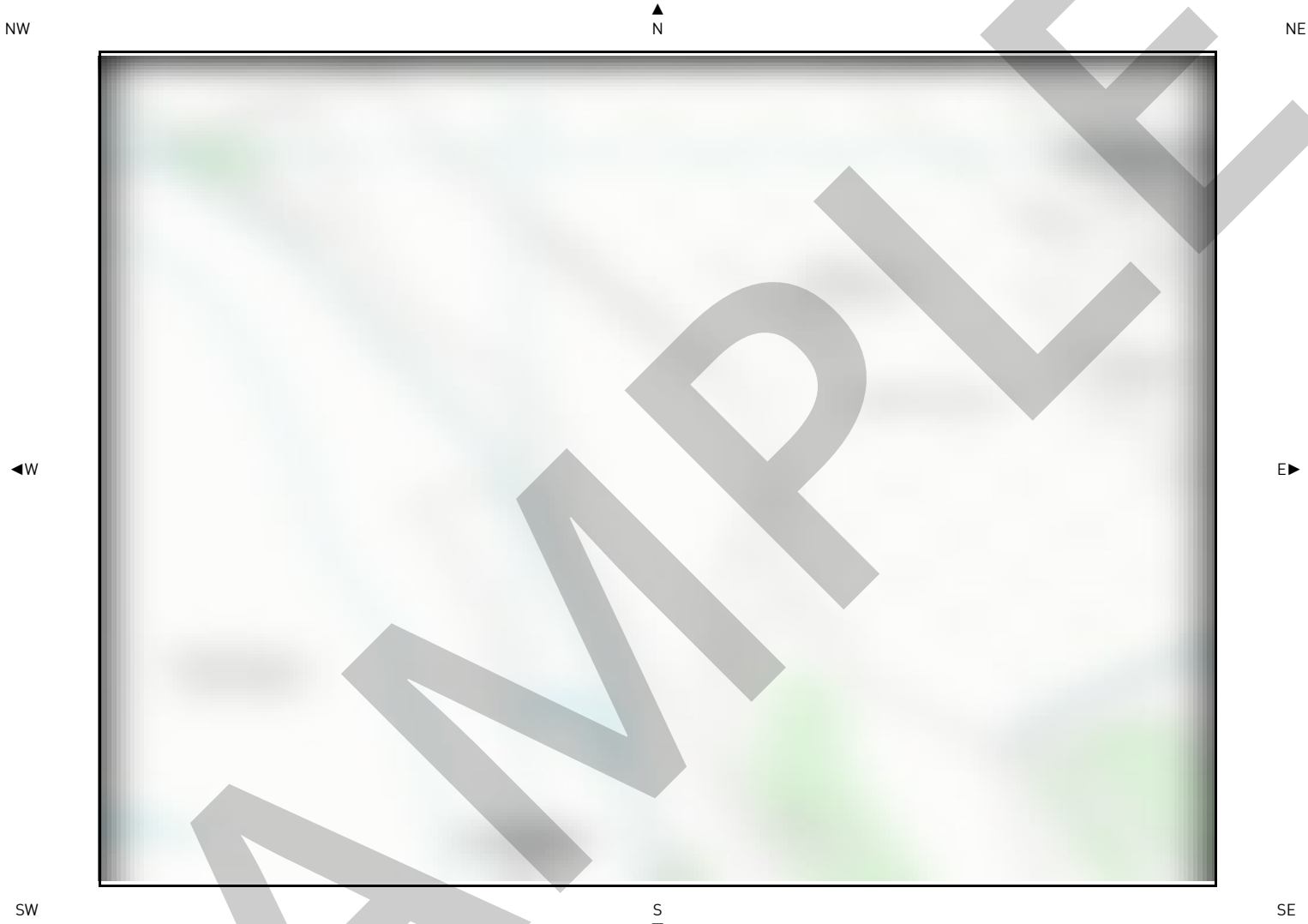
Database searched and no data found.

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 0

Report Reference: XXXXXXXXXXXX

2. Environmental Permits, Incidents and Registers Map



Environmental Permits, Incidents and Registers Legend

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Site Outline

— 250 —
— 500 —

Search Buffers (m)

- | | |
|---------------------------------|--|
| ★ Recorded Pollution Incident | ▼ Radioactive Consents (Lower Risk) |
| ◆ Dangerous Substances (List 1) | ▲ Part A(1) Authorised Processes & Historic IPC Authorisations |
| ◇ Dangerous Substances (List 2) | ▲ Part A(2) and Part B Authorisations |
| ▣ Water Industry Referrals | ⬠ Sites Determined as Contaminated Land |
| ■ Licensed Discharge Consents | ⬠ COMAH / NIHHS Sites |
| ■ Red List Discharge Consents | ⊗ Hazardous Substance Consents & Enforcements |

Report Reference: XXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990¹

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.

SAMPLE

Report Reference: XXXXXXXXXX










If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

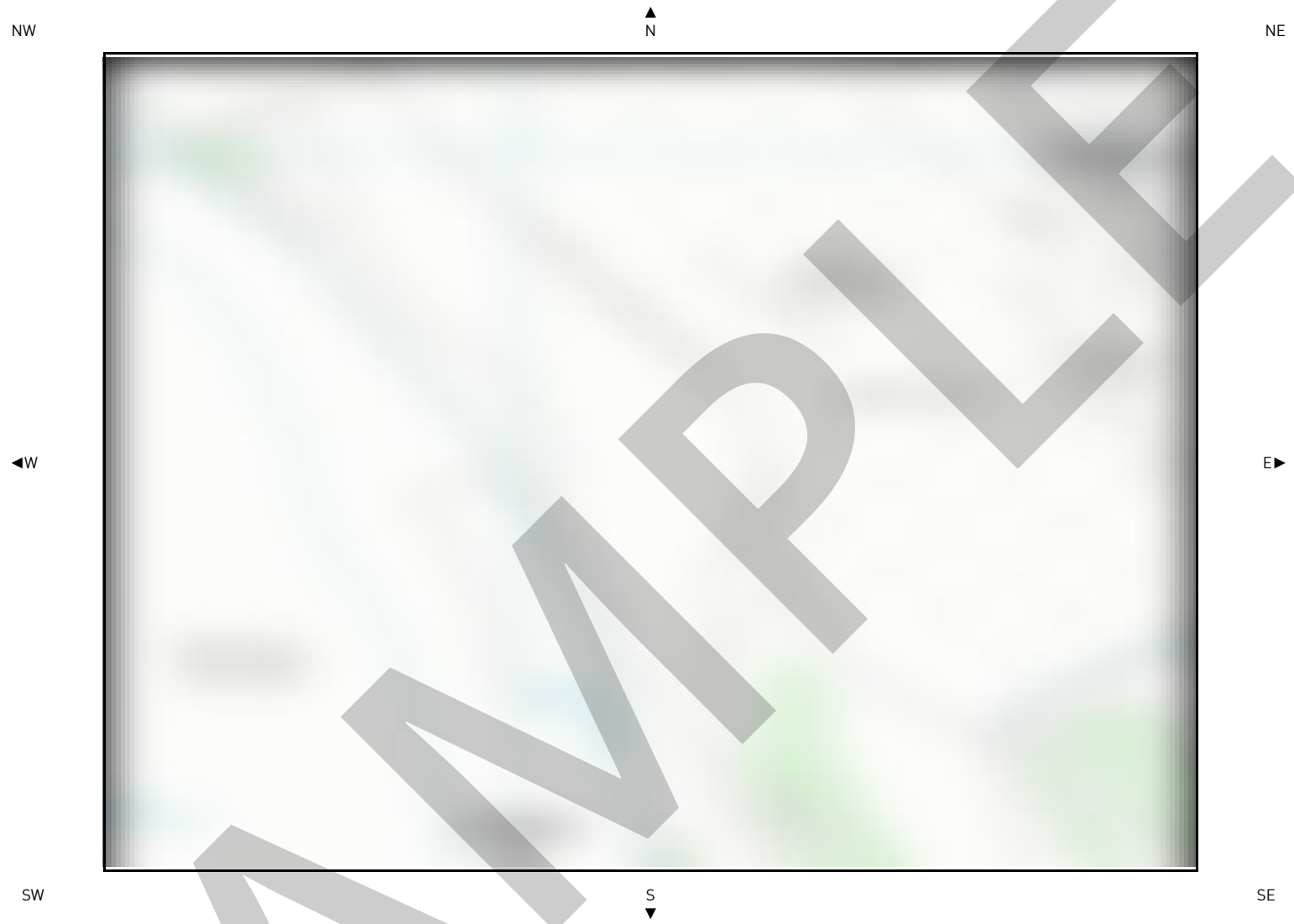
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- | | | |
|---|---|---|
|  Site Outline
 250 Search Buffers (m)
 500 |  E.A. Active Landfill
 E.A. Historic Landfill
 BGS / DoE Survey Landfill |  Historic and Planned Waste Sites
 E.A. Licensed Waste Site
 Local Authority/Historical Mapping Landfill Records |
|---|---|---|

Report Reference: XXXXXXXXXXXX

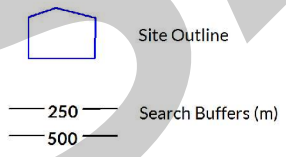
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

4. Current Land Use Map



Current Land Use Legend

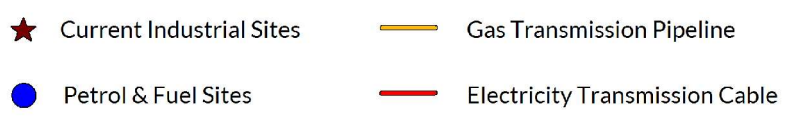
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Site Outline

250 Search Buffers (m)

500



★ Current Industrial Sites

● Petrol & Fuel Sites

— Gas Transmission Pipeline

— Electricity Transmission Cable

Report Reference: XXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

14

The following records are represented as points on the Current Land Uses map:

ID	Distance (m)	Direction	Company	Address	Activity	Category
XX	X	XX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
X	XX	XX	XXXXXXXXXXXXXX XXXXXX	XXXX	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXXXXXX XXXXXXXXXXXXXX
X	XX	XX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXX XXXXXX	XXXXXXXXXX XXXXXXXXXX
X	XX	XX	XXXXXXXXXXXXXX XXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXX XXXXXXXXXXXXXX XXXXXXXXXXXXXX XXXXXXXXXXXXXX	XXXXXXXXXXXXXX XXXXXXXXXXXXXX
X	XXX	XX	XXXXXXXXXXXXXX XXXXXX	XXXX	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXXXXXX XXXXXXXXXXXXXX
XX	XXX	X	XXXXXXXXXXXXXX XXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXX XXXXXXXXXXXXXX	XXXXXXXXXXXXXX XXXXXXXXXXXXXX
XX	XXX	X	XXXXXXXXXXXXXX XXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXX
X	XXX	XXX	XXXXXXXXXXXXXX XXXXXX	XXXX	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXXXXXX XXXXXXXXXXXXXX
XX	XXX	X	XXXXXX	XXXX	XXXXXXXXXXXXXX XXXXXXXXXXXXXX	XXXXXXXXXXXXXX XXXXXXXXXXXXXX
XX	XXX	X	XXXXXXXXXXXXXX XXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXX XXXXXXXXXXXXXX	XXXXXXXXXXXXXX XXXXXXXXXXXXXX
X	XXX	XX	XXXXXXXXXXXXXX XX	XXXX	XXXXXXXXXXXXXX XXXXXXXXXXXXXX	XXXXXXXXXXXXXX XXXXXXXXXXXXXX
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XX	XXX	X	XXXXXX	XXXX	XXXXXXXXXXXXXX XXXXXXXXXXXXXX XXXXXXXXXXXXXX	XXXXXXXXXXXXXX XXXXXXXXXXXXXX XXXXXXXXXXXXXX
XX	XXX	XX	XXXXXXXXXXXXXX XXXXXX	XXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX XXXXXXXXXXXXXX

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

2

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
XX	XX	XX	XXXXXX	XXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXX
X			XXXXXX		XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXX		
XX	XXX	XX	XXXXXX XXXXXX	XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XX	XXXX

Report Reference: XXXXXXXXXXXX

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site:

0

Database searched and no data found.

Report Reference: XXXXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.
The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

5.3 Bedrock and Solid Geology

The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
XXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXX

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

For more detailed geological and ground stability data please refer to the "Groundsure Geology and Ground Stability Report". Available from our website.

Report Reference: XXXXXXXXXX

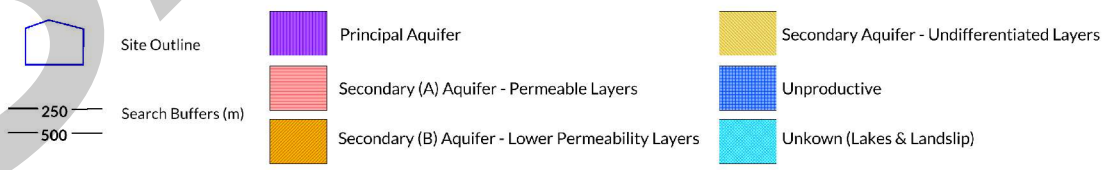
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

6a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend

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Report Reference: XXXXXXXXXXXX

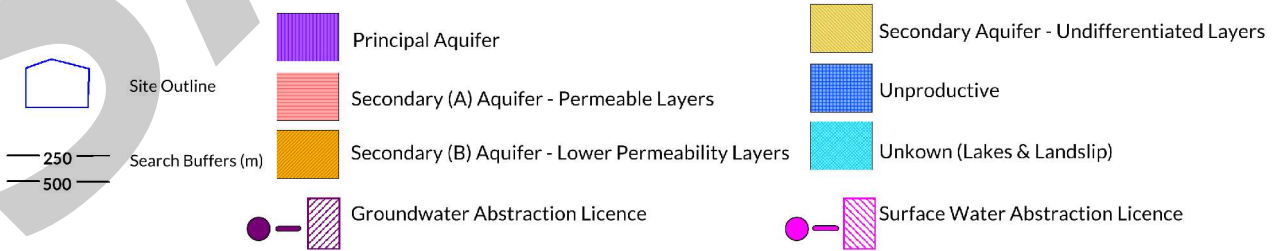
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



Aquifer Within Bedrock Geology Legend

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Report Reference: XXXXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses




SPZ and Potable Water Abstraction Licenses Legend

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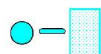


 Source Protection Zone 1 - Inner Catchment

 Source Protection Zone 2 - Outer Catchment

 Source Protection Zone 3 - Total Catchment

 Source Protection Zone 4 - Zone of Special Interest

 Potable Water Abstraction Licence

Report Reference: XXXXXXXXXXXX







If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

6d. Hydrogeology – Source Protection Zones within confined aquifer



SPZ within confined aquifer Legend

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-  Site Outline
-  Search Buffers (m)
— 250 —
— 500 —
-  Source Protection Zone 1 - Inner Catchment
-  Source Protection Zone 2C - Outer Catchment within Confined Aquifer
-  Source Protection Zone 3C - Total Catchment within Confined Aquifer
-  Potable Water Abstraction Licence

Report Reference: XXXXXXXXXXXX

















If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

6e. Hydrology – Detailed River Network and River Quality



Hydrology Detailed River Network and River Quality Legend

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- | | |
|---|---|
|  Primary River |  Canal |
|  Secondary River |  Canal Tunnel |
|  Tertiary River |  Culvert |
|  Lake/Reservoir |  Multiple Channel Culvert |
|  Underground River (inferred) |  Underground River (Potential Sewer) |
|  General Quality Assessment: Biology |  Underground River (local knowledge) |
|  General Quality Assessment: Chemistry | |
-
- | | |
|--|--------------------|
|  Site Outline | |
|  250 | Search Buffers (m) |
|  500 | |

Report Reference: XXXXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? **No**

Biological Quality:

Database searched and no data found.

Chemical Quality:

Database searched and no data found.

6.9 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site? **No**

Database searched and no data found.

6.10 Surface Water Features

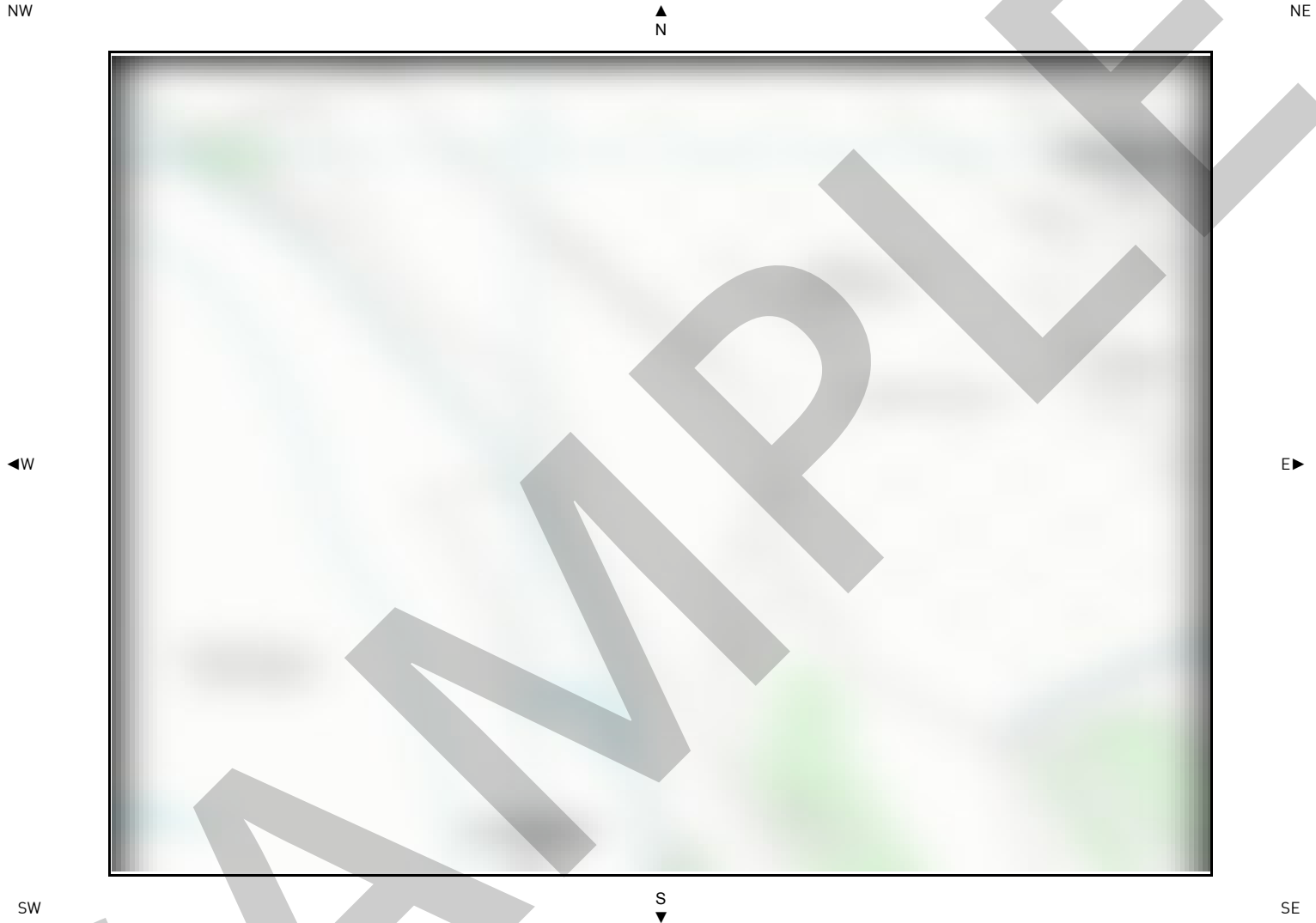
Are there any surface water features within 250m of the study site? **No**

Database searched and no data found.

This information is taken from [Ordnance Survey OpenData](#)TM. Contains Ordnance Survey data © Crown copyright and database right 2013.
























Report Reference: XXXXXXXXXXXX

7. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map Legend

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 Site Outline  Search Buffers (m) 250 500	<table border="0"> <tr> <th colspan="2">RoFRaS Rating</th> </tr> <tr> <td></td> <td>Very Low</td> </tr> <tr> <td></td> <td>Low</td> </tr> <tr> <td></td> <td>Medium</td> </tr> <tr> <td></td> <td>High</td> </tr> </table>	RoFRaS Rating			Very Low		Low		Medium		High	<table border="0"> <tr> <th colspan="2">Flood Defences</th> </tr> <tr> <td></td> <td>Areas used for Flood Storage</td> </tr> <tr> <td></td> <td>Areas Benefiting from Flood Defences</td> </tr> <tr> <td></td> <td>Flood Defences</td> </tr> </table>	Flood Defences			Areas used for Flood Storage		Areas Benefiting from Flood Defences		Flood Defences
RoFRaS Rating																				
	Very Low																			
	Low																			
	Medium																			
	High																			
Flood Defences																				
	Areas used for Flood Storage																			
	Areas Benefiting from Flood Defences																			
	Flood Defences																			

Report Reference: XXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

7. Flooding

7.1 Risk of Flooding from Rivers and the Sea (RoFRaS)

What is the risk of flooding at the centre of the study site?

Very Low

The Environment Agency RoFRaS database provides an indication of flood river and coastal risk at a national level on a 50m grid as used by many of the insurance companies.

Any relevant data within 250m is represented on Map 7- RoFRaS Flooding.

RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.2 Flood Defences

Are there any Flood Defences within 250m of the study site ?

No

7.3 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site?

No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

7.4 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

Report Reference: XXXXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

7.5 Groundwater Flooding Susceptibility Areas

What is the susceptibility to Groundwater Flooding in the search area based on the underlying geological conditions? **Limited potential for groundwater flooding**

Does this relate to Clearwater Flooding or Superficial Deposits Flooding?

Clearwater Flooding

Guidance: Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard, unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area, you need take no further action in relation to groundwater flooding hazard.

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded. The BGS Susceptibility to Groundwater Flooding hazard dataset identifies areas where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface. The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

7.6 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result?

High

Notes:

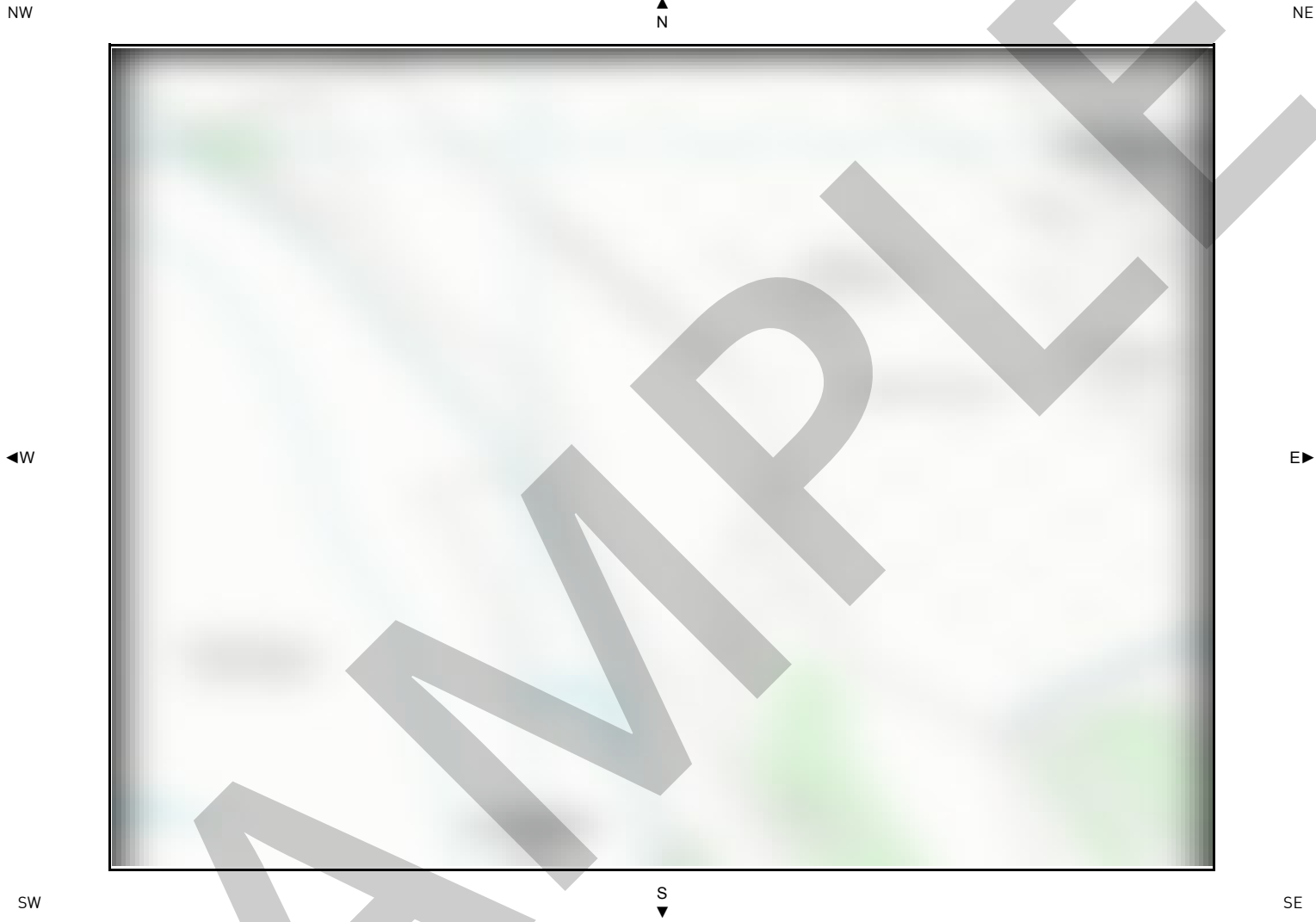
Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The **confidence rating** is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

Report Reference: XXXXXXXXXXXX
















If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

8. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Legend

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- | | | | | | |
|---|------------------------|---|--------------------------|---|---------------------------------|
|  | AONB |  | Green Belt |  | National Nature Reserve |
|  | Site Outline |  | National Park |  | Environmentally Sensitive Areas |
|  | 250 Search Buffers (m) |  | SSSI |  | Special Areas of Conservation |
|  | 500 Search Buffers (m) |  | Special Protection Areas |  | World Heritage Sites |
| | | | |  | Nitrate Sensitive Areas |
| | | | |  | Local Nature Reserves |
| | | | |  | Ramsar Sites |

Report Reference: XXXXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site: **Yes**

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **0**

Database searched and no data found.

Records of National Nature Reserves (NNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Protection Areas (SPA) within 2000m of the study site: **0**

Database searched and no data found.

Records of Ramsar sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: **3**

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
X	XXX	XX	XXXXXXXXXX	XXXXXXXXXXXXXX
XXXXXXXXXX	XXXX	X	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX
XXXXXXXXXX	XXXX	X	XXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXX

Records of World Heritage Sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: **0**

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: **0**

Database searched and no data found.

Report Reference: XXXXXXXXXXXX

Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

Records of Green Belt land within 2000m of the study site:

6

Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015].

ID	Distance	Direction	Green Belt Name	Local Authority Name
X	XXX	XXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
X	XXX	XX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXX	XXXX	X	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
X	XXXX	XXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXX	XXXX	XX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXX	XXXX	XX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX

Report Reference: XXXXXXXXXXXX

10. Natural Hazards Findings

10.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information, please obtain a Groundsure Geology and Ground Stability Report. Available from our website. The following information has been found:

10.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? **Negligible**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.

10.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? **Very Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

10.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site? **Very Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Significant soluble rocks are present. Problems unlikely except with considerable surface or subsurface water flow. No special actions required to avoid problems due to soluble rocks. No special ground investigation required or increased construction costs are likely. An increase in financial risk due to potential problems with soluble rocks is unlikely.

10.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site? **Negligible**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Report Reference: XXXXXXXXXXXX

No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

10.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site? **Very Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

10.1.6 Running Sand

What is the maximum Running Sand* hazard rating identified on the study site? **Negligible**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

* This indicates an automatically generated 50m buffer and site.

10.2 Radon

What is the maximum radon potential at the study site?
The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?
No radon protective measures are necessary

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from Public Health England (PHE) and the British Geological Survey (BGS). No radon protection measures are required.

Report Reference: XXXXXXXXXXXX

11. Non CON29M Mining Information

11.1 Coal Mining

Are there any coal mining areas within 75m of the study site?

No

A Coal Authority CON29M Coal Mining and Brine Subsidence Claim Report is provided in Appendix 1 at the end of this report.

11.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary?

Yes

The following non-coal mining information is provided by the BGS:

Distance (m)	Direction	Name	Commodity	Assessment of Likelihood
X	XXXXXX	XXXXXXXXXXXX	XXXX	XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX

Past underground mine workings are uncommon, localised and of limited area. The rock types present in this area are such that minor mineral veins may be present within them on which it is possible that there have been attempts to work these by underground methods and/or it is possible that small scale underground extraction of other materials may have occurred. All such occurrences are likely to be restricted in size and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

11.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site?

No

A Coal Authority CON29M Coal Mining and Brine Subsidence Claim Report is provided in Appendix 1 at the end of this report.

Report Reference: XXXXXXXXXXXX

12. Contacts

The Coal Authority Property Search Services

200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848
Email: groundstability@coal.gov.uk
Web: www.groundstability.com



**The Coal
Authority**

British Geological Survey (England & Wales)

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries



**British
Geological Survey**
NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

Tel: 08708 506 506
North East Thames
Apollo Court - Bishops Square Business Pk, Hatfield, AL10 9EX
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



**Environment
Agency**

Public Health England

Public information access office, Public Health England
Wellington House, 133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000



**Public Health
England**

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



Local Authority

Authority: Welwyn Hatfield Council
Phone: 01707 357 000
Web: <http://www.welhat.gov.uk/>
Address: Council Offices, The Campus, Welwyn Garden City,
Hertfordshire, AL8 6AE

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW
Tel: 01252 845444



Acknowledgements

Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

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This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

Report Reference: XXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Search Code

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@4C.groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

COMPLAINTS

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 compensation of up to £5,000 to you if they find that you have suffered actual loss as a result of your search provider failing to keep to the Code.

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

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

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

Report Reference: XXXXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.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.

Report Reference: XXXXXXXXXXXX

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

"Beneficiary" means the person or entity for whose benefit the Client has obtained the Services.

"Client" means the party or parties entering into a Contract with Groundsure.

"Commercial" means any building or property which is not Residential.

"Confidential Information" means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

"Support Services" means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Contract" means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

"Third Party Data Provider" means any third party providing Third Party Content to Groundsure.

"Data Reports" means reports comprising factual data with no accompanying interpretation.

"Fees" has the meaning set out in clause 5.1.

"Groundsure" means Groundsure Limited, a company registered in England and Wales under number 03421028.

"Groundsure Materials" means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

"Intellectual Property" means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

"Mapping" means a map, map data or a combination of historical maps of various ages, time periods and scales.

"Order" means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

"Ordnance Survey" means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

"Order Website" means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

"Report" means a Risk Screening Report or Data Report for Commercial or Residential property.

"Residential" means any building or property used as or intended to be used as a single dwelling.

"Risk Screening Report" means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

"Services" means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

"Site" means the area of land in respect of which the Client has requested Groundsure to provide the Services.

"Third Party Content" means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

"User Guide" means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and (i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

- (i) the Beneficiary,
- (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

- (i) full payment of all relevant Fees and
- (ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

- (iv) not combine the Services with or incorporate such Services into any other information data or service;

- (v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that

those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

- (vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

- (vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7. Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

- (i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or subcontractors;
- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;
- (xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;
- (xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

- (xiii) loss or damage to a computer, software, modem, telephone or other property; and
- (xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services,

Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

(a) supplied to the Client's specification(s) and in any event

(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract. 11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be

valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website www.tpos.co.uk or email: admin@tpos.co.uk

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law.

Appendix 1

**The Coal Authority CON29M Coal
Mining and Brine Subsidence Claim
report**

Report Reference: XXXXXXXXXXXX

If you would like any further assistance regarding this report then please contact
Groundsure on (T) 08444 159 000, email: info@groundsure.com



Issued by:

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

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXX
XXXXXXXXXX
XXXXX

Our reference: XXXXXXXXX
Your reference: XXXXXXXXXXXXXXXXXXXX
Date of your enquiry: XXXXXXXXXXXX
Date we received your enquiry: XXXXXXXXXXXX
Date of issue: XXXXXXXXXXXX

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

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

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	No
Brine Compensation District	No

Information from the Coal Authority

The property lies outside any defined coalfield area.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

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Location map



Approximate position
of property



Enquiry boundary

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Ordnance Survey Licence number: XXXXXXXX

Key

Approximate position of enquiry
boundary shown

