



Address Line 1, Address Line 2, Address Line 3, Town, County, Postcode

Report prepared for: Law Firm LLP

Client Reference: Sample

Report Reference: Sample

Date: 1st May 2021



Contaminated Land

PASSED

Recommendations | [SEE PAGE 1](#)

[CLICK HERE](#)

Consultant Commentary | [SEE PAGE 3](#)

[CLICK HERE](#)

On-site

LOW TO MODERATE

Off-site

LOW TO MODERATE

Environmental sensitivity

MODERATE TO HIGH



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Operational Compliance

NOT IDENTIFIED | [SEE PAGE 1](#)

Operations at the Site are unlikely to require a permit or present a risk.

[CLICK HERE](#)

Natural and Mining Related Hazards

IDENTIFIED | [SEE PAGE 4](#)

We have identified potential ground stability issues.

[CLICK HERE](#)



Authored by:

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Contaminated Land

PASSED



Liability Assessment

Within the scope of this assessment no Liabilities have been identified. No further action is required.

What is the overall risk of contaminants from on Site activities?

LOW TO MODERATE

What is the risk of contaminants from off-site activities impacting the Site?

LOW TO MODERATE

What is the environmental sensitivity (pathways and receptors) rating?

MODERATE TO HIGH



Argyll's Recommendations

No Action Required

Operational Compliance



Argyll's Comment

The Site does not appear to be engaged in activities that require permitting.



Report Scope

Report Prepared on: **Address Line 1, Address Line 2, Address Line 3, Town, County, Postcode**

Current Use: **Assumed mixed commercial/residential**

Proposed Use: **Assumed mixed commercial/residential**

Transaction Type: **Assumed purchase**

Site Area (m²): **2992.88**

National Grid Reference: **321900 389110**



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Contaminated Land Consultant Commentary



On-site Sources

LOW TO MODERATE

A review of historical maps show the Site was in commercial use from at least 1876. Additional buildings were identified by 1899. Various alterations were noted over time, and c.1970, the entire Site was redeveloped for commercial use, with an electrical sub station in the south. An additional commercial property was developed in the north by 1989. No other significant changes were identified from subsequent maps. Recent street level photography indicates flats above the commercial properties.

Off-site Sources

LOW TO MODERATE

A review of historical maps dating from 1876 show the following potentially contaminative uses within 100m of the Site: railways 70m south east, an electricity works 90m south east (later a corporation yard and then labelled as a depot), a blacksmith's 70m north, a warehouse 45m north west, and two garages: 75m north west and 60m south west.

We have identified an active contemporary trade directory 20m north east for an MOT Testing Centre. We have also identified an obsolete fuel station record 60m south.

Pathways and Receptors

MODERATE TO HIGH

The general area appears to be in mixed use, with residential properties located on-site above the commercial units.

The superficial hydrogeology underlying the Site is classified as a Secondary Aquifer - A. The bedrock hydrogeology is classified as a Secondary Aquifer - B.

The Site does not lie within a groundwater Source Protection Zone (SPZ). There are no non-potable abstractions licences within 100m, and there are no potable abstraction licences within 500m. There are no surface water features within 100m.

The following designated eco-receptors have been identified within 500m of the Site: a Special Protection Area, a Special Area of Conservation, a Site of Special Scientific Interest and a Ramsar Site - all located 483m north-west.

Additional Sources of Information

No additional sources of information have been used.

Natural and Mining Related Hazards



Natural and Mining Related Hazards: This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining. Hazards that may need further investigation are detailed here. This report is neither a guarantee of the physical condition of the subject Site nor a substitute for any physical investigation or inspection.

Ground Stability Considerations

Risk	Argyll's Summary	Suggested Action
Former Mining	Our search indicates that the Site is not within a Coalfield Consultation Area.	As such, no action is required.
Coal Mining Subsidence Damage Claims	Our search indicates that the Site is not within an area where Coal Mining Subsidence Damage Claims have been recorded.	As such, no action is required.
Insurance Claims from Subsidence	There is a moderate to high ratio of valid subsidence claims in the postcode compared to the rest of Great Britain. The risk rank of this postcode falls between 25% and 50% of all postcodes that have a recorded history of valid subsidence claims.	<p>As such, the Site may be at risk of subsidence. Subsidence can be caused by the underlying geology, but also locally by various factors, including tree roots and damaged pipes. Whether or not a Site is affected by subsidence can depend on a number of factors – including property age and type of construction.</p> <p>We recommend that you consult a local RICS accredited surveyor to arrange the most suitable survey for the Site, to assess whether or not it is affected by ground stability issues.</p> <p>If it has been built recently, contact Building Control at the Local Authority in order to check whether it was constructed to a standard that will minimise the risk of structural damage. Alternatively, the Site may benefit from building warranty through companies such as the NHBC.</p>

Radon

No Risk Identified.

Contaminated Land

Data Section



Contaminated Land Data: This section details the data used as part of our Contaminated Land Risk analysis. Each key dataset is mapped with the detail outlined beneath. We only show section headers beyond the tabular summary where we have found data to report. The relevant data has been reviewed by the report writer, supplemented by a review of historical mapping.

contents

Tabular Summary	This section gives an overview of the data found at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. The search distances vary based on the scale of the activity and regulatory guidance. We display the number of records found in each database under the relevant heading. Where we have not searched a database, we will display the abbreviation N/A instead.
Authorised Industrial Processes	This section shows current and licensed activities relevant to contaminated land and environmental controls from a range of regulatory bodies. The search distances vary based on the scale of the activity.
Incidents and Enforcements	This section shows pollution incidents, licence enforcements and prosecutions. It also includes Contaminated Land Register Entries and Notices.
Landfill and Waste sites	This section presents detailed information on waste and landfill sites for the Site and surrounding area.
Current Land Use	This section shows contemporary trade directories and fuel stations. This information is indicative of operations at the Site and surrounding area, and may also relate to inactive or former land uses.
Historical Land Use	This section presents selected information on historical land use for the Site and surrounding area. The data shows historical land use information collected from 1:10,000 scale mapping, and for tanks and energy facilities 1:2,500 scale mapping. This includes polygon and point based land uses digitised by Landmark.
Groundwater Vulnerability	This section presents information relating to the aquifer designations beneath the Site. The aquifer designation of the Superficial and Bedrock geology are both mapped, followed by the detail. These aquifer designations are followed by information on the local geology. This information is considered in our Pathways and Receptors section.
Environmental Sensitivity	This section presents designated eco-receptors and sensitive area designations at the Site and in the surrounding area. This information is considered in our Pathways and Receptors section.
Natural and Mining Related Hazards	This section contains information on natural and mining related hazards, which may affect the Site. These include subsidence, radon and mining.



Contaminated Land: Tabular Summary

Authorised Industrial Processes

Authorisations	On-site	1-100m	101-250m
Local Authority Pollution Prevention and Controls	0	0	N/A
Local Authority Integrated Pollution Prevention And Control	0	0	N/A
Integrated Pollution Controls	0	0	N/A
Environmental Permitting Regulations - Industry	0	0	N/A
Radioactive Substances Register*	0	0	N/A
Discharges	On-site	1-100m	101-250m
Consented Discharges to Controlled Waters**	0	0	N/A
Referrals of Red List Discharges to Sewers (Corporate Entities)**	0	0	N/A
Hazardous Sites	On-site	1-100m	101-250m
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0

Incidents and Enforcements

Contraventions	On-site	1-100m	101-250m
Contaminated Land Register Entries and Notices	0	0	0
Local Authority Pollution Prevention and Control Enforcements	0	0	N/A
Enforcement and Prohibition Notices	0	0	N/A
Planning Hazardous Substance Enforcements	0	0	N/A
Environmental Pollution Incidents	0	0	N/A
Prosecutions (Post 2000)	0	0	N/A

Landfill and Waste Sites

Landfill and Waste	On-site	1-100m	101-250m
BGS Recorded Landfill Sites	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	0	0
Environmental Permitting Regulations - Waste Sites	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	N/A
Registered Waste Treatment or Disposal Sites	0	0	N/A
Historic Landfill	0	0	0



Contaminated Land: Tabular Summary

Current Land Use

Current Potentially Contaminative Uses	On-site	1-100m	101-250m
Contemporary Trade Directory Entries**	0	1	N/A
Fuel Station Entries	0	1	N/A

Historical Land Use

Historical Potentially Contaminative Uses	On-site	1-100m	101-250m
Historical Tanks And Energy Facilities	1	0	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	4	N/A

Potentially Infilled Land	On-site	1-100m	101-250m
Former Marshes	0	0	N/A
Potentially Infilled Land (Non-Water)	0	0	N/A
Potentially Infilled Land (Water)	0	1	N/A

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	Yes	N/A	N/A
Bedrock Aquifer Designations	Yes	N/A	N/A

Geology

Geology	On-site	1-250m	251-500m
BGS 1:50,000 Bedrock Geology	Yes	N/A	N/A
BGS 1:50,000 Superficial Deposits	Yes	N/A	N/A
BGS 1:50,000 Geological Mapping Coverage	Yes	N/A	N/A



Contaminated Land: Tabular Summary

Environmental Sensitivity

Environmental Sensitivity	On-site	1-250m	251-500m
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Forest Parks	0	0	0
Local Nature Reserves	0	0	0
Marine Conservation Zones	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	0
Ramsar Sites	0	0	1
Sites of Special Scientific Interest	0	0	1
Special Areas of Conservation	0	0	2
Special Protection Areas	0	0	1
Water Abstractions	0	0	0
Source Protection Zones	0	0	0

Natural and Mining Related Hazards

Former Mining	On-site	1-100m	101-250m
Coalfield Consultation Areas	0	N/A	N/A
Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping*	0	0	N/A
Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
Man-Made Mining Cavities	0	0	0
BGS Recorded Mineral Sites	0	0	N/A
Mining Instability	0	N/A	N/A
Non Coal Mining Areas of Great Britain*	0	0	N/A
Potential Mining Areas	0	N/A	N/A
Salt and Brine	On-site	1-100m	101-250m
Brine Compensation Area	0	N/A	N/A
Brine Pumping Related Features	0	N/A	N/A
Brine Subsidence Solution Area	0	N/A	N/A
Salt Mining Related Features	0	N/A	N/A



Contaminated Land: Tabular Summary

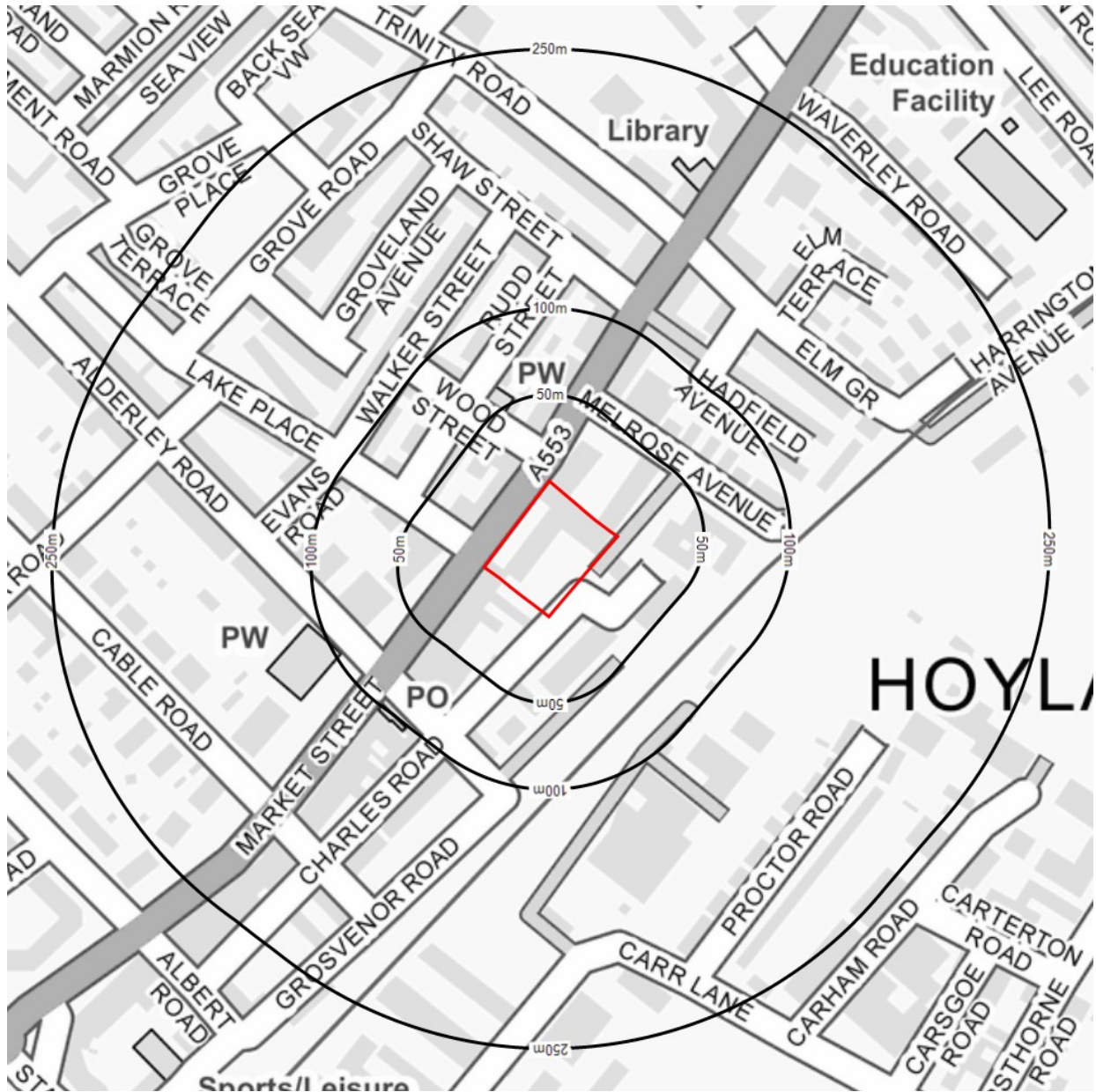
Landfill Sites and Infilled Land	On-site	1-100m	101-250m
Former Marshes	0	N/A	N/A
Potentially Infilled Land (Non-Water)	0	N/A	N/A
Potentially Infilled Land (Water)	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
BGS Recorded Landfill Sites	0	N/A	N/A
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	N/A	N/A
Registered Landfill Sites	0	N/A	N/A
Local Authority Recorded Landfill Sites	0	N/A	N/A
Historic Landfill	0	N/A	N/A
Natural Ground Instability	On-site	1-100m	101-250m
Natural Cavities	0	0	0
Potential for Landslide Ground Stability Hazards*	0	0	N/A
Potential for Ground Dissolution Stability Hazards*	0	0	N/A
Potential for Compressible Ground Stability Hazards*	0	0	N/A
Potential for Shrinking or Swelling Clay Ground Stability Hazards*	0	0	N/A
Potential for Running Sand Ground Stability Hazards*	0	0	N/A
Potential for Collapsible Ground Stability Hazards*	0	0	N/A
Coal Mining Subsidence Damage Claims	On-site	1-100m	101-250m
Coal Mining Subsidence Damage Claims*	0	0	N/A
Insurance Claims from Subsidence	On-site	1-100m	101-250m
Postcode Unit Insurance Claims Rating - Subsidence	1	N/A	N/A
Radon	On-site	1-100m	101-250m
Radon Potential	0	N/A	N/A

**dataset searched to 25m

*dataset searched to 50m



Contaminated Land: Authorised Industrial Processes



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- | | |
|---|---|
| Site | Consented Discharges to Controlled Waters |
| Multiple Features Present | Referrals of Red List Discharges to Sewers (Corporate Entities) |
| Local Authority Pollution Prevention and Controls | Control of Major Accident Hazards Sites (COMAH) |
| Local Authority Integrated Pollution Prevention And Control | Explosive Sites |
| Integrated Pollution Controls | Notification of Installations Handling Hazardous Substances (NIHHS) |
| Environmental Permitting Regulations - Industry | Planning Hazardous Substance Consents |
| Radioactive Substances Register | |



Contaminated Land: Authorised Industrial Processes

Authorisations

Local Authority Pollution Prevention and Controls

No features identified.

Local Authority Integrated Pollution Prevention And Control

No features identified.

Integrated Pollution Controls

No features identified.

Environmental Permitting Regulations - Industry

No features identified.

Radioactive Substances Register

No features identified.



Contaminated Land: Authorised Industrial Processes

Discharges

Consented Discharges to Controlled Waters

No features identified.

Referrals of Red List Discharges to Sewers (Corporate Entities)

No features identified.



Hazardous Sites

Control of Major Accident Hazards Sites (COMAH)

No features identified.

Explosive Sites

No features identified.

Notification of Installations Handling Hazardous Substances (NIHHS)

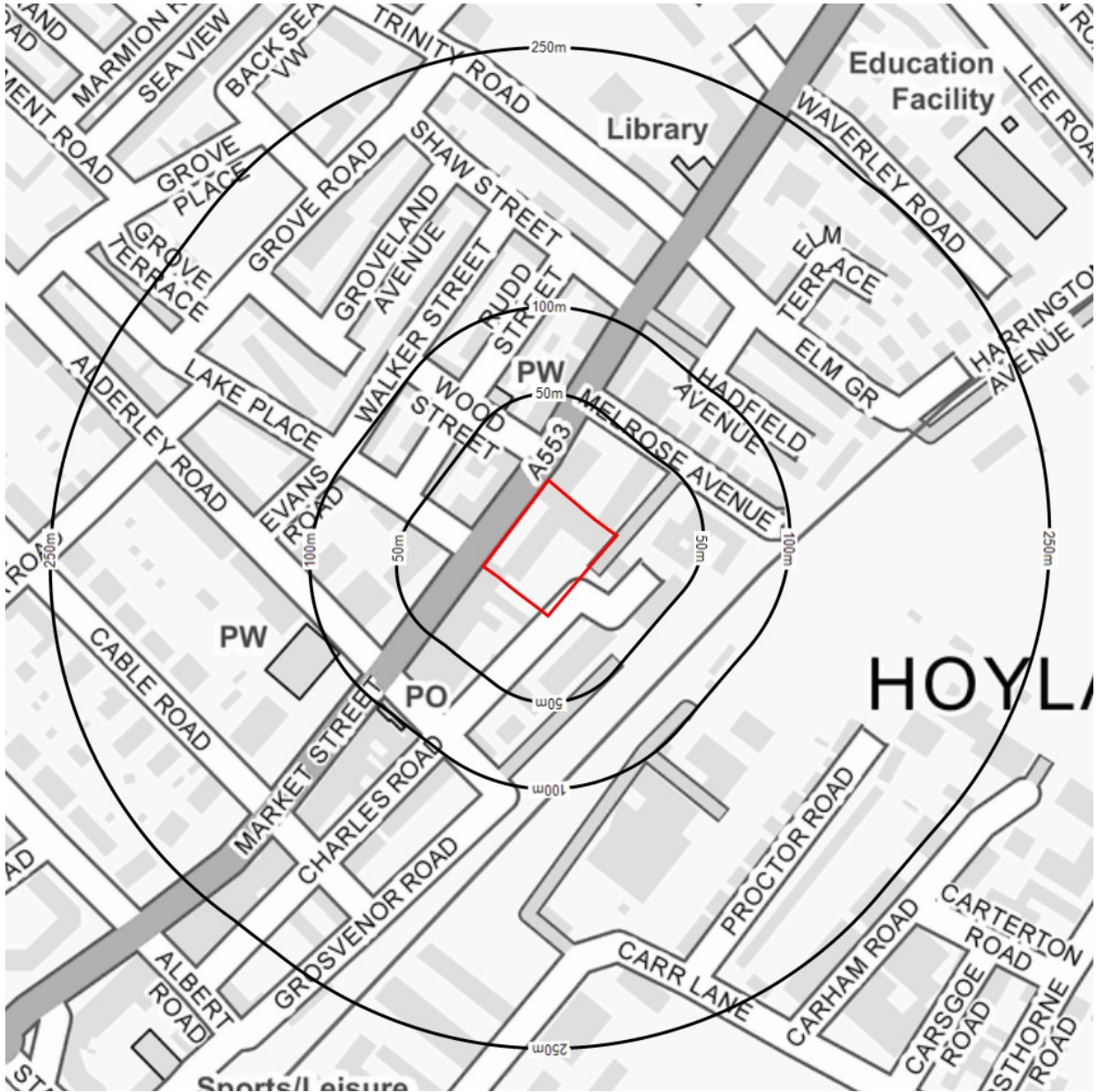
No features identified.

Planning Hazardous Substance Consents

No features identified.



Contaminated Land: Incidents and Enforcements



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- | | | | |
|--|---|--|---|
| | Site | | Enforcement and Prohibition Notices |
| | Multiple Features Present | | Planning Hazardous Substance Enforcements |
| | Contaminated Land Register Entries and Notices | | Environmental Pollution Incidents |
| | Local Authority Pollution Prevention and Control Enforcements | | Prosecutions (Post 2000) |



Contaminated Land: Incidents and Enforcements

Contraventions

Contaminated Land Register Entries and Notices

No features identified.

Local Authority Pollution Prevention and Control Enforcements

No features identified.

Enforcement and Prohibition Notices

No features identified.

Planning Hazardous Substance Enforcements

No features identified.

Environmental Pollution Incidents

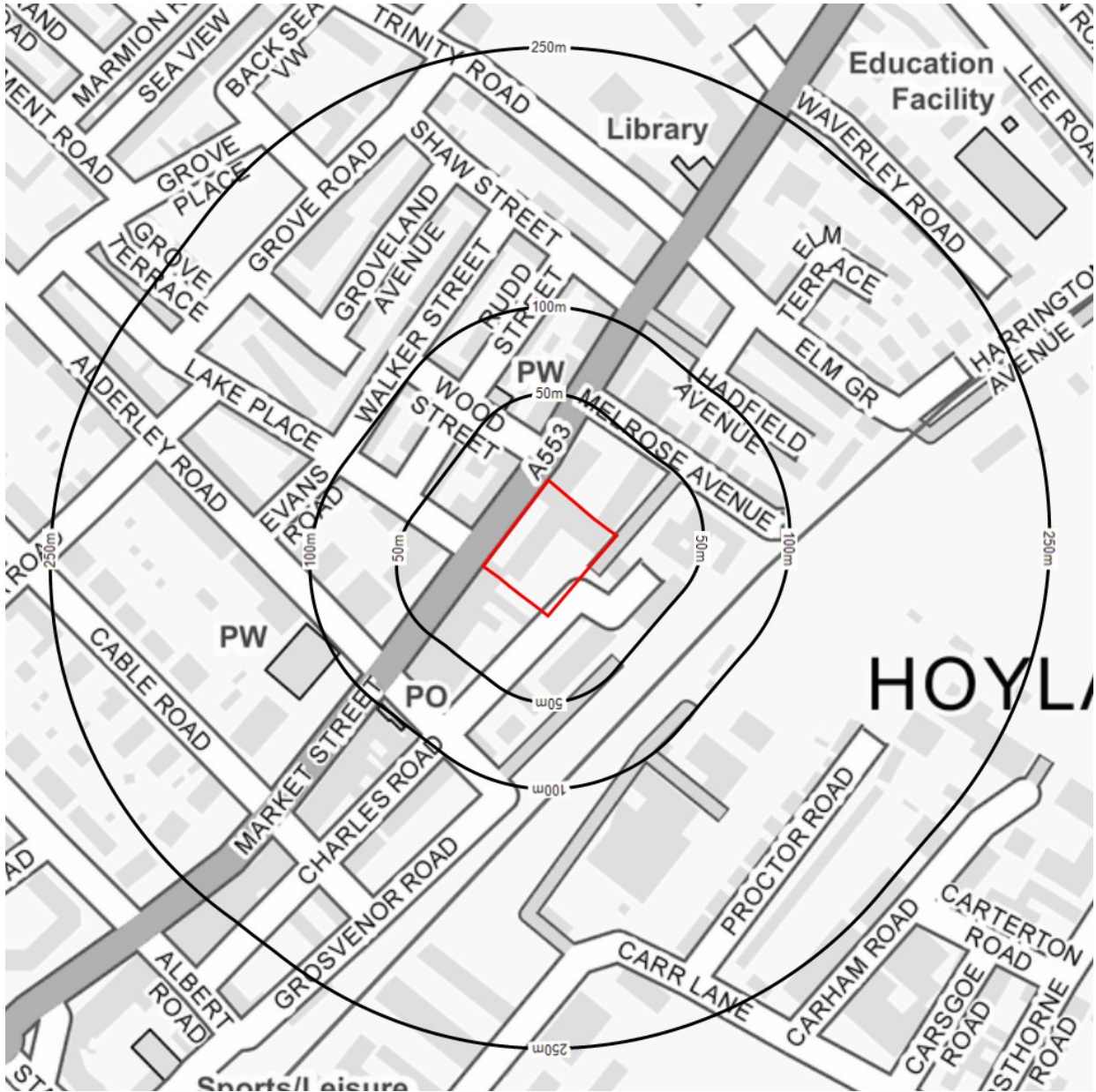
No features identified.

Prosecutions (Post 2000)

No features identified.



Contaminated Land: Landfill and Waste



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- | | | | | |
|--|---------------------------|--|--|--|
| | Site | | | Local Authority Recorded Landfill Sites |
| | Multiple Features Present | | | Registered Landfill Sites |
| | | | | Registered Waste Transfer Sites |
| | | | | Registered Waste Treatment or Disposal Sites |
| | | | | Historic Landfill |
| | | | | |
| | | | | |



Contaminated Land: Landfill and Waste

Landfill and Waste

BGS Recorded Landfill Sites

No features identified.

Integrated Pollution Control Registered Waste Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Environmental Permitting Regulations - Waste Sites

No features identified.

Local Authority Recorded Landfill Sites

No features identified.

Registered Landfill Sites

No features identified.

Registered Waste Transfer Sites

No features identified.

Registered Waste Treatment or Disposal Sites

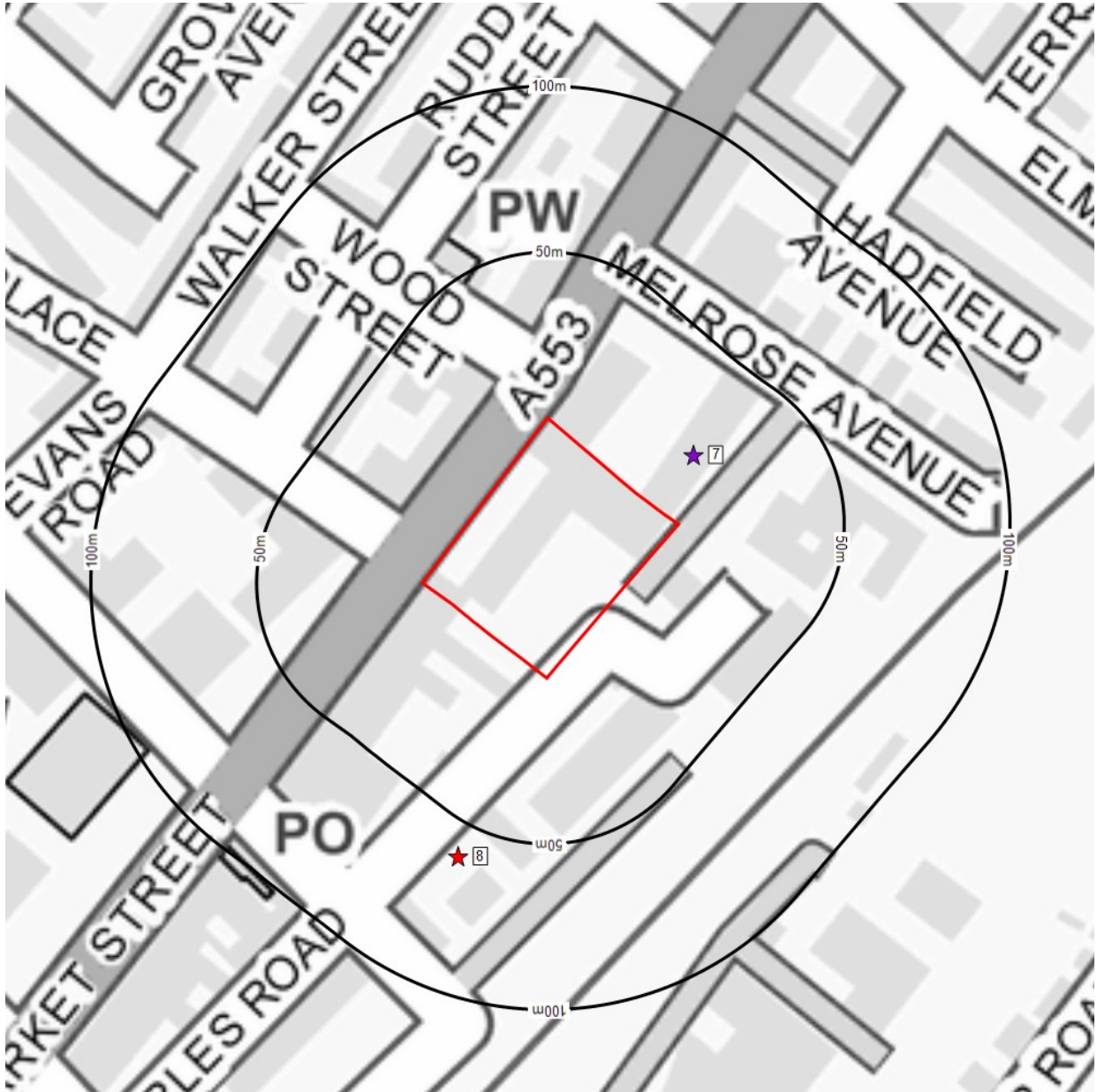
No features identified.

Historic Landfill

No features identified.



Contaminated Land: Current Land Uses



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◇ Site

□ Multiple Features Present

★ Contemporary Trade Directory Entries

★ Fuel Station Entries



Contaminated Land: Current Land Uses

Current Potentially Contaminative Uses

Contemporary Trade Directory Entries

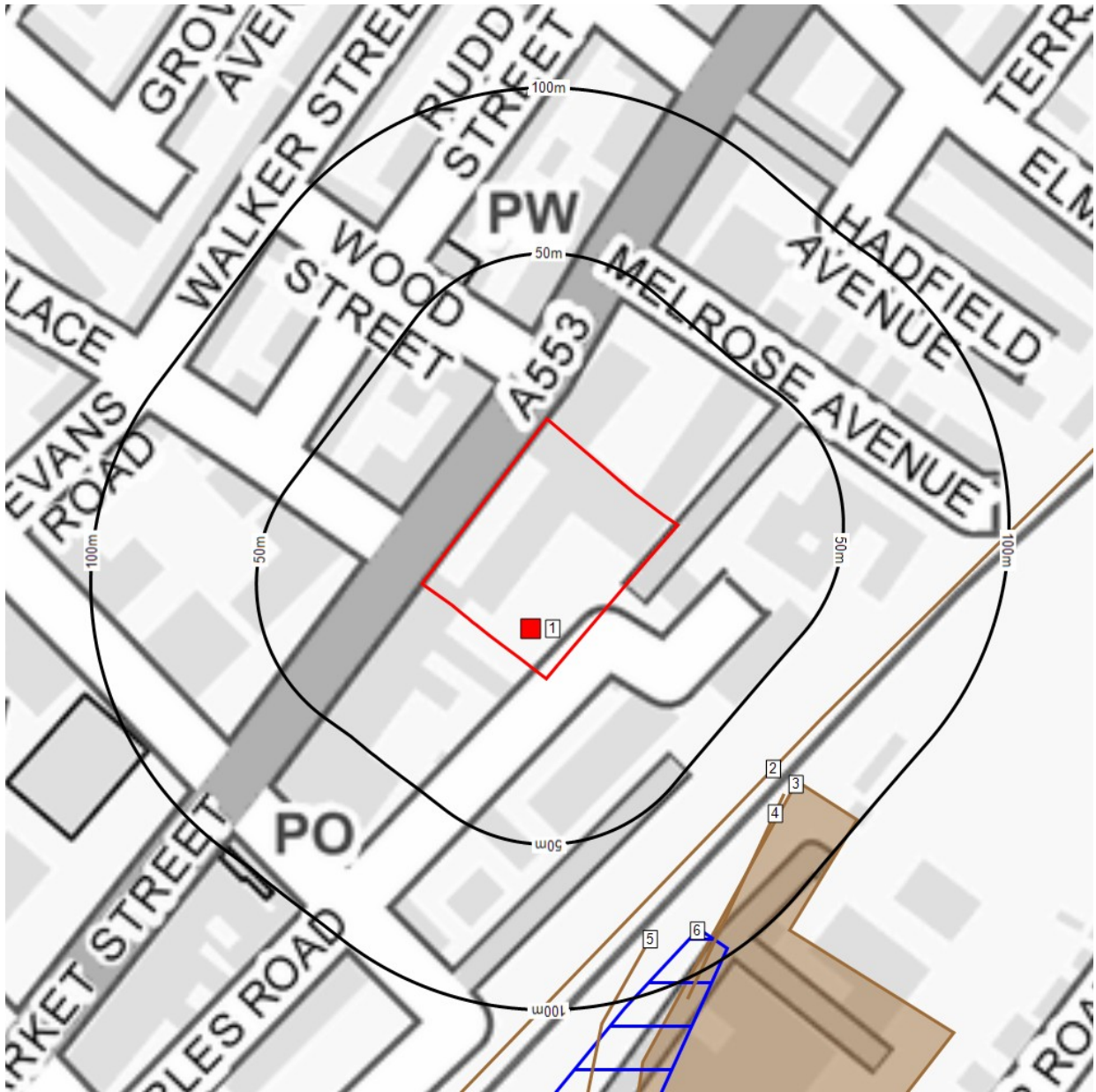
Map ID	Details	Distance	Direction	Contact
7	<p>Name: Curzon Motor Company Classification: Mot Testing Centres Location: Grosvenor Road, Wirral, CH47 3BS Status: Active</p>	20m	NE	1

Fuel Station Entries

Map ID	Details	Distance	Direction	Contact
8	<p>Name: Brookes Motor Engineers Status: Obsolete Premises Type: Not Applicable Location: Alderley Road South, Hoylake, Wirral, Merseyside, CH47 3BT</p>	60m	S	2



Contaminated Land: Historical Land Uses



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- | | | | |
|--|---|--|---------------------------------------|
| | Site | | Former Marshes |
| | Multiple Features Present | | Potentially Infilled Land (Non-Water) |
| | Historical Tanks And Energy Facilities | | Potentially Infilled Land (Water) |
| | Potentially Contaminative Industrial Uses (Past Land Use) | | |



Contaminated Land: Historical Land Uses

Historical Potentially Contaminative Uses

Historical Tanks And Energy Facilities

Map ID	Details	Distance	Direction	Contact
1	Type: Electrical Sub Station Facilities Date of Mapping: 1970	0m	S	3

Potentially Contaminative Industrial Uses (Past Land Use)

Map ID	Details	Distance	Direction	Contact
2	Class: Railways Map Published Date: 1881-1989	69m	SE	3
3	Class: Factory or works - use not specified Map Published Date: 1938-1954	78m	SE	3
4	Class: Railways Map Published Date: 1913	78m	SE	3
5	Class: Railways Map Published Date: 1938-1954	85m	S	3



Contaminated Land: Historical Land Uses

Potentially Infilled Land

Former Marshes

No features identified.

Potentially Infilled Land (Non-Water)

No features identified.

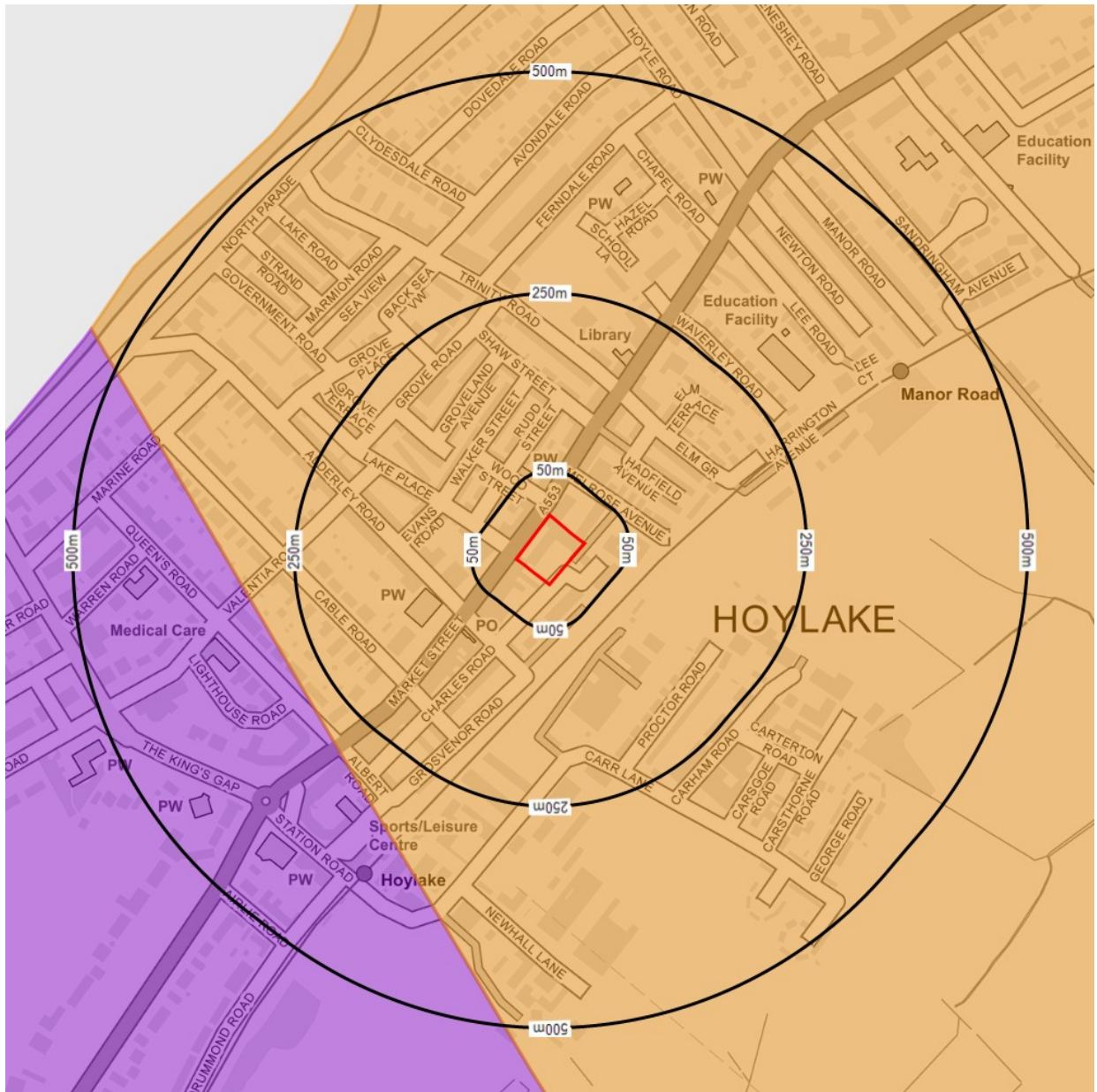
Potentially Infilled Land (Water)

Map ID	Details	Distance	Direction	Contact
6	Details: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1881	89m	S	3



Contaminated Land: Groundwater Vulnerability

Bedrock



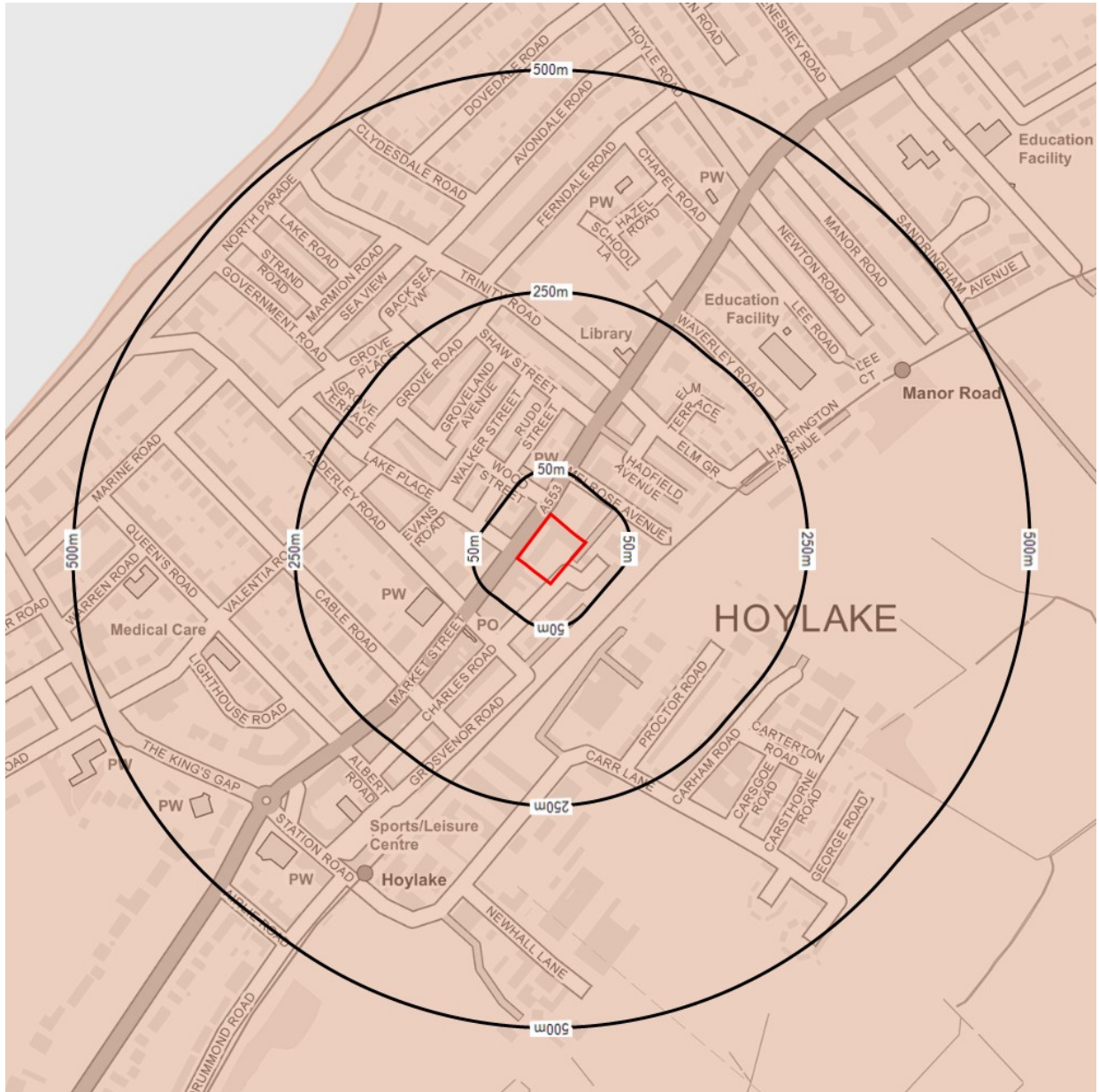
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- Site
- Principal Aquifer
- Secondary Aquifer A
- Secondary Aquifer B
- Secondary Aquifer Undifferentiated
- Unproductive Strata
- Unknown











Contaminated Land: Groundwater Vulnerability

Superficial



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- | | |
|---|--|
|  Site |  Secondary Aquifer Undifferentiated |
|  Principal Aquifer |  Unproductive Strata |
|  Secondary Aquifer A |  Unknown |
|  Secondary Aquifer B |  Unknown (lakes and Landslips) |



Contaminated Land: Groundwater Vulnerability

Hydrogeology

Bedrock Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Secondary Aquifer - B	0m	N	4

Superficial Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Secondary Aquifer - A	0m	N	4



Geology

BGS 1:50,000 Bedrock Geology

Details	Distance	Direction	Contact
Lex Code: TPSF	0m	N	5
Rock Name: Tarporley Siltstone Formation			
Rock Type: Siltstone, Mudstone and Sandstone			
Min Age: Not Supplied			
Max Age: Olenekian			

BGS 1:50,000 Superficial Deposits

Details	Distance	Direction	Contact
Lex Code: BSA	0m	N	5
Rock Name: Blown Sand			
Rock Type: Sand			
Min Age: Not Supplied			
Max Age: Quaternary			

BGS 1:50,000 Geological Mapping Coverage

Details	Distance	Direction	Contact
Map Sheet No: 096	0m	N	5
Map Name: Liverpool			
Bedrock Geology: Available			
Superficial Geology: Available			
Map Sheet No: 096	0m	N	5
Map Name: Liverpool			
Bedrock Geology: Available			
Superficial Geology: Available			



Contaminated Land: Environmental Sensitivity

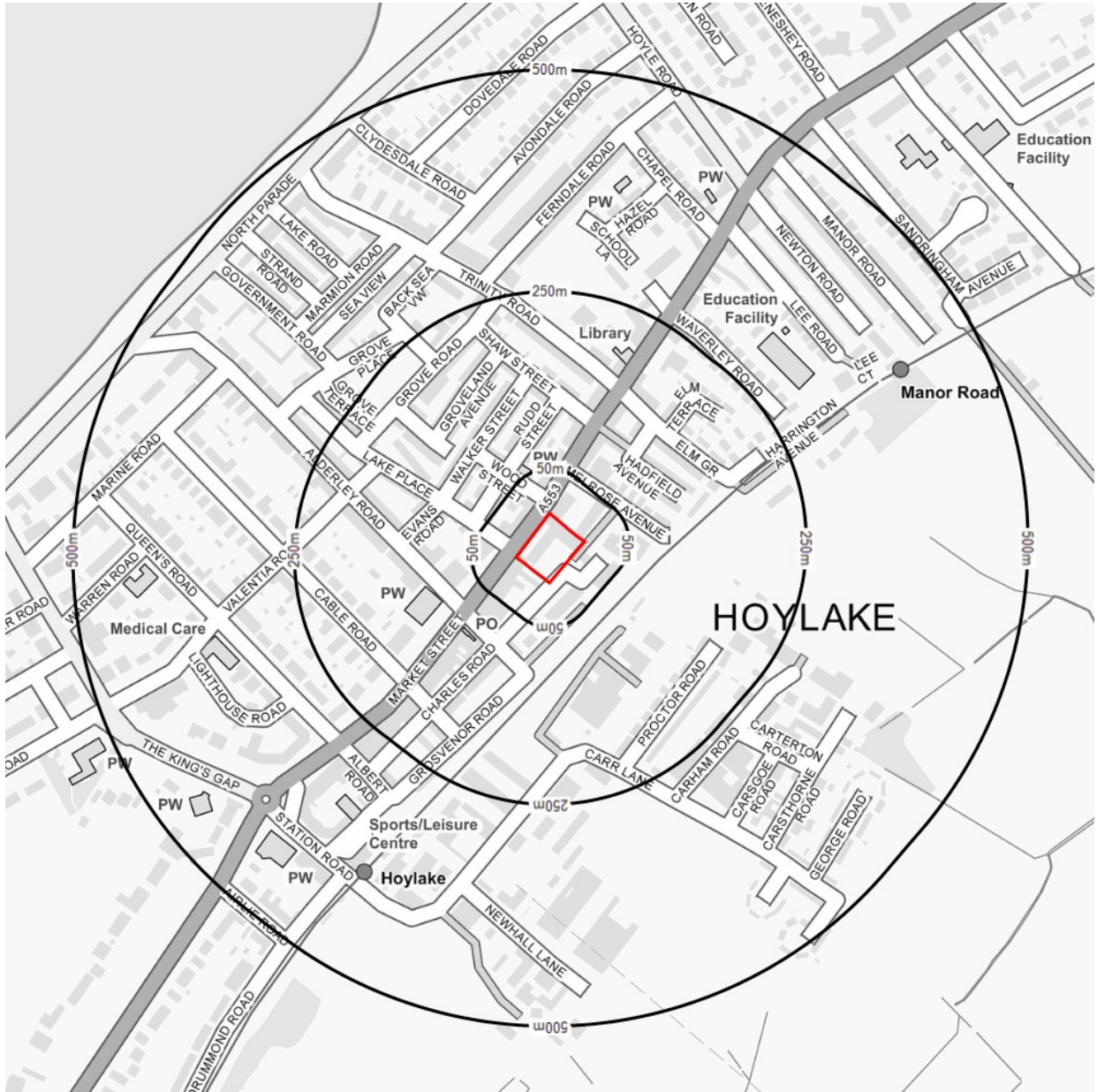


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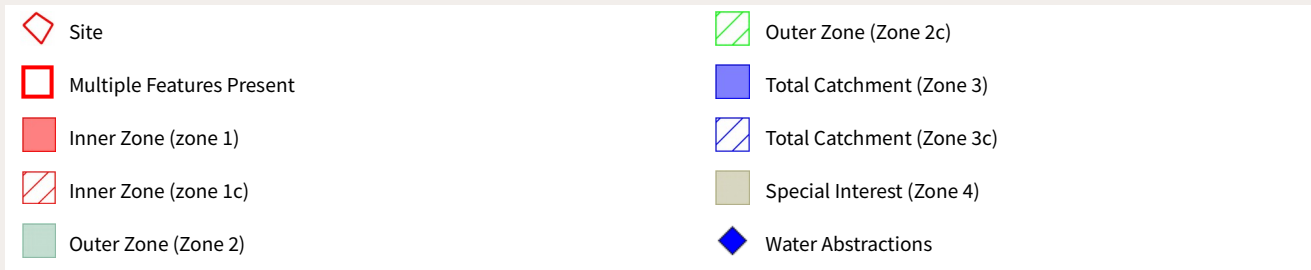
- | | | |
|-------------------------------------|--------------------------|--------------------------------------|
| Site | Local Nature Reserves | RAMSAR Sites |
| Multiple Features Present | Marine Nature Reserves | Sites of Special Scientific Interest |
| Areas of Outstanding Natural Beauty | National Nature Reserves | Special Areas of Conservation |
| Environmentally Sensitive Areas | National Parks | Special Protection Areas |
| Forest Parks | National Scenic Areas | |



Contaminated Land: Source Protection Zones



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Environmental Sensitivity

Areas of Outstanding Natural Beauty

No features identified.

Environmentally Sensitive Areas

No features identified.

Forest Parks

No features identified.

Local Nature Reserves

No features identified.

Marine Conservation Zones

No features identified.

National Nature Reserves

No features identified.

National Parks

No features identified.

Ramsar Sites

Map ID	Details	Distance	Direction	Contact
9	Name: Mersey Narrows & North Wirral Foreshore Reference: UK11042 Designation Date: Total Area: 20786290.49m ²	483m	NW	6

Sites of Special Scientific Interest

Map ID	Details	Distance	Direction	Contact
10	Name: North Wirral Foreshore Reference: 1003676 Total Area: 19622928.15m ²	483m	NW	6

Special Areas of Conservation

Map ID	Details	Distance	Direction	Contact
11	Name: Dee Estuary Reference: UK0030131 Status: Designated Designation Date: Total Area: 82824714.93m ²	483m	NW	6
12	Name: Dee Estuary / Aber Dyfrdwy (England) Reference: UK0030131 Status: Designated Designation Date: 10th December 2009 Total Area: 82828437.07m ²	483m	NW	7



Special Protection Areas

Map ID	Details	Distance	Direction	Contact
13	Name: Mersey Narrows & North Wirral Foreshore Reference: UK9020287 Designation Date: Total Area: 20786290.91m ²	483m	NW	6

Water Abstractions

No features identified.

Source Protection Zones

No features identified.



Contaminated Land: Natural and Mining Related Hazards

Former Mining

Coalfield Consultation Areas

No features identified.

Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

Man-Made Mining Cavities

No features identified.

BGS Recorded Mineral Sites

No features identified.

Mining Instability

No features identified.

Non Coal Mining Areas of Great Britain

No features identified.

Potential Mining Areas

No features identified.

Salt and Brine

Brine Compensation Area

No features identified.

Brine Pumping Related Features

No features identified.



Contaminated Land: Natural and Mining Related Hazards

Brine Subsidence Solution Area

No features identified.

Salt Mining Related Features

No features identified.

Landfill Sites and Infilled Land

Former Marshes

No features identified.

Potentially Infilled Land (Non-Water)

No features identified.

Potentially Infilled Land (Water)

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

BGS Recorded Landfill Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Registered Landfill Sites

No features identified.

Local Authority Recorded Landfill Sites

No features identified.

Historic Landfill

No features identified.

Natural Ground Instability

Natural Cavities

No features identified.

Potential for Landslide Ground Stability Hazards

No features identified.

Potential for Ground Dissolution Stability Hazards

No features identified.



Contaminated Land: Natural and Mining Related Hazards

Potential for Compressible Ground Stability Hazards

No features identified.

Potential for Shrinking or Swelling Clay Ground Stability Hazards

No features identified.

Potential for Running Sand Ground Stability Hazards

No features identified.

Potential for Collapsible Ground Stability Hazards

No features identified.

Coal Mining Subsidence Claims

Coal Mining Subsidence Damage Claims

No features identified.

Insurance Claims

Postcode Unit Insurance Claims Rating - Subsidence

Details	Distance	Direction	Contact
Subsidence Risk: Moderate to High	0m	NW	3

Radon

Radon Potential

No features identified.

SiteSolutions

About this report



Site Solutions Commercial Limitations

Site Solutions Commercial reports help you and your clients make informed property decisions. Our reports are 'desktop' assessments, written and quality checked by our team of expert consultants. We carry out the work in our Brighton office using data, maps and our expertise. We do not carry out a physical inspection of the property nor do we contact any regulator. This means that we cannot guarantee that we will have identified all issues of concern.

In the Data Section of the report we list the data sources that we have used. Most of these data sets come from third party sources such as the Environment Agency. We cannot guarantee the accuracy of this data and are not responsible for any inaccuracies in third party data.

All **Site Solutions** reports are covered by our terms and conditions, a copy of which is available on our website, www.argyllenvironmental.com. If you need any further information please contact us on 0330 036 6115.




Contaminated Land Risk Analysis Methodology

For this section of the report we assess the condition of the land. We see whether the land could be 'Contaminated Land' under the relevant legislation. This section of the report meets the requirements for an independent site report. This is the recommendation of the Law Society Practice Note on Contaminated Land.

The main legislation is Part 2A of the Environmental Protection Act 1990. We also assess whether similar requirements could arise under the Water Resources Act 1991. The Contaminated Land legislation asks whether a 'plausible contaminant-pathway-receptor relationship' exists. If we identify a relationship, then our consultants will assess the potential significance. We define Liabilities as the potential for remedial works under Part 2A of the Environmental Protection Act 1990 and/or the Water Resources Act 1991.

If the Site is to have a change of use, then we also consider relevant requirements under the Planning Regime. It may be that the level of contamination will only become an issue if the Site is to be redeveloped. An example of this is when former industrial land is redeveloped for housing. If the Site is to be redeveloped then it could also include remedial works required under the planning regime. These remedial works may be the responsibility of the Site owner or occupier.

We will issue one of the following Liability statements, in line with Defra's recommended four stage test.

Assessment	Liability Statement	Defra Category
PASSED 	Within the scope of this assessment no Liabilities have been identified. No further action is required.	3 or 4
PASSED – PRUDENT ACTION 	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent action suggested below.	3 or 4
FURTHER ACTION 	We have identified potential soil and/or groundwater liabilities. To quantify these we recommend you undertake the action outlined below.	Potentially 1 or 2



Useful Contacts

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

Argyll Environmental Ltd
1st Floor
98-99 Queens Road
Brighton
BN1 3XF

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

0330 036 6115

Or by email at:

orders@argyllenviro.com

Contact	Name	Address	Contact Details
	Public Health England	Centre for Radiation Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ	T: 01235 822622 F: 01235 833891 E: radon@phe.gov.uk W: www.ukradon.org
1	Thomson Directories	Thomson House 296 Farnborough Road Farnborough Hampshire GU14 7NU	T: 01252 390025 W: www.thomsonlocal.com
2	Catalist Ltd, Experian	Richmond House 22 Richmond Hill Clifton Bristol Avon BS8 1BA	T: 0117 923 7113 E: Mark@catalist-uk.com
3	Landmark Information Group Limited	Imperium Imperial Way Reading Berkshire RG2 0TD	T: 0844 844 9966 E: helpdesk@landmark.co.uk W: www.landmark.co.uk
4	Environment Agency, Head Office	Rio House Waterside Drive Aztec West, Almondsbury Bristol Avon BS32 4UD	T: 01454 624400



Useful Contacts

Contact	Name	Address	Contact Details
5	British Geological Survey, Enquiry Service	British Geological Survey Environmental Science Centre Keyworth Nottingham Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk
6	Natural England	County Hall Spetchley Road Worcester WR5 2NP	T: 0300 060 3900 E: enquiries@naturalengland.org.uk W: www.naturalengland.org.uk
7	Natural Resources Wales	Ty Cambria 29 Newport Road Cardiff CF24 0TP	T: 0300 065 3000 E: enquiries@naturalresourceswales.gov.uk

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



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

TPOs Contact Details:

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

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk



Argyll Environmental Complaints Procedure

If you want to make a complaint to Argyll Environmental, 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:

Legal Director
Argyll Environmental Ltd
1st Floor
98 - 99 Queens Road
Brighton
BN1 3XF

Tel: 03300 366 115

Email: orders@argyllenviro.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,

Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.