

**SOUTH YORKSHIRE HOUSING ASSOCIATION**

Proposed Development at  
Harriet Close, Worsbrough Common, Barnsley

Site Investigation

Paul Colgrave  
Colgrave Lee & Partners

14<sup>th</sup> April 2011

PC/BS  
14<sup>th</sup> April 2011

South Yorkshire Housing Association  
43/47 Wellington Street  
Sheffield  
S1 4HF  
For the attention of Ms C Davies, Development

Dear Sirs

**Proposed development at Harriet Close, Worsbrough Common, Barnsley S70**

**Site Investigation Report**

**1. Records**

From the attached Ordnance Survey sheets from 1855 to 2010 it can be seen that originally an old quarry occupied most of the site with a well shown to the north (1892). The quarry was filled in the late 1930's and housing is shown on the site (1938). This housing is shown in more detail on the later O.S. sheets up to the present day.

The site is currently fenced off with only a narrow gated access. The rear of the houses are also fenced off allowing no access.

**2. Searches**

From the attached environmental searches it can be seen that:

- the site does not lie within 250m of an indicative flood plain (refer the attached Flood Report).
- there are no recorded landfill sites within the area, however refer the map on page 4 for possible areas of made ground.
- although there are records of past industries around the site it is unlikely serious contamination exists within the site boundaries.
- the site lies within a coal mining area (refer the attached Coal Report).
- there is a 'low' radon risk therefore only basic protection is recommended.

cont....

3. **Coal Report**

From the attached Coal Mining Report it can be seen that ground movements from the past workings should now be complete. There are no records of shafts or faults within the site boundaries.

4. **Flood Report**

From the attached Flood Report it can be seen that:

- a) RMS searches report pluvial flooding only may occur over 50m from the site.
- b) EA searches report the site is in Zone 1 (i.e. low probability of flooding).
- c) BGS searches report the geology does not make the site subject to 'ground' flooding.

The flood insurance claim rating is classed as 'low'.

5. **Geology**

From the attached Geological maps it can be seen that sandstone rock underlies the superficial deposits on the site.

The Geological Survey six inch to one mile sheet Yorkshire 274SE (1907 Edition) indicates that the site lies on Middle Coal Measures strata of the Carboniferous Period which dip locally at about 1 in 12 to the northeast.

The immediate bedrock is a thick sandstone unit named the Woolley Edge Rock.

6. **Boreholes**

Two boreholes were drilled on the 13<sup>th</sup> April 2011 and their locations plotted on the attached sheet.

The apparatus comprised a 63.5kg drop-hammer falling a distance of 750mm to drive a 90 degree conical tip via 32mm diameter rods. Two window sample holes were put down each probe position. Disturbed samples of soils were retained which were representative of the strata.

cont....

***BH1 revealed:***

- \*200mm topsoil on
- \*4300mm rubble fill including clay, bricks and stone on
- \*weathered sandstone.

***BH2 revealed:***

- \*200mm topsoil on
- \*1200mm sandy clay becoming weathered sandstone with depth.

No groundwater was encountered.

Instantaneous gas testing at each BH position revealed levels of methane and carbon dioxide to be negligible.

7. **Soakaways**

Due to the nature of the substrata and the underlying rock, soakaways are considered unsuitable for the site.

6. **Comments and Recommendations**

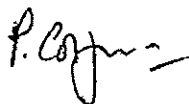
From the historical records it can be seen that a quarry occupied most of the site from before 1855 to approximately the late 1930's when it was filled. Piled foundations will therefore be required if building over.

A well was also noted at the northern end of the quarry. This may have been filled or may require filling or capping.

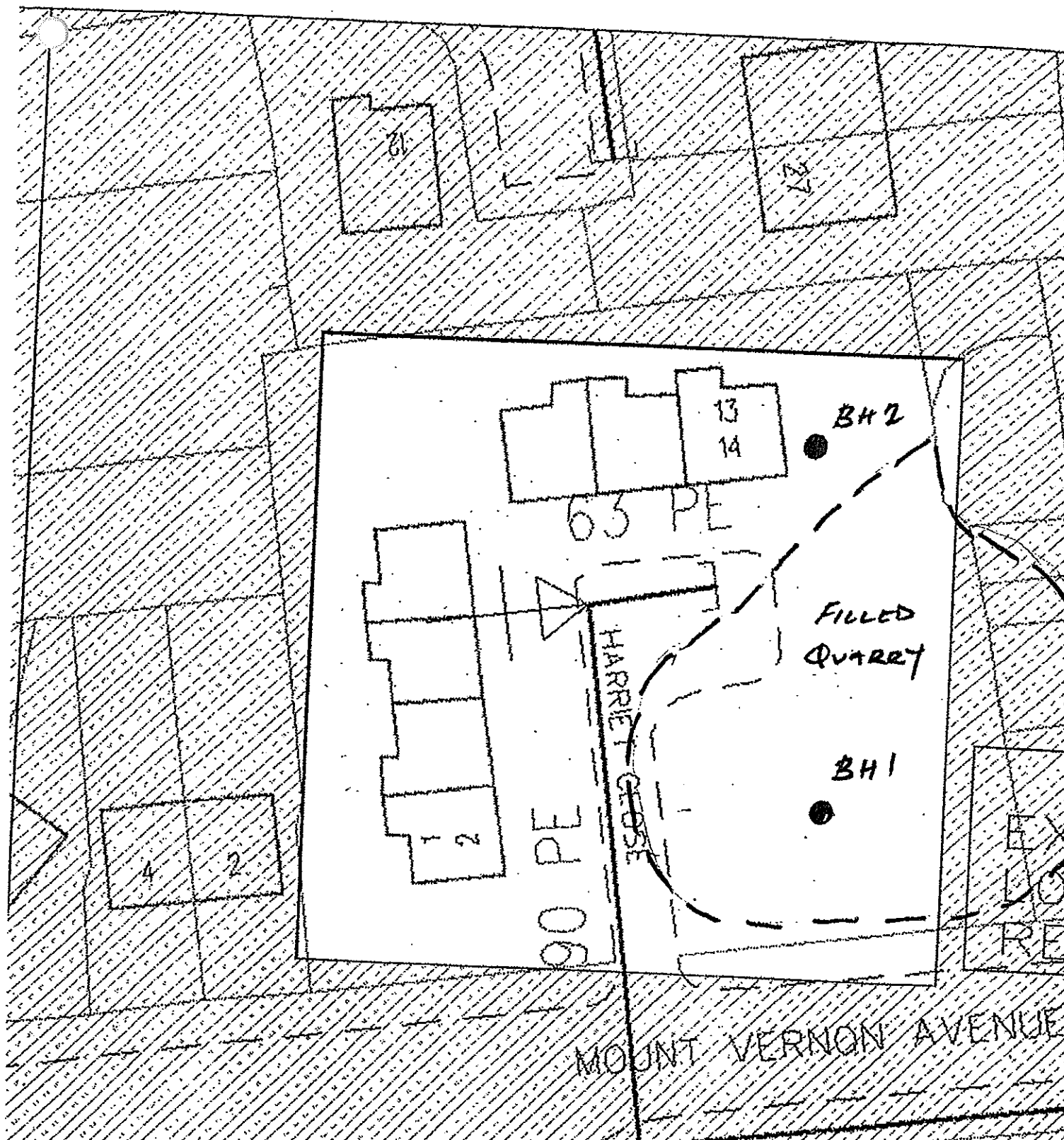
If buildings are located away from the quarry we recommend concrete 'trench filled' strip foundations, mesh reinforced to restrict differential settlement, and founded on sandy clay/weathered sandstone at 1m to 1.5m below ground level. Due to the present of fill sulphate resisting cement should be used.

Naturally vented 'beam and block' ground floors should be used with a basic radon barrier lapped with the wall d.p.c's.

Samples have been taken for contamination testing and recommendations will be forwarded at a later date.



Paul Colgrave  
Colgrave Lee & Partners



LOCATION OF BOREHOLES

Supplied By:



## A report on the site history and other environmental factors affecting:

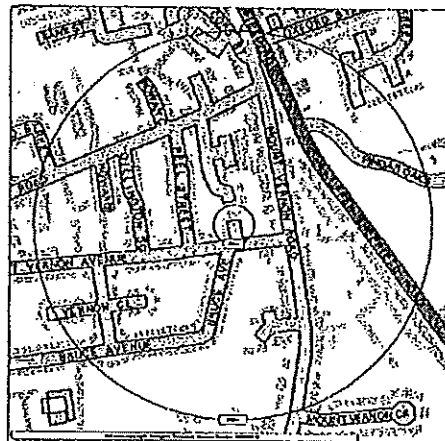
Shaftesbury House Nursing & Residential Home, 53 Mount Vernon Road, BARNSELY, South Yorkshire S70 4DJ  
National Grid Reference (site): 435040 405180

Report Reference  
RS33802195\_3\_1

Date  
8 February 2011

Prepared For  
Colgrave Lee & Partners, Omega Court, 352 Cemetery Road, Sheffield, Yorkshire S11 8FT

Customer Reference  
SYHA\_ESR



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## Professional Opinion on environmental risk

# PASSED

In the professional opinion of Wilbourn Associates the level of environmental risk associated with the information disclosed in the Envirosearch Residential report RS33802195\_3\_1 dated 8 February 2011 for

**Shaftesbury House Nursing & Residential Home**  
**53 Mount Vernon Road**  
**BARNSELY**  
**South Yorkshire**  
**S70 4DJ**

- 1) is unlikely to have an adverse effect on the value of the property as compared to similar properties in similar locations or on its use as a domestic dwelling;
- 2) is not such that the property would be designated "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990.

### OTHER ENVIRONMENTAL FACTORS

In this case the following environmental factors have been identified in Parts 3 and 4 of this report which a client may wish to be investigated further:

- 3.1 An area which may be affected by coal mining activity
- 3.2 a) An area affected by radon

This professional opinion does not extend to Parts 3 and 4 of the associated Envirosearch Residential report and should always be read in conjunction with the full text of that report. No physical site inspection or survey has been carried out or is proposed.

**Philip E. Wilbourn BSc C.Env FRICS**  
**Chartered Environmental Surveyor**



This professional opinion forms part of the Envirosearch Residential report and is subject to Landmark Information Group's Terms and Conditions of Business in force from time to time. Further information on the datasets examined in formulating this professional opinion is included in the Envirosearch Residential Practitioner Guide. Wilbourn Associates are regulated by RICS.

## **CONTENTS OF THE REPORT** - *The Report is divided into five sections*

### **Maps**

The Ordnance Survey location map confirms the position of the subject property and shows the neighbourhood with the 25, 250 and 500 metre search areas centred on the property. Please note any descriptive text that may be relevant. The Information Map shows the location of any features reported under parts 1, 2.2, 2.3 and 2.4.

### **Enquiries and Replies**

Main report findings, with information covering three distinct bands of 25 metres, 250 metres and 500 metres. Part 1 of the report provides information up to 500 metres. Part 2 provides information up to 250 metres. Part 3 and Part 4 provide information on an area within 25 metres of the centre of the search unless otherwise stated. The identification of an environmental factor in the report does not necessarily mean that it poses any direct or indirect threat to the subject property.

### **Useful Contacts**

Contact details of useful organisations that should be able to provide further information.

Please contact our helpdesk on 0844 844 9966 or email [info@landmarkinfo.co.uk](mailto:info@landmarkinfo.co.uk) if you require assistance.

### **Useful Information**

This provides a short guide to assist anyone reading the report to understand the information it contains. Detailed guidance notes are contained in the Practitioner Guide which is available free of charge. Please contact your agent or email [info@landmarkinfo.co.uk](mailto:info@landmarkinfo.co.uk) to obtain a copy.

### **Insurance**

Houses registered between 1 April 1999 - 31 December 2002 and covered by the NHBC Buildmark scheme probably have insurance against certain costs if contamination occurs within ten years of their construction. From 1 January 2003, NHBC will only provide this cover if building control has been carried out by NHBC Building Control Services Limited.

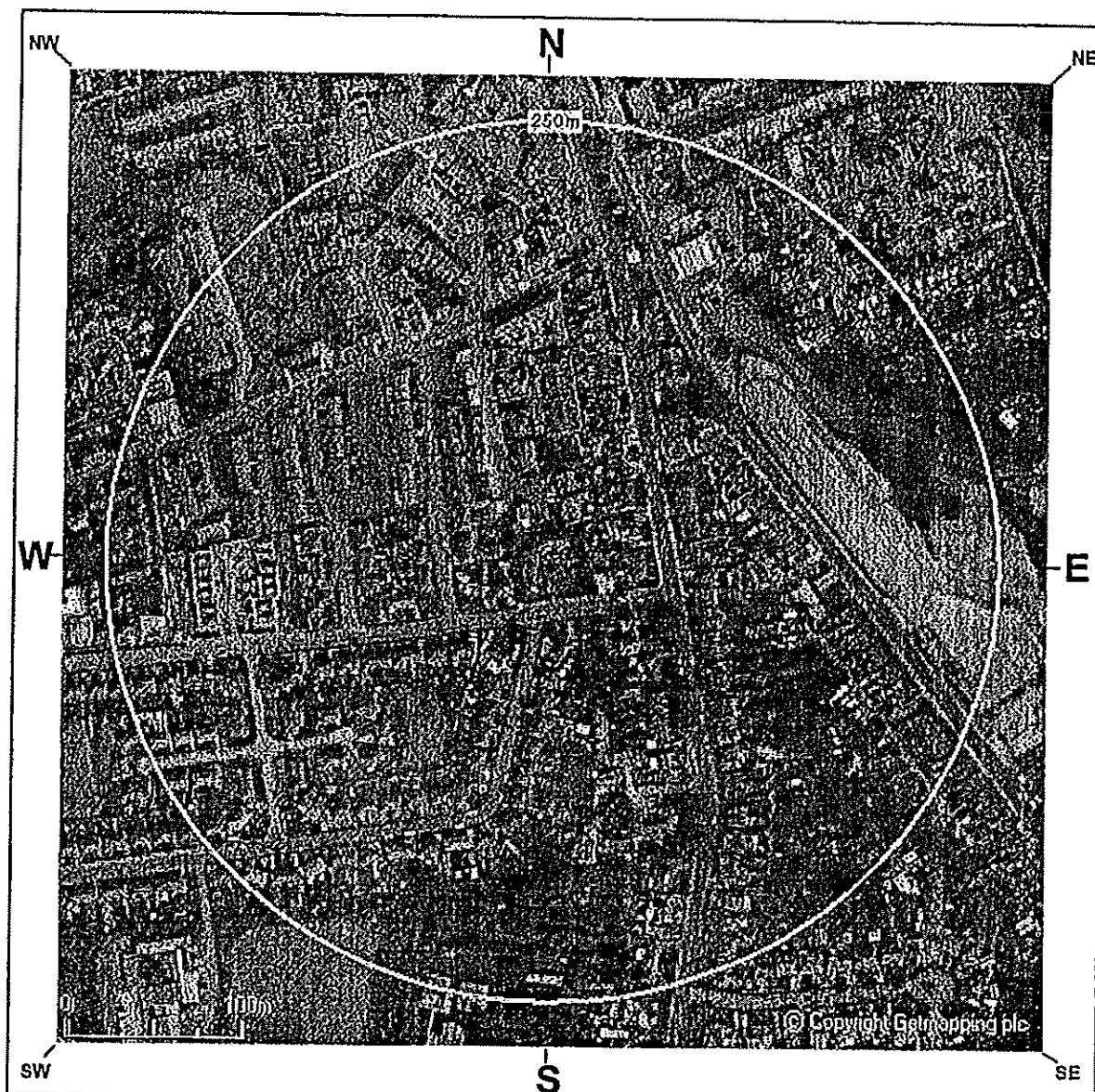
## **THE PURPOSE AND SCOPE OF THE REPORT**

The report is designed to satisfy the concerns raised by the Law Society warning card and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property, obtain a mortgage, seek further mortgage advice, or commence any building works. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. As the report is so detailed, this information can cause concern, but professional advisors will see that further action is suggested on all issues that have been identified.

## **LIMITATIONS**

This report has been published by Landmark Information Group Limited ("Landmark") and is supplied subject to our Terms and Conditions of Business, which are attached at the back of the report. It has been prepared on the understanding that it is to be used for an individual residential property transaction and should not be used or relied upon in a commercial property transaction. This report is neither a guarantee of the physical condition of the subject property nor a substitute for any physical investigation or inspection. The information in Envirosearch Residential is derived from a number of statutory and non-statutory sources (see The Practitioner Guide for details). Whilst every effort is made to ensure the details in the report are correct, Landmark cannot guarantee the accuracy or completeness of such information or data, nor identify all the factors that may be relevant. If you are a private individual using this report Landmark recommends that you discuss its contents in full with your professional advisor. The methodology for risk assessment and the conclusions drawn therefrom are the responsibility of Wilbourn Associates.

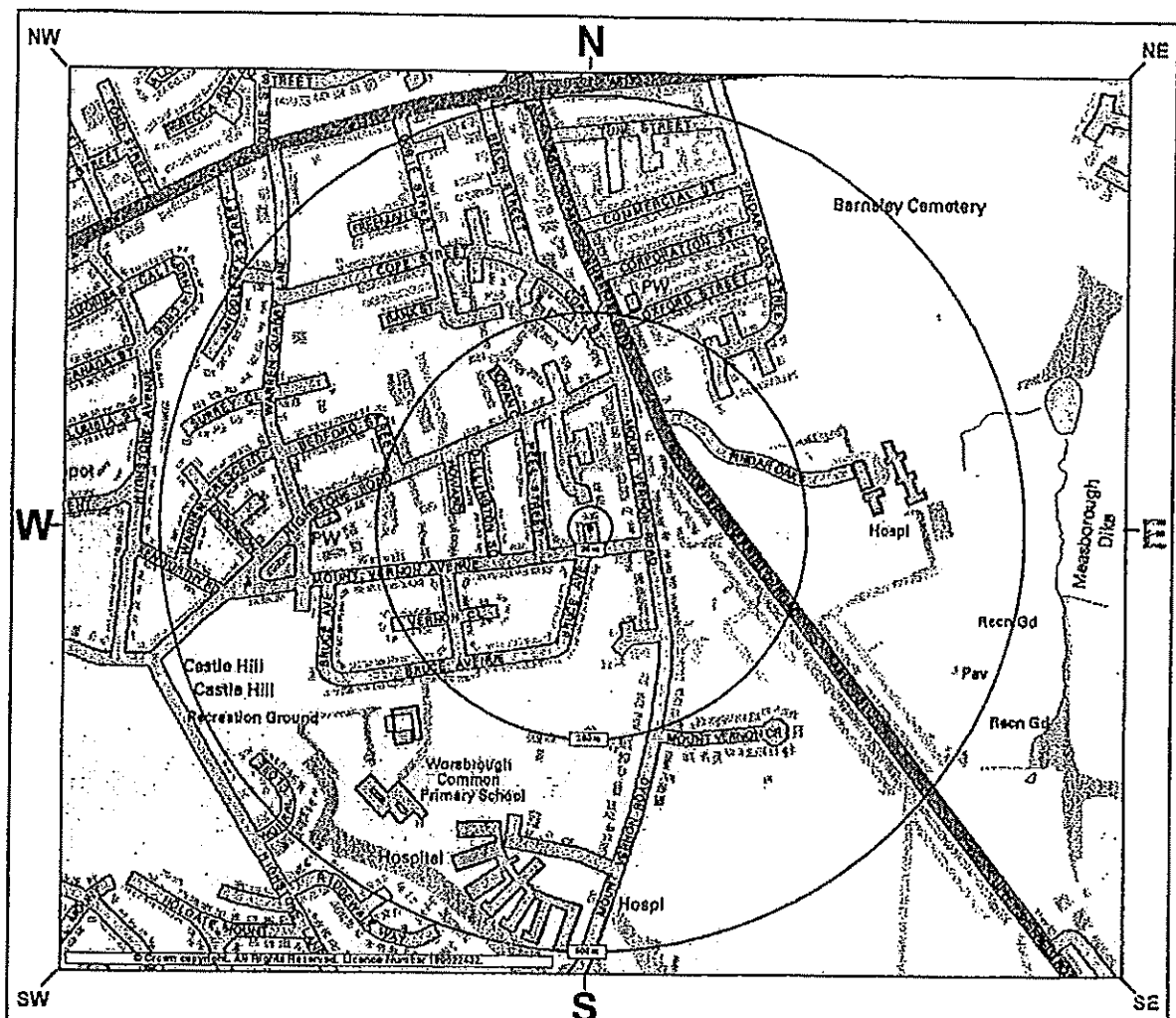
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**Map Legend**

**250m** Search Band

Image Resolution: 50cm

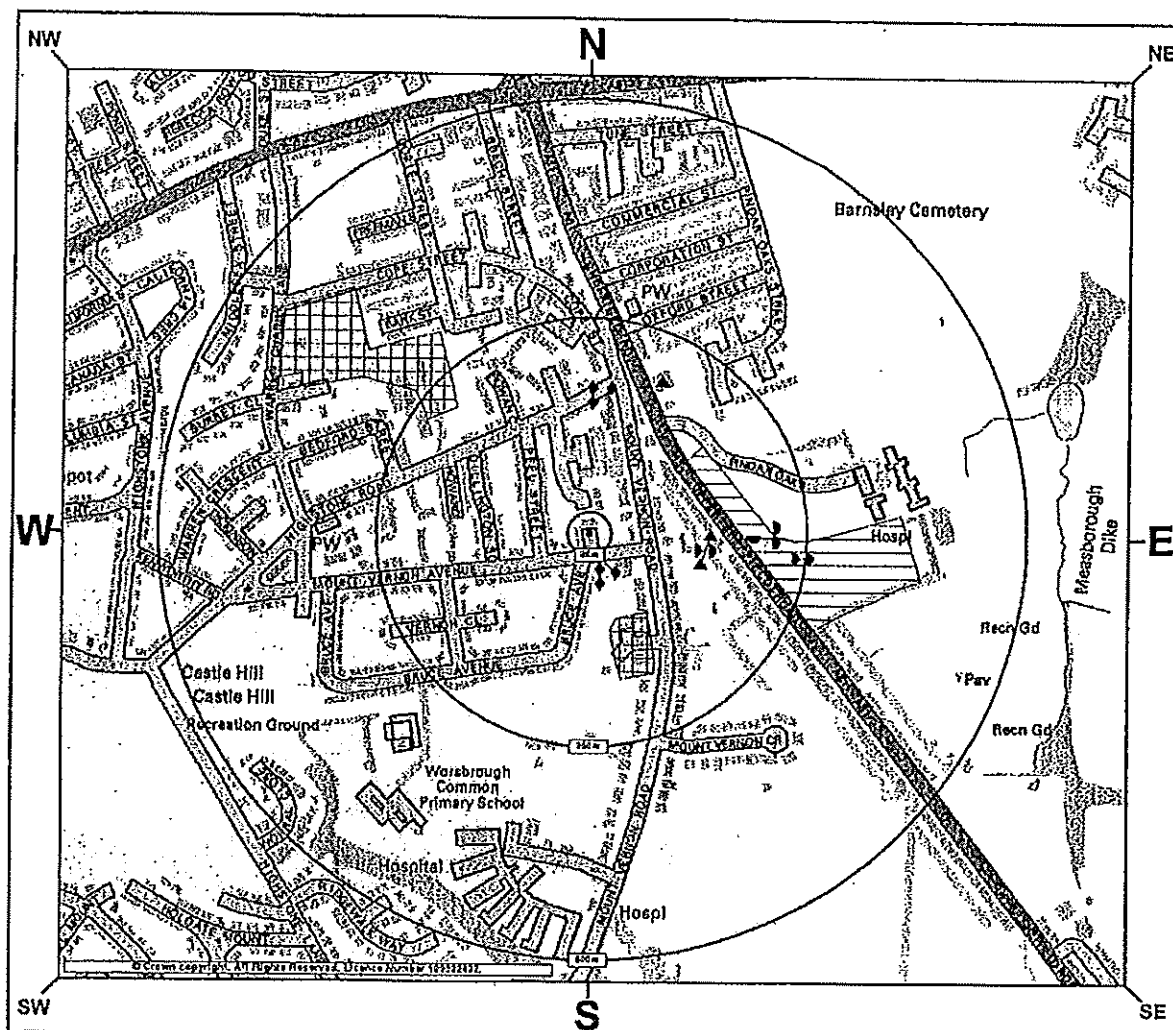


### Site

Shaftesbury House Nursing & Residential Home  
53 Mount Vernon Road  
BARNSELY  
South Yorkshire  
S70 4DJ

### Grid Reference

Easting 435040  
Northing 405180



## KEY

### General

- Centre of Search and Radius

### Part 1

- Q1.1a Potential Landfill Buffer
- Q1.1a Registered Landfill Site
- Q1.1a Point Location of Registered Landfill Site
- Q1.1b BGS Recorded Landfill Site
- Q1.1b Point Location of BGS Recorded Landfill Site
- Q1.1c Licensed Waste Management Facility (Landfill)
- Q1.1c Licensed Waste Management Facility (Locations)
- Q1.1d Local Authority Recorded Landfill Site
- Q1.1d Point Location of Local Authority Recorded Landfill Site

- Q1.2 Waste Transfer, Treatment or Disposal Site
- Q1.2 Point Location of Waste Transfer, Treatment or Disposal Site
- Q1.3a Discharge Consent
- Q1.3b Radioactive Substance
- Q1.3c Industrial Process
- Q1.4 Regulated Air Pollution
- Q1.5 Storage of Hazardous Substance
- Q1.6 Enforcement, Prohibition or Prosecution
- Q1.7 Contaminated Land Register Entry or Notice
- Q1.7 Point Location of Contaminated Land Register Entry or Notice

(Please refer to the Useful Information Section)

### Part 2

- Q2.2 Potentially Contaminative Use (Point Feature)
- Q2.2 Potentially Contaminative Use (Line Feature)
- Q2.2 Potentially Contaminative Use (Area Feature)
- Q2.3 Potentially Infilled Land (Point Feature)
- Q2.3 Potentially Infilled Land (Line Feature)
- Q2.3 Potentially Infilled Land (Area Feature)
- Q2.4 Historical Tank or Energy Facility

### Part 4

- Q4.2 Mast or Pylon
- Q4.2 Overhead Transmission Line

**Part 1- Standard Environmental Enquiries - Search Radius 500 metres**
**1.1 a) Does the relevant environment agency have records of any registered landfill sites?**

|                 |          |    |
|-----------------|----------|----|
|                 | 0-25m    | No |
|                 | 25-250m  | No |
|                 | 250-500m | No |
| <b>Comments</b> |          |    |
| None            |          |    |

**b) Are there any BGS recorded landfill sites?**

|                 |          |    |
|-----------------|----------|----|
|                 | 0-25m    | No |
|                 | 25-250m  | No |
|                 | 250-500m | No |
| <b>Comments</b> |          |    |
| None            |          |    |

**c) Are there any Licensed Waste Management Facilities?**

|                 |          |    |
|-----------------|----------|----|
|                 | 0-25m    | No |
|                 | 25-250m  | No |
|                 | 250-500m | No |
| <b>Comments</b> |          |    |
| None            |          |    |

**d) Are there any Local Authority recorded landfill sites?**

|                 |          |    |
|-----------------|----------|----|
|                 | 0-25m    | No |
|                 | 25-250m  | No |
|                 | 250-500m | No |
| <b>Comments</b> |          |    |
| None            |          |    |

The following list shows if local authorities covering the area of search have made landfill data available.

**Local Authority Landfill Coverage**

|                                                                     |                |          |
|---------------------------------------------------------------------|----------------|----------|
| Barnsley Metropolitan Borough Council, - Has supplied landfill data | <b>Contact</b> | <b>1</b> |
|---------------------------------------------------------------------|----------------|----------|

**Comments**

For further information regarding the availability of Local Authority Recorded Landfill data you may wish to forward enquiries to one or more of the contacts indicated above.

**1.2 Does the relevant environment agency have records of any registered waste transfer, treatment or disposal sites?**

|                 |          |    |
|-----------------|----------|----|
|                 | 0-25m    | No |
|                 | 25-250m  | No |
|                 | 250-500m | No |
| <b>Comments</b> |          |    |
| None            |          |    |

**Part 1- Standard Environmental Enquiries - Search Radius 500 metres**
**1.3 a) Has the relevant environment agency consented to any discharges?**

|                                                                                                                                                                                                                                                                                         |         |    | 0-25m    | No  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----|----------|-----|
|                                                                                                                                                                                                                                                                                         |         |    | 25-250m  | Yes |
|                                                                                                                                                                                                                                                                                         |         |    | 250-500m | No  |
| <b>Discharge Consents</b>                                                                                                                                                                                                                                                               |         |    |          |     |
| Lower Poppleton Lane Sps, Millfield Trading Estate, Nether Poppleton, York, North Yorkshire, Yo26 6pb, Sewage Discharge, Reference: S/Cb/8, Version: 1, Status: Transferred from Rivers (Prevention of Pollution) Act 1951-1961, Positional Accuracy: Located by supplier to within 10m | Bearing | SE | 25-250m  | 2   |
|                                                                                                                                                                                                                                                                                         | Contact |    |          |     |
| Mount Vernon Avenue, South Yorkshire, Sewerage Discharge, Reference: S/CB/8, Version: Not Supplied, Status: Not Supplied, Positional Accuracy: Located by supplier to within 100m                                                                                                       | Bearing | S  | 25-250m  | 2   |
|                                                                                                                                                                                                                                                                                         | Contact |    |          |     |
| Mount Vernon Avenue, South Yorkshire, Sewerage Discharge, Reference: S/CB/8, Version: Not Supplied, Status: Not Supplied, Positional Accuracy: Located by supplier to within 100m                                                                                                       | Bearing | S  | 25-250m  | 2   |
|                                                                                                                                                                                                                                                                                         | Contact |    |          |     |
| Highstone Road, South Yorkshire, Sewerage Discharge, Reference: S/CB/8, Version: Not Supplied, Status: Not Supplied, Positional Accuracy: Located by supplier to within 100m                                                                                                            | Bearing | N  | 25-250m  | 2   |
|                                                                                                                                                                                                                                                                                         | Contact |    |          |     |
| Highstone Road, South Yorkshire, Sewerage Discharge, Reference: S/CB/8, Version: Not Supplied, Status: Not Supplied, Positional Accuracy: Located by supplier to within 100m                                                                                                            | Bearing | N  | 25-250m  | 2   |
|                                                                                                                                                                                                                                                                                         | Contact |    |          |     |
| Lower Poppleton Lane Sps, Millfield Trading Estate, Nether Poppleton, York, North Yorkshire, Yo26 6pb, Sewage Discharge, Reference: S/Cb/8, Version: 1, Status: Transferred from Rivers (Prevention of Pollution) Act 1951-1961, Positional Accuracy: Located by supplier to within 10m | Bearing | N  | 25-250m  | 2   |
|                                                                                                                                                                                                                                                                                         | Contact |    |          |     |

**Comments**

The Map indicates the approximate location. The environment agency's functions include granting of consents to discharge into watercourses. The presence of these discharges does not necessarily mean there should be a cause for concern. If you have a query about any of the details listed, you should contact the relevant environment agency office.

**b) Has the relevant environment agency registered/authorised the keeping/disposal of any radioactive substances?**

|          |    |
|----------|----|
| 0-25m    | No |
| 25-250m  | No |
| 250-500m | No |

**Comments**  
None

**c) Has the relevant issuing authority authorised any industrial processes?**

|          |    |
|----------|----|
| 0-25m    | No |
| 25-250m  | No |
| 250-500m | No |

**Comments**  
None

**Part 1- Standard Environmental Enquiries - Search Radius 500 metres**
**1.4 Are there any sites that are permitted to release discharges into the air?**

|          |     |
|----------|-----|
| 0-25m    | No  |
| 25-250m  | Yes |
| 250-500m | No  |

**Local Authority Pollution Prevention and Controls**

|                                                                                                                                                                                              |                    |   |         |   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---|---------|---|
| Action Stations, Upper Sheffield Road, Barnsley, Part B - Fuel and Power Industry Sector, Reference: epa/14, Status: Permitted, Positional Accuracy: Automatically positioned to the address | Bearing<br>Contact | E | 25-250m | 1 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---|---------|---|

|                                                                                                                                                                                                                    |                    |   |         |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---|---------|---|
| Save Retail Limited, Upper Sheffield Road, BARNSELY, Part B - Fuel and Power Industry Sector, Reference: Epa/Petrol01, Status: Application Withdrawn, Positional Accuracy: Automatically positioned to the address | Bearing<br>Contact | E | 25-250m | 1 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---|---------|---|

|                                                                                                                                                                                                    |                    |    |         |   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----|---------|---|
| Barnsley Service Station, Upper Sheffield Road, Barnsley, Part B - Fuel and Power Industry Sector, Reference: PPC/B/67, Status: Authorised, Positional Accuracy: Located by supplier to within 10m | Bearing<br>Contact | NE | 25-250m | 1 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----|---------|---|

**Comments**

The Map indicates the site location. The presence of a site does not necessarily mean there is cause for concern. If you have a query about any of the details listed, you should contact the relevant agency or authority.

**1.5 Are there any sites authorised by the Local Authority or Health and Safety Executive to store hazardous substances?**

|          |    |
|----------|----|
| 0-25m    | No |
| 25-250m  | No |
| 250-500m | No |

**Comments**

None

**1.6 Are there any records of any enforcements, prohibitions, or prosecutions relating to enquiries 1.1 to 1.5, or Substantiated Pollution Incidents Registers?**

|          |    |
|----------|----|
| 0-25m    | No |
| 25-250m  | No |
| 250-500m | No |

**Comments**

None

**1.7 Does the Local Authority have any Contaminated Land Register Entries and Notices?**

|          |    |
|----------|----|
| 0-25m    | No |
| 25-250m  | No |
| 250-500m | No |

**Comments**

None

**Part 2- Other Records Showing Land Use - Search Radius 250 metres**

2.1 Are there any potentially contaminative industrial sites identified from current published surveys?

0-25m  
25-250m      No  
Yes

**Contemporary Trade Directory Entries**

Mast Mowers, ,38-40,Upper Sheffield Road,Barnsley, Lawnmowers & Garden Machinery - Sales & Service, Status: Inactive, Positional Accuracy: Automatically positioned in the proximity of the address      Bearing    E    25-250m

United Co-Op, ,Sheffield Road,Barnsley, Petrol Filling Stations - 24 Hour, Status: Active, Positional Accuracy: Automatically positioned to the address      Bearing    NE    25-250m

Motax, ,38,Oak Park Rise,Barnsley, Car Engine Tuning & Diagnostic Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address      Bearing    NE    25-250m

Prestige Motors, ,Sheffield Road,Barnsley, Car Dealers - Used, Status: Inactive, Positional Accuracy: Automatically positioned in the proximity of the address      Bearing    N    25-250m

Highway Recovery Ltd, ,Recovery House,Sheffield Road,Barnsley, Car Breakdown & Recovery Services, Status: Inactive, Positional Accuracy: Automatically positioned in the proximity of the address      Bearing    N    25-250m

Fleet Support Operations Ltd, ,Recovery House,Sheffield Road,Barnsley, Car Breakdown & Recovery Services, Status: Inactive, Positional Accuracy: Automatically positioned in the proximity of the address      Bearing    N    25-250m

Yorkshire Traction Co Ltd, ,Upper Sheffield Road,BARNSELY, Bus & Coach Operators & Stations, Status: Inactive, Positional Accuracy: Automatically positioned to the address      Bearing    E    25-250m

C Soar & Sons, ,Vernon Works,Sheffield Rd,Barnsley, Scrap Metal Merchants, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location      Bearing    N    25-250m

**Fuel Station Entries**

Co-Op Upper Sheffield Road Service Station, ,Sheffield Road,Barnsley, Fuel Station, Status: Open, Positional Accuracy: Manually positioned to the address or location      Bearing    NE    25-250m

**Comments**

Industrial sites are not shown on the Map attached to this report. A site may be potentially contaminative or may have produced contamination in the ground. The presence of a site does not necessarily mean there is cause for concern. We regret we have no other information than the details and descriptions given in this report.

**Part 2- Other Records Showing Land Use - Search Radius 250 metres**
**2.2 Are there any potentially contaminative industrial sites identified from analysis of selected 1:10,000 scale and 1:10,560 scale historical Ordnance Survey maps?**

|                                                                  | 0-25m<br>25-250m | No<br>Yes |
|------------------------------------------------------------------|------------------|-----------|
| <b>Potentially Contaminative Industrial Uses (Past Land Use)</b> |                  |           |
| Mining of coal & lignite, Date of mapping: 1894-1907             | Bearing S        | 104m      |
| Road haulage, Date of mapping: 1938-1993                         | Bearing NE       | 136m      |
| Clay bricks & tiles [manufacture], Date of mapping: 1894         | Bearing NW       | 213m      |

**Comments**

The Map indicates the location of potentially contaminative industrial past land uses with the relevant date of mapping. Any features identified have been obtained from the examination of Ordnance Survey maps dating back into the 19th Century. Old industrial sites may be potentially contaminative or may have produced contamination in the ground. The presence of a site does not necessarily mean there is any cause for concern. Refer to the Useful Information section for further information. If you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively extracts of editions of Ordnance Survey Maps are available on [www.old-maps.co.uk](http://www.old-maps.co.uk)

**2.3 Are there any areas of potentially infilled land identified from analysis of 1:10,000 scale and 1:10,560 scale historical Ordnance Survey maps?**

|                                                                                     | 0-25m<br>25-250m | No<br>Yes |
|-------------------------------------------------------------------------------------|------------------|-----------|
| <b>Potentially Infilled Land (Non-Water)</b>                                        |                  |           |
| Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1993                      | Bearing S        | 104m      |
| Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1993                      | Bearing NW       | 213m      |
| <b>Potentially Infilled Land (Water)</b>                                            |                  |           |
| Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1894 | Bearing E        | 189m      |

**Comments**

The Map indicates the location of areas of potentially infilled land that may not be identifiable on current maps or visible on site. Any features identified have been obtained from the examination of Ordnance Survey maps dating back into the 19th Century. If an area of land has been filled it may contain inert or potentially contaminative materials. The presence of an area of potentially infilled land does not necessarily mean there is any cause for concern. Refer to the Useful Information section for further information. If you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively extracts of editions of Ordnance Survey Maps are available on [www.old-maps.co.uk](http://www.old-maps.co.uk). If the property is on or adjacent to an area of potentially infilled land you may wish to discuss this with your surveyor or other professional advisor.

**Part 2- Other Records Showing Land Use - Search Radius 250 metres**

- 2.4 Are there any Historical Tanks and Energy Facilities Identified from analysis of selected 1:2,500 scale and 1:1,250 scale historical Ordnance Survey maps?

|                                                                |         | 0-25m   | No   |
|----------------------------------------------------------------|---------|---------|------|
|                                                                |         | 25-250m | Yes  |
| <b>Historical Tanks And Energy Facilities</b>                  |         |         |      |
| Potential Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1961 | Bearing | E       | 125m |
| Potential Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1962 | Bearing | E       | 125m |
| Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1962           | Bearing | E       | 213m |
| Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1961           | Bearing | E       | 214m |
| Potential Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1962 | Bearing | E       | 237m |
| Potential Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1961 | Bearing | E       | 240m |

**Comments**

The Map indicates the location of Historical Tanks and Energy Facilities. Any features identified have been obtained from the examination of 1:2500 and 1:1250 Ordnance Survey National Grid black & white raster mapping published between 1943 and 1996. Historical Tanks and Energy Facilities may be potentially contaminative or may have produced contamination in the ground. The presence of a site does not necessarily mean there is any cause for concern. Refer to the Useful Information section for further information. If you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library.

**Part 3- Mining and Radon**

- 3.1 Is the area within 25 metres of the centre of the search in an area that may be affected by past, current or proposed underground or surface coal mining activity?**

**Yes****Comments**

The property is in an area which may be affected by Coal Mining activity. It is recommended that a Coal Mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.

- 3.2 a) Is the area within 25 metres of the centre of the search in a radon affected area?**

**Yes****Comments**

The property is in an area where the Health Protection Agency (HPA) have identified that more than 1% of properties are likely to be above the Action Level for Radon gas. This does not necessarily mean that the property has high radon or that there is cause for concern. HPA advises that homes in Affected Areas should be tested. For further information please contact the HPA (See Contacts section) or go to <http://www.hpa.org.uk/radiation/services/radon/>.

- b) What level of radon protective measures for new dwellings or extensions to existing ones is required for the area within 25 metres of the centre of the search ?**

**No radon protective measures are necessary****Comments****None**

**Part 4- Flooding and Overhead Transmission Lines**

- 4.1 a) Is the area within 250 metres of the centre of the search potentially affected by flooding, taking flood defences into account?**

**No**

**Comments**

The potential risk has been modelled on the basis of an event occurring on average every 75, 100 or 1000 years. Flood defences in this model are assumed to withstand the flood heights for which they were designed. For further information you should consider purchasing Landmark's Homecheck Flood Report.

RMS flood data is based on analyses of historical data, using mathematical and statistical models and the encoded experience of scientists and engineers, and is inherently imprecise. Please see the useful information section for further details.

- b) Is the area within 250 metres of the centre of the search potentially affected by flooding, assuming the absence of flood defences?**

**No**

**Comments**

The potential risk has been modelled on the basis of an event occurring on average every 75, 100 or 1000 years. This model assumes that no flood defences are present, representing the possible outcome if defences fail earlier than designed. For further information you should consider purchasing Landmark's Homecheck Flood Report.

RMS flood data is based on analyses of historical data, using mathematical and statistical models and the encoded experience of scientists and engineers, and is inherently imprecise. Please see the useful information section for further details.

- c) Is the area within 250 metres of the centre of the search potentially affected by surface water flooding?**

**Yes**

**Comments**

The potential risk has been modelled on the basis of an event occurring on average every 75, 100 or 1000 years. Surface water flooding is due to flooding from minor rivers, water flowing across the ground or raised groundwater levels. For further information you should consider purchasing Landmark's Homecheck Flood Report.

RMS flood data is based on analyses of historical data, using mathematical and statistical models and the encoded experience of scientists and engineers, and is inherently imprecise. Please see the useful information section for further details.

- d) The area within 250m of the centre of the search is not potentially affected by tidal flooding**

- 4.2 Are there any overhead transmission lines, masts or pylons identified on Ordnance Survey digital maps within 250 metres of the centre of the search?**

**No**

**Comments**

None

**Contact 1**

Barnsley Metropolitan Borough Council - Environmental Health and Trading Standards  
Central Offices, Kendray Street, Barnsley, South Yorkshire S70 2TN  
Telephone 01226 770770 Fax 01226 772599

Website [www.barnsley.gov.uk](http://www.barnsley.gov.uk)

**Contact 2**

Environment Agency - National Customer Contact Centre (NCCC)  
Po Box 544, Templeborough, Rotherham S60 1BY  
Telephone 08708 506 506  
Email [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

**Other Contacts**

The Coal Authority - Mining Report Service  
200 Lichfield Lane, Mansfield, Nottinghamshire NG18 4RG  
Telephone 0845 7626848 DX 716176 Mansfield 5  
Email [thecoalauthority@coal.gov.uk](mailto:thecoalauthority@coal.gov.uk)

Health Protection Agency - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards  
Chilton, Didcot, Oxfordshire OX11 0RQ  
Telephone 01235 822622 Fax 01235 833891  
Email [radon@hpa.org.uk](mailto:radon@hpa.org.uk)  
Website [www.hpa.org.uk](http://www.hpa.org.uk)

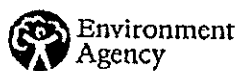
Wilbourn Associates  
30 Jessops Riverside, 800 Brightside Lane, Sheffield S9 2RX  
Website [www.environmental-surveyors.com](http://www.environmental-surveyors.com)

Envirosearch Residential  
Legal And Financial, The Smith Centre, Fairmile, Henley-On-Thames, Oxon RG9 6AB  
Telephone 0844 844 9966 Fax 0844 844 9980  
Email [info@landmarkinfo.co.uk](mailto:info@landmarkinfo.co.uk)  
Website [www.landmarkinfo.co.uk](http://www.landmarkinfo.co.uk)

The Landmark website contains links to many of our data suppliers which may be of use.

Please note that the Environment Agency/SEPA have a charging policy in place for enquiries.

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The following explanatory notes may be of assistance to users of the Envirosearch Residential report. Practitioners are reminded that full guidance notes are contained in the Practitioners Guide.

### Professional Opinion

A Professional Opinion in relation to Part IIA of the Environmental Protection Act 1990 is provided by Wilbourn Associates, a Chartered Environmental Surveyor. In many cases the report will be PASSED without referral however, in some cases, entries that may be of concern are revealed by the search, in which case the report is REFERRED free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be PASSED or suggestions made of some FURTHER ACTION that could be taken, in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

The Professional Opinion page also notes positive responses from Part 3 and 4 of the report for easy reference. These parts are not included in the Professional Opinion risk model but should be taken into consideration by the client or practitioner.

### Location Map

The Ordnance Survey location map may show features which are not necessarily otherwise included in the Envirosearch Residential report. You are advised to supplement the information contained in the report with the descriptive text shown on the map.

### Part 1

#### Question 1.1 a

At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this 'buffer' relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange hatched area. It may be helpful to note that the actual distance between the centre of the search and the landfill point provided by the data supplier is reported in the Enquiries and Replies section. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section. Where actual boundaries are available the landfill site area is shown on the map as a red hatched polygon.

You should note that landfills identified in this section may have a corresponding entry under Section 1.1c. However, due to limitations of the positional accuracy as explained above, these sites may not be coincidental when shown on the map.

#### Question 1.1 b

The BGS hold records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

#### Question 1.1 c

Licensed waste management facilities cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the Environment Agency, under Section 64 of the Environmental Protection Act 1990 (Part II) and prescribed by Regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

#### Question 1.1 d

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974.

Appropriate authorities are listed with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should note the following:

- if the response to 1.1d advises that the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is now included in questions 1.1a and 1.1c.
- if no data has been made available, for all or part of the search area, you should be aware that a negative response to question 1.1d does not necessarily confirm that no local authority landfills exist.

#### Question 1.3 a

Identified discharge consents could be for storm water discharges, soakaways or septic tanks.

#### Question 1.3 b

If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands:

- |              |                                                                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Band 1 and 2 | Nuclear licensed sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations                                                                                        |
| Band 3       | Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals                                              |
| Band 4       | Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc. |

#### Question 1.3 c

Authorisations for industrial processes may be for organic or inorganic chemical processes.

**Part 2****Questions 2.2, 2.3 and 2.4**

The information provided in these questions relate to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map(s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively, extracts of editions of Ordnance Survey maps are available on [www.old-maps.co.uk](http://www.old-maps.co.uk)

**Question 2.3**

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on an historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

**Question 2.4**

The information provided in this section relates to the point location of historical tanks and energy facilities identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and FStn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 metres of the feature it was describing.

The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features.

NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

**Part 4****Question 4.1**

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**Question 4.2**

This question identifies the following features taken from Ordnance Survey Land-Line™ mapping: aerial ropeway, chairlift, high voltage electricity transmission lines, pipelines (suspended), ski lifts, electricity pylon, flare stack, lighting tower, radio mast. You should note that the information given in this section of the report relates only to that information shown on the Ordnance Survey map. Not all features may have been identified by the Ordnance Survey and therefore some information may not appear in the report.

**General**

If, after reading the details in the Enquiries and Replies section regarding the sites identified in the report, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a property. The findings of the report should be discussed with your professional advisor.



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- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

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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 TPOs or to the PCCB.**

### **TPOs Contact Details:**

The Property Ombudsman Scheme  
Beckett House  
4 Bridge Street  
Salisbury  
Wiltshire SP1 2LX  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)



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- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final written response at the latest within 40 days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with the final decision, you may refer the complaint to The Property Ombudsman scheme (TPOs).

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

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### **Complaints should be sent to:**

Customer Relationship Manager  
Landmark Information Group Ltd  
Landmark UK Property  
The Smith Centre  
Fairmile  
Henley-on-Thames  
RG9 6AB

Telephone: 0844 844 9966

Email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

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- j. In any event no person may rely on a Service more than 12 months after its original date.
- k. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to entering the Service. Landmark shall use its reasonable endeavours to agree such variation but shall not be obliged to do so. Time shall not be of the essence with respect to the provision of the Services.
- l. Ordinance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordinance Survey mapping. Subject to clause 6.0 below, Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.
- m. Where Landmark provides its own risk assessment in connection with any Report, Landmark shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, save where Landmark conducted the same negligently. In such cases the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause do not apply solely to risk assessments conducted by Landmark, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6.0 above.
- n. Landmark obtains much of the information contained in its Report from third parties. Landmark will not accept any liability to You for any negligent or incorrect entry, or error or corruption in the Third Party Content supplied to Landmark, but Landmark's Suppliers may be liable for such negligent or incorrect entries, or errors or corruption, subject to the terms and conditions on which they supply the Third Party Content to Landmark.

## 7. Contribution

- a. Save where expressly provided, this clause 7 shall apply solely to Envirosearch Residential Reports (regardless of the result of such Report). Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.
- b. Landmark are prepared to offer, at their sole discretion, and without any admission or inference of liability a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 (the Contribution).
- c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part II(A) of the Environmental Protection Act 1990 (the Notice) Landmark will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:
- i. the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;
- ii. the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;
- iii. the Contribution is strictly limited to the cost of works at the Property Site and at no other site;
- iv. the Contribution will not be paid in respect of any of the following:
- Radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof;
  - Asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures. Naturally occurring materials arising from the presence or required removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration.
  - Intentional non-compliance arising from the intentional disregard of or knowing wilful or deliberate non-compliance by any owner or occupier of

the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority.

Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report.

Any condition which is caused by acts of War or an Act of Terrorism. Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure.

Any fines liquidated damages punitive or exemplary damages.

Any bodily injury including without limitation, death, illness or disease, mental injury, anguish or nervous shock.

Any financial loss in respect of any loss of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption.

Any losses incurred following a material change in use of, alteration or development of the Property Site.

- d. The maximum sum that shall be contributed by Landmark in respect of any Contribution shall be limited to £60,000. In the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.
- e. Landmark shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.
- f. Any rights to a Contribution under this Clause 7 are not assignable in the event of a sale of the Property Site and Landmark will not make any Contribution after the date of completion of such sale.
- g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Landmark in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Landmark with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Landmark's prior written consent to any estimates for such works or complying with any other reasonable request by Landmark, Landmark shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Landmark the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.
- h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under Part II(A) of the Environmental Protection Act 1990 they will advise Landmark within a maximum period of two months from receipt of such communication. This clause 7 and the service of any notice under it shall not affect the provisions of clauses 7 e and g, and any such communications, even if advised to Landmark will not operate as notice under clause 7.
- i. Landmark reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7 g) above, to withdraw the offer of payment of Contributions without further notice.

## 8. Events Beyond Our Control

- a. You acknowledge that Landmark shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstances which is outside our reasonable control including but not limited to, circumstances which include our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or uploading data, corruption of data whilst in the course of conversion, geo-coding, processing by computer in the course of electronic communication, or printing.

## 9. Severability

- a. If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.

## 10. Governing Law

- a. These terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts if any dispute arises out of or in connection with this agreement (a "Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice in writing that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.

## 11. General Complaints

- a. Landmark may assign its rights and obligations under these Terms without prior notice or any limitation.
- b. Landmark may authorise or allow our contractors and other third parties to provide to Landmark and/or to You services necessary or related to the Services and to perform Landmark's obligations and exercise Landmark's rights under these Terms, which may include collecting payment on Landmark's behalf.
- c. No waiver on Landmark's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.
- d. Unless otherwise stated in these Terms, all notices from You to Landmark must be in writing and sent to the Landmark registered office (or in the case of an Authorised Reseller, to its registered office address) and subject to paragraph e below all notices from Landmark to You will be displayed on our Websites from time to time.
- e. Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at the Landmark registered office. Landmark or its agents will respond to any such complaints in writing as soon as practicable possible.
- f. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1992 to enforce any terms of such contract and Landmark shall not be liable to any such third party in respect of any Services supplied.
- g. Landmark's Privacy Policy as displayed on the Website governs the use made of any information You supply to Landmark.



## Flood Report

**Residential Property at**  
Shaftesbury House Nursing & Residential Home  
53 Mount Vernon Road  
BARNSELEY  
South Yorkshire  
S70 4DJ

**Grid Reference:** 435038E 405182N

**Order Reference:** 33802195\_4

**Your Reference:** SYHA\_HCF

**Tuesday, 8 February 2011**

**Requested by**  
Colgrave Lee & Partners  
Omega Court  
352 Cemetery Road  
Sheffield  
Yorkshire  
S11 8FT

Homecheck Professional is provided by Sitescope Limited, part of Landmark Information Group. Sitescope is a leading UK provider of spatially-enabled property and environmental risk information to lawyers, banks, insurance companies, home inspectors and other property professionals.



The campaign for increased awareness of flood risk  
Join at: [www.knowyourfloodrisk.co.uk](http://www.knowyourfloodrisk.co.uk)

**Sitescope works in association with:**



**British Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL



**AVIVA**



#### Guidance

To assess the flood risk associated with this property we have considered the widest possible range of data suppliers. Assessment of this data has identified some flood risks in the vicinity of this property, please refer to the individual sections of the report for further details.

#### Introduction

The Homecheck Professional Flood report uses a range of information sources to assess the flood risk of the property. The results of each section will not always correlate, and the footnotes within the relevant section explain how each result is derived.

The report is for use by lawyers, Home Information Pack providers and other property professionals. It provides detailed information within the key areas listed below in a familiar and easy to understand question and answer format.

#### SECTION A RMS Flood Risk

RMS flood is a modelled dataset, which uses land height, predicted rainfall and a huge variety of other factors to predict both flooding from rivers, and for the first time across Great Britain, surface water flooding - which is key for flood predictions in urban areas.

#### SECTION B Environment Agency/ Centre for Ecology and Hydrology Flooding

This section gives details of EA flood data in England and Wales and CEH flood data in Scotland. If flood zones are identified in the vicinity of the property then a flood map is included within this section.

#### SECTION C British Geological Survey Flooding

This section gives details of BGS groundwater flooding data and vulnerability to inland or coastal flooding.

#### SECTION D Aviva Flood Risk and Insurability

This section gives an indication of the level of flood risk for the property as identified by Aviva.

#### SECTION E Insurance Claims

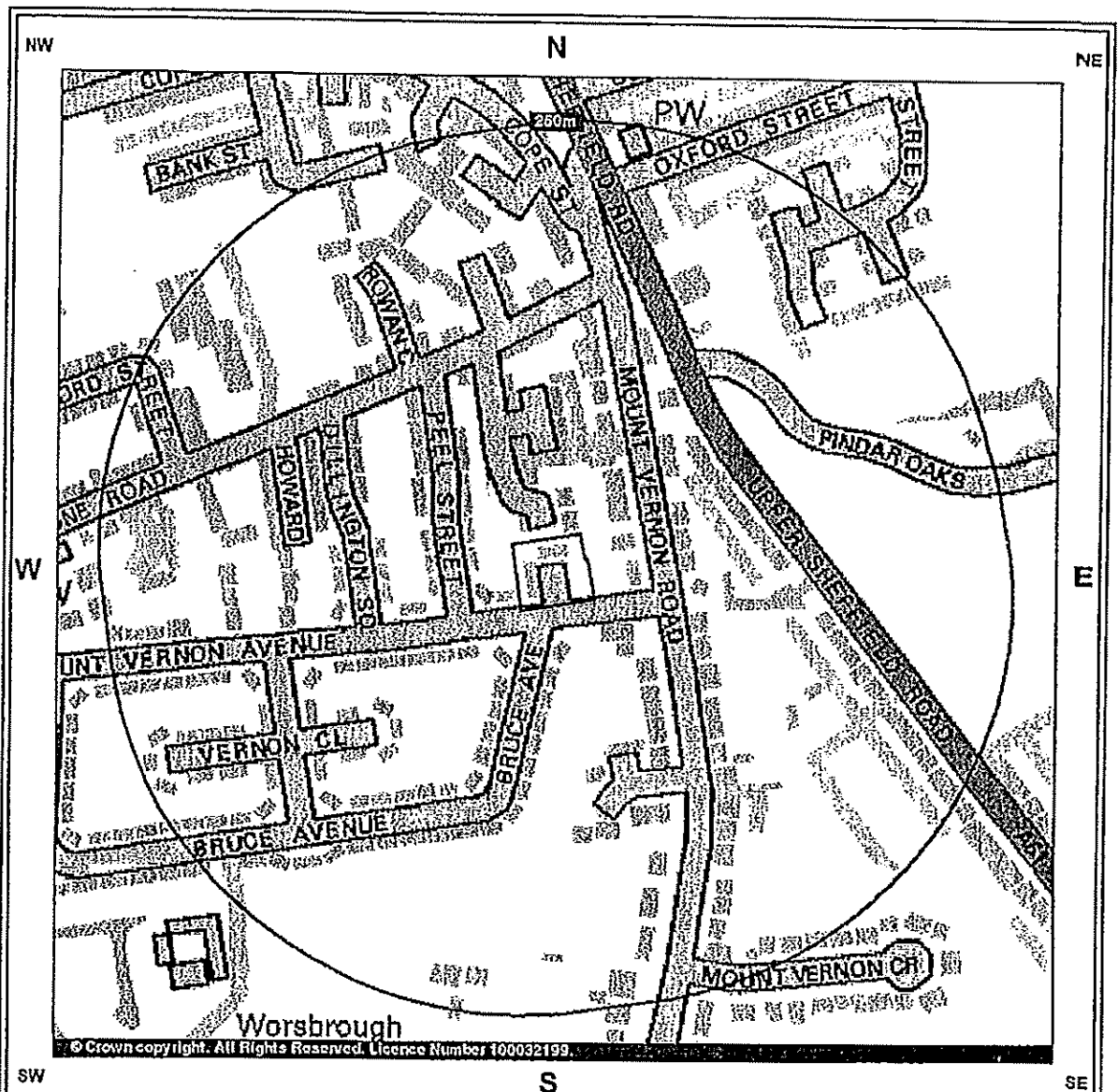
This section gives an indication of the insurance claims rating for flooding within the postcode sector.

#### Other Reports

You may also wish to consider reports from our full range covering both Contamination and Ground Stability issues.

#### Footnotes

- (1) The report should only be used in connection with one residential parcel of land (for the purpose of defining a single parcel of land Rule2(2) of the Local Land Charges Act 1997 is used). The report is based on the address and grid reference shown on the cover of this report and the replies are given in reliance on the accuracy and completeness of this information.
- (2) The report is supplied subject to our current standard terms and conditions.
- (3) The search is based on a UK National Grid Reference for the property. The grid reference used is shown on the cover of this report.
- (4) The information in the report is supplied under licence to Sitescope Limited from various sources including: Environment Agency, British Geological Survey, Aviva and Ordnance Survey.
- (5) This report is a search of statutory and non-statutory sources of information which does not include any on-site survey or inspection of the property or its environs. Accordingly the report cannot in any way provide information as to the actual state of the property or land.
- (6) The replies in this report are based on information currently supplied to Sitescope Limited by its data providers. Sitescope cannot guarantee the accuracy or the completeness of any information supplied to it by its data providers.
- (7) Homecheck Professional is a Sitescope Product provided by Landmark Information Group Limited.



Map Legend



Site

250m

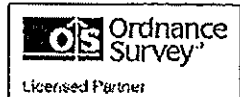
Search Band



Water Feature



Building Outline



Search Details

Search address    Shaftesbury House Nursing & Residential Home  
53 Mount Vernon Road  
BARNSELY  
South Yorkshire  
S70 4DJ

Grid Reference    435038E 405182N

Date of Report    8/2/2011

## SECTION A - RMS Flood Risk

### Defended Flood

|     |                                                                                              |                         |                     |
|-----|----------------------------------------------------------------------------------------------|-------------------------|---------------------|
| A.1 | What are the potential worst case flood depths, taking flood defences into account in areas: | within 0 - 50 metres?   | No known flood risk |
|     |                                                                                              | within 51 - 250 metres? | No known flood risk |

### Un defended Flood

|     |                                                                                                  |                         |                     |
|-----|--------------------------------------------------------------------------------------------------|-------------------------|---------------------|
| A.2 | What are the potential worst case flood depths, assuming the absence of flood defences in areas: | within 0 - 50 metres?   | No known flood risk |
|     |                                                                                                  | within 51 - 250 metres? | No known flood risk |

### Pluvial & Minor River Flood

|     |                                                                  |                         |     |
|-----|------------------------------------------------------------------|-------------------------|-----|
| A.3 | Are there any areas at potential risk of surface water flooding: | within 0 - 50 metres?   | No  |
|     |                                                                  | within 51 - 250 metres? | Yes |

#### Footnotes:

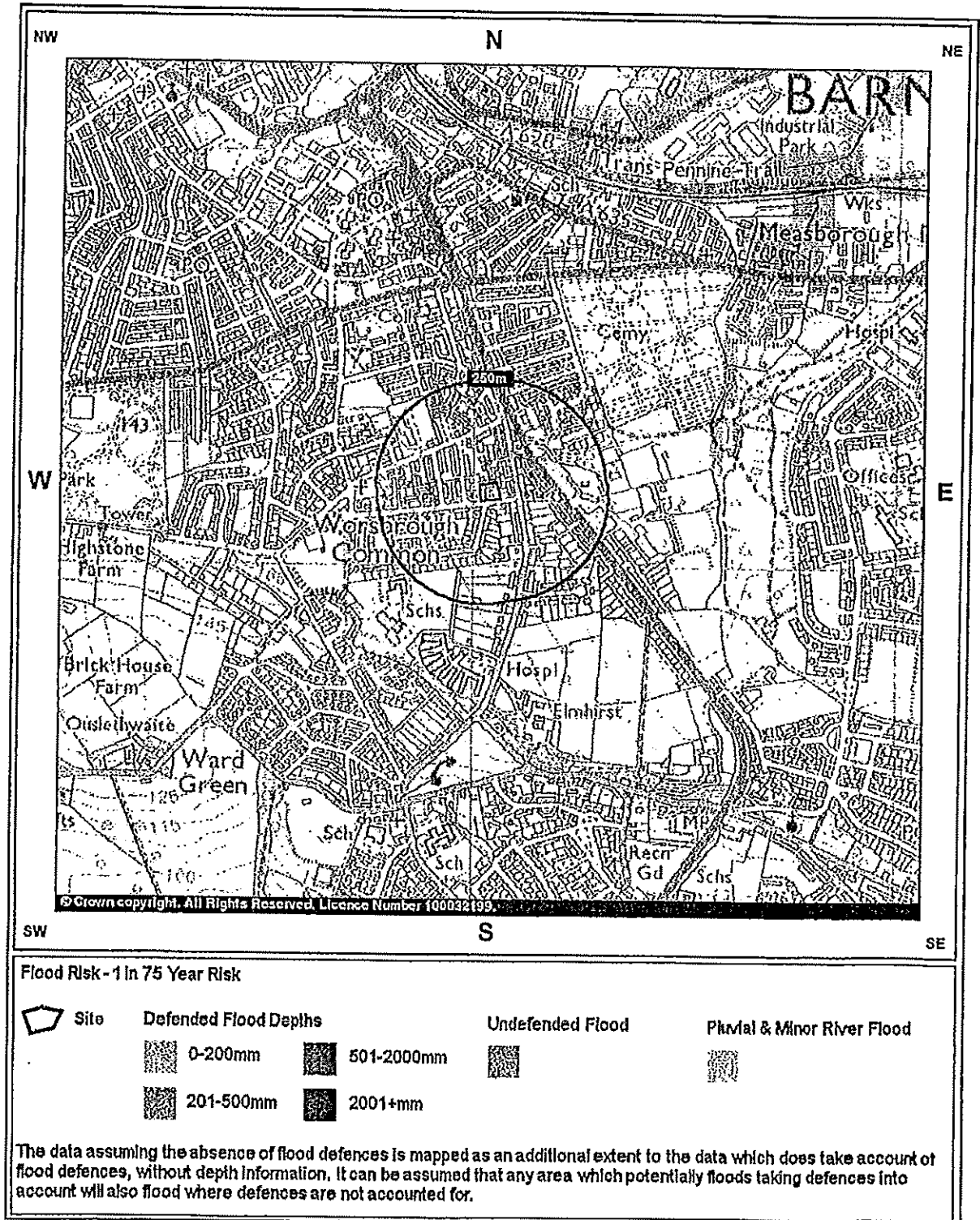
A. RMS flood data is based on analyses of historical data, using mathematical and statistical models and the encoded experience of scientists and engineers, and is inherently imprecise. It is provided "AS IS", without any warranty of any kind. The information provided is not intended to constitute professional advice or an endorsement by RMS of any kind regarding the use and suitability of the information. You rely on this information solely at your own risk. RMS shall not be liable for any damages (whether direct or consequential damages, including loss of profits) suffered by any recipient of this report or any third party relying upon or using this report. Please refer to the report user guide for further information. RMS doesn't screen for flooding from the sea.

A.1 The potential risk has been modelled on the basis of a flood occurring on average every 75, 100 or 1000 years. Flood depths are grouped into 4 bands, and the worst case reported. Flood defences in this model are assumed to withstand the flood heights for which they were designed.

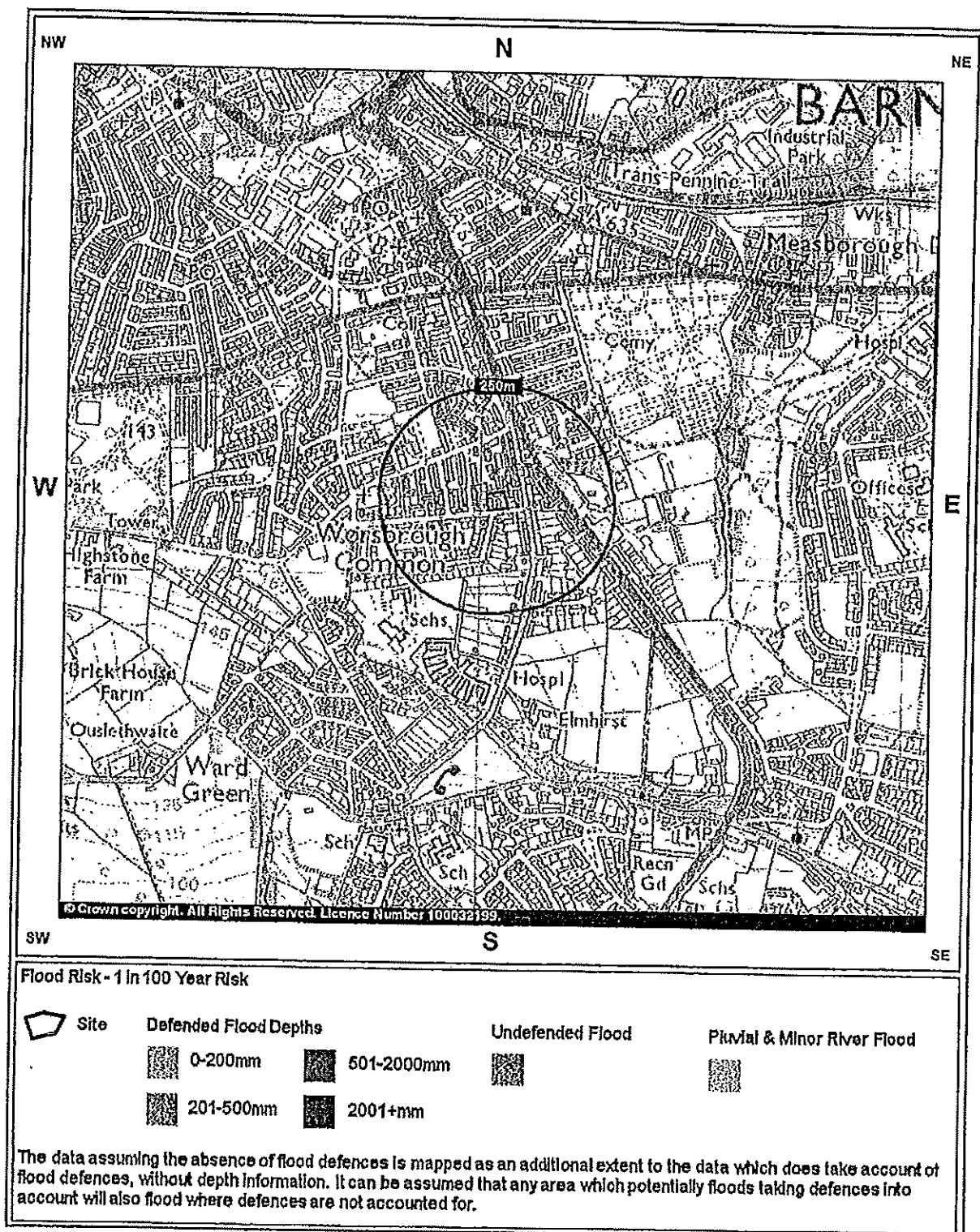
A.2 The potential risk has been modelled on the basis of a flood occurring on average every 75, 100 or 1000 years. Flood depths are grouped into 4 bands, and the worst case reported. This model assumes that no flood defences are present, representing the possible outcome if defences fail earlier than designed.

A.3 The potential risk has been modelled on the basis of a flood occurring on average every 75, 100 or 1000 years. Surface water flooding is due to flooding from minor rivers, water flowing across the ground or raised groundwater levels.

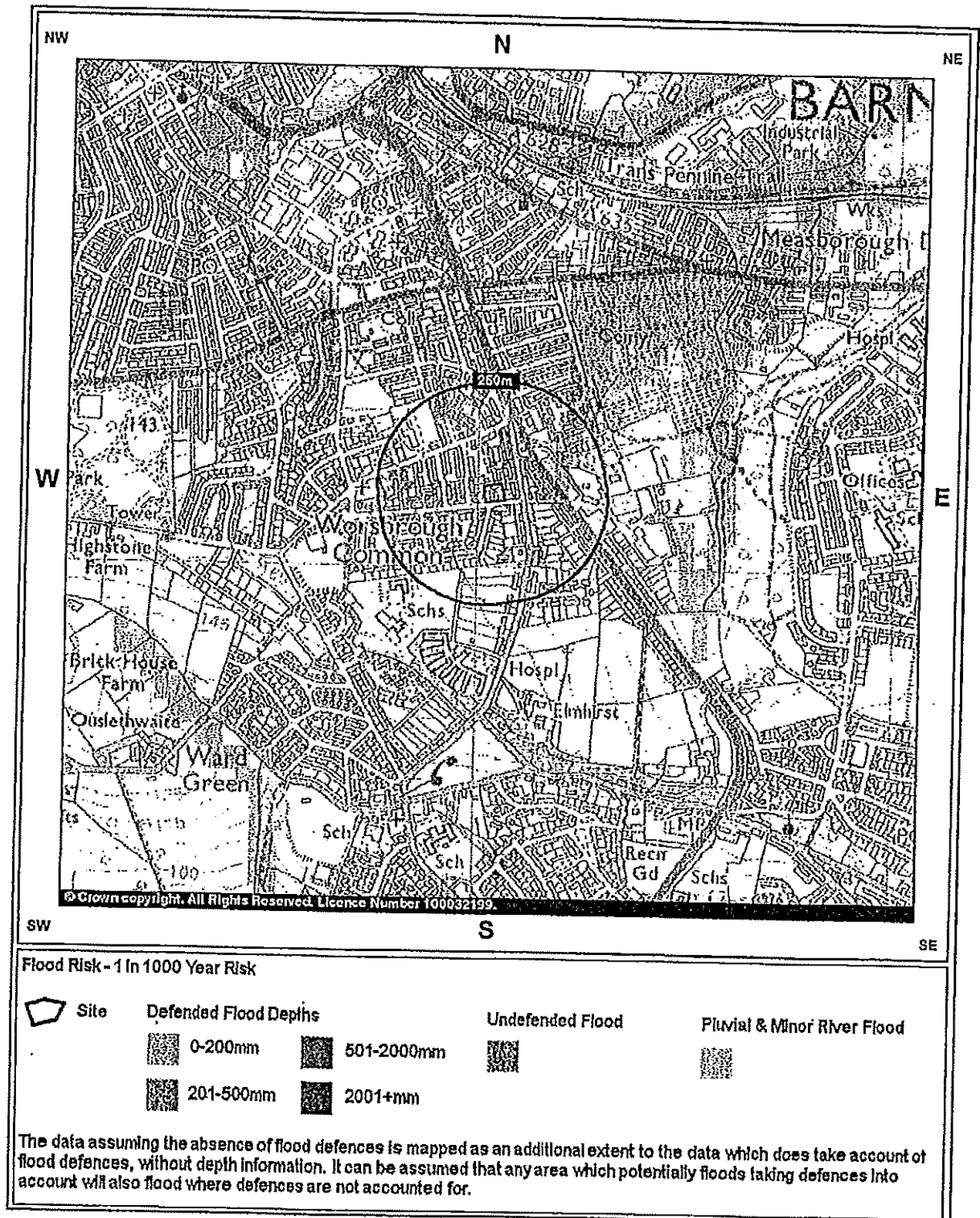
## Map Summary: RMS Flood Risk - 1 in 75 year risk



# Map Summary: RMS Flood Risk - 1 in 100 year risk



# Map Summary: RMS Flood Risk - 1 in 1000 year risk



## SECTION B - Environment Agency Flooding

### Flood Risk

- B.1** Is the property in or within 250m of an area affected by flooding (Zone 3) or extreme flooding (Zone 2)? **No**

### Flood Defence

- B.2** Is the property in or within 250m of flood defences? **No**

### Flood Defended Area

- B.3** Is the property in or within 250m of an area benefiting from flood defences? **No**

#### Footnotes:

**Question B.1** The replies given in England and Wales are based on the Environment Agency's Flood Map, specifically the extent of flooding. This shows flooding from rivers or sea without defences i.e. the natural flood plain area that could be affected in the event of flooding from rivers and the sea. An area affected by flooding (Zone 3) indicates the extent of a flood with a 1% (1 in 100) chance of happening each year from a river and a 0.5% (1 in 200) chance of happening each year from the sea. The extreme flooding (Zone 2) indicates the extent of a flood with a 0.1% (1 in 1000) chance of happening each year. The reply given in Scotland is based on data from the Centre for Ecology and Hydrology. The Environment Agency doesn't screen for pluvial flooding.

**Question B.2** The replies given in England and Wales are based on the Environment Agency's Flood Map, specifically the flood defences. This includes linear flood defences (such as walls and embankments) and flood water storage areas (such as reservoirs and basins). The linear flood defences shown are normally those built within the last 5 years to a specified standard. As a result not all flood defences may be shown.

**Question B.3** The replies given in England and Wales are based on the Environment Agency's Flood Map, specifically the areas benefiting from flood defences. This shows areas that benefit from flood defences, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would flood.

## SECTION C - British Geological Survey Flooding

### Flood Risk

**C.1** What is the susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

**Negligible**

Where susceptibility is negligible, this means that you need take no further action in relation to groundwater hazard in this area.

**C.2** Are there any geological deposits in the search area which indicate that it may be vulnerable to inland or coastal flooding?

**No**

There are no geological deposits identified within the search area which indicate that it may be vulnerable to inland or coastal flooding.

#### Footnotes:

The search band for these questions is 0-50m from the specified property.

**C.1** 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 where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface.

The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

**C.2** Where geological deposits indicate that the area may be vulnerable to flooding and are identified in the search area, this does not necessarily mean that flooding will occur. The data behind the search are purely 'geological' and do not take into account any man-made factors such as flood protection schemes. The data is indicating simply those geological deposits which have been associated with flooding in the recent geological past and which therefore may still be vulnerable to flooding. The BGS geological indicators of flooding data should be regarded as complementary to, but not a replacement for, existing Environment Agency flood risk maps.

## SECTION D - Aviva Flood Risk and Insurability

### Flood Risk

**D.1** What is the flood risk rating for this property?

**Negligible**

Based on Aviva's assessment of flood risk, this property has a negligible flood risk.

### Insurability

**D.2** What is the insurability risk assessment for this property?

**Negligible**

The insurer's assessment of flood risk at this property indicates that there is a negligible risk of flooding.

### Footnotes:

D.1 Aviva have generated a detailed flood risk assessment to accurately evaluate the flood risk for individual customers. The information from this assessment has been used to define the risk shown - this is based on the individual property rather than the postcode. The flood risk assessment undertaken by Aviva is for river flooding and coastal flooding. No assessment has been made for flooding from other sources like groundwater flooding, flash flooding, sewerage flooding or flooding caused by defective household equipment or plumbing. Whilst Aviva will offer insurance to properties protected to better than 1.3% flood risk per year this would not be the case if the property has previously flooded from any cause unless adequate measures have been taken to manage future risk. Aviva always recommend that any purchaser should ask the seller specifically about any flooding of the property and what, if any, remedial action has been taken to prevent a future recurrence.

## SECTION E - Insurance Claims

### Flood Insurance Claim Rating

E.1 What is the insurance claim rating for this property?

Low

This assessment is derived from the number of insurance claims in your postcode sector.

#### Footnotes:

E.1 The risk is derived from the number of flood insurance claims in the postcode sector. As a guide an indication of the risk rating would be as follows:-

"High Risk" is a sector with more than 5 claims per 1000 households

"Medium Risk" is a sector with between 2 and 5 claims per 1000 households

"Low Risk" reflects few claims, with less than 2 claims per 1000 households

"Very Low Risk" indicates no claims records

The figures may be the result of one event or cumulatively over time and are indicative only. A sector may appear to have a higher risk due to repeated claims on a single property or group of properties.

The data includes validated claims notified to insurers including river and coastal flood, heavy rainfall and flooding following blockages to sewers etc. They do not include an escape of water from a fixed appliance.



**British Geological Survey - Enquiry Service**  
British Geological Survey  
Kingsley Dunham Centre  
Keyworth  
Nottingham  
Nottinghamshire  
NG12 5GG

Telephone 0115 936 3143 Fax 0115 936 3276

Email [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)

Website [www.bgs.ac.uk](http://www.bgs.ac.uk)

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Website [www.landmarkinfo.co.uk](http://www.landmarkinfo.co.uk)

**Environment Agency - National Customer Contact Centre (NCCC)**  
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Rotherham  
S60 1BY

Telephone 08708 506 506

Email [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

**Sitescope Limited - Homecheck Professional Environmental Helpline**  
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RG9 6AB

Telephone 0844 844 9966 Fax 0844 844 9980

Email [helpdesk@homecheck.co.uk](mailto:helpdesk@homecheck.co.uk)



## **Search Code**

### **Important Consumer Protection Information**

This search has been produced by Landmark Information Group Ltd, The Smith Centre, Fairmile, Henley on Thames, Oxon, RG9 6AB. Telephone 0844 844 9966 email [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which firms compiling and/or selling search reports have to meet. By giving you this information, your search provider is confirming that they keep to the principles of the Code. This provides important protection for you.

### **The Code's core principles**

Search providers which subscribe to the Code will:

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- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

### **Keeping to the Search Code**

How search organisations maintain compliance with the Search Code is monitored independently by the Property Codes Compliance Board (PCCB). If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final resolution after your complaint has been formally considered or if the firm has exceeded the response timescales, you may refer your complaint to The Property Ombudsman (TPO). TPO can award compensation of up to £5,000 to you if it finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

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

### **TPOs Contact Details:**

The Property Ombudsman Scheme  
Beckett House  
4 Bridge Street  
Salisbury  
Wiltshire SP1 2LX  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)



## **Search Code**

### **Complaints Procedure - Information for customers**

If you wish to make a complaint, we will deal with it speedily and fairly. We will:

- Produce a formal written complaints procedure and tell you what this is.
- Acknowledge a complaint within 5 working days of its receipt.
- Normally deal with a complaint fully and 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 written response at the latest within 40 days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with the final decision, you may refer the complaint to The Property Ombudsman scheme (TPOs).

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

Please contact our Customer Service Team on 0844 844 9966 if you would like a copy of the full search code.

### **Complaints should be sent to:**

Customer Relationship Manager  
Landmark Information Group Ltd  
Landmark UK Property  
The Smith Centre  
Fairmile  
Henley-on-Thames  
RG9 6AB

Telephone: 0844 844 9966

Email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

# SITESCOPE TERMS AND CONDITIONS

## Definitions

"Authorized Reseller" means an agent or reseller of SITESCOPE whom SITESCOPE has duly appointed to resell its Reports and Services.

"Content" means any data, computing and information services and software, and other content and documentation or support materials and updates included in and/or supplied by or through the Websites, in Reports or Services or in any other way by SITESCOPE and shall include SITESCOPE developed and Third Party Content.

"First Purchaser" means the first person, or legal entity to purchase the Property Site following provision of a Report.

"First Purchaser's Lender" means the funding provider for the First Purchaser.

"Information Pack" means a pack compiled by or on behalf of the owner or prospective buyer of the Property Site, designed to aid the marketing or purchase of the Property Site and containing information provided by or on behalf of the owner or prospective buyer of the Property Site.

"Intellectual Property Rights" means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right or other data right, moral right or know-how or any other intellectual property right.

"Order" means the request for Services from SITESCOPE by You.

"Property Site" means a land site on which SITESCOPE provides a Service.

References to "We", "Us" and "Our" are references to SITESCOPE Limited ("SITESCOPE"), whose registered office is 7 Abbey Court, Eagle Way, Exeter, EX2 7HY. Where You are not ordering the Services directly from SITESCOPE, but from an Authorized Reseller, references to "SITESCOPE" or "We", "Us" and "Our" shall be construed as to mean either SITESCOPE and/or the Authorized Reseller as the context shall indicate.

References to "You/Your/Yourself" refer to the contracting party who accesses the Website or places an Order with SITESCOPE.

"Report" includes any information that SITESCOPE supplies to You including all reports, services, datasets, software or information contained therein.

"Services" means the provision of any service by SITESCOPE pursuant to these Terms, including without limitation, any Report.

"SITESCOPE Fees" means any charges levied by SITESCOPE for Services provided to You.

"Suppliers" means any organisation who provides data or information of any form to SITESCOPE.

"Terms" means these Terms and Conditions.

"Third Party Content" means the services, software, information and other content or functionality provided by third parties and linked to or contained in the Services.

"Websites" means websites hosted by SITESCOPE and includes the Content and any report, service, document, data-set, software or information contained therein, derived there from or thereby.

## 1. Terms and Conditions

- These Terms govern the relationship between You and SITESCOPE whether You are an unregistered visitor to the Website or are purchasing Services. Where these Terms are not expressly accepted by You they will be deemed to have been accepted by You, and You agree to be bound by these Terms when You place any Order, or pay for any Services provided.
- If the person communicating with SITESCOPE is an Authorized Reseller, they must ensure that You agree to these Terms.
- The headings in these Terms are for convenience only and shall not affect the meaning or interpretation of any part of these Terms.
- SITESCOPE may modify these Terms, and may discontinue or revise any or all other aspects of the Services at our sole discretion, with immediate effect and without prior notice, including without limitation changing the Services available at any given time. Any amendment or variation to these Terms shall be posted on our Websites. Continued use of the Services by You shall be deemed an acceptance by You to be bound by any such amendments to the Terms.
- These Terms, together with the prices and delivery details set out on our Websites, SITESCOPE's Privacy Policy and Your Order comprise the whole agreement relating to the supply of Services to You by SITESCOPE. No prior stipulation, agreement, promotional material or statement whether written or oral made by any sales or other person or representative on our behalf should be understood as a variation of these Terms. Save for fraud or misrepresentation, SITESCOPE shall have no liability for any such representation being untrue or misleading.
- These Terms shall prevail at all times to the exclusion of all other terms and conditions including any terms and conditions which You may purport to apply even if such other provisions are submitted in a later document or purport to exclude or override these Terms and neither the course of conduct between parties nor trade practice shall set to modify these Terms.

## 2. Services

- SITESCOPE will use reasonable care and skill in providing the Services to You, however, the Services are provided on the express basis that the information and data supplied in the Services are derived from third party sources and SITESCOPE does not warrant the accuracy or completeness of such information or data. Such information is derived solely from those sources specifically cited in the Services and SITESCOPE does not claim that these sources represent an exhaustive or comprehensive list of all sources that might be consulted.

## 3. Intellectual Property

- You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either SITESCOPE or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.
- Subject always to these Terms You may, without further charge, make the Services available to:
  - the owner of the Property at the date of the Report,
  - any person who purchases the whole of the Property Site,
  - any person who provides funding secured on the whole of the Property Site,
  - any person for whom You act in a professional or commercial capacity,
  - any person who acts for You in a professional or commercial capacity; and
  - prospective buyers of the Property Site as part of an Information Pack but for the avoidance of doubt, SITESCOPE shall have no liability to such prospective buyer unless the prospective buyer subsequently purchases the Property Site, and the prospective (or actual) buyer that not be entitled to make the Service available to any other third party.Accordingly SITESCOPE shall have the same duties and obligations to those persons in respect of the Services as it has to You.
- Each of those persons referred to in clause 3.b. shall have the benefit and the burden of Your rights and obligations under these Terms. The limitations of SITESCOPE's liability as set out in clause 6 shall apply to all users of the Service in question in aggregate and SITESCOPE shall not be liable to any other person.
- All parties given access to the Services agree that they will treat as strictly private and confidential the Services and all information which they obtain from the Services and shall restrict any disclosure to employees or professional advisors to enable the relevant party to conduct its internal business. The requirement in this clause to treat the Services as confidential shall include a requirement to maintain adequate security measures to safeguard the Services from unauthorised access, use or copying.
- Each recipient of the Services agrees (and agrees it will cause its employees, agents or contractors who may from time to time have access to the Services to agree) it will not, except as permitted herein or by separate agreement with SITESCOPE:-

- effect or attempt to effect any modification, merger or change to the Service, nor permit any other person to do so; or
  - copy, use, market, re-sell, distribute, merge, alter, add to or carry on any reproduction, reproduction, translation, publication, reduction to any electronic medium or machine readable form or commercially exploit or in any other way deal with or utilise or (except as expressly permitted by applicable law) reverse engineer, decompile or disassemble the Services, Content or Website; or
  - remove, alter or in any way change any trademark or proprietary marking in any element of the Services and You shall acknowledge the ownership of the Content, where such Content is incorporated or used into Your own documents, reports, systems or services whether or not these are supplied to any third party.
  - create any product which is derived directly or indirectly from the data contained in the Services
- The mapping contained in any Services is protected by Crown Copyright and must not be used for any purpose outside the context of the Services or as specifically provided by these Terms.
  - You are permitted to make five copies of any Report, but are not authorised to re-sell the Report, any part thereof or any copy thereof unless you are an Authorized Reseller. Further copies may not be made in whole or in part without the prior written permission of SITESCOPE who shall be entitled to make a charge for each additional copy.

## 4. Charges

- VAT at the prevailing rate shall be payable in addition to the SITESCOPE Fees. You shall pay any other applicable indirect taxes related to Your use of the Services.
- An individual or a monthly invoice showing all Orders created by You will be generated subject to these Terms. You will pay the SITESCOPE Fees at the rates set out in SITESCOPE's or its Authorized Reseller's Invoice. The SITESCOPE Fees are payable in full within 30 days without deduction, counterclaim or set off. You acknowledge that time is of the essence with respect to the payment of such invoices. SITESCOPE reserves the right to amend the SITESCOPE Fees from time to time and the Services will be charged at the SITESCOPE Fee applicable at the date on which the Service is ordered.
- We may charge interest on late payment at a rate equal to 3% per annum above the base lending rate of National Westminster Bank plc.
- SITESCOPE or its Authorized Reseller shall not be obliged to invoice any party other than You for the provision of Services, but where SITESCOPE or its Authorized Reseller does so invoice any third party at Your request, and such invoice is not accepted or remains unpaid, SITESCOPE or its Authorized Reseller shall have the option at any time to cancel such invoice and invoice You direct for such Services. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by SITESCOPE or its Authorized Reseller to provide an element or elements of the Services shall not prejudice SITESCOPE's or its Authorized Reseller's ability to require payment in respect of the Services delivered to You.

## 5. Termination

- SITESCOPE may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:-
  - You fail to make any payment due in accordance with clause 4;
  - You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
  - You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so; additionally, without prejudice to the foregoing, SITESCOPE may remedy the breach and recover the costs thereof from You.
- If Your rights are terminated under this clause and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us in relation to the value of Services previously purchased.
- SITESCOPE reserves the right to refuse to supply any or all Services to You without notice or reason.

## 6. Liability

- We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.
- Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or willful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.
- As most of the information contained in the Services is provided to SITESCOPE by others, SITESCOPE cannot control its accuracy or completeness, nor is it within the scope of SITESCOPE's Services to check the information on the ground. Accordingly, SITESCOPE will only be liable to You for any loss or damage caused by its negligence or willful default and subject to clause 6.b. below neither SITESCOPE nor any person providing information contained in any Services shall in any circumstances be liable for any inaccuracies, faults or omissions in the Services, nor shall SITESCOPE have any liability if the Services are used otherwise than in accordance with these Terms.
- Save as precluded by law, SITESCOPE shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by SITESCOPE.
- In any event, and notwithstanding anything contained in these Terms, SITESCOPE's liability in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever arising by reason or in connection with this Contract (except in relation to death or personal injury) shall be limited to an aggregate amount not exceeding £1 million if the complaint is in relation to a Report on residential property and an aggregate amount not exceeding £10 million in respect of any other Report or Service purchased from SITESCOPE.
- SITESCOPE will not be liable for any defect, failure or omission relating to Services that is not notified to SITESCOPE within six months of the date of the issue becoming apparent and in any event, within twelve years of the date of the Service.
- You acknowledge that:-
  - Subject to clause 6.0 below You shall have no claim or recourse against any Third Party Content supplier nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts or omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Service) in connection with the Services (for the avoidance of doubt SITESCOPE is not a Third Party Content supplier). SITESCOPE does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although SITESCOPE will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;
  - SITESCOPE's only obligation is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;
  - no physical inspection of the Property Site reported on is carried out as part of any Services offered by SITESCOPE and SITESCOPE do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site

- for any particular purpose nor should it be relied upon for determining suitability or value or used as a substitute for any physical investigation or inspection. Silescope recommends that You inspect and take other advice in relation to the Property Site and not rely exclusively on the Services.
- iv. Subject to clause 6.0 below, Silescope shall not be responsible for error or corruption in the Services resulting from inaccuracy or omission in primary or secondary information and data, inaccurate processing of information and data by third parties, computer malfunction or corruption of data whilst in the course of conversion, geo-coding, processing by computer or electronic means, or in the course of transmission by telephone or other communication link, or printing.
- v. Silescope will not be held liable in any way if a Report on residential property is used for commercial property or more than the one residential property for which it was ordered.
- vi. The Services have not been prepared to meet You or anyone else's individual requirements; that You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same; and You confirm You are solely responsible for the selection or omission of any specific part of the Content;
- vii. Silescope offers no warranty for the performance of any linked internet service not operated by Silescope;
- viii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;
- ix. Any support or assistance provided to You in connection with these Terms is at Your risk;
- h. All liability for any insurance products purchased by You rests solely with the insurer. Silescope does not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Silescope will deem such as Your consent to forward a copy of the Report to the insurer. Where such policy is purchased, all liability remains with the insurer and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Silescope does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurer and Silescope accepts no liability in this regard. The provision of a Report does not constitute any indication by Silescope that insurance will be available on the property.
- i. Professional opinions contained in Reports are provided to Silescope by third parties, and such third parties are solely liable for the opinion provided. For the avoidance of doubt, those parties providing assessments or professional opinions on Silescope products include RPS Plc & Wybourn Associates Limited, and any issues with regard to the provision of such opinion should be taken up with the relevant third party.
- If Silescope provides You with any additional services obtained from a third party, including but not limited to any interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, subject to clause 6.0 below, Silescope will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Silescope will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those third parties.
- j. In any event no person may rely on a Service more than 12 months after its original date.
- k. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Silescope shall use reasonable endeavours to agree such variation but shall not be obliged to do so.
- l. Time shall not be of the essence with respect to the provision of the Services.
- m. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Subject to clause 6.0 below Silescope and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.
- n. Where Silescope provides its own risk assessment in connection with any Report, Silescope shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, save where Silescope conducted the same negligently, in which case the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause 6 apply solely to risk assessments conducted by Silescope, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6.0 above.
- o. Silescope obtains much of the information contained in its Report from third parties. Silescope will not accept any liability to You for any negligent or incorrect entry, or error or corruption in the Third Party Content supplied to Silescope, but Silescope's Suppliers may be liable for such negligent or incorrect entries, or errors or corruption, subject to the terms and conditions on which they supply the Third Party Content to Silescope.

## 7. Contribution

- a. Save where expressly provided, this clause 7 shall apply solely to those Homecheck Professional Environmental Reports where RPS certify that the level of environmental risk identified in the report is not likely to be sufficient for the property to be described as "contaminated land" as defined by section 78(A)(2) of Part IIA of the Environmental Protection Act 1990 and where RPS should have identified such risk. Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.
- b. Silescope are prepared to offer, at their sole discretion, and without any admission or inference of liability a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution")
- c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part IIA of the Environmental Protection Act 1990 ("the Notice") Silescope will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:
- The Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;
  - The Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, not to any Property Site being developed or redeveloped whether for residential purposes or otherwise;
  - The Contribution is strictly limited to the cost of works at the Property Site and at no other site;
  - The Contribution will not be paid in respect of any of the following:  
Radioactive contamination of whatever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.  
Asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures.  
Naturally occurring materials arising from the presence or required

removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration.

Intentional non-compliance arising from the intentional disregard of or knowing, wilful or deliberate non-compliance by any owner or occupier of the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority.  
Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report.

Any condition which is caused by acts of War or an Act of Terrorism  
Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure.

Any fines liquidated damages punitive or exemplary damages.  
Any bodily injury including without limitation, death, illness or disease, mental injury, anguish or nervous shock.

Any financial loss in respect of any loss of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption.

Any losses incurred following a material change in use of, alteration or development of the Property Site.

- d. The maximum sum that shall be contributed by Silescope in respect of any Contribution shall be limited to £60,000. In the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.
- e. Silescope shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.
- f. Any rights to a Contribution under this Clause 7 are not assignable in the event of a sale of the Property Site and Silescope will not make any Contribution after the date of completion of such sale.
- g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Silescope in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Silescope with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Silescope's prior written consent to any estimates for such works or complying with any other reasonable request by Silescope, Silescope shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Silescope the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.
- h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice required under Part IIA of the Environmental Protection Act 1990 they will advise Silescope within a maximum period of two months from receipt of such communication. This clause 7h and the service of any notice under it shall not affect the provisions of clauses 7a and g, and any such communications, even if advised to Silescope will not operate as notice under clause 7e.
- i. Silescope reserves the right at any time prior to a claim for Contribution being made in accordance with clause 7g above, to withdraw the offer of payment of Contributions without further notice.

## 8. Events Beyond Our Control

- a. You acknowledge that Silescope shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or checking data, corruption of data whilst in the course of conversion, geo-coding, processing by computer in the course of electronic communication, or printing.
9. Severability
- a. If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.

## 10. Governing Law

- a. These Terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts if any dispute arises out of or in connection with this agreement (a "Dispute") the parties undertake that, prior to the commencement of court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice indicating that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.

## 11. General; Complaints

- a. Silescope may assign its rights and obligations under these Terms without prior notice or any limitation.
- b. Silescope may advertise or allow our contractors and other third parties to provide to Silescope and/or to You services necessary or related to the Services and to perform Silescope's obligations and exercise Silescope's rights under these Terms, which may include collecting payment on Silescope's behalf.
- c. No waiver on Silescope's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.
- d. Unless otherwise stated in these Terms, all notices from You to Silescope must be in writing and sent to the Silescope registered office (or in the case of an Authorised Reseller, to its registered office address) and subject to paragraph a below all notices from Silescope to You will be displayed on our Websites from time to time.
- e. Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at the Silescope registered office. Silescope or its agents will respond to any such complaints in writing as soon as practicable possible.
- f. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Silescope shall not be liable to any such third party in respect of any Services supplied.
- g. Silescope's Privacy Policy as displayed on the Website governs the use made of any information You supply to Silescope.

## Artificial Ground and Landslip

| Map Colour                                                                          | Unit Code | Rock Name                | Rock Type               | Min and Max Age           |
|-------------------------------------------------------------------------------------|-----------|--------------------------|-------------------------|---------------------------|
|  | MGR       | Muds Ground (Unindvid)   | Artificial Deposit      | Present Day - Present Day |
|  | WMGR      | Infilled Ground          | Artificial Deposit      | Present Day - Present Day |
|  | WGR       | Worked Ground (Unindvid) | Void                    | Present Day - Present Day |
|  | SUP       | Landside Deposit         | Unrecorded/Unclassified | Quaternary - Present Day  |

## Superficial Geology

| Map Colour | Lux Code | Rock Name | Rock Type     | Min and Max Age       |
|------------|----------|-----------|---------------|-----------------------|
|            | ALY      | Alunum    | Clay and Silt | Flandrian - Flandrian |
|            | HEAD     | Head      | Damian        | Customary -           |

## Bedrock and Faults

| Map Colour | Lat Code | Rock Name                              | Rock Type                         | Stratigraphic Unit                                        |
|------------|----------|----------------------------------------|-----------------------------------|-----------------------------------------------------------|
|            | WE       | Woolly Edge Rock                       | Sandstone                         | Duckmantown (Westphalian B) - Duckmantown (Westphalian B) |
|            | PMCM     | Pennine Middle Coal Measures Formation | Mudstone, Siltstone and Sandstone | Boboian (Westphalian C) - Duckmantown (Westphalian B)     |
|            | PMCM     | Pennine Middle Coal Measures Formation | Sandstone                         | Boboian (Westphalian C) - Duckmantown (Westphalian B)     |
|            | ABR      | Abby Rock                              | Sandstone                         | Duckmantown (Westphalian B) - Duckmantown (Westphalian B) |
|            | OR       | Oaks Rock                              | Sandstone                         | Duckmantown (Westphalian B) - Duckmantown (Westphalian B) |
|            | KNR      | Karri's Rock                           | Sandstone                         | Duckmantown (Westphalian B) - Duckmantown (Westphalian B) |
|            | BNR      | Bamsley Rock                           | Sandstone                         | Duckmantown (Westphalian B) - Duckmantown (Westphalian B) |



**Envirocheck®**  
Geology

**Geology 1:50,000 Maps**

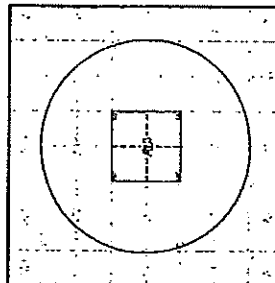
This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.

The various geological layers - artificial and landfill deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map reports feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

### Geology 1:50,000 Maps Coverage

[illegible]

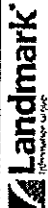
## Geology 1:50,000 Maps - Slice A

**Order Details:**

Order Number: 33802195\_1\_1  
Customer Reference: SYHA  
National Grid Reference: 435040, 405180  
Area: A  
Area (ha): 0.19  
Search Buffer (m): 1000

**Site Details:**

Chaffersbury House Nursing & Residential Home, 53 Mount Vemon Road,  
WARSLEY, South Yorkshire, S70 4DU



Tel: 0544 844 9952  
Fax: 0544 844 9951  
Web: [www.esports.chicks.co.uk](http://www.esports.chicks.co.uk)

### Artificial Ground and Landslip

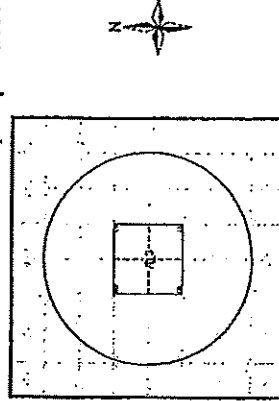
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

#### Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partly backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes founded strata, where the ground has collapsed due to subsidence.

### Artificial Ground and Landslip Map - Slice A

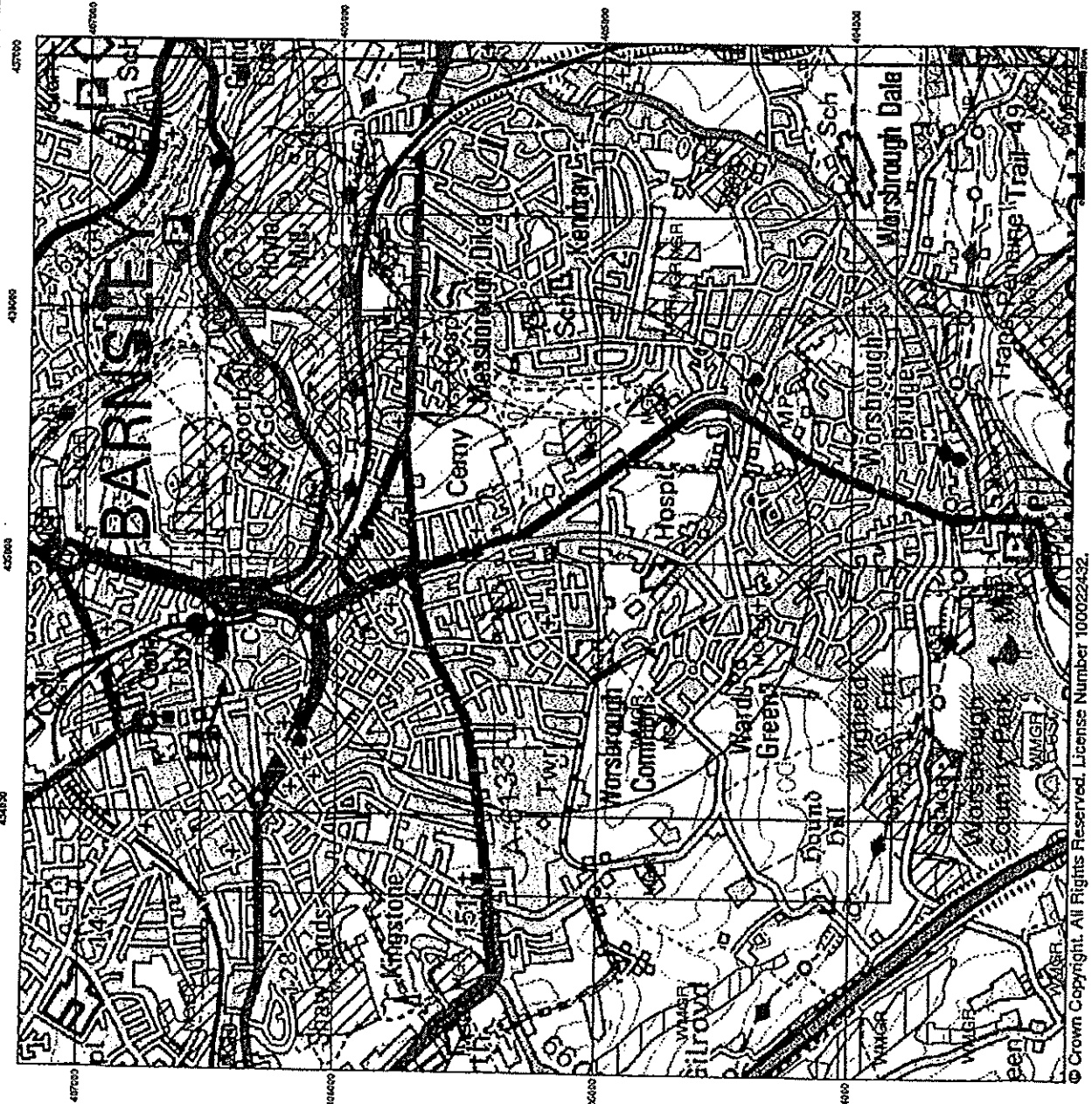


#### Order Details:

Order Number: 33802195\_1,1  
Customer Reference: SYHA  
National Grid Reference: 435040, 405180  
Site: A  
Site Area (ha): 0.19  
Search Buffer (m): 1000

#### Site Details:

Shetisbury House Nursing & Residential Home, 53 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4QU





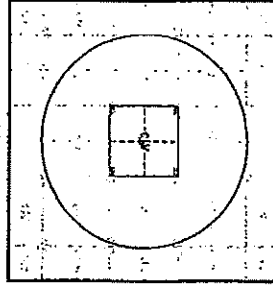
### Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and in place. Other superficial areas may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and therefore they form relatively thin, often discontinuous patches of large spreads.

### Superficial Geology Map - Slice A



#### Order Details:

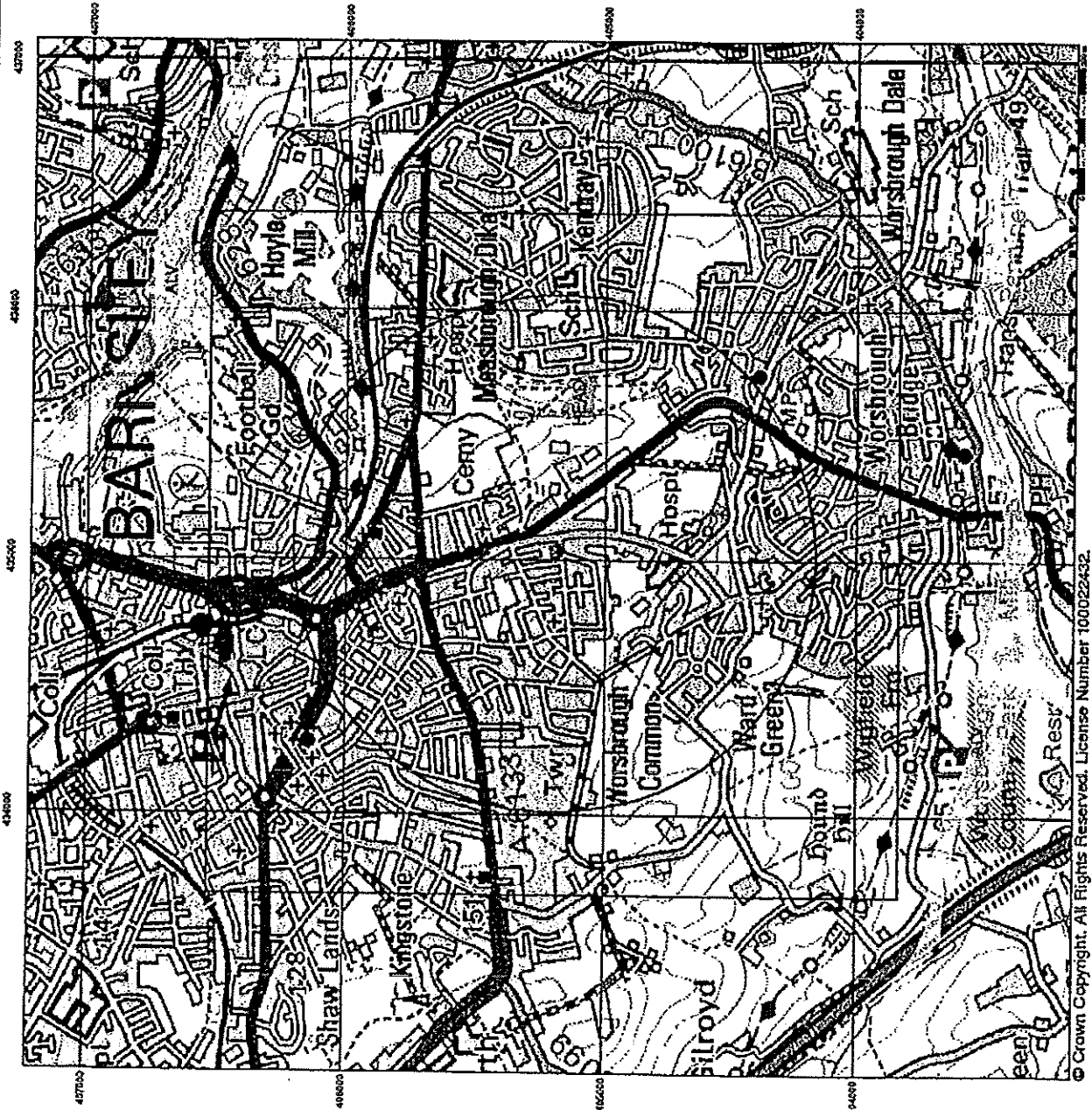
Order Number: 33902195\_L1  
 Customer Reference: SYHA  
 National Grid Reference: 435040, 405180  
 Slice: A  
 Site Area (Ha): 0.19  
 Search Buffer (m): 1000

#### Site Details:

Spetchbury House Nursing & Residential Home, 53 Mount Vernon Road, BARNSTABLE, South Yorkshire, S70 4JU



The  
 Data  
 Was  
 Produced  
 By  
 Envirocheck



### Bedrock and Faults

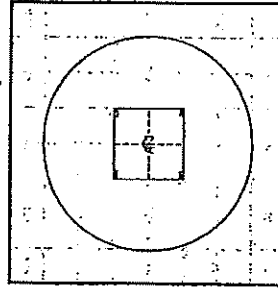
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pleistocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults (e.g. normal, thrust), and thin beds mapped as lines (e.g. coal seam, dyke, fault). Some of these are linked to other features (e.g. 1:50,000 Geology datasets, for example, coal seams are part of the bedrock sequence, most faults and mineral veins primarily affect the bedrock but cut across the strata and post date its deposition).

### Bedrock and Faults Map - Slice A

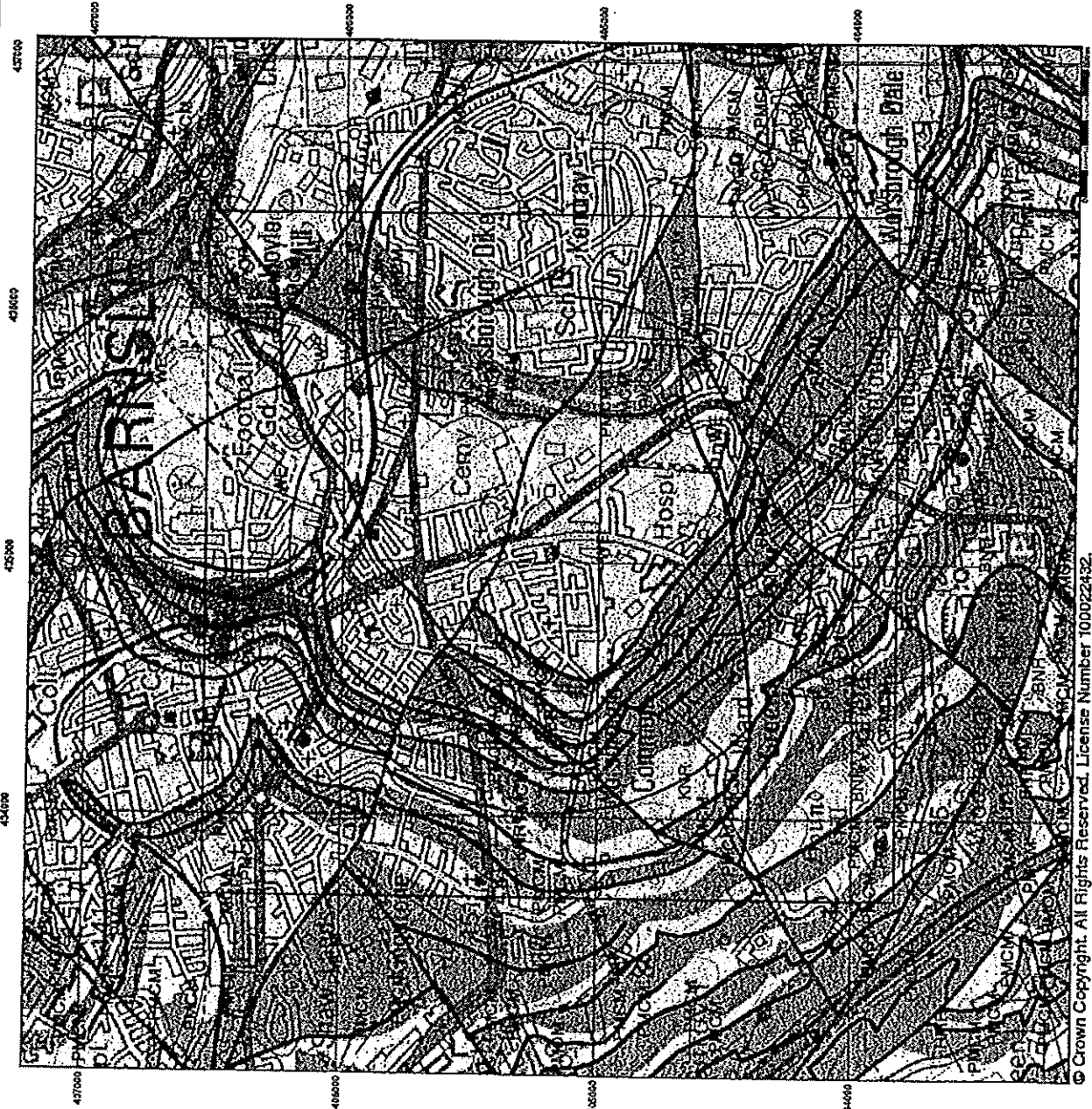


#### Order Details:

Order Number: 33802195\_1,1  
Customer Reference: STHA  
National Grid Reference: 435040, 405190  
Slice: A  
Site Area (Ha): 0.19  
Search Buffer (m): 1000

#### Site Details:

Shafsbury House Nursing & Residential Home, 53 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4QJ



## **Combined Surface Geology**

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

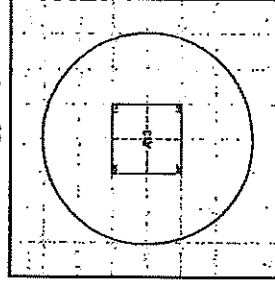
## **Additional Information**

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

## **Contact**

British Geological Survey  
Keyworth  
Nottingham  
NG12 5GG  
Telephone: 0115 936 3143  
Fax: 0115 936 3276  
email: enquiries@bgs.ac.uk  
website: www.bgs.ac.uk

## **Combined Geology Map - Slice A**



## **Order Details:**

Order Number: 33002195\_L1  
Customer Reference: SYHA  
National Grid Reference: 435040, 405180  
Slice: A  
Site Area (Ha): 0.19  
Search Buffer (m): 1000

## **Site Details:**

Stanhay House Nursing & Residential Home, 53 Mount Vernon Road, BARNLEY, South Yorkshire, S70 4UJ





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**Yorkshire**

Published 1855

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1940's. In 1954 there were 12,500 scales used for mapping urban areas; these maps were used to update the 1:10,560 maps. The published data then covered the whole of Great Britain and then the surveyed data. Before 1932, all OS maps were based on the Cassini Projection, with significant surveys of a single girding rate to independent measurements in outlying areas. The National Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and all single sites removed. These maps were initially overprinted with the National Grid. In 1970, the first edition of the 1:10,560 maps were produced using the Transverse Mercator Projection. The second edition was produced in 1975, with new details appearing every 10 years or so for urban areas.

## Map Name(s) and Date(s)

274 00  
1855  
1:10,580

### Order Details

Order Number: 33802195\_2\_1

Customer Ref: SYHA

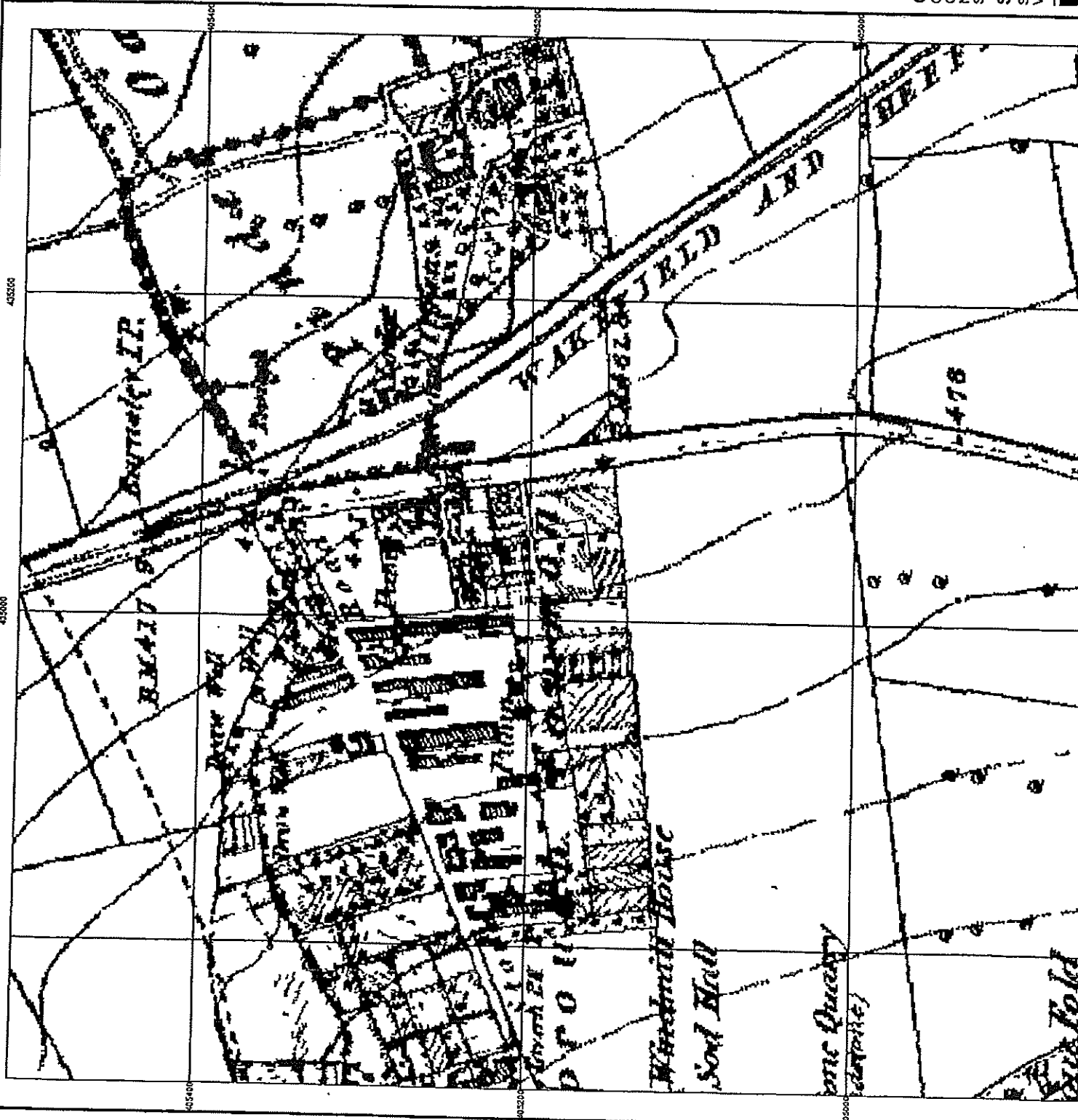
National Grid Reference: 4350  
Site Area (Ha): 0.19

## Site Details

Shaftesbury House Nursing & Residential Home, 53 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ

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2555 179 176



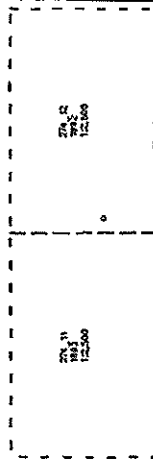
Yorkshire

Published 1892 - 1893

Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 a 1:2,500 scale was adopted for mapping urban areas and by 1895 it covered the whole of what were considered to be the cultivated parts of Great Britain. The publication of these maps followed a period of rapid urbanisation and the survey data, before 1895, was based on the Ordnance Survey's first aerial photograph, with independent surveys of a whole county or group of counties, giving rise to significant inaccuracies in outlying areas.

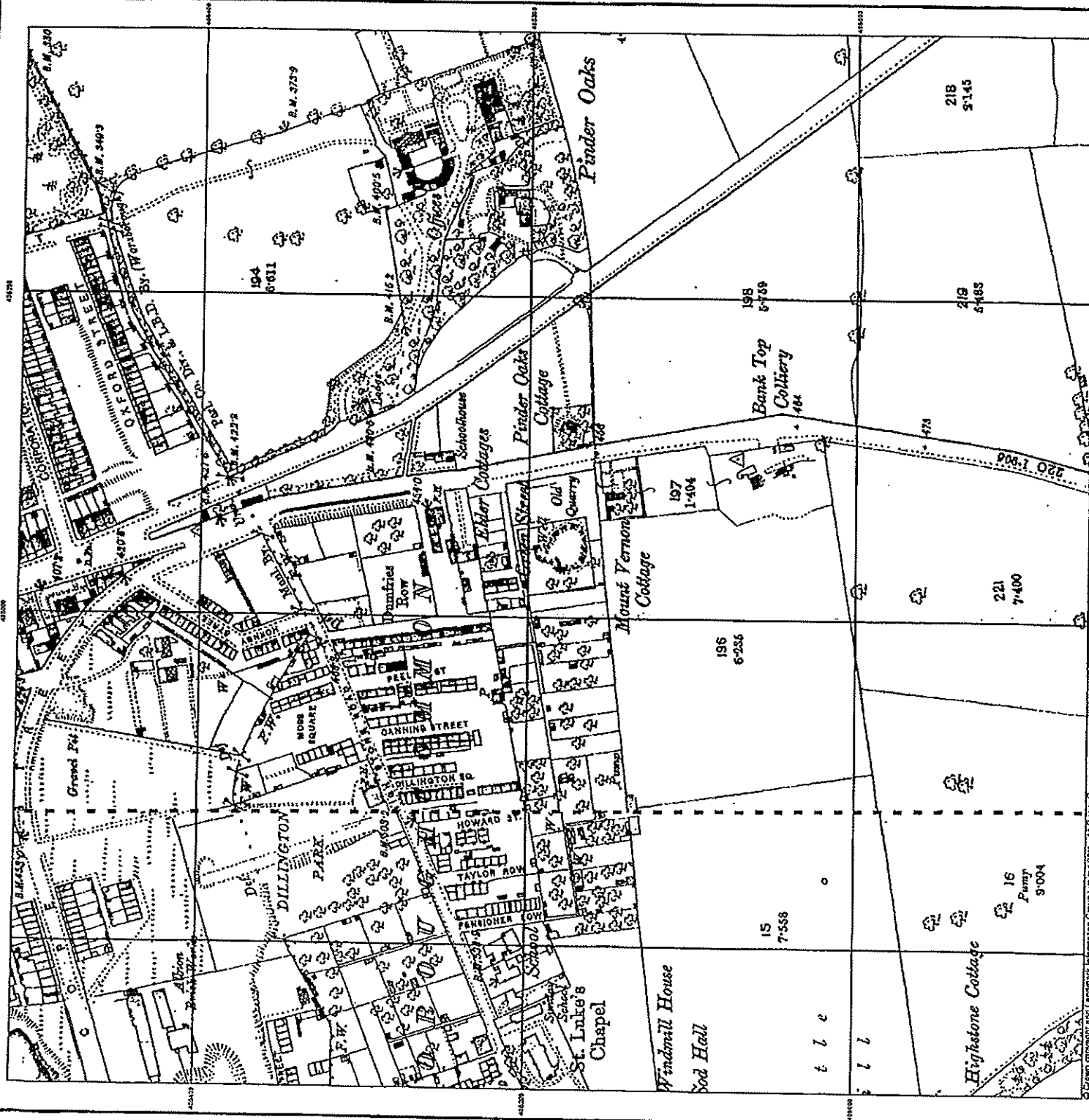
Map Name(s) and Date(s)



**Order Details**  
Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

**Site Details**

Shafesbury House Nursing & Residential Home, 53 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ





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Yorkshire

Published 1894

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1838, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in adjoining areas. In the late 1840's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear undistorted, but all military camps and other strategic sites removed. These maps were later reprinted in the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

274 SE  
1894  
1:10,560

**Order Details**

Order Number: 33802195\_2\_1

Customer Ref: SYHA

National Grid Reference: 495040\_405180

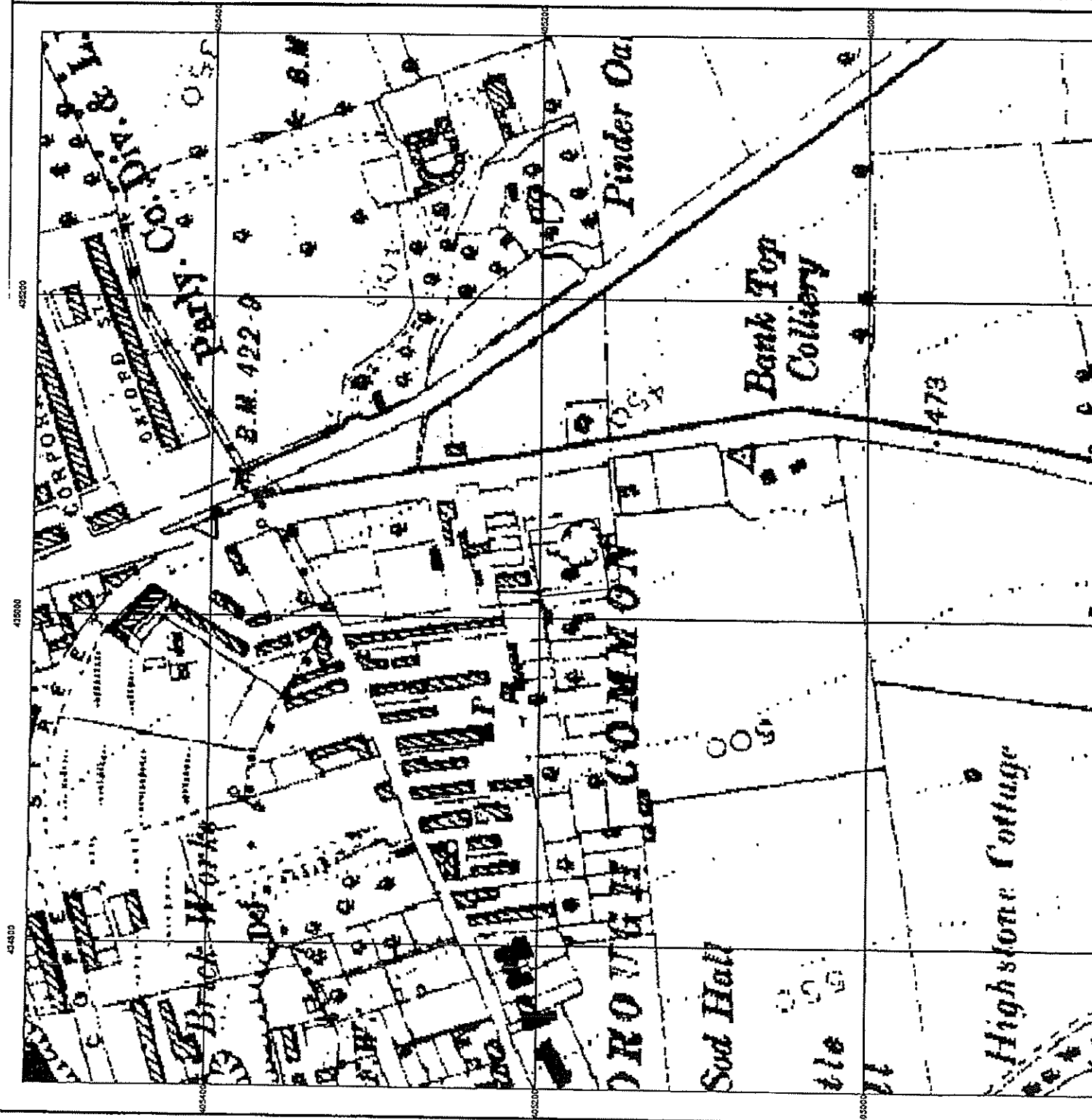
Site Area (Ha): 0.19

**Site Details**

Shaftebury House Nursing & Residential Home, 53 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ

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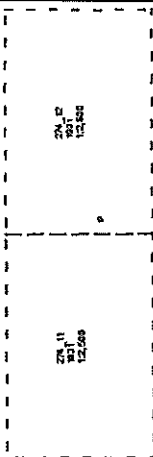
**Yorkshire**

Published 1931

Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:250 000 scale was adopted for mapping urban areas and by 1898 it was recognised that the whole of what were considered to be the cultivated parts of Great Britain. The published data given below is often some years later than the survey-year date. Before 1928, all OS maps were based on the Cassini projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

## Map Name(s) and Date(s)



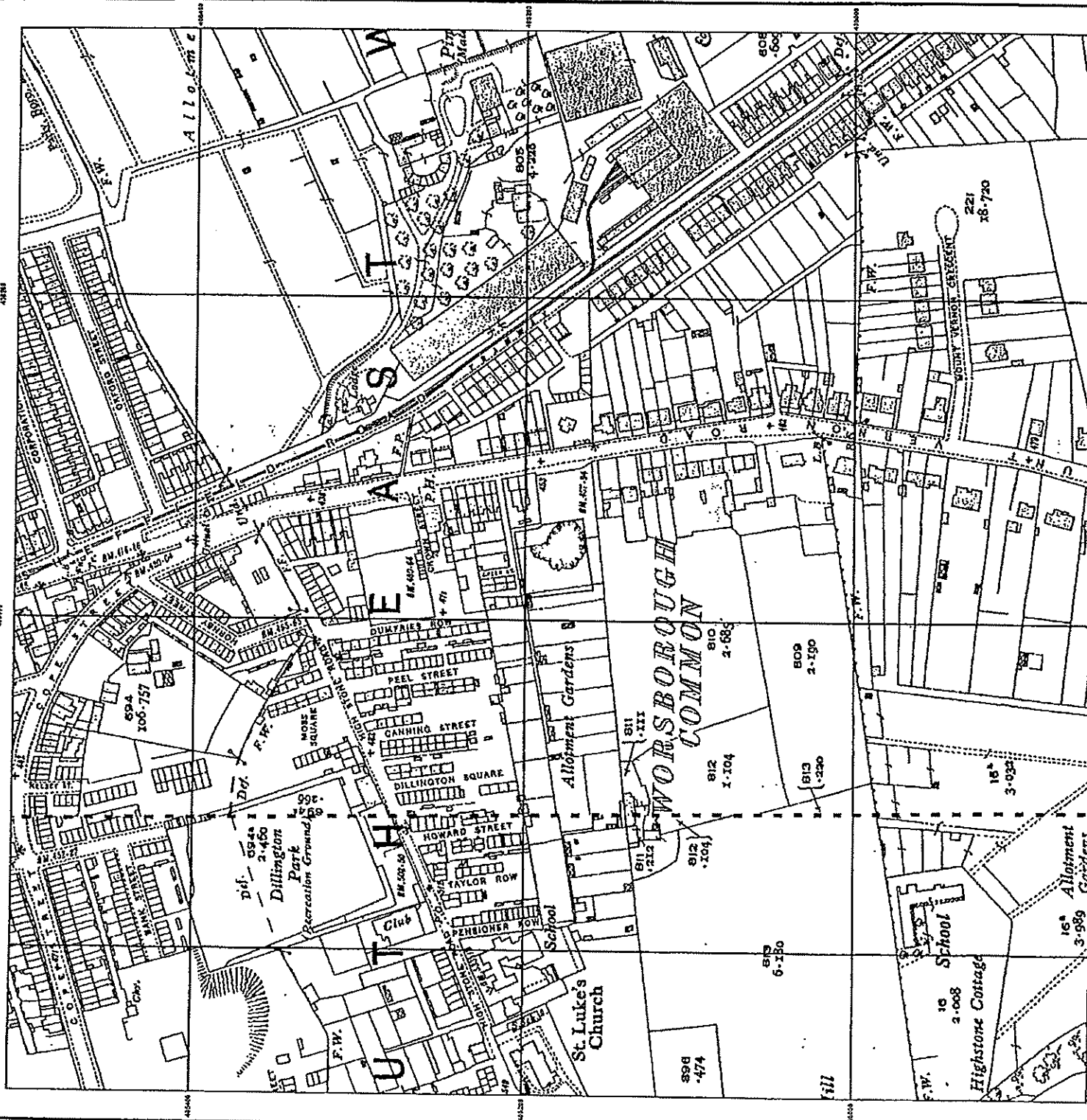
## Order Details

Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

## Site Details

Shaftebury House Nursing & Residential Home, 33 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ

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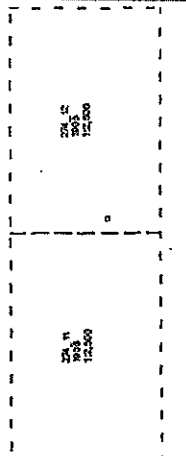
**Yorkshire**

Published 1906

Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held in the collections for England, Wales and Scotland in the 1840's. In 1854 the 1:250,000 scale was adopted for mapping urban areas and by 1858 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published data given below is often some years later than the surveyed data. Before 1939, all OS maps were based on the Cassini projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in adjoining areas.

## Map Name(s) and Date(s)



### Order Details

Order Details  
Order Number: 33802195\_2\_1

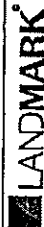
Other Number: 338021  
Customer Ref: SYHA

Customer Ref: SYHA  
National Grid Reference: 435040\_405180

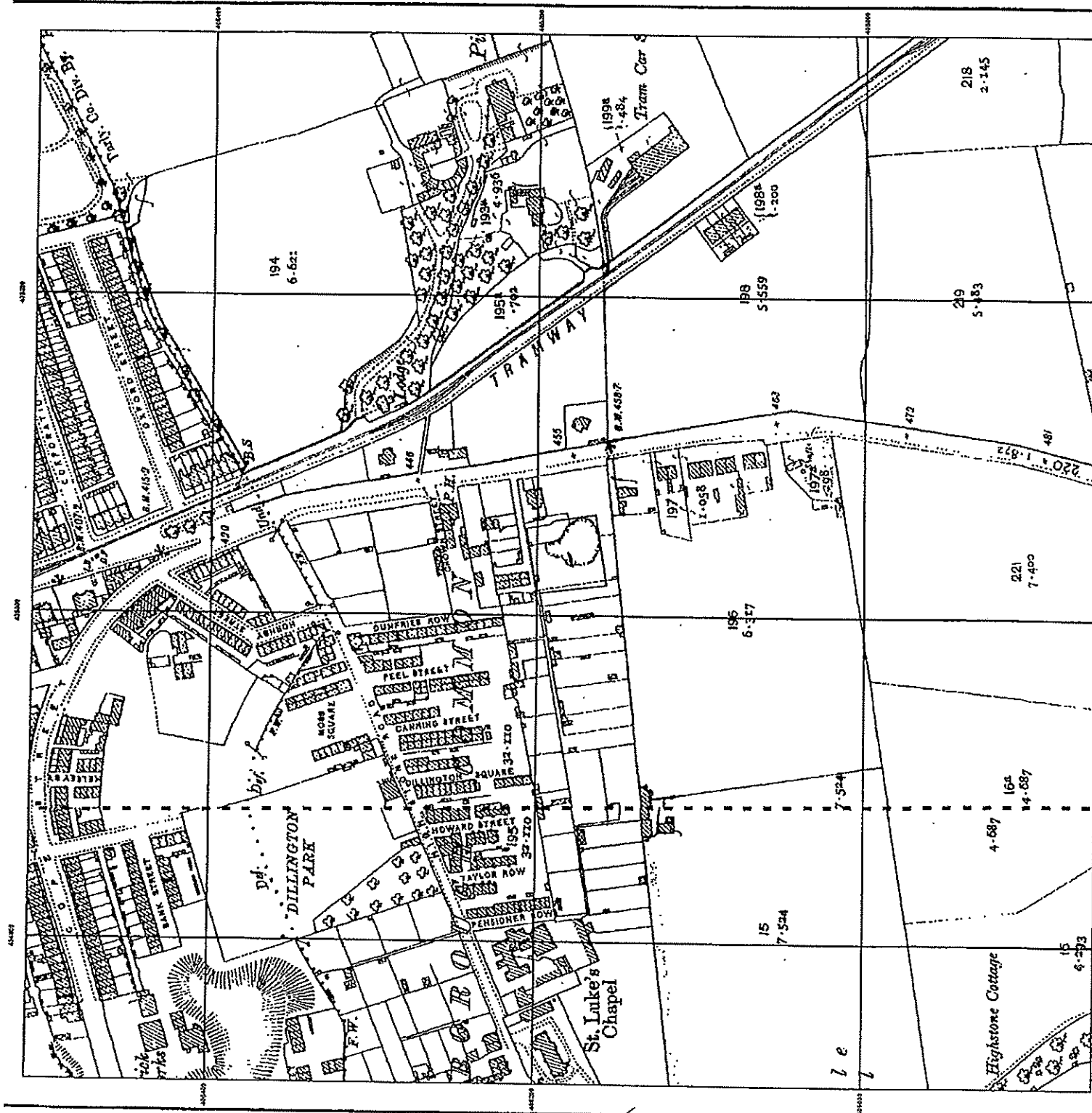
Site Area (Ha): 0.19

## Site Details

**Site Details**  
Shaftebury House Nursing & Residential Home, 53 Mount  
Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ

Tel: 011 222 222 2222  
Fax: 011 222 222 2222

0344 344 9332





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Yorkshire

Published 1907

Source map scale - 1:10,560

The Historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in adjoining areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overlaid with the National Grid. In 1970, the first revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

274 SE  
1907  
1:10,560

## Order Details

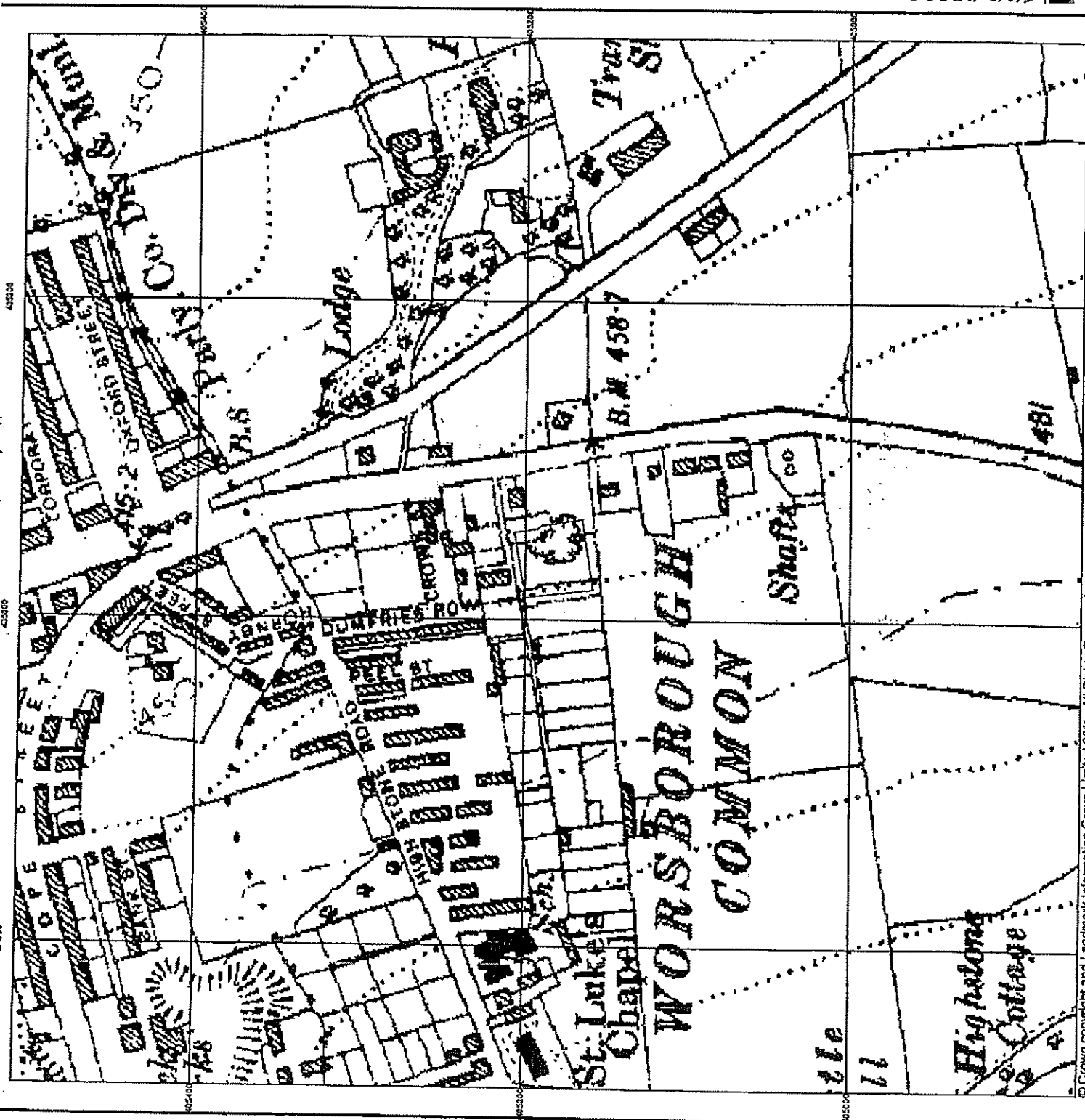
Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

## Site Details

Shalesbury House Nursing & Residential Home, 30 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ

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Fax: 0844 844 2951  
Web: www.earthcheck.co.uk





Published 1938

Source map scale - 1:10,560

The historical maps shown were overprinted from maps predominantly held at the state archives for England, Wales and Scotland in the 1940's. In 1854 the 12,500 mapping for northern and central England was produced. These maps were used to update the 110,560 mapping for northern areas; those maps were often some years later than the original. The published chart of the Ordnance Survey of 1854 was based on the Cassini Projection, with the contours of a single county or group of counties, providing also a significant set of statistics in country areas. In the late 1940's, a Prevalence Edition was produced, which updated the 110,560 mapping from a number of sources. The maps, which included the unfinished - with all military camps and other strategic sites removed. These 110,560 maps were initially overprinted with the National Grid. In 1970, the first revision process was completed using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for some areas.

Map Name(s) and Date(s)

0951:10,560  
5051  
274 3E

### Order Details

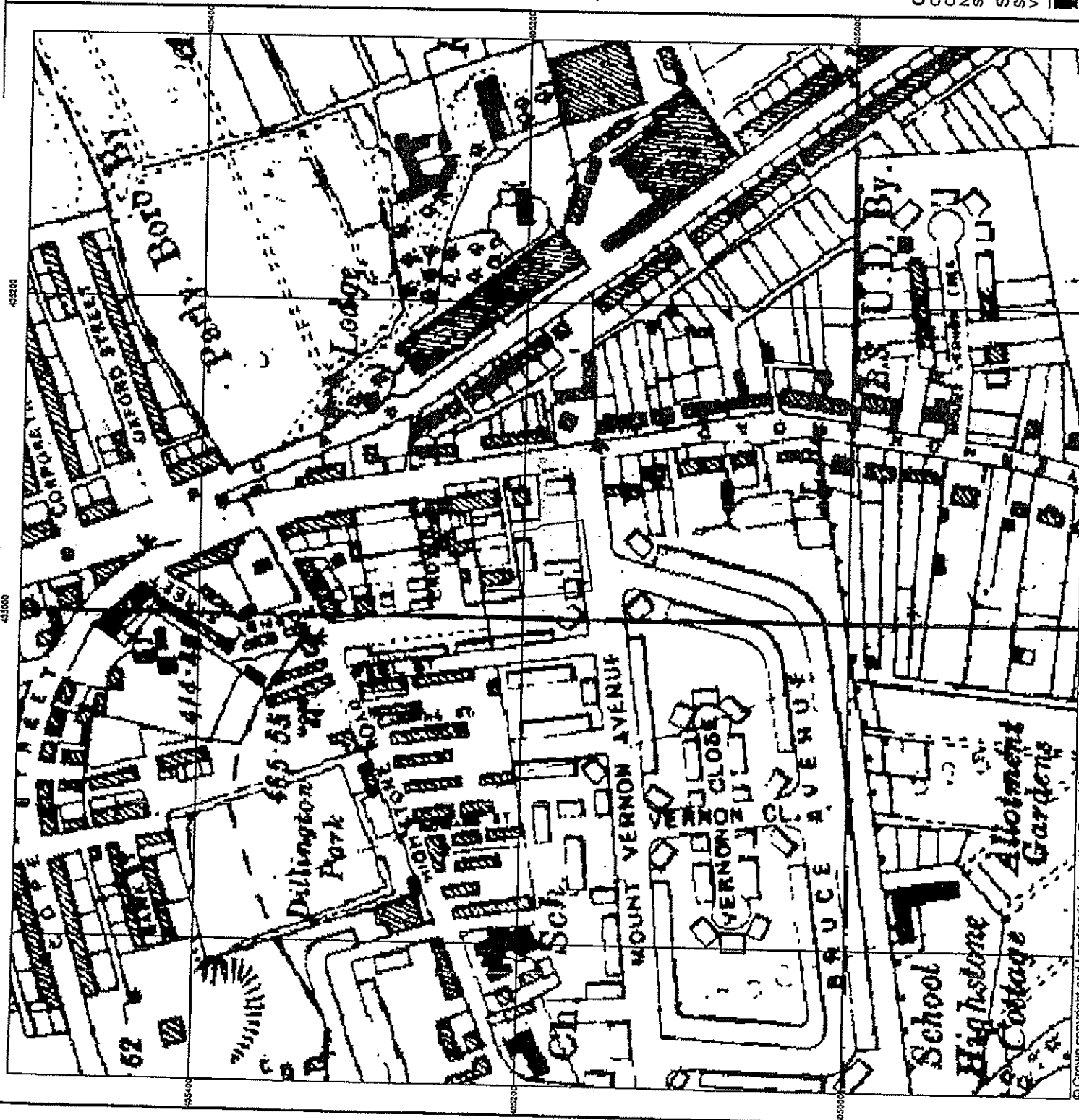
Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

### Site Details

Shaftesbury House Nursing & Residential Home, 53 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ

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| Fax: | 0844 844 3353 |





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## Ordnance Survey Plan

Published 1955 - 1956

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the Ordnance Survey, which were used for mapping urban areas; these maps were used to update the 1:10,560 maps. The published data given therefore is often some years later than the original data. Before 1958, all OS maps were based on the Cassini Projection, which was a planisphere projection of a single county or group of counties, giving the appearance of a flat surface. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps shown are unfinished - with all military camps and other strategic sites removed. These maps were initially overlaid with the National Grid. In 1970, the first revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

|          |          |
|----------|----------|
| SE00NW   | SE00NE   |
| 1955     | 1955     |
| 1:10,560 | 1:10,560 |
| SE00SW   | SE00SE   |
| 1955     | 1955     |
| 1:10,560 | 1:10,560 |

### Order Details

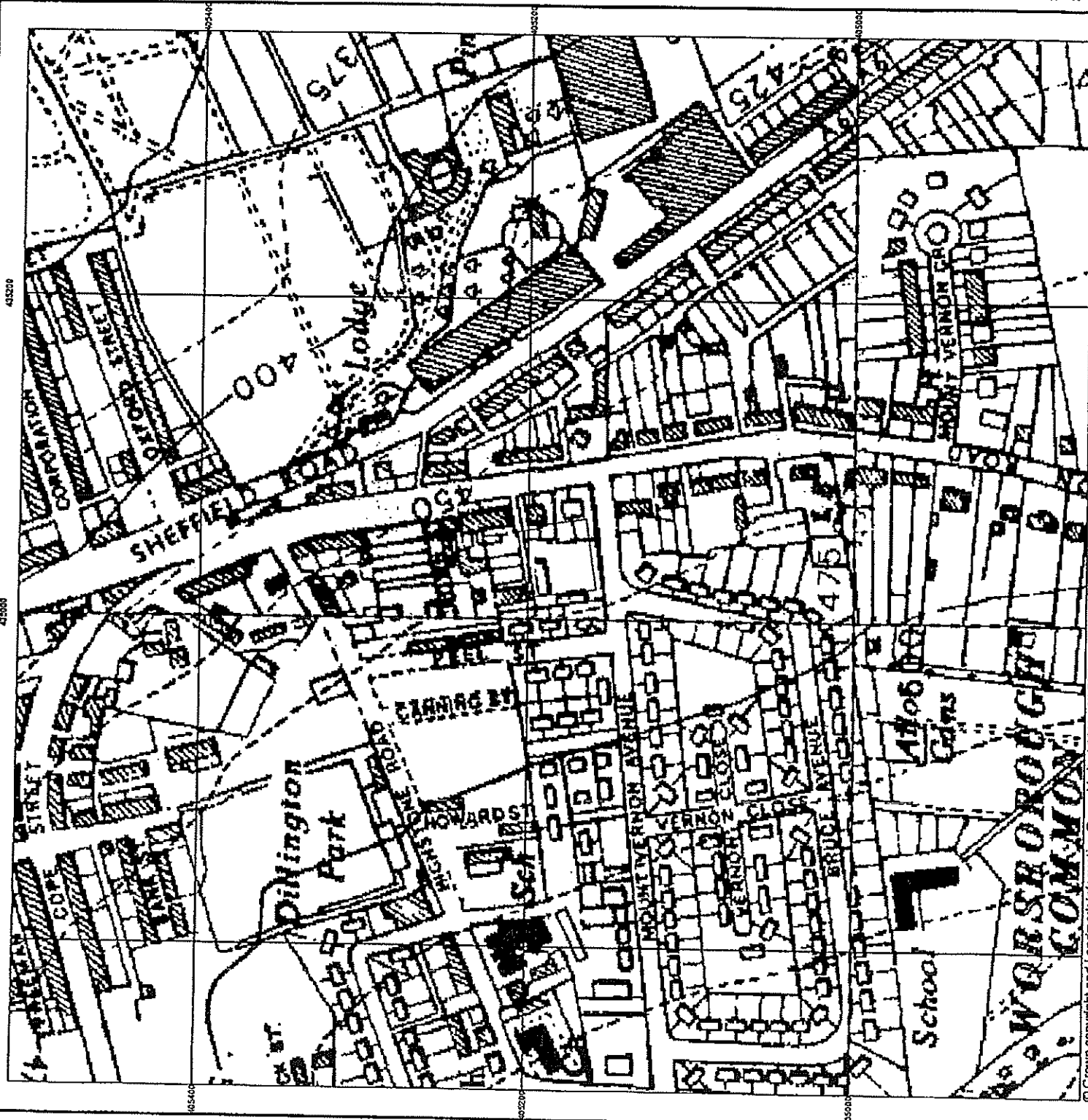
Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

### Site Details

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## Ordnance Survey Plan

Published 1960 - 1961

Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:250,000 scale was adopted for mapping urban areas and by 1890 it covered the whole of Great Britain. The published data given below is often some years later than the surveyed data. Before 1955, all OS maps were based on the Cassini projection, with subsequent surveys of a single county or group of counties, giving rise to significant inaccuracies in surveying areas.

### Map Name(s) and Date(s)

|                 |         |      |
|-----------------|---------|------|
| SEPARATE COUNTY | 1961    | 1961 |
| 1:1,250         | 1:1,250 | 1    |
| SEPARATE COUNTY | 1961    | 1961 |
| 1:1,250         | 1:1,250 | 1    |
| SEPARATE COUNTY | 1961    | 1961 |
| 1:1,250         | 1:1,250 | 1    |

### Order Details

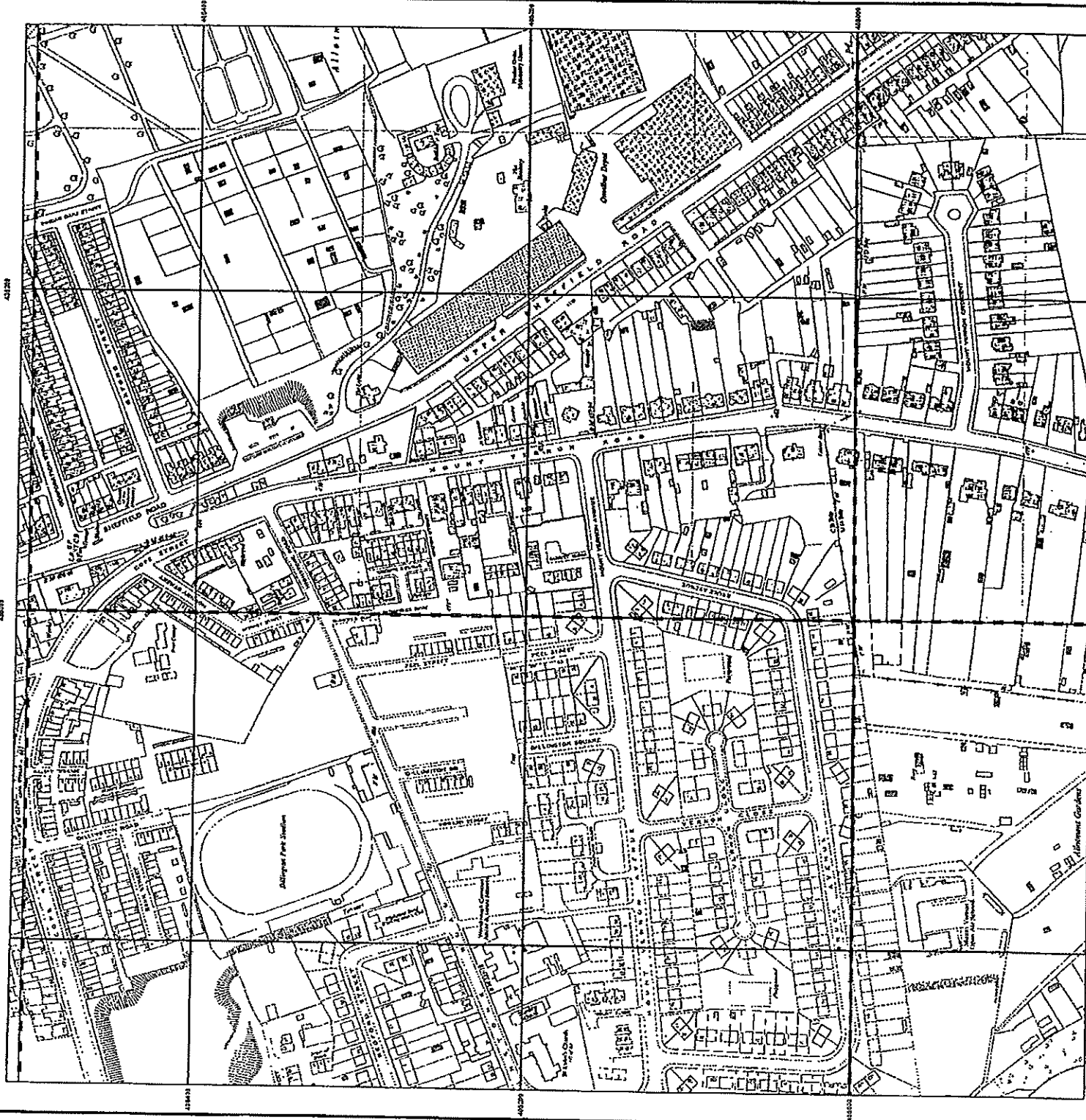
Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 495040\_405180  
Site Area (Ha): 0.19

### Site Details

Shalfesbury House Nursing & Residential Home, 53 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ

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**Additional SIMs**  
**Published 1960 - 1986**  
**Source map scale - 1:1,250**

The SIM cards (Crown Copyright) 'Survey of Information on Vicinity' are further, minor editions of maps which were first published in 1947 to 1954, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

#### Map Name(s) and Date(s)

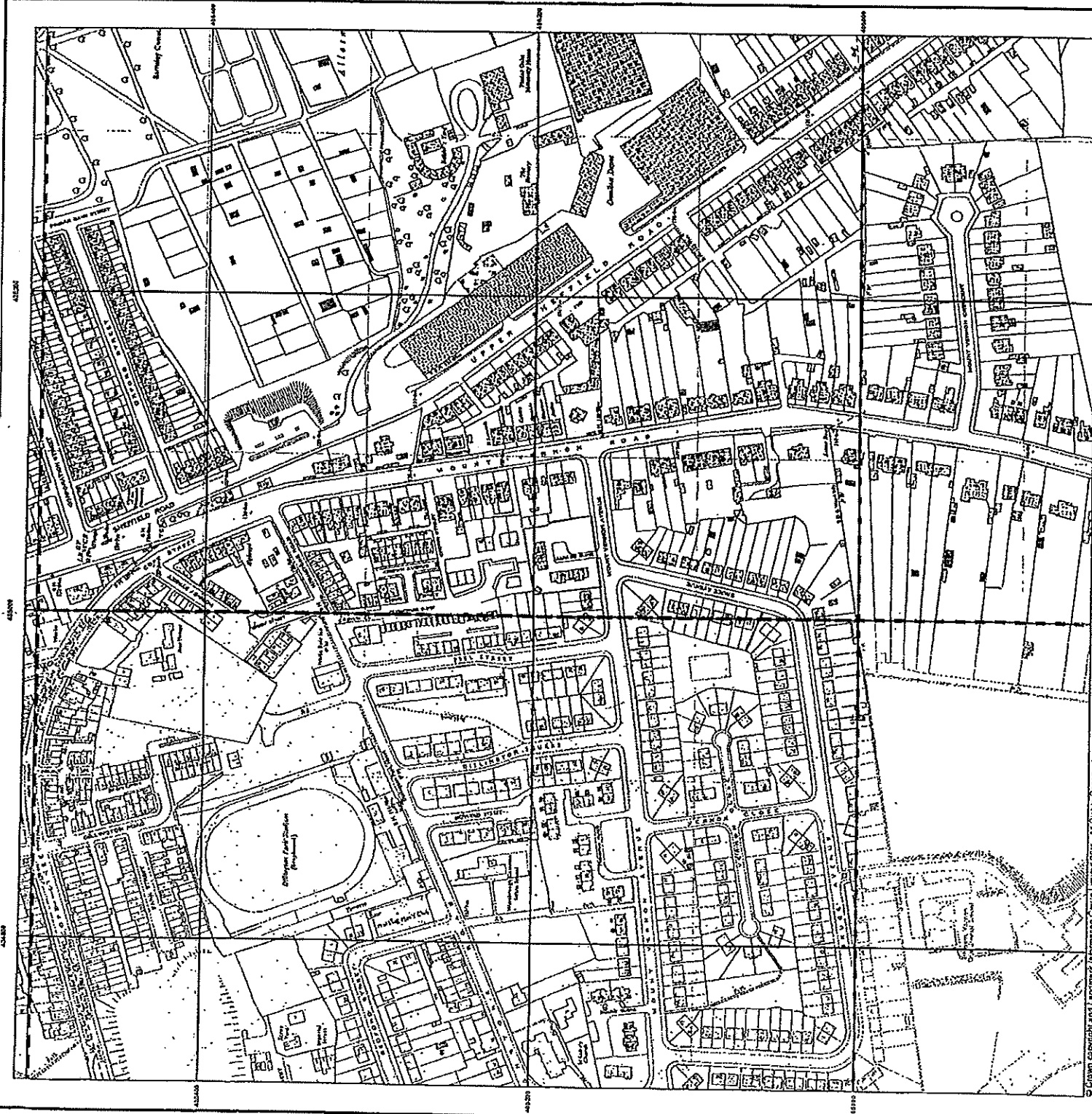
|             |         |
|-------------|---------|
| RE-ADJUSTED | 1978    |
| 1:1,250     | 1:1,250 |
| RE-ADJUSTED | 1981    |
| 1:1,250     | 1:1,250 |
| RE-ADJUSTED | 1986    |
| 1:1,250     | 1:1,250 |

**Order Details**  
Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

**Site Details**  
Shafesbury House Nursing & Residential Home, 53 Mount  
Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ



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Fax: 0844 844 5851  
Web: www.landmark.co.uk





Ordnance Survey Plan  
Published 1961 - 1962  
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultural parts of Great Britain. The published data given below is often some years later than the surveyed data. Before 1953, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

|        |      |         |
|--------|------|---------|
| SE3405 | 1962 | 1:2,500 |
| SE3405 | 1962 | 1:2,500 |
| SE3404 | 1961 | 1:2,500 |
| SE3404 | 1961 | 1:2,500 |

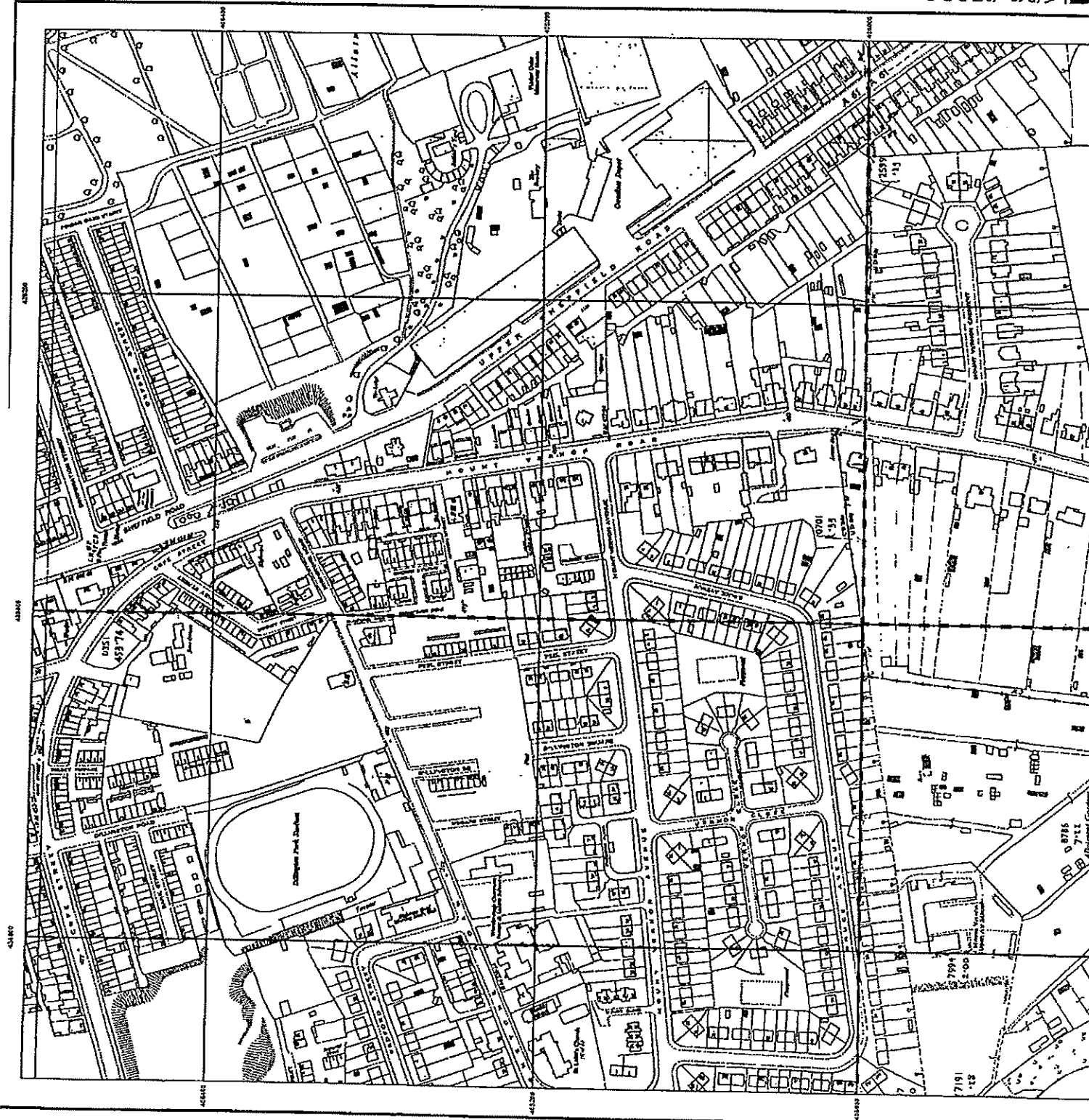
Order Details  
Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

Site Details

Shaftesbury House Nursing & Residential Home, 53 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ



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## Ordnance Survey Plan

Published 1965 - 1966

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given hereon is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

|        |      |          |
|--------|------|----------|
| SE30NW | 1866 | 1:10,560 |
| SE30NE | 1866 | 1:10,560 |
| SE30SW | 1965 | 1:10,560 |
| SE30SE | 1965 | 1:10,560 |

### Order Details

Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

### Site Details

Shafesbury House Nursing & Residential Home, 53 Mount Vernon Road, BARNSLEY, South Yorkshire, S70 4DJ

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## Ordnance Survey Plan

Published 1970 - 1972

Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published data given below is often some years later than the surveyed date. Before 1939, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

## Map Name(s) and Date(s)

|          |     |
|----------|-----|
| SE142504 | 1   |
| 1970     |     |
| 1:1,250  |     |
| SE142505 | 1   |
| 1970     |     |
| 1:1,250  |     |
| SE142506 | 1   |
| 1972     |     |
| 1:1,250  |     |
| ---      | --- |

## Order Details

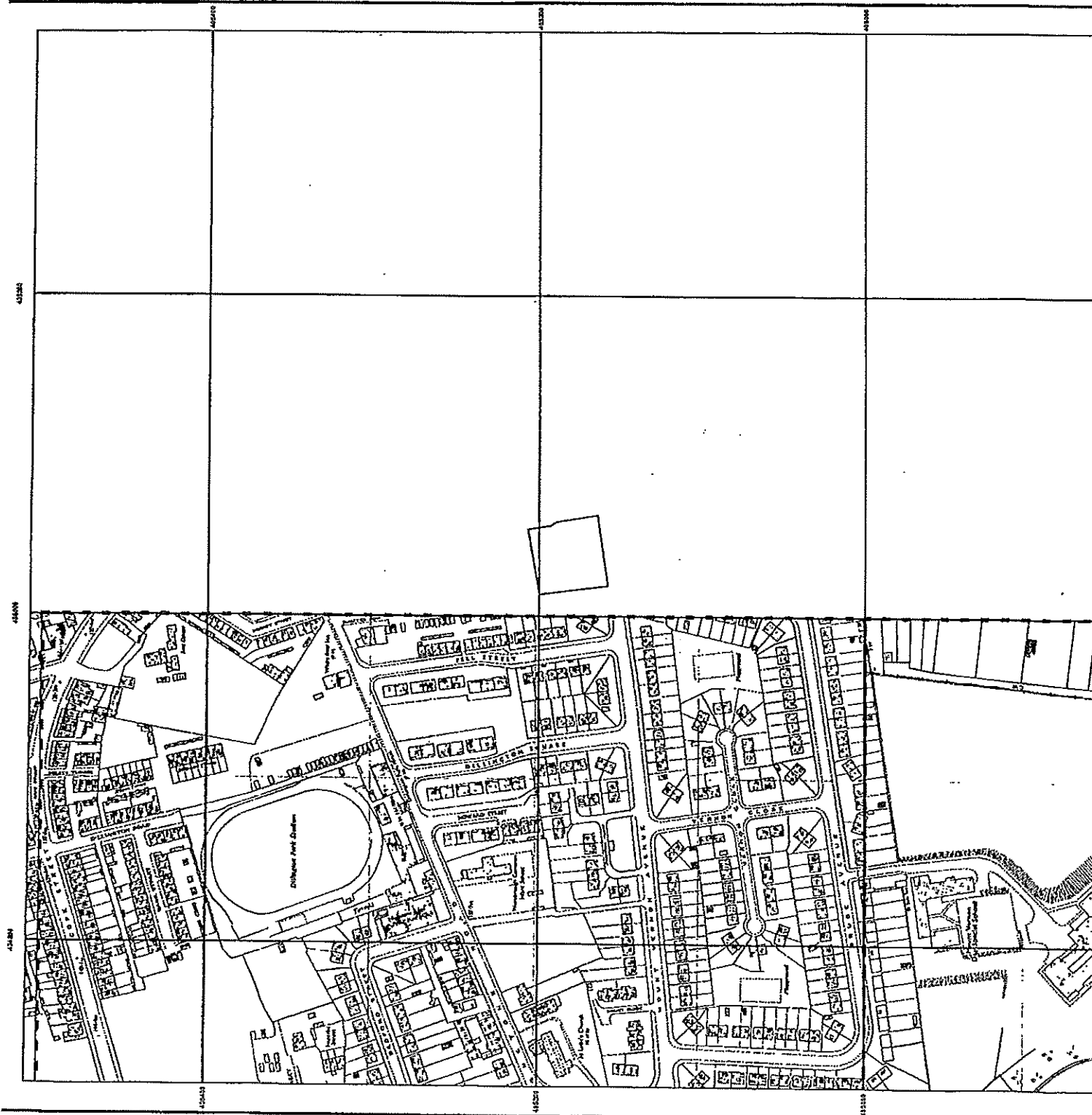
Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

## Site Details

Shafesbury House Nursing & Residential Home, 53 Mount  
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## Ordnance Survey Plan

Published 1973 - 1980

Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,000 maps. The published data given therefore is often some years later than the surveyed data. Before 1939, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's a Provisional Edition was produced, which updated the 1:10,000 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

|          |          |
|----------|----------|
| SE30NW   | SE30NE   |
| 1973     | 1974     |
| 1:10,000 | 1:10,000 |
| SE30SW   | SE30SE   |
| 1970     | 1980     |
| 1:10,000 | 1:10,000 |

### Order Details

Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

### Site Details

Shattlesbury House Nursing & Residential Home, 33 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4DU

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**Supply of Unpublished Survey  
Information  
Published 1976**

**Source map scale - 1:1,250**

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

**Map Name(s) and Date(s)**

□  
SESIGAW  
1976  
1:1,250

**Order Details**

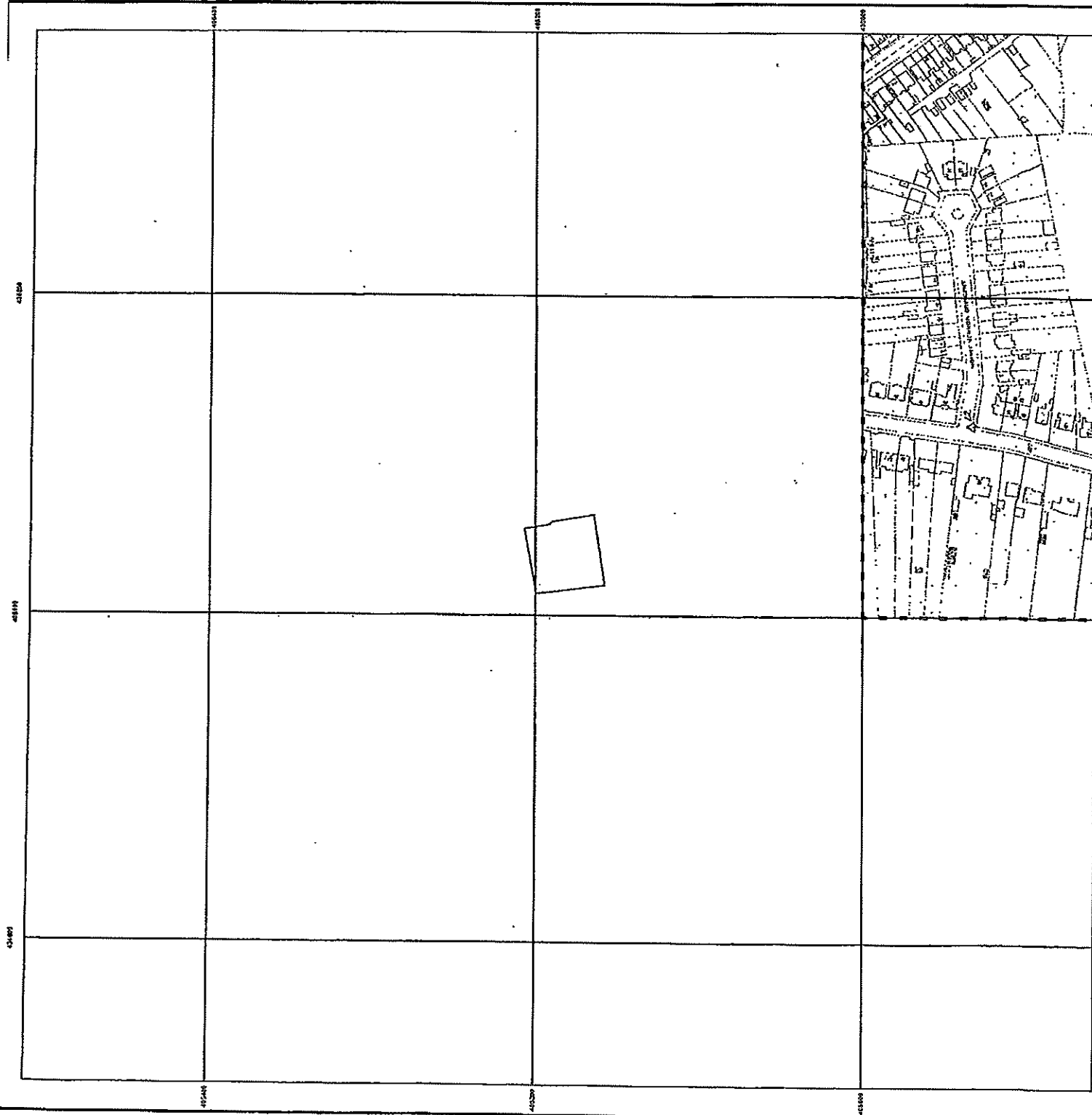
Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040, 405180  
Site Area (Ha): 0.19

**Site Details**

Shaftesbury House Nursing & Residential Home, 53 Mount  
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## Ordnance Survey Plan

Published 1978 - 1993

**Source map scale - 1:10,000**

[illegible]

## Map Name(s) and Date(s)

|        |      |          |
|--------|------|----------|
| SE30NW | 1993 | 1:10,000 |
| SE30NE | 1989 | 1:10,000 |

## Order Details

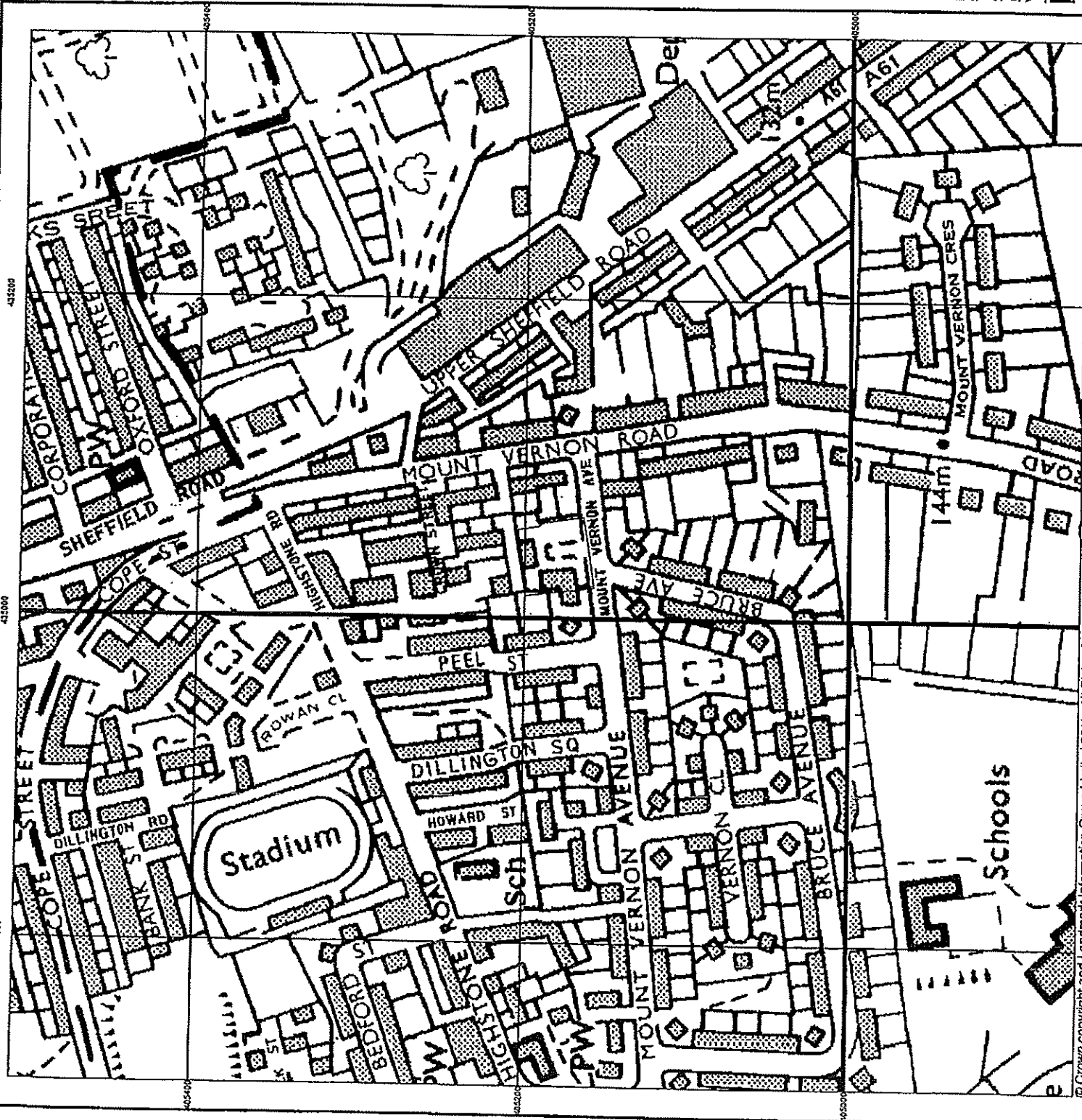
Order Number: 33802195\_2...1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

## Site Details

**Shaftebury House Nursing & Residential Home, 53 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ**

**LANDMARK®**

0344 844 9252  
0344 844 9051



**Additional SIMS**

**Published 1980 - 1991**

**Source map scale - 1:1,250**

The SIM cards (Cranence Survey/A Survey of Information on Microfilm) are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

**Map Name(s) and Date(s)**

|                |         |
|----------------|---------|
| PC400323000000 | 1980    |
| 1:1,250        | 1:1,250 |
| PC400323000000 | 1980    |
| 1:1,250        | 1:1,250 |
| PC400323000000 | 1980    |
| 1:1,250        | 1:1,250 |
| PC400323000000 | 1980    |
| 1:1,250        | 1:1,250 |

**Order Details**

Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

**Site Details**

Shafesbury House Nursing & Residential Home, 53 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ





**Sitecheck®**  
A Landmark® product

## Ordinance Survey Plan

Published 1983 - 1984

Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,000 scale. The published data given therefore is often some years later than the surveyed data. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in adjoining areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,000 mapping from a number of sources. The maps appear unframed - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

|                            |                            |
|----------------------------|----------------------------|
| SE20NW<br>1983<br>1:10,000 | SE20NE<br>1984<br>1:10,000 |
|----------------------------|----------------------------|

### Order Details

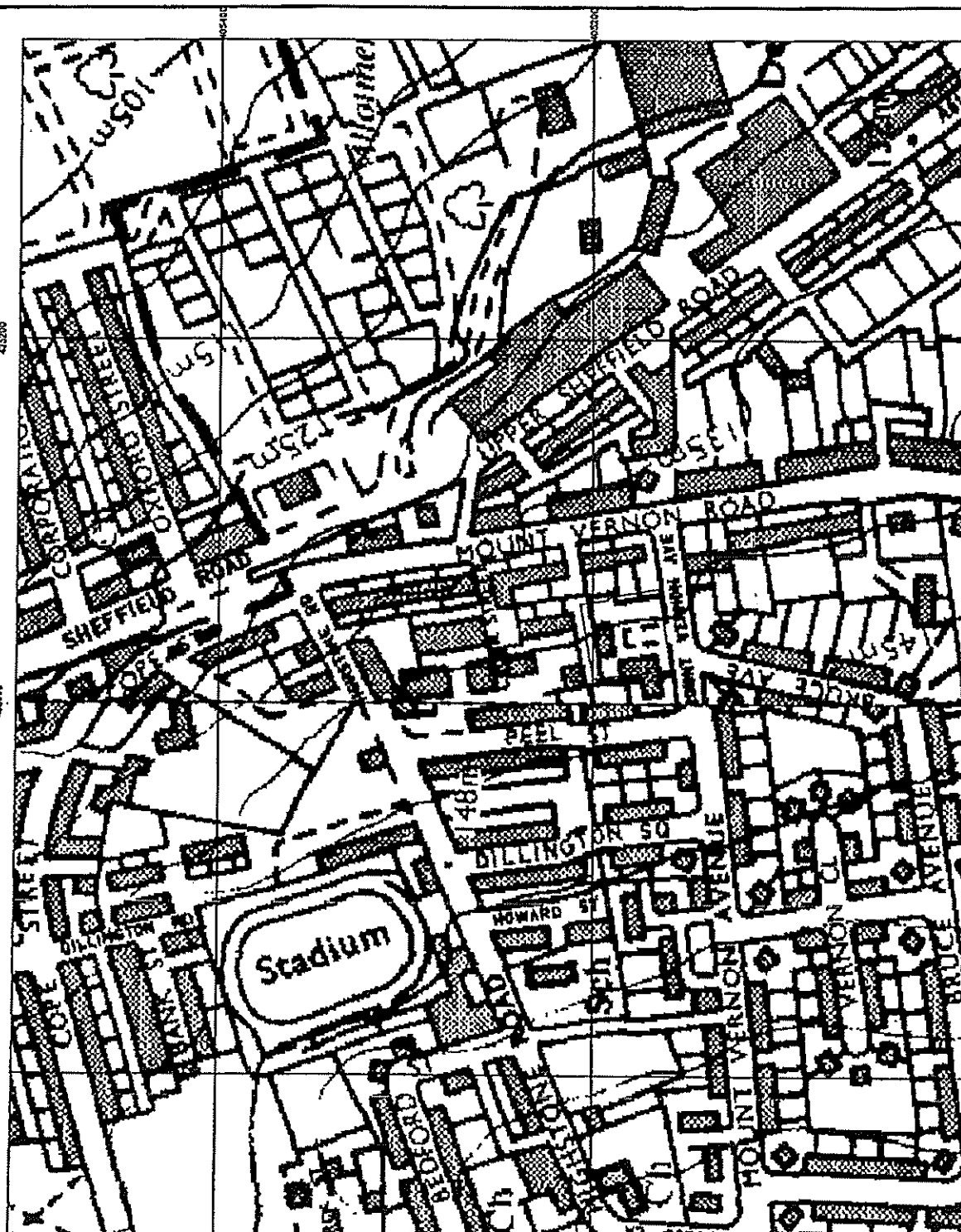
Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

### Site Details

Shaftesbury House Nursing & Residential Home, 53 Mount  
Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ

**LANDMARK®**  
Information Group

Tel: 0844 844 8832  
Fax: 0844 844 2981  
Web: www.landmark.co.uk





A Landmark® product

## Source map scale - 1:1,250

Source map scale - 1:1,250

Large Scale National Grid Data' superseded SLX cards (Ordinance Survey's Survey of Information on Interolm) in 1992, and continued to be produced until 1989. These maps were the forerunners of digital mapping and so provided detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:25,000 and 1:125,000 scales.

**Map Name(s) and Date(s)**

| NAME              | 1993   | 1994   |
|-------------------|--------|--------|
| ANDERSON, JEFFREY | 17,250 | 17,250 |
| ANDERSON, JEFFREY | 17,250 | 17,250 |
| ANDERSON, JEFFREY | 17,250 | 17,250 |

### Order Details

Order Number: 33802195\_2\_1

Order Number: 338021  
Customer Ref: SYHA

Customer Ref: SYHA  
National Grid Reference: 435040\_405180

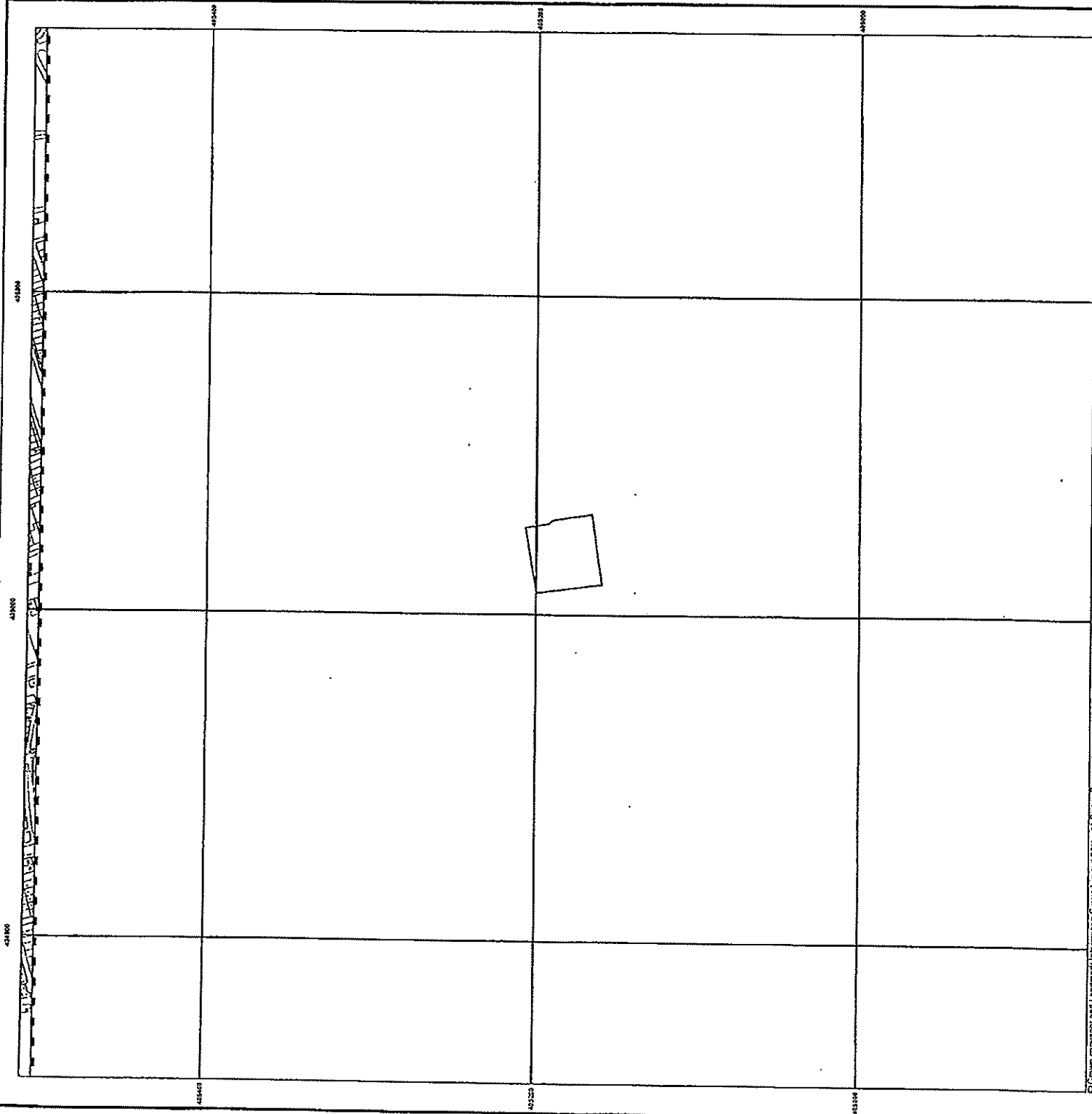
Site Area (Ha): 0.19

### Site Details

Chaffesbury House Nursing & Residential Home, 53 Mount Vernon Road, BARNSELEY, South Yorkshire, S70 4DJ



|      |                                              |
|------|----------------------------------------------|
| Tel: | 0344 844 9252                                |
| Fax: | 0344 844 9051                                |
| Web: | <a href="http://www.fox.com">www.fox.com</a> |



A Landmark product

## Large-Scale National Grid Data

Published 1993 - 1996

Source map scale - 1:1,250

"Large Scale National Grid Data" superseded SLM cards (Ordnance Survey's "Survey of Information on Mapping") in 1992, and continued to be produced until 1999. These maps were the first to provide detailed mapping and so provide detailed information on houses and roads. They also show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

### Map Name(s) and Date(s)

|          |          |
|----------|----------|
| SE4342NE | SE4342SW |
| 1994     | 1993     |
| 11,229   | 11,239   |

0

### Order Details

Order Number: 33802195\_2\_1  
 Customer Ref: SYHA  
 National Grid Reference: 435040\_405180  
 Site Area (Ha): 0.19

### Site Details

Shaftesbury House Nursing & Residential Home, 53 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ



Tel: 0844 844 8252  
 Fax: 0844 844 8251  
 Web: www.sitecheck.co.uk



**Large-Scale National Grid Data**  
**Published 1997**  
**Source map scale - 1:1,250**

Large Scale National Grid Data superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

**Map Name(s) and Date(s)**

SE2500NW  
1 1997  
1:1,250

□

**Order Details**

Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

**Site Details**

Shafesbury House Nursing & Residential Home, 53 Mount  
Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ



Tel: 0844 844 2352  
Fax: 0844 844 1551

10K Raster Mapping  
Published 2000

Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which is the basis of all 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and railways. Land names are also included together with the relevant road number and classification. Boundary information depicts the relevant county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

|          |          |
|----------|----------|
| SE00NW   | SE00NE   |
| 2000     | 2000     |
| 1:10,000 | 1:10,000 |
| SE00SW   | SE00SE   |
| 2000     | 2000     |
| 1:10,000 | 1:10,000 |

Order Details

Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

Site Details

Shafesbury House Nursing & Residential Home, 53 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ





10K Raster Mapping  
Published 2006

Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster map. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depicts the relevant county, unitary authority, district, civil parish and constituency.

#### Map Name(s) and Date(s)

|          |          |
|----------|----------|
| SE00NW   | SE00NE   |
| 2006     | 2006     |
| 1:10,000 | 1:10,000 |
| SE00SW   | SE00SE   |
| 2006     | 2006     |
| 1:10,000 | 1:10,000 |

**Order Details**  
Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

#### Site Details

Shafesbury House Nursing & Residential Home, 53 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ





**10K Raster Mapping**  
**Published 2010**

**Source map scale - 1:10,000**

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps were produced from a European which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information (including county, unitary authority, district, civil parish and constituency).

**Map Name(s) and Date(s)**

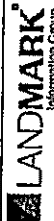
|          |          |
|----------|----------|
| SE03NW   | SE03NE   |
| 2010     | 2010     |
| 1:10,000 | 1:10,000 |
| SE03SW   | SE03SE   |
| 2010     | 2010     |
| 1:10,000 | 1:10,000 |

**Order Details**

Order Number: 33802195\_2\_1  
Customer Ref: SYHA  
National Grid Reference: 435040\_405180  
Site Area (Ha): 0.19

**Site Details**

Shafesbury House Nursing & Residential Home, 53 Mount Vernon Road, BARNESLEY, South Yorkshire, S70 4DJ



Tel: 0844 844 9922  
Fax: 0844 844 8851  
Web: www.landmark.co.uk



Issued by:

The Coal Authority, Mining Reports Office, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire NG18 4RG  
ON-Line Service: [www.groundstability.com](http://www.groundstability.com) - Phone: 0845 762 6848 - DX 716176 MANSFIELD 5

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ABBNEY COURT UNIT 5/7,  
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SOWTON INDUSTRIAL ESTATE,  
EXETER,  
DEVON,  
EX2 7HY

Person dealing with this matter: **Darren Moody**  
Our reference: **00009576-11**  
Your reference: **33864973**  
Electronic Ref: **EME\_00015408240002\_005**  
RRUID: **005.00015408240002**  
Date of your enquiry: **14 February 2011**  
Date we received your enquiry: **14 February 2011**  
Date of issue: **16 February 2011**

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

## Residential Coal and Brine Report

### 14 Harriet Close, Barnsley, South Yorkshire

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

|                             |     |
|-----------------------------|-----|
| Coal mining                 | Yes |
| Brine Compensation District | No  |

### Information from the Coal Authority

#### Underground Coal Mining

##### Past

The property is in the likely zone of influence from workings in 6 seams of coal at 180m to 510m depth, and last worked in 1974.

Any ground movement from these coal workings should have stopped by now.

##### Present

The property is not in the likely zone of influence of any present underground coal workings.

##### Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove coal using underground methods.

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The property is not in an area that is likely to be affected at the surface from any planned future workings.

However reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

#### **Mine entries**

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

#### **Coal-mining geology**

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

#### **Opencast Coal Mining**

##### **Past**

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

##### **Present**

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

##### **Future**

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

#### **Coal-mining subsidence**

The Coal Authority has not received a damage notice or claim for the property since 1 January 1984. There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

If further subsidence damage claims information is required in addition to that provided in this report, the Authority need to manually search their records. Such further enquiries should be made under separate cover to The Coal Authority, Claims History Service, at the above address, enclosing the relevant fee of £110.00 plus VAT, total £132.00, or by telephone for payment by credit or debit card or for account customers. Alternatively, it may be that such information can be obtained by directing further enquiries to the present owner.

#### **Mine gas**

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

#### **Hazards related to coal mining**

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

#### ***Information from the Cheshire Brine Subsidence Compensation Board***

The property lies outside the Cheshire Brine Compensation District.

### Additional remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006. The report is compliant with Home Information Pack requirements.

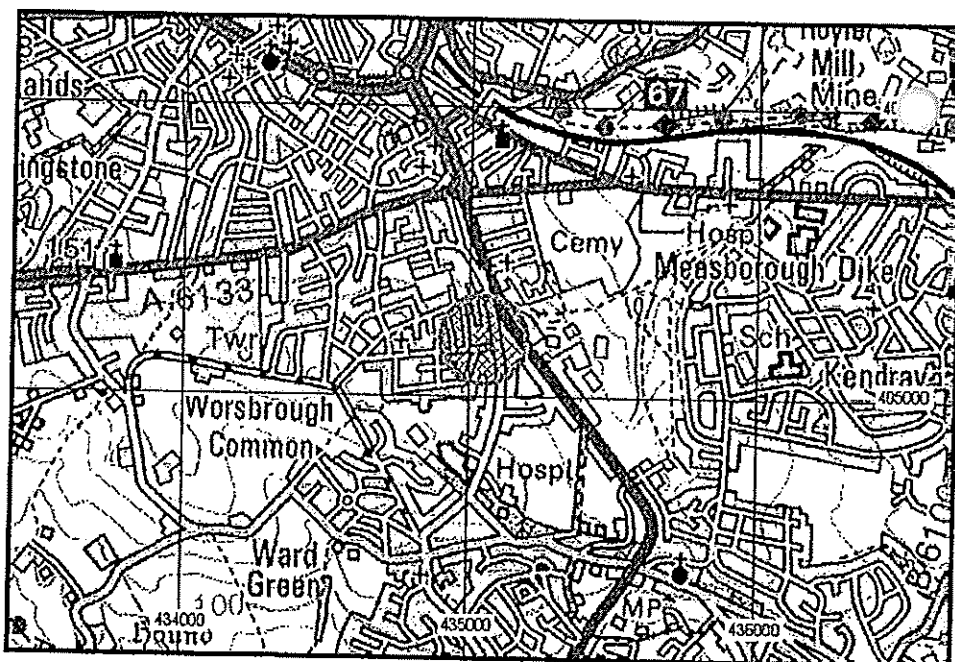
The Coal Authority owns the copyright in this report. The information we have used to write this report is protected by our database right. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

Where this Report is for a residential property, insurance is included to cover any loss in property value caused by any changes in the information contained in this report. Please see the attached certificate of insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or interpretive reports.

# Location map



Approximate  
position  
of property

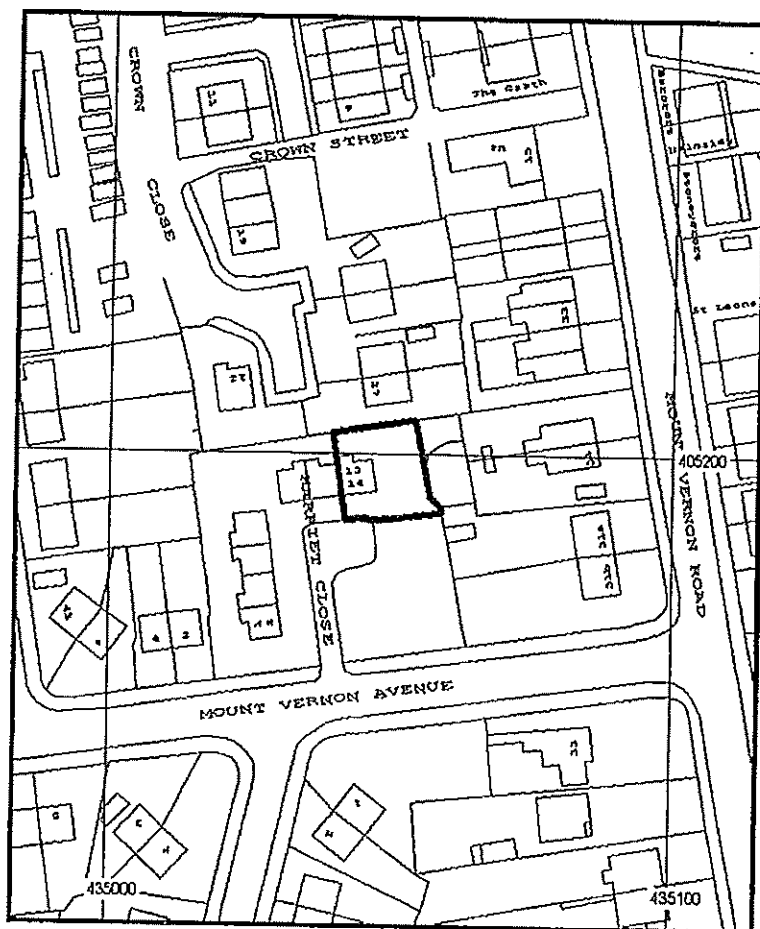


## Enquiry boundary

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## Key

Approximate position of enquiry boundary shown



**Barbara Shaw**

---

**From:** Barbara Shaw  
**Sent:** 02 June 2011 10:38  
**To:** 'Christine Davies'  
**Subject:** Re: Harriet Close  
**Attachments:** Harriet Close Soil Analysis.pdf

Christine

Please find attached the soil contamination test results for the above site.

As can be seen all results fall below recommended threshold/action levels and therefore no remedial works are considered necessary.

*Regards*

*Paul*

**Paul Colgrave**

**Partner**

**Colgrave Lee & Partners**

*Omega Court*

*352 Cemetery Road*

*Kenwood Park*

*Sheffield S11 8FT*

*Tel : 0114 263 1919*

*Fax : 0114 267 0140*

*E.mail : mail@colgrave-lee.co.uk*

02/06/2011

Our Ref: EFS/114379 (Ver. 1)  
Your Ref: SM/11/1645 A,B  
June 1, 2011

scientifics 

Scientifics  
Bretby Business Park  
Ashby Road  
Burton-on-Trent  
Staffordshire  
DE15 0YZ

Mr Colgrave  
Colgrave Lee & Partners  
Omega Court  
362 Cemetery Road  
Kenwood Park  
Sheffield  
S11 8FT

Telephone: 01283 554400  
Facsimile: 01283 654422

For the attention of Mr Colgrave.

Dear Mr Colgrave

SOIL Sample Analysis - Harriet Close, Barnsley

Samples from the above site have been analysed in accordance with the schedule supplied.  
The sample details and the results of analyses for these samples are given in the appended report.

An invoice for this work will follow under a separate cover.

Where appropriate the samples will be kept until 05/07/11 when they will be discarded. Please call 01283 554458 for an extension of this date.

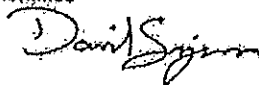
Please be aware that from 1 January 2003 our policy for the retention of paper based laboratory records and analysis reports will be 6 years.

The work was carried out in accordance with Environmental Scientifics Group Ltd (Scientifics) Standard Terms and Conditions of Contract.

If I can be of any further assistance please do not hesitate to contact me.

Yours sincerely

for Scientifics



D. Simpson  
Project Co-ordinator  
01283 554458

# TEST REPORT

## SOIL SAMPLE ANALYSIS



Report No. EFS/114379 (Ver. 1)

Colgrave Lee & Partners  
Omega Court  
352 Cemetery Road  
Kenwood Park  
Sheffield  
S11 8FT

Site: Harriet Close, Barnsley

The 2 samples described in this report were logged for analysis by Scientifics on 24-May-2011. This report supersedes any versions previously issued by the laboratory.

The analysis was completed by: 01-Jun-2011

Tests where the accreditation is set to N or No, and any individual data items marked with a \* are not UKAS accredited  
Any opinions or interpretations expressed herein are outside the scope of any UKAS accreditation held by Scientifics.

The following tables are contained in this report:

Table 1 Main Analysis Results (Pages 2 to 3)  
Analytical and Deviating Sample Overview (Page 4)  
Table of Method Descriptions (Page 5)  
Table of Report Notes (Page 6)

On behalf of  
Scientifics:  
Andrew Trims

Operations Manager

Date of Issue: 01-Jun-2011

Tests marked 'M' have been subcontracted to another laboratory.

Scientifics accepts no responsibility for any sampling not carried out by our personnel.





## SOIL Analysis

Customer:  
Site:  
Report No:

Colgrave Lee & Partners  
ESG Castleford - Harriet Close, Barnsley  
S144379

## ESG Environmental Chemistry Analytical and Deviating Sample Overview

Consignment No 21013  
Date Logged 24-May-2011

S114379

| Report Due 27-May-2011 |                     |                         |                       |
|------------------------|---------------------|-------------------------|-----------------------|
| ID Number              | Description         | MethodID                | Sampled               |
| CL/1120262<br>BH1      |                     | SFAS                    | Sulphide as S (AR)    |
|                        |                     |                         | Thiocyanate(SCN) (AR) |
|                        |                     |                         | Phenol Index.(AR)     |
|                        |                     |                         | Cyanide(Total) (AR)   |
|                        |                     |                         | Cyanide(Free) (AR)    |
|                        |                     | SFAP1                   | pH units (AR)         |
|                        |                     | PHSOIL                  | PAH (screening)       |
|                        |                     | PAHSCUR                 | Chromium vi:          |
|                        |                     | ROMECH                  | Zinc (MS)             |
|                        |                     |                         | Selenium (MS)         |
|                        |                     |                         | Nickel (MS)           |
|                        |                     |                         | Mercury (MS)          |
|                        |                     |                         | Lead (MS)             |
|                        |                     |                         | Copper (MS)           |
|                        |                     |                         | Chromium (MS)         |
| Cadmium (MS)           |                     |                         |                       |
| ROMSS                  | Arsenic (MS)        |                         |                       |
| IGPBR                  | Boron (H2O Soluble) |                         |                       |
| ICPACDS                | SO4-- (acid sol)    |                         |                       |
| ELESULP                | Elemental Sulphur   |                         |                       |
| COMSERV                | REPORT A            |                         |                       |
| CL/1120263<br>BH2      |                     | Accredited to: ISO17025 | 19/05/11              |
|                        |                     |                         | 19/05/11              |

Note: For analysis where the Report Due date is greater than 7 days (Volatiles, PAH, Pesticides, PCB, Phenols, Herbicides) or 2 days (SOD) after the sampling date, although we will do our utmost to prioritise your samples, they may become deviant whilst being processed in the Laboratory.

In this instance, please contact the Laboratory immediately should you wish to discuss how you would like us to proceed. If you do not respond within 24 hours, we will proceed as originally requested.

| Deviating Sample Key: |                                                                                                    |
|-----------------------|----------------------------------------------------------------------------------------------------|
| A                     | The sample was received in an inappropriate container for this analysis                            |
| B                     | The sample was received without the correct preservation for this analysis                         |
| C                     | Headspace present in the sample container                                                          |
| D                     | The sampling date was not supplied so holding time may be compromised - applicable to all analysis |
| E                     | Sample processing did not commence within the appropriate holding time                             |

| Requested Analysis Key                                                                       |
|----------------------------------------------------------------------------------------------|
| Analysis Required                                                                            |
| Analysis: dependant upon trigger result - (Note: due date may be affected if triggered)      |
| No analysis scheduled                                                                        |
| Analysis Subcontracted for status                                                            |
| Analysis may be compromised. Data may not be representative of the sample of the population. |

# Report Notes

## Generic Notes

### Soil/Solid Analysis

Unless stated otherwise,

- Results expressed as mg/kg have been calculated on an air dried basis
- Sulphate analysis not conducted in accordance with BS1377
- Water Soluble Sulphate is on a 2:1 water:soil extract

### Water Analysis

Unless stated otherwise results are expressed as mg/l

Nil: Where "Nil" has been entered against Total Alkalinity or Total Acidity this indicates that a measurement was not required due to the inherent pH of the sample.

### Oil analysis specific

Unless stated otherwise,

- Results are expressed as mg/kg
- SG is expressed as g/cm<sup>3</sup> @ 15°C

### Gas (Tedlar bag) Analysis

Unless stated otherwise, results are expressed as ug/l

### Asbestos Analysis

CH Denotes Chrysotile

CR Denotes Crocidolite

AM Denotes Amosite

NAIS No Asbestos Identified in Sample

## Symbol Reference:

^ Sub-contracted analysis. Note: The accreditation status is that assigned by the subcontract laboratory.

\$\$ Unable to analyse due to the nature of the sample

† Samples submitted for this analyte were not preserved on site in accordance with laboratory protocols.

This may have resulted in deterioration of the sample(s) during transit to the laboratory.

Consequently the reported data may not represent the concentration of the target analyte present in the sample at the time of sampling

\* Results for guidance only due to possible interference

& Blank corrected result

I.S Insufficient sample to complete requested analysis

I.S(g) Insufficient sample to re-analyse, results for guidance only.

Intf Unable to analyse due to Interferences

N.D. Not determined

N.Det Not detected

Req Analysis requested, see attached sheets for results

P Raised detection limit due to nature of the sample

\* All accreditation has been removed by the laboratory for this result

‡ MCERTS accreditation has been removed for this result

Note: The Laboratory may only claim that data is accredited when all of the requirements of our Quality System have been met. Where these requirements have not been met the laboratory may elect to include the data in its final report and remove the accreditation from individual data items if it believes that the validity of the data has not been affected. If further details are required of the circumstances which have led to the removal of accreditation then please do not hesitate to contact the laboratory.

END OF REPORT

Where individual results are flagged see report notes for status.

