

Report Reference: FLINC-3437801
Your Reference: 4495285
Report Date: 10 Nov 2016
Report Delivery Method: **Email - pdf**
Client Email: andrewwalters@propertysearchgroup.co.uk

Groundsure Screening

**Address: LAND AT BONDFIELD CRESCENT, WOMBWELL,
BARNSELY, S73 8TR**

Dear Sir/Madam,

Thank you for placing your order with The Property Search Group. Please find enclosed the Groundsure Screening report as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 0800 988 8316 quoting the above report reference number.

Yours faithfully,

The Property Search Group

Enc.
Groundsure Screening

Groundsure Screening

Address: LAND AT BONDFIELD CRESCENT, WOMBWELL, BARNSELY, S73 8TR

Date: 10 Nov 2016

Your Reference: 4495285

Client: PSG Lincoln



Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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Site Name: LAND AT BONDFIELD CRESCENT, WOMBWELL,
BARNSELY, S73 8TR

Grid Reference: 439574,402901

Size of Site: 1.42 ha

Report Reference: FLINC-3437801

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

Recommendations

None required.

However, should the site be developed for residential purposes, the following should be taken into consideration by the client. Changes to requirements for planning applications brought about by the introduction of the Standard Planning Application Form (1APP) may dictate that a Phase 1 Desk Study be required for the study site as it is to be developed for a highly sensitive end use.

Groundsure would be pleased to provide you with a quotation to undertake this further more detailed risk assessment, in order to fully meet the requirements of 1APP. This quotation would include a discount to reflect the entire cost of the report already undertaken for the study area. We would advise you contact the Local Planning Authority in the first instance to confirm whether a Phase 1 Risk Assessment is required.

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 a plot of open land.
Proposed land use	Groundsure has been advised that the property will be used for residential purposes.
On site potentially contaminative issues	No potentially contaminative land uses have been identified at the study site.
Off site potentially contaminative issues	No potentially contaminative land uses 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, ground workers during potential development and residents of nearby dwellings with gardens</p> <p>Aquifer - Superficial: None</p> <p>Aquifer - Bedrock: Secondary A On Site</p> <p>Source Protection Zones (SPZ) within 100m: None</p> <p>Confined Aquifer SPZ within 50m: None</p> <p>Abstractions – Potable (within 2000m): None</p> <p>Abstractions – Groundwater (within 200m): None</p> <p>Abstractions – Surface Water (within 200m): None</p> <p>Surface Water Features (within 50m): None</p> <p>Designated sites: None</p> <p>Notes: None</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 area at risk of flooding as identified in the Environment Agency RoFRaS database
Natural Ground Subsidence	No issues identified.
BGS Non-Coal Mining	The BGS has identified that rare and localised small scale past underground mining may have occurred in the near vicinity of the property. Further details can be found in Section 11 of this report.
Radon	1-3% of properties in the area have the potential to be radon affected. A prudent purchaser may wish to contact Public Health England for further advice. Contact details are given in Section 12 of this report.
Radon Protection	No issues identified.
Coal Mining	The study site has been identified as lying within a coal mining area. A prudent purchaser may wish to obtain a Coal Mining report from the Coal Authority to clarify the risk to the property.

Report Reference: FLINC-3437801

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.

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)	1	0	12	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	0	0 *	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	1	0	3*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers						
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of Historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	0	5	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	0	1	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0	-	-

Report Reference: FLINC-3437801

If you would like any further assistance regarding this report then please contact PSG on (T) 0800 988 8316, email: andrewwalters@propertysearchgroup.co.uk

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	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	2	4	10
BGS/DoE Landfill Site Survey	0	0	0	0	0	2
Landfills from Local Authority and Historical Mapping Records	0	0	0	0	0	0

3.2 Landfill and Other Waste Sites Findings

Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency licensed Waste Sites	0	0	0	0	1	8

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	0	0	2	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
4.3 National Grid High Voltage Underground Electricity Transmission Cables	0	0	0	0	-	-
4.4 National Grid High Pressure Gas Transmission Pipelines	0	0	0	0	-	-

5. Geology	Description
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5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	No
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 087	

* 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?						No
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?						Yes
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
6.6 Are there any Source Protection Zones within 500m of the study site?						No
6.7 Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?						No
6.8 River Quality						
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
6.9 Detailed River Network entries within 500m of the site	0	0	0	1	-	-
6.10 Surface water features within 250m of the study site	No	No	No	-	-	-

7. Flooding

Report Reference: FLINC-3437801

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7.1 What is the risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating for the study site?	Very Low
7.2 Are there any Flood Defences within 250m of the study site?	No
7.3 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.4 Are there any areas used for Flood Storage within 250m of the study site?	No
7.5 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Limited potential
7.6 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low

8. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Green Belt land	0	0	1	0	2	2
8.12 Records of Ancient Woodland	0	0	0	0	2	4

9. Additional Information	on-site	0-50	51-250	250-500
9.1 Ofcom Sitefinder Mobile Phone Mast Records	0	0	1	n/a
9.2 Mobile Phone Mast Planning Records	0	0	1	n/a
9.3 Records of overhead transmission lines in proximity to the study site	0	0	0	0

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	Very Low
10.2 Is the property in a Radon Affected Area as defined by Public Health England (PHE) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 1 and 3% 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

11. Mining

11.1 Are there any coal mining areas within 75m of the study site?	Yes
11.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	Yes
11.3 Are there any brine affected areas within 75m of the study site?	No

Report Reference: FLINC-3437801

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 and World Heritage Sites. These searches are conducted using radii of up to 2000m.

9. Additional Information

Provides information on records of Ofcom-registered mobile phone masts, mobile mast planning records and overhead transmission lines up to 500m.

Report Reference: [FLINC-3437801](#)

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. Mining

Provides information on areas of coal mining, non-coal mining and brine extraction.

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.

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: FLINC-3437801

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: FLINC-3437801

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: 13

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
0.0	On Site	Unspecified Heap	1951
95.0	N	Cemetery	1938
95.0	N	Cemetery	1931
96.0	N	Cemetery	1977
96.0	N	Cemetery	1987
97.0	N	Cemetery	1938
104.0	N	Cemetery	1966
104.0	N	Cemetery	1951
116.0	NE	Cemetery	1890
118.0	NE	Cemetery	1948
118.0	NE	Cemetery	1904
211.0	SE	Fire Station	1977
227.0	SE	Fire Station	1961

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: 0

Database searched and no data found.

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: 0

Database searched and no data found.

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.

Report Reference: FLINC-3437801

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: 4

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:




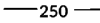


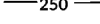








Distance [m]	Direction	Use	Date
0.0	On Site	Unspecified Heap	1951
96.0	N	Cemetery	1987
96.0	N	Cemetery	1977
97.0	N	Cemetery	1938

2. Environmental Permits, Incidents and Registers Map



Environmental Permits, Incidents and Registers Legend

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- | | | | | | |
|---|------------------------|---|-------------------------------|--|--|
|  | Site Outline |  | Recorded Pollution Incident |  | Radioactive Consents (Lower Risk) |
|  | 250 Search Buffers (m) |  | Dangerous Substances (List 1) |  | Part A(1) Authorised Processes & Historic IPC Authorisations |
|  | 500 Search Buffers (m) |  | 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: **FLINC-3437801**

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2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

Records of historic IPC Authorisations within 500m of the study site: 0

Database searched and no data found.

Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: 0

Database searched and no data found.

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0

Database searched and no data found.

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

Database searched and no data found.

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 5

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance [m]	Direction	NGR	Details	
2	355.0	NE	439848, 403206	Address: Berrys Dry Cleaners, 66 High Street, Wombwell, Barnsley, S73 8DA Process: Dry Cleaning Status: Current Permit	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

Report Reference: FLINC-3437801

If you would like any further assistance regarding this report then please contact PSG on (T) 0800 988 8316, email: andrewwalters@propertysearchgroup.co.uk

3	371.0	NE	439722, 403315	Address: Trend Motor Services, 27/29 Rimington Road, Wombwell, Barnsley, S73 8DQ Process: Waste Oil Burner Status: New Legislation Applies	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
4	379.0	E	440034, 402958	Address: Snazzys, 7 High Street, Wombwell, Barnsley, S73 0DA Process: Dry Cleaning Status: Current Permit	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
5	413.0	NE	439705, 403371	Address: Rimington Garage, Rimington Road, Wombwell, Barnsley, S73 8DQ Process: Waste Oil Burner Status: New Legislation Applies	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
6	452.0	NE	439855, 403324	Address: Larry's Tyre Exhaust & Mot Centre, Littlefield Lane, Wombwell, Barnsley, S73 8DF Process: Waste oil burner Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site: 1

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance [m]	Direction	NGR	Details
1	408.0	W	439100, 403100	Address: PAIR OF SEMI DETACHED HOUSES, NR SUMMERFIELD HOUSE FARM, WELBURY, NORTHALLERTON, NORTH YORKSHIRE Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 2089 Permit Version: 1 Receiving Water: TRIB RIVER WISKE/SWALE Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 18/03/1966 Effective Date: 18-Mar-1966 Revocation Date: -

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site: 0

Report Reference: [FLINC-3437801](#)

Database searched and no data found.

Records of National Incidents Recording System, List 1 within 250m of the study site: 0

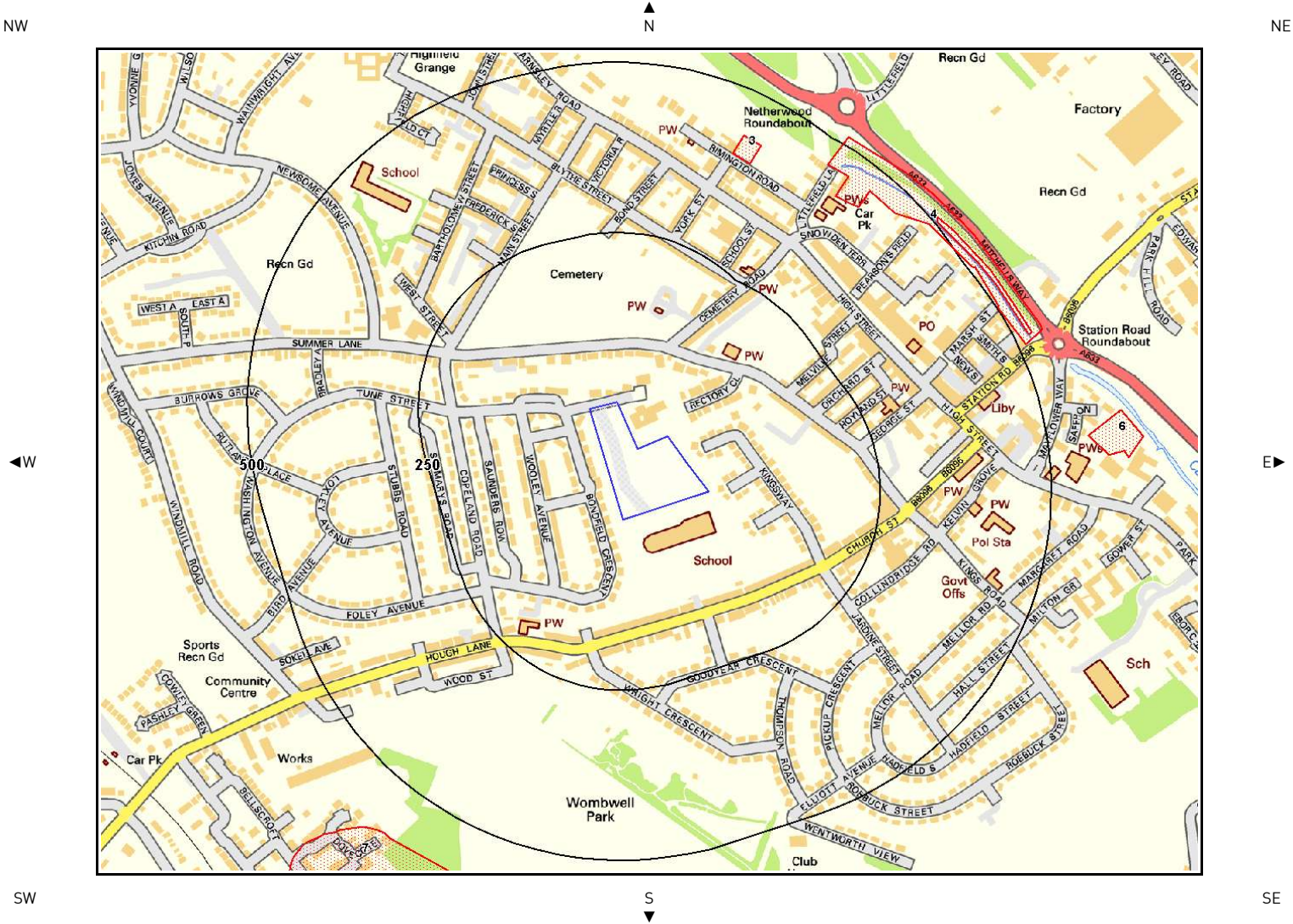
Database searched and no data found.

2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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


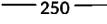







Database searched and no data found.

3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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-  Site Outline
-  250 Search Buffers (m)
-  500 Search Buffers (m)
-  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: [FLINC-3437801](#)

If you would like any further assistance regarding this report then please contact PSG on (T) 0800 988 8316, email: andrewwalters@propertysearchgroup.co.uk

3. Landfill and Other Waste Sites

3.1 Landfill Sites

Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site:

16

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	NGR	Details
3	401.0	NE	439700, 403300	<p>Site Address: North Ferriby Tip, Church Road, North Ferriby Waste Licence: Yes Site Reference: 55/30/10, 4400/41B61 Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 13-Jul-1995 Licence Surrendered: Licence Hold Address: - Operator: Humberside County Council First Recorded Input: - Last Recorded Input: -</p>
4	430.0	NE	439900, 403200	<p>Site Address: Disused canal between Station Road and Littlefield Road, Wombwell, Barnsley Waste Licence: Yes Site Reference: WD2 B19, WD20 B609, 4400/B609, 20B609(56) Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 26-Sep-1988 Licence Surrendered: 22-Apr-1993 Licence Hold Address: Stanney Mill Road, Little Stanney, Chester Operator: Barnsley Metropolitan Borough Council First Recorded Input: 26-Sep-1988 Last Recorded Input: 22-Apr-1993</p>
5	504.0	NE	440000, 403100	<p>Site Address: Disused Canal between Littlefield Lane and Station Road, Wombwell, Barnsley Waste Licence: Yes Site Reference: WD2 B17, 4400/B17 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 02-Mar-1988 Licence Surrendered: Licence Hold Address: Public Services Department, Central Offices, Kendray Street, Barnsley Operator: - First Recorded Input: 31-Dec-1988 Last Recorded Input: 30-Nov-1990</p>
6	560.0	E	440200, 402900	<p>Site Address: Rear of Catholic Club, 23 Park Street, Wombwell, Barnsley Waste Licence: - Site Reference: (145)B, WD20 B185, 4400/(125) Waste Type: - Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: P J Burke Limited First Recorded Input: 31-Dec-1979 Last Recorded Input: -</p>
7	574.0	SW	439100, 402200	<p>Site Address: Wombwell Foundry, Hough Lane, Wombwell, Barnsley, South Yorkshire Waste Licence: Yes Site Reference: WD20 B142, NE4243 Waste Type: Industrial Environmental Permitting Regulations (Waste) Reference: YQ1/L/WOM001</p> <p>Licence Issue: 09-Dec-1977 Licence Surrendered: 07-Jun-2005 Licence Hold Address: Wombwell Foundry Ltd, Hough Lane, Wombwell, Barnsley, South Yorkshire Operator: Wombwell Foundry First Recorded Input: 31-Dec-1977 Last Recorded Input: -</p>
Not shown	748.0	E	440700, 402700	<p>Site Address: Land To North of Wombwell Bypass, Wombwell, Barnsley Waste Licence: Yes Site Reference: WD20 B787, 4400/B787, 20B787(143) Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 13-Jun-1991 Licence Surrendered: 10-Feb-1995 Licence Hold Address: Pontefract Road, Broom Hill, Wombwell, Barnsley Operator: VHE Construction Limited First Recorded Input: 31-Dec-1991 Last Recorded Input: 10-Feb-1995</p>

Report Reference: FLINC-3437801

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Not shown	1029.0	S	440000, 401800	Site Address: Lundhill Road, Wombwell, Barnsley Waste Licence: Yes Site Reference: WD20 B95 Waste Type: Inert, Industrial, Commercial, Household, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 17-Nov-1977 Licence Surrendered: 02-Aug-1988 Licence Hold Address: 94 Snape Hill, Darfield, Barnsley Operator: Mr P D Randle and Mr M Moore First Recorded Input: 30-Nov-1977 Last Recorded Input: 02-Aug-1988
Not shown	1057.0	NE	440400, 403500	Site Address: Station Road Industrial Estate, Valley Road, Wombwell, Barnsley Waste Licence: Yes Site Reference: 4400/(125), WD20/B803 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 19-Dec-1990 Licence Surrendered: 31-Dec-1993 Licence Hold Address: - Operator: - First Recorded Input: 31-Jan-1991 Last Recorded Input: 31-Dec-1993
Not shown	1090.0	E	440900, 403000	Site Address: Parkhill Quarry, Everill Gate Lane, Wombwell, Barnsley Waste Licence: Yes Site Reference: 4400/B8, WD2 B8, WD2 B16, WD2 B24, 4400/B24, 4400/0410, 4400/0563 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 17-Nov-1976 Licence Surrendered: 31-Dec-1990 Licence Hold Address: Central Offices, Barnsley Operator: Barnsley Metropolitan Borough Council First Recorded Input: 31-Dec-1948 Last Recorded Input: 31-Dec-1995
Not shown	1161.0	NE	440500, 403700	Site Address: Land North of Valley Road, Station Road, Industrial Estate, Wombwell, Barnsley Waste Licence: Yes Site Reference: 20B803(110), WD20 B803, 4400/B803 Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 19-Dec-1990 Licence Surrendered: 28-Sep-1993 Licence Hold Address: Hangmanstone Depot, Birdwell, Barnsley Operator: Rafahart Limited First Recorded Input: 01-Jan-1991 Last Recorded Input: 31-Dec-1992
Not shown	1233.0	E	440900, 402500	Site Address: Section of disused canal between Everill Gate Lane, Wombwell Bypass, Barnsley Waste Licence: - Site Reference: 2B25(111), WD2 B25, 4400/B25 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: Public Services Department, Kendray Street, Barnsley Operator: Barnsley Metropolitan Borough Council First Recorded Input: 31-Oct-1990 Last Recorded Input: 31-Dec-1990
Not shown	1235.0	W	438100, 402600	Site Address: Former Quarry, Off Dovecliffe Road, Wombwell Waste Licence: Yes Site Reference: WD20 S226, 4400/(133) Waste Type: Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 27-Apr-1978 Licence Surrendered: 22-Mar-1995 Licence Hold Address: Greenland Road Division, Greenland Road, Sheffield Operator: - First Recorded Input: - Last Recorded Input: -
Not shown	1237.0	W	438100, 402600	Site Address: Quarry Tip, Wombwell, Barnsley Waste Licence: - Site Reference: - Waste Type: Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Wombwell Urban District Council First Recorded Input: 31-Dec-1953 Last Recorded Input: 31-Jul-1971
Not shown	1285.0	SE	440400, 401800	Site Address: Lundhill Tavern, Beach House Road, Wombwell Waste Licence: - Site Reference: 4400/(152)B Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: - Last Recorded Input: -
Not shown	1481.0	E	441300, 402300	Site Address: V H E Construction Plc, Wath Road, Wombwell, Barnsley, South Yorkshire Waste Licence: Yes Site Reference: WD20/B786, 4400/B197, WD20/B197, 20B197, 4400/0574, NE4238 Waste Type: Inert, Commercial, Liquid sludge Environmental Permitting Regulations (Waste) Reference: YQ1/L/VHE001	Licence Issue: 11-Jan-1978 Licence Surrendered: 10-May-1999 Licence Hold Address: Eastern Region, British Rail, Sheaf House, Leadmill Road, Sheffield Operator: - First Recorded Input: 15-Jul-1993 Last Recorded Input: 31-May-1994

Report Reference: FLINC-3437801

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Not shown	1481.0	E	441300, 402300	Site Address: Former Clay Pit, Wath Road, Wombwell Waste Licence: - Site Reference: (158)B, 4400/(158) Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: British Rail First Recorded Input: 31-Dec-1978 Last Recorded Input: 31-Dec-1994
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Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 2

The following landfill records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	NGR	Details
Not shown	1255.0	E	440900.0, 403100.0	Address: Park Hill Tip, Wombwell, S.Yorks BGS Number: 184.0 Risk: Risk to major aquifer Waste Type: N/A
Not shown	1323.0	W	438200.0, 402700.0	Address: Quarry Tip, Wombwell Wood, S. Yorks BGS Number: 183.0 Risk: Risk to major aquifer Waste Type: N/A

Records of Landfills in Local Authority and Historical Mapping Records within 1500m of the study site: 0

Database searched and no data found.

3.2 Other Waste Sites

Records of waste treatment, transfer or disposal sites within 500m of the study site: 0

Database searched and no data found.

Records of Environment Agency licensed waste sites within 1500m of the study site: 9

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	NGR	Details
Not shown	684.0	SW	439100, 402300	Site Address: Hough Lane, Wombwell, Barnsley, South Yorkshire, S73 0LT Type: Industrial Waste Landfill (Factory curtilage) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WOM001 Operator: Wombwell Foundry Ltd Surrendered Date: 07/06/2005 Waste Management licence No: 60558 Annual Tonnage: 36000.0 Issue Date: 09/12/1977 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: Wombwell Foundry Cancelled Date: - Correspondence Address: -
Not shown	1011.0	NE	440386, 403591	Site Address: Station Road Industrial Estate, Valley Road, Wombwell, Barnsley, South Yorkshire, S73 0BS Type: 75kte Metal Recycling Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GIL048 Operator: Gillott Alloys Limited Surrendered Date: - Waste Management licence No: 103352 Annual Tonnage: 74999.0 Issue Date: 09/01/2012 Expiry Date: - Effective Date: - Status: Expired Modified: - Site Name: Gillott Alloys Ltd Cancelled Date: - Correspondence Address: -

Report Reference: FLINC-3437801

Not shown	1199.0	N	439200, 404150	<p>Site Address: Mitchell's Enterprise Park, Bradbury Balk Lane, Wombwell, Barnsley, South Yorks, S73 8HR</p> <p>Type: Physical Treatment Facility</p> <p>Size: >= 25000 tonnes < 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: CUL008</p> <p>Operator: G B Cullet Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 103467</p> <p>Annual Tonnage: 60000.0</p>	<p>Issue Date: 28/02/2013</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Issued</p> <p>Modified: -</p> <p>Site Name: The Cullet Yard</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -</p>
Not shown	1199.0	N	439200, 404150	<p>Site Address: Mitchell's Enterprise Park, Off Bradbury Balk Lane, Wombwell, Barnsley, South Yorkshire, S73 8HR</p> <p>Type: Physical Treatment Facility</p> <p>Size: >= 25000 tonnes < 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: CUL008</p> <p>Operator: G. B. Cullet Limited</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 103467</p> <p>Annual Tonnage: 60000.0</p>	<p>Issue Date: 28/02/2013</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Modified</p> <p>Modified: 11/12/2015</p> <p>Site Name: The Cullet Yard</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -</p>
Not shown	1199.0	N	439200, 404150	<p>Site Address: Mitchell's Enterprise Park, Off Bradbury Balk Lane, Wombwell, Barnsley, South Yorkshire, S73 8HR</p> <p>Type: Physical Treatment Facility</p> <p>Size: >= 25000 tonnes < 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: CUL008</p> <p>Operator: G B Cullet Limited</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 103467</p> <p>Annual Tonnage: 60000.0</p>	<p>Issue Date: 28/02/2013</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Modified</p> <p>Modified: 11/12/2015</p> <p>Site Name: The Cullet Yard</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -</p>
Not shown	1436.0	E	441000, 403400	<p>Site Address: Wombwell Wwtw, Ings Lane, Wombwell, Barnsley, South Yorkshire, S73 0BP</p> <p>Type: Biological Treatment Facility</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: YOR035</p> <p>Operator: Yorkshire Water Services Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 65470</p> <p>Annual Tonnage: 4999.0</p>	<p>Issue Date: 17/05/2006</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Issued</p> <p>Modified: -</p> <p>Site Name: Wombwell Wwtw</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -</p>
Not shown	1452.0	E	441100, 403100	<p>Site Address: Land / Premises At, Everill Gate Lane, Wombwell, Barnsley, South Yorkshire, S73 0DX</p> <p>Type: Household, Commercial & Industrial Waste Landfill</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: BDR009</p> <p>Operator: B D R Waste Disposal Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 60604</p> <p>Annual Tonnage: 5000.0</p>	<p>Issue Date: 31/03/1993</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Issued</p> <p>Modified: -</p> <p>Site Name: Parkhill Landfill Site</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -</p>
Not shown	1452.0	E	441100, 403100	<p>Site Address: Everhill Gate Lane, Wombwell, Barnsley, S Yorks</p> <p>Type: Co-Disposal Landfill Site</p> <p>Size: >= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: BDR009</p> <p>Operator: B D R Waste Disposal Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 60604</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 31/03/1993</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Issued</p> <p>Modified: -</p> <p>Site Name: Parkhill Landfill Site</p> <p>Cancelled Date: -</p> <p>Correspondence Address: Thurcroft Heritage Centre, Thurcroft, Rotherham, South Yorkshire, S66 9AB</p>

Report Reference: FLINC-3437801

If you would like any further assistance regarding this report then please contact PSG on (T) 0800 988 8316, email: andrewwalters@propertysearchgroup.co.uk

Not shown 1452.0

E

441100,
403100

Site Address: Everhill Gate Lane,
Wombwell, Barnsley, S Yorks
Type: Household, Commercial &
Industrial Waste Landfill
Size: >= 75000 tonnes
Environmental Permitting Regulations
(Waste) Licence Number: BDR009
Operator: B D R Waste Disposal Ltd
Surrendered Date: -
Waste Management licence No: 60604
Annual Tonnage: 0.0

Issue Date: 31/03/1993

Expiry Date: -

Effective Date: -

Status: Issued

Modified: -

Site Name: Parkhill Landfill Site

Cancelled Date: -



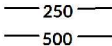


Correspondence Address: Thurcroft
Heritage Centre, Thurcroft, Rotherham,
South Yorkshire, S66 9AB

4. Current Land Use Map



Current Land Use Legend

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-  Site Outline
-  Current Industrial Sites
-  Gas Transmission Pipeline
-  Search Buffers (m)
-  Petrol & Fuel Sites
-  Electricity Transmission Cable

Report Reference: [FLINC-3437801](#)

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4. Current Land Uses

4.1 Current Industrial Data

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

2

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	105.0	NW	Factory	S73	Unspecified Works Or Factories	Industrial Features
2	186.0	SW	Electricity Sub Station	S73	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

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: FLINC-3437801

If you would like any further assistance regarding this report then please contact PSG on (T) 0800 988 8316, email: andrewwalters@propertysearchgroup.co.uk

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

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

5.3 Bedrock and Solid Geology

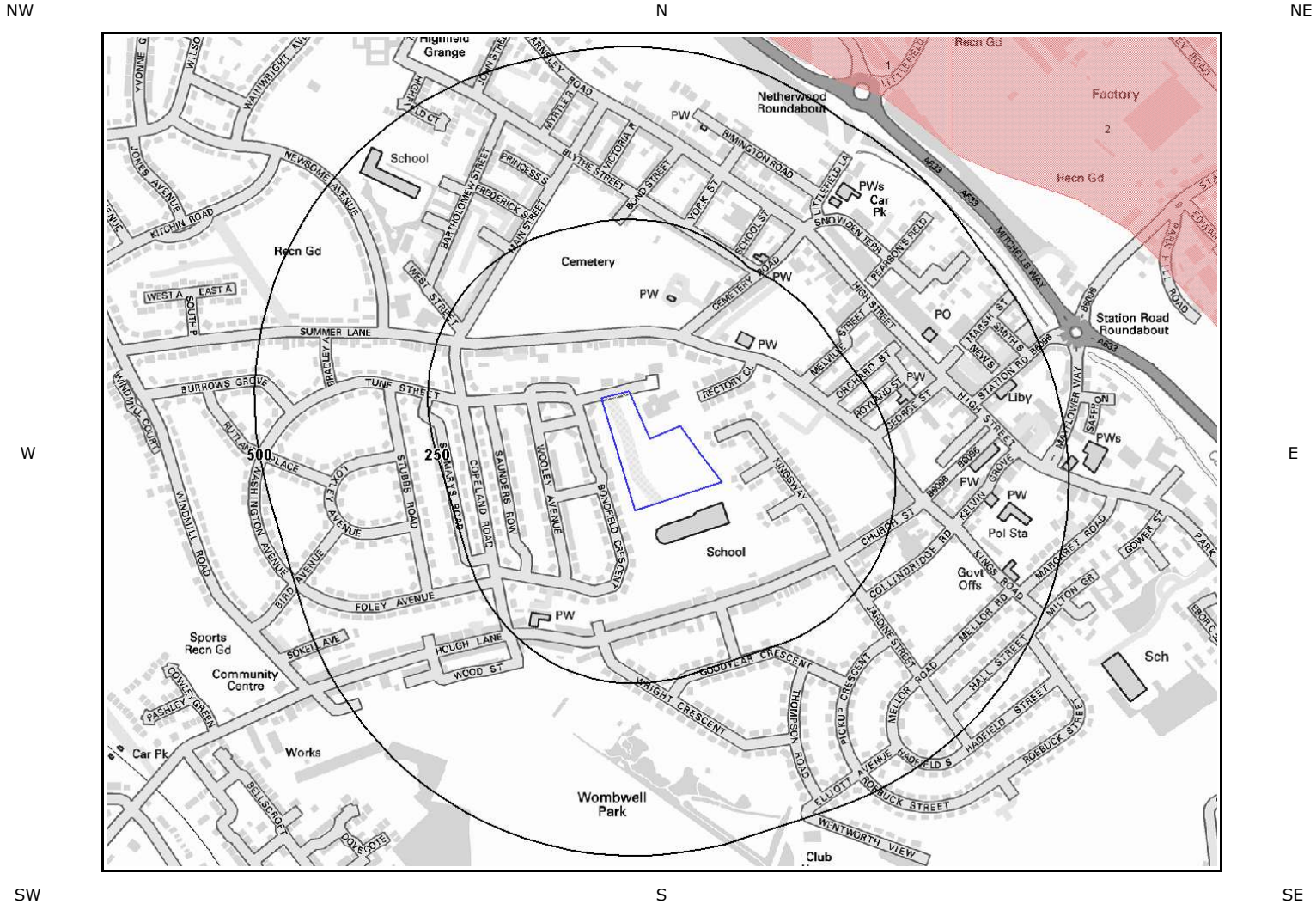
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
OR-SDST	OAKS ROCK	SANDSTONE

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

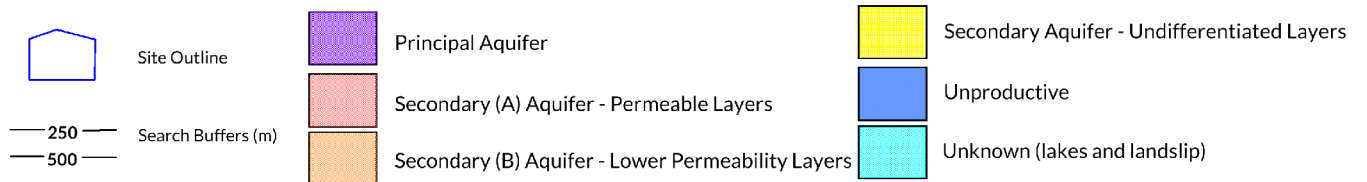
For more detailed geological and ground stability data please refer to the "Groundsure Geology and Ground Stability Report". Available from our website.

6a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend

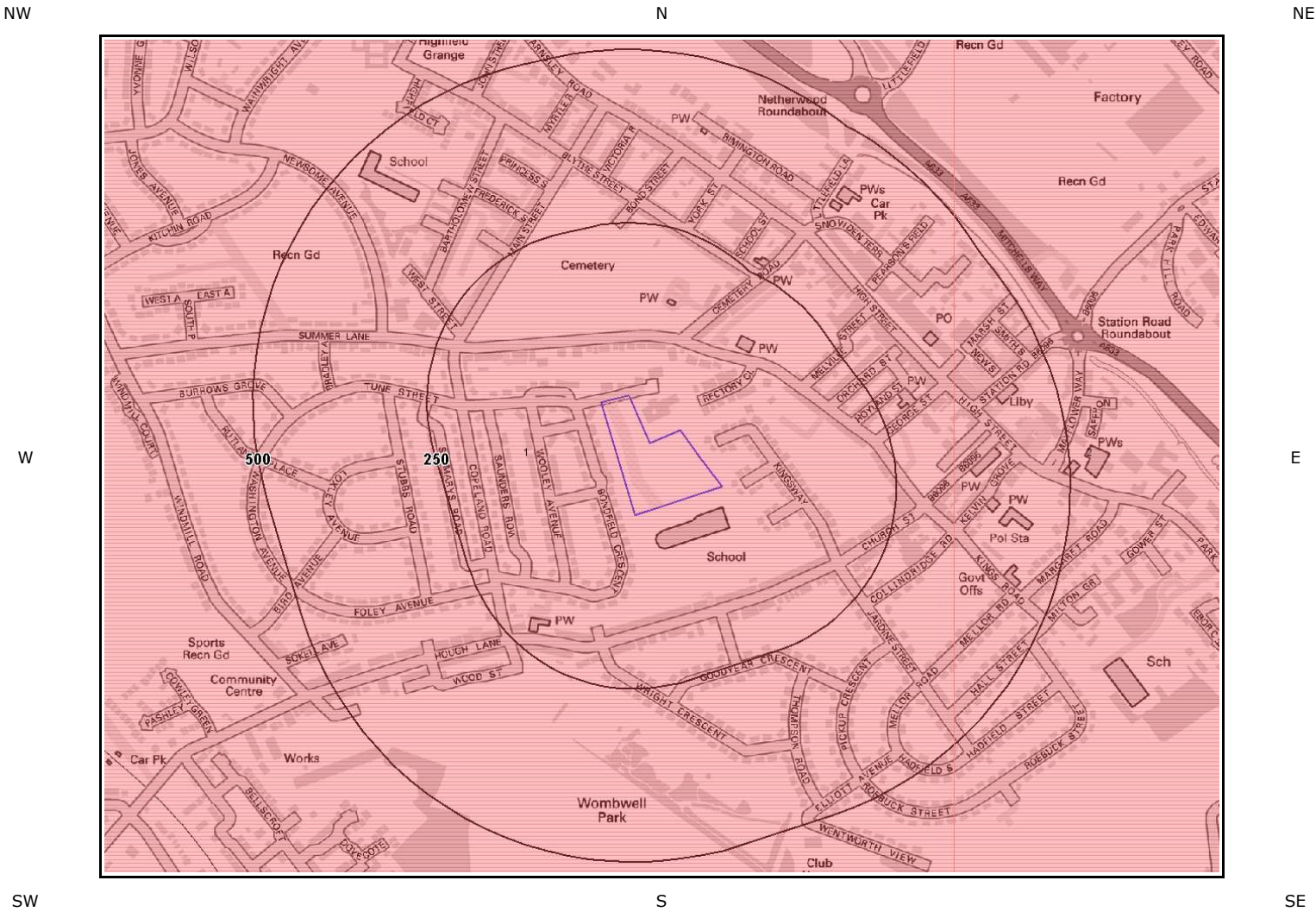
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Report Reference: [FLINC-3437801](#)

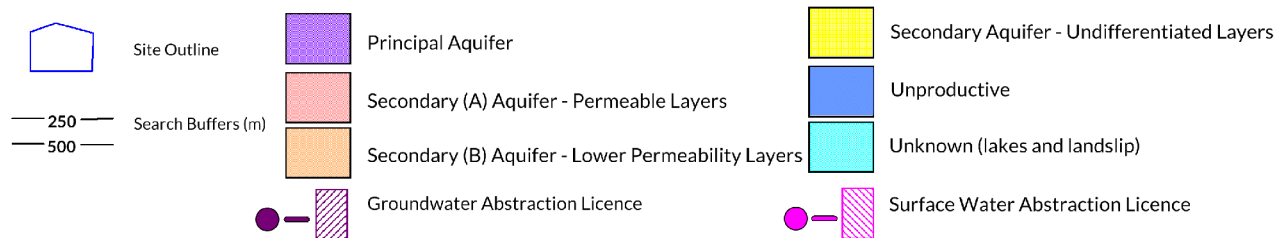
If you would like any further assistance regarding this report then please contact PSG on (T) 0800 988 8316, email: andrewwalters@propertysearchgroup.co.uk

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



Aquifer Within Bedrock Geology Legend

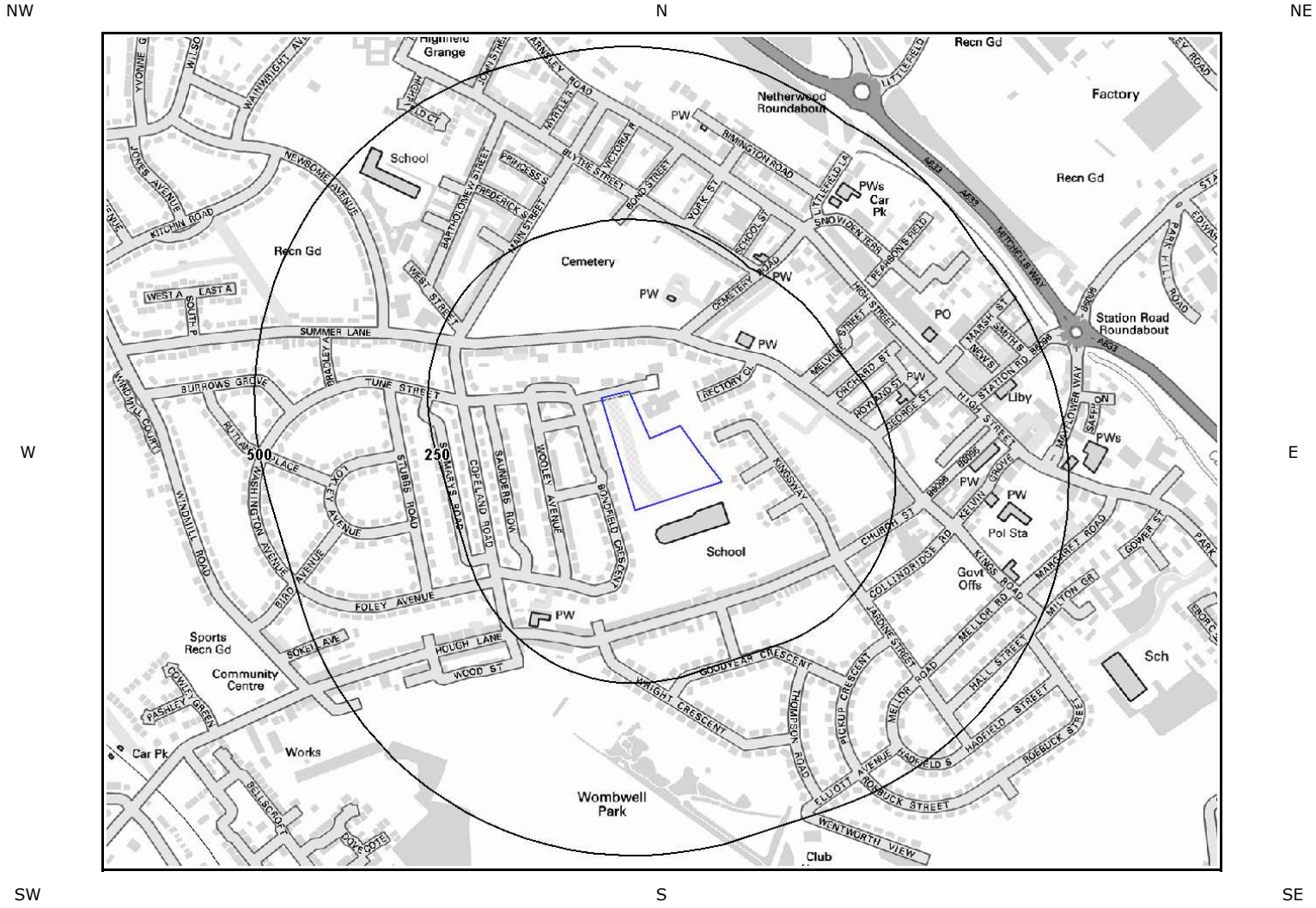
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Report Reference: FLINC-3437801

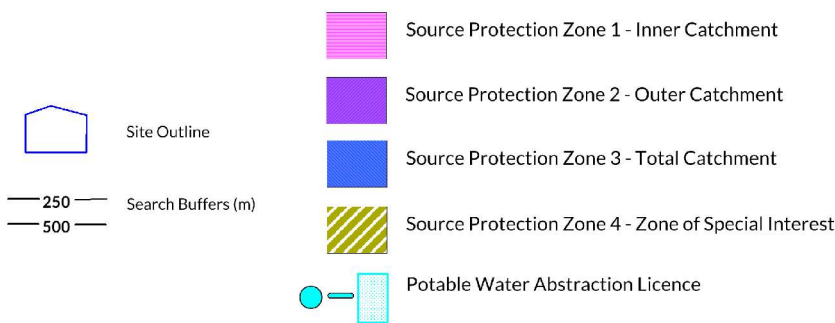
If you would like any further assistance regarding this report then please contact PSG on (T) 0800 988 8316, email: andrewwalters@propertysearchgroup.co.uk

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



SPZ and Potable Water Abstraction Licenses Legend

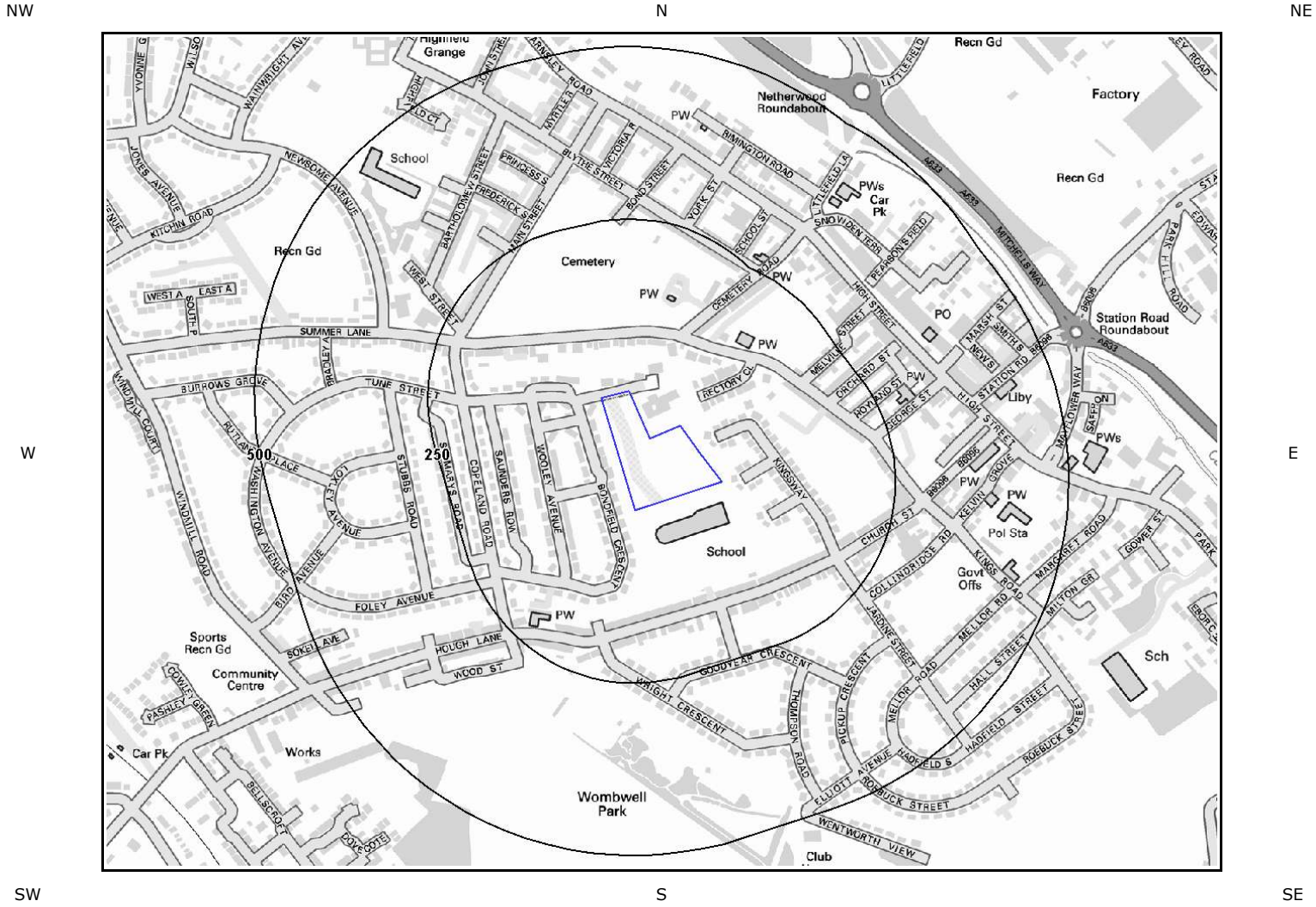
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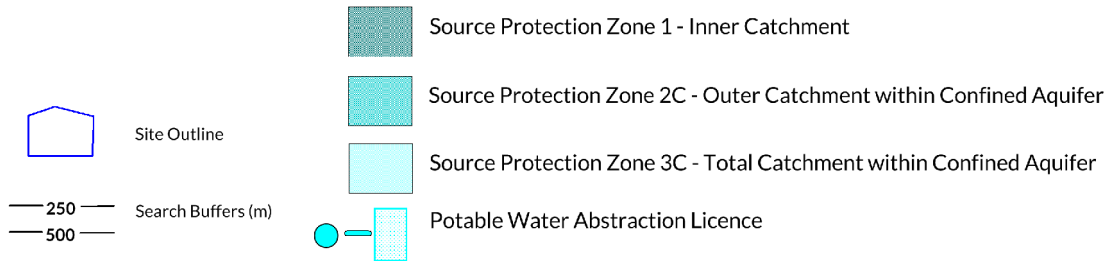
If you would like any further assistance regarding this report then please contact PSG on (T) 0800 988 8316, email: andrewwalters@propertysearchgroup.co.uk

6d. Hydrogeology - Source Protection Zones within confined aquifer



Source Protection Zones within confined aquifer Legend

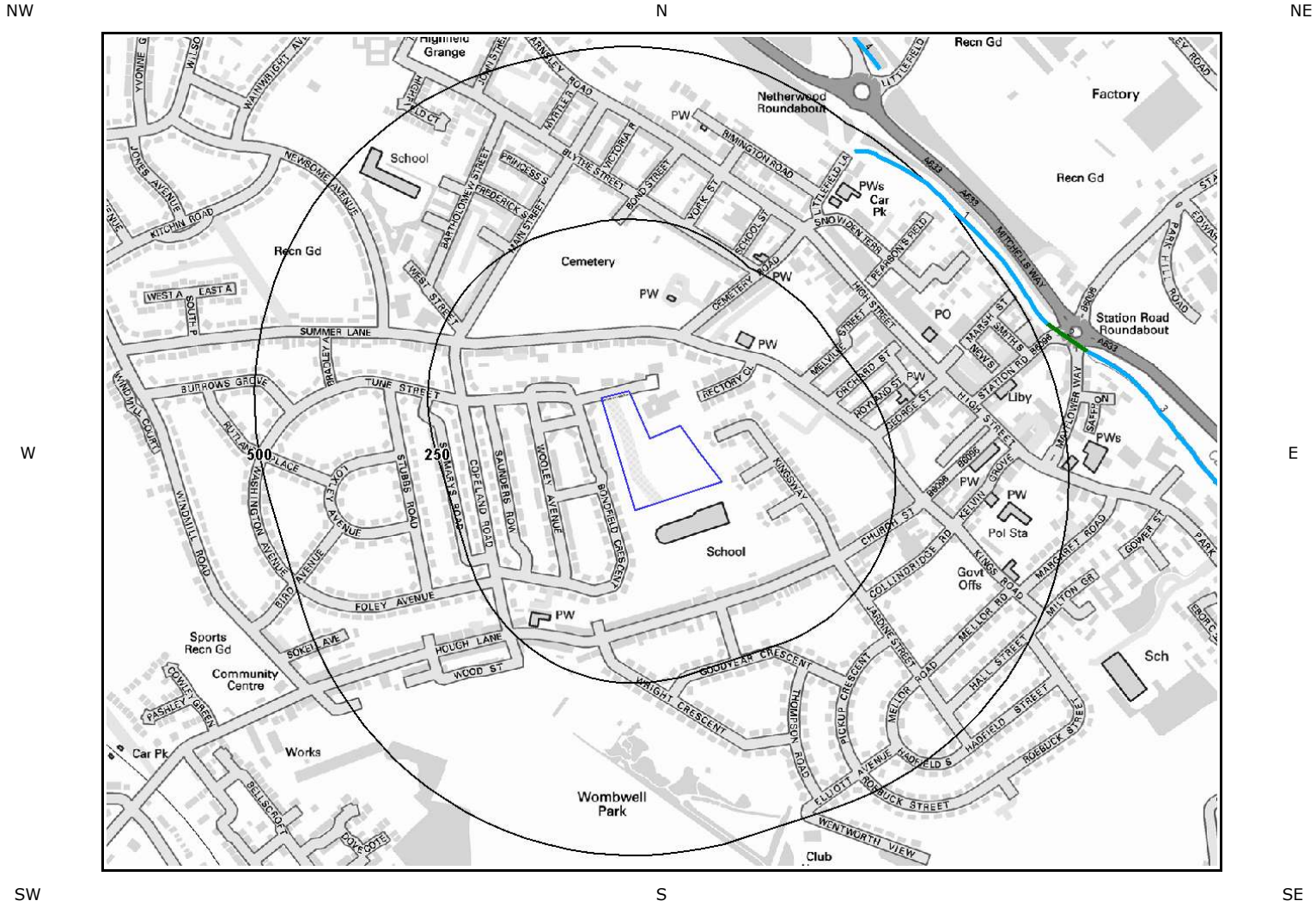
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Report Reference: [FLINC-3437801](#)




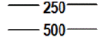











If you would like any further assistance regarding this report then please contact PSG on (T) 0800 988 8316, email: andrewwalters@propertysearchgroup.co.uk

6e. Hydrology – Detailed River Network and River Quality



Hydrology Legend

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- | | | | | | |
|---|--------------------|---|---------------------------------------|---|-------------------------------------|
|  | Site Outline |  | Primary River |  | Canal |
|  | Search Buffers (m) |  | 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 | | |

Report Reference: FLINC-3437801

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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of productive strata within the superficial geology at or in proximity to the property? No

Database searched and no data found.

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

6.2 Aquifer within Bedrock Deposits

Are there records of productive strata within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance [m]	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	333	E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site? No

Database searched and no data found.

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site? No

Database searched and no data found.

6.5 Potable Water Abstraction Licences

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Are there any Potable Water Abstraction Licences within 2000m of the study site?

No

Database searched and no data found.

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site? No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low 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?

Yes

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance	Direction	Details	
1	470	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined

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6.10 Surface Water Features

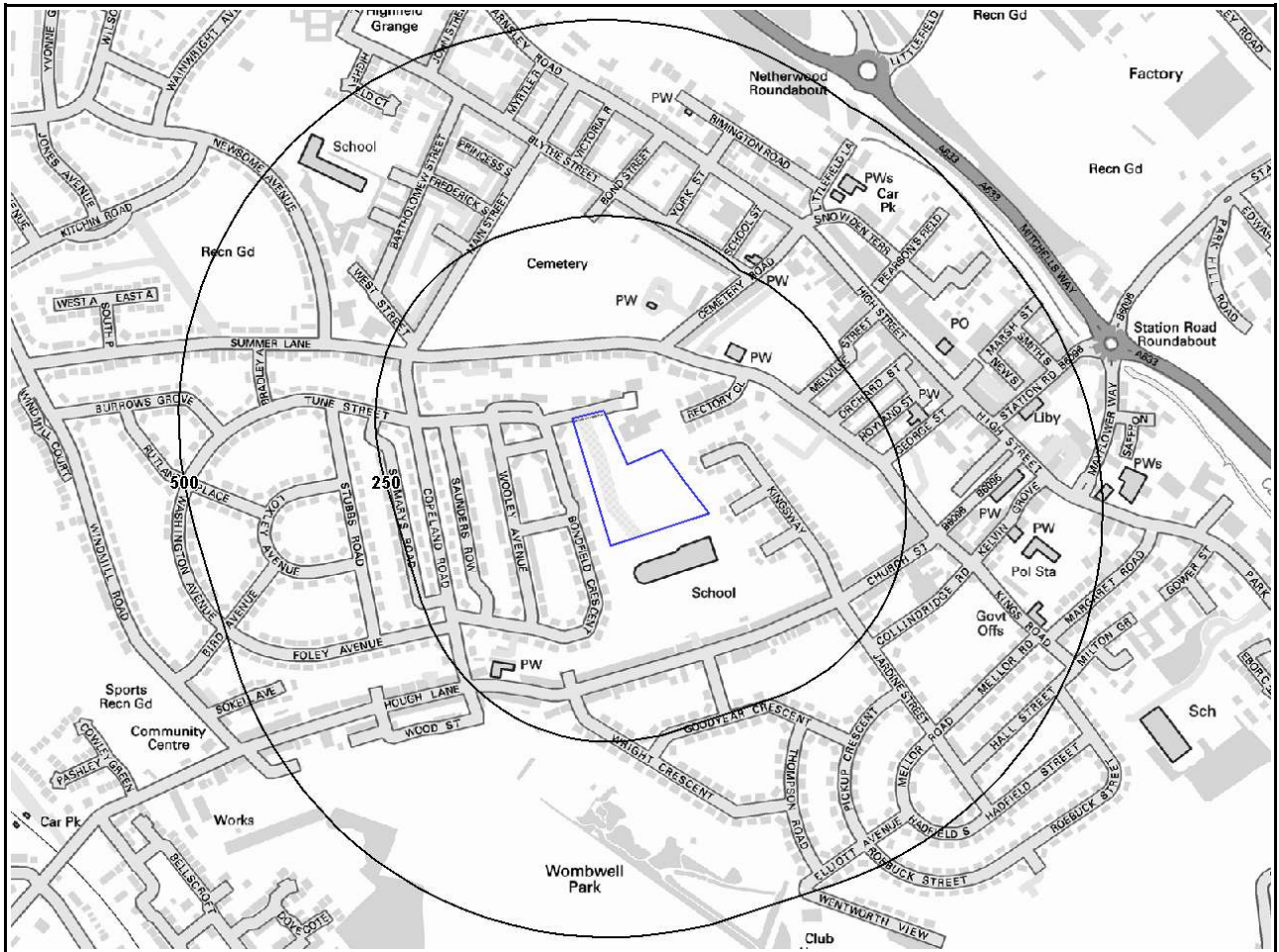
Are there any surface water features within 250m of the study site?

No

Database searched and no data found.

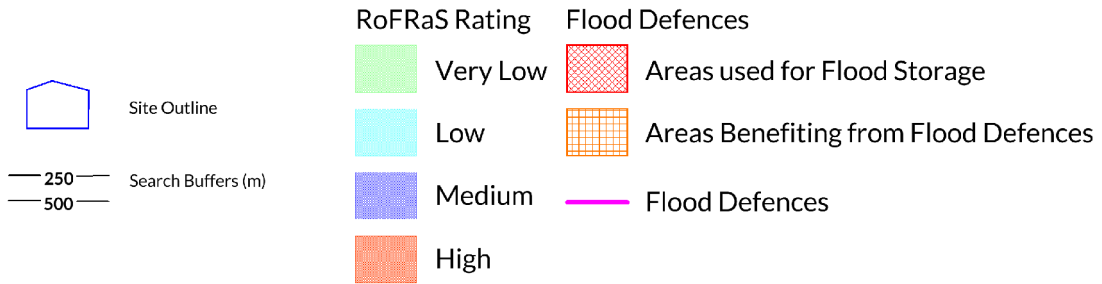
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7. Environment Agency RoFRaS Flooding Map



Environment Agency RoFRaS Flood Legend

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7. Flooding

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

What is the highest risk of flooding on 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.

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.

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, **Report Reference: FLINC-3437801**

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?

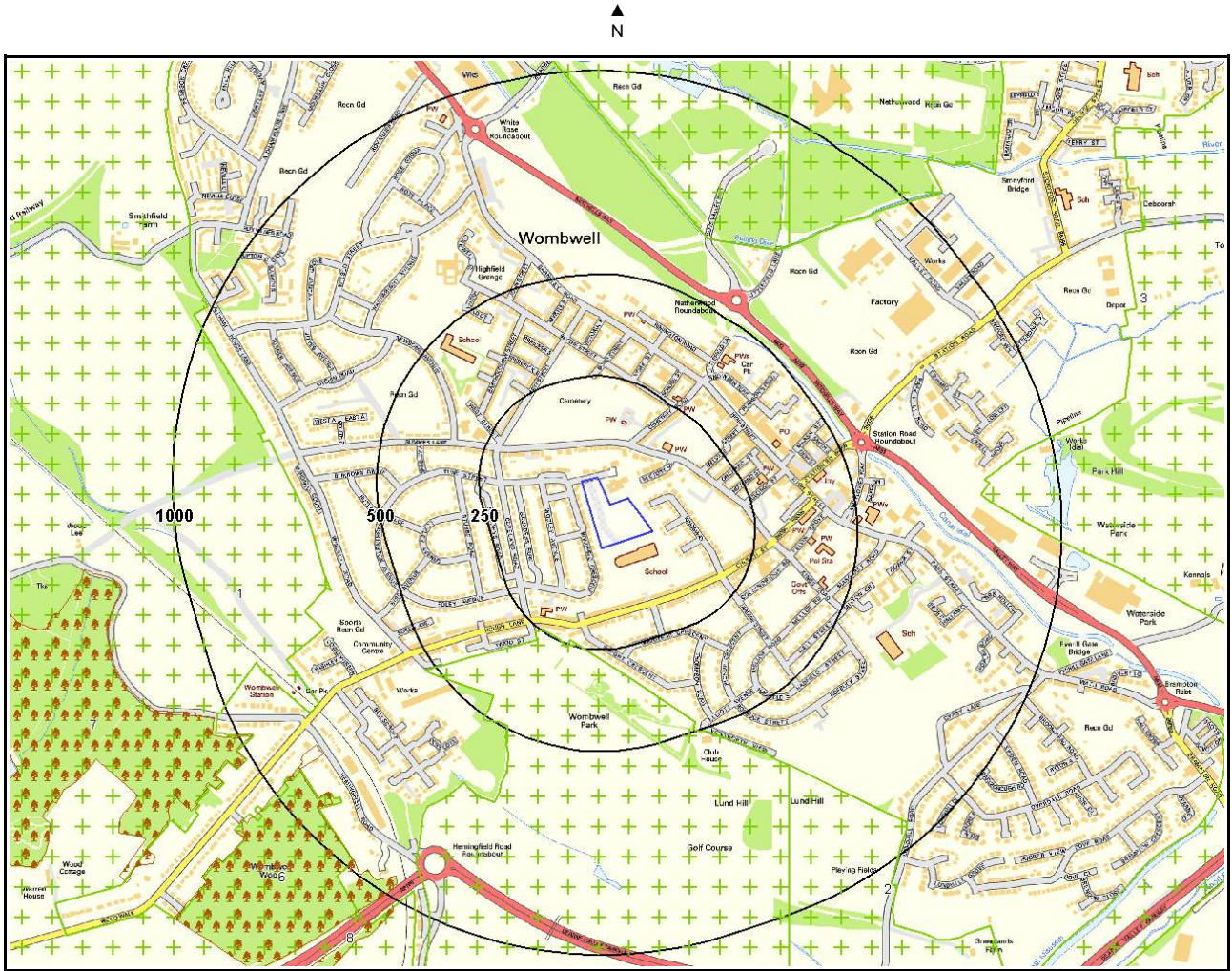
Low

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.

8. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Legend

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	Site Centre		AONB		Green Belt		Local Nature Reserves
	Site Outline		National Park		National Nature Reserve		Ramsar Sites
	100 Search Buffers (m)		SSSI		Special Areas of Conservation		World Heritage Sites
	250 Search Buffers (m)		Special Protection Areas		Ancient Woodland		

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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: **0**

Database searched and no data found.

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.

Records of National Parks (NP) within 2000m of the study site: **0**

Database searched and no data found.

[Report Reference: FLINC-3437801](#)

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

5

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ID	Distance	Direction	Green Belt Name	Local Authority Name
1	239	S	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)
2	665	SE	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)
3	734	NE	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)
Not shown	1751	S	Liverpool, Manchester and West Yorks Greenbelt	Rotherham
Not shown	1777	S	Liverpool, Manchester and West Yorks Greenbelt	Rotherham

Records of Ancient Woodland within 2000m of the study site:

6

The following Ancient Woodland records are provided by Natural England/Natural Resources Wales.

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
848	SW	UNKNOWN	Ancient and Semi-Natural Woodland
968	SW	UNKNOWN	Ancient and Semi-Natural Woodland
1015	SW	UNKNOWN	Ancient and Semi-Natural Woodland
1647	W	UNKNOWN	Ancient Replanted Woodland
1909	W	UNKNOWN	Ancient Replanted Woodland
1999	W	UNKNOWN	Ancient and Semi-Natural Woodland

Report Reference: FLINC-3437801

9. Additional Information

9.1 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 250m of the study site? **Yes**

The following records within 250m have been found within this search:

Distance	Direction	Operator	Type	Antenna Height (m)	Band	Power (dBW)
208.0	NW	O2	UMTS	11.5	2100.0	28.5

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder.

The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

9.2 Mobile Phone Mast Planning Records

Have any planning records relating to telecommunication masts been identified within 250m of the study site? **Yes**

The following records within 250m have been found within this search:

Distance (m)	Direction	Application Number	Application Date	Applicant	Details
168.0	NW	No Details	Jan 26 2009	Telefonic a O2 UK Limited	Scheme comprises installation of a 12.5 metre high telegraph telecommunications pole incorporating three antennas and construction of an equipment cabinet.

This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site? **No**

Database searched and no data found.

Guidance:None required.

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? Negligible

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

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

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

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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 in a Radon Affected Area, as between 1 and 3% 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.

11. Mining

11.1 Coal Mining

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

Yes

The following coal mining information provided by the Coal Authority is not represented on Mapping:

Distance [m]	Direction	Details
0.0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

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
0.0	On Site	Sheffield Area	Vein Mineral/Iron ore	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

Past underground mine workings may occur. The rock types present in these areas are such that small mineral veins may be present on which it is possible that small scale mining has been undertaken and/or it is possible that limited underground extraction of other materials may have occurred. All such occurrences are likely to be of minor localised extent 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

Guidance: No Guidance Required.

Contacts

The Property Search Group

Telephone: 0800 988 8316

andrewwalters@propertysearchgroup.co.uk



The complete **SEARCH** service

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

Environment Agency

Tel: 08708 506 506

Yorkshire

Lateral - 8 City Walk, Leeds, LS11 9AT

Web: www.environment-agency.gov.uk

Email: enquiries@environment-agency.gov.uk



Public Health England

Public information access office, Public Health England

Wellington House, 133-155 Waterloo Road, London, SE1 8UG

<http://www.gov.uk/phe>

Email: enquiries@phe.gov.uk

Main switchboard: 020 7654 8000

The Coal Authority Property Search Services

200 Lichfield Lane, Berry Hill,

Mansfield, Nottinghamshire, NG18 4RG

Phone: 0345 7626 848 - DX 716176 MANSFIELD 5

Email: groundstability@coal.gov.uk

Web: www.groundstability.com



Ordnance Survey

Adanac Drive, Southampton

SO16 0AS

Tel: 08456 050505



Local Authority

Authority: Barnsley Metropolitan Borough Council

Phone: 01226 770770

Web: <http://www.barnsley.gov.uk/>

Address: PO Box 634, Barnsley, South Yorkshir, S70 9GG

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW

Tel: 01252 845444



CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN

Tel: 0871 4237191

(www.copso.org.uk)

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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- 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.

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- 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
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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.

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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

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PSG on (T) 0800 988 8316, email: andrewwalters@propertysearchgroup.co.uk

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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.

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<https://www.groundsure.com/terms-and-conditions-sept-2016/>