

SOUTH YORKSHIRE HOUSING ASSOCIATION

Proposed Development at
Baden Street, Barnsley S70 5PA

Site Investigation Report

Paul Colgrave
Colgrave Lee & Partners

11th November 2009



Colgrave Lee and Partners

CIVIL AND STRUCTURAL ENGINEERING CONSULTANTS

V.A.T. Reg No. 457 8317 16

PC/BS

11th November 2009

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

Dear Sirs

Proposed development at Baden Street, Barnsley S70 5PA

Site Investigation Report

1. Records

From the attached Ordnance Survey sheets from 1855 to 2009 it can be seen that the site was 'green fields' until approximately 1892 when 2 small buildings, possibly barns, were constructed adjacent the eastern site boundary followed by terraced housing on Baden Street and Powell Street in approximately 1906. Further terraced housing was built on Baden Street in 1931 and in 1960 the 2 'barns' on the eastern boundary are shown demolished. The earlier terraced housing is shown demolished on the 1993 sheet with only the later built terraces left on Baden Street. Part of the site has been regraded following construction of the adjacent Worsbrough Centre.

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 known landfill sites within the area.
- 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 past coal mining area (refer the attached Coal Authority Report).
- there is a 'low' radon risk therefore only basic protection is recommended.

cont....

P. Colgrave

B.Eng.(Hons), C.Eng., F.I.C.E., F.I.Struct.E., M.I.Mgt.

3. **Flood Report**

From the attached Flood Report it can be seen that although the site lies outside flood zones 2 and 3 (RMS and EA surveys) pluvial flooding may occur (1 in 75 year risk) at the southern tip of the site. It is however considered a negligible flood risk by insurers (Norwich Union).

4. **Coal Mining**

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

5. **Geology**

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

6. **Trial Pits**

Five trial pits were excavated on 10th November 2009 and their locations plotted on the attached plan

Trial Pit 1 revealed:

300mm topsoil on
1100mm fill (sand, stones, bricks) on weathered rock

Trial Pits 2 revealed:

200mm topsoil on
800mm fill (bricks, old road) on
weathered rock.

Trial Pit 3 revealed:

600mm topsoil (and stones) on
weathered rock.

Trial Pits 4 and 5 revealed:

1200mm topsoil (and stones) on
weathered rock.

No ground water was encountered.

Samples were taken for contamination tests.

cont....

Instantaneous gas testing in each of the trial pits revealed levels of methane and carbon dioxide to be negligible (refer the attached table).

7. **Soakaways**

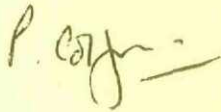
Due to the nature of the substrata, the elevation of the site and the underlying rock, soakaways are considered unsuitable for the site.

8. **Comments and recommendations**

From the above we recommend concrete 'trench fill' strip foundations, mesh reinforced to restrict differential settlement and founded on the weathered rock. Sulphate resisting cement is recommended.

Naturally vented suspended 'beam and block' ground floors should be used with a 2000 gauge barrier lapped with the wall dpc's for radon and minimum gas protection.

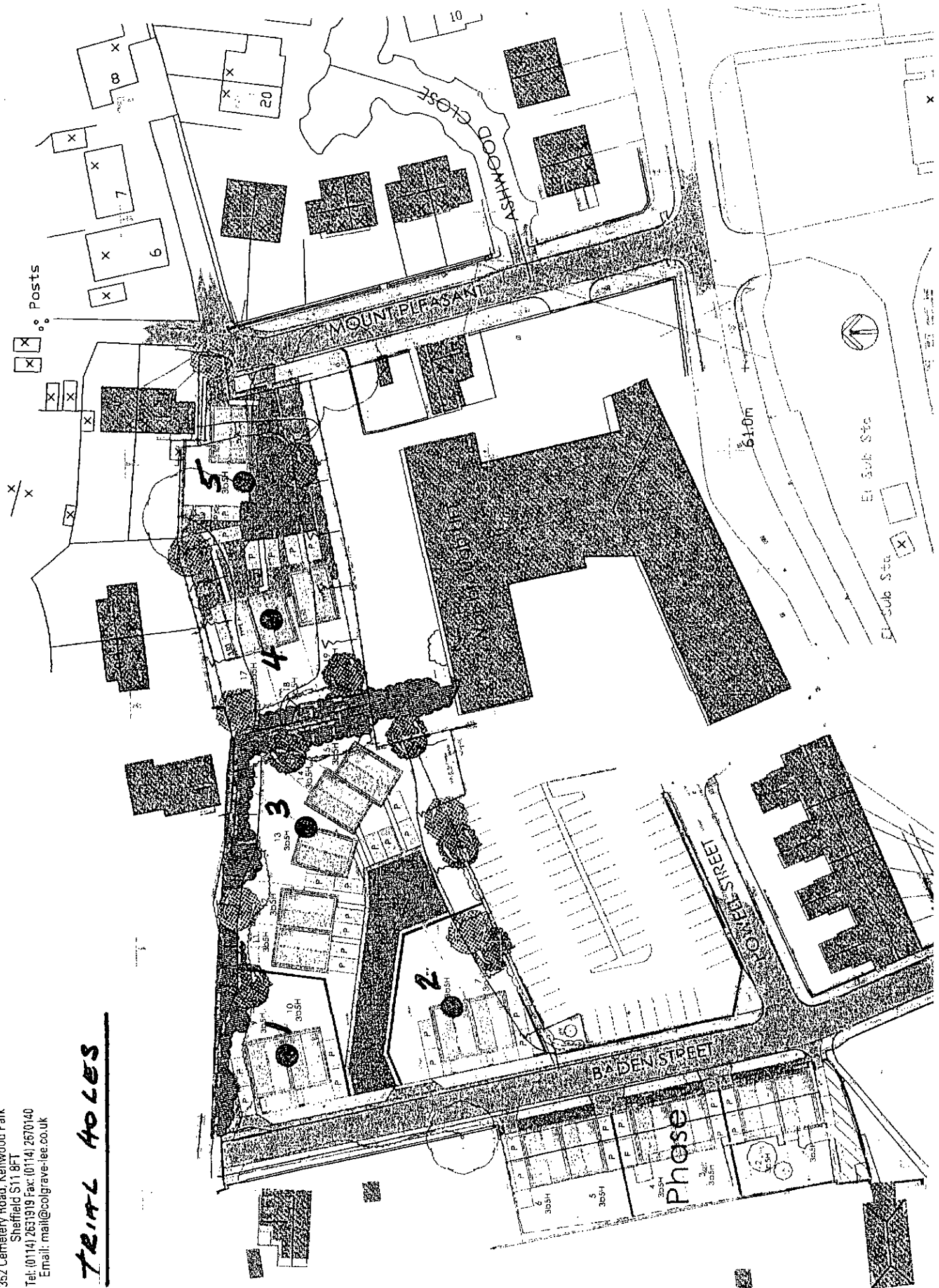
Samples have been taken for contamination testing and recommendations will be forwarded at a later date.



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TRIAL HOLES



SOUTH YORKSHIRE HOUSING ASSOCIATION

BADEN STREET, BARNSELEY S70

APPENDIX A : GROUND GAS TESTING

(To be read in conjunction with the Site Investigation Report dated 11th November 2009).

Below are the tabulated gas test readings recorded using an ADC LFG 20 gas data recorder at 1016 atmospheric pressure.

LOCATION	CARBON DIOXIDE	METHANE	OXYGEN
TP1	0.0%	0.1%	21.2%
TP3	0.0%	0.0%	21.0%
TP5	0.0%	0.1%	21.0%

As can be seen the levels of ground gas revealed are less than the current Building Regulation action levels of 1% for Methane and 1.5% for Carbon Dioxide.

Supplied By:



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

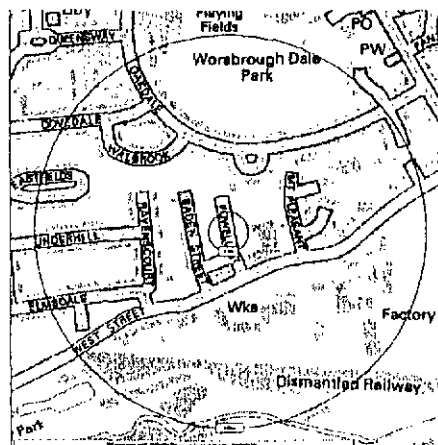
12 Baden Street, Worsbrough, BARNSELY, South Yorkshire S70 5PA
National Grid Reference (site): 435830 403760

Report Reference
RS29219851_3_1

Date
28 October 2009

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 RS29219851_3_1 dated 28 October 2009 for

12 Baden Street
Worsbrough
BARNSELY
South Yorkshire
S70 5PA

- 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
- 4.1 c) An area of potential flooding

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, 2.4, and 4.3.

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 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 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.

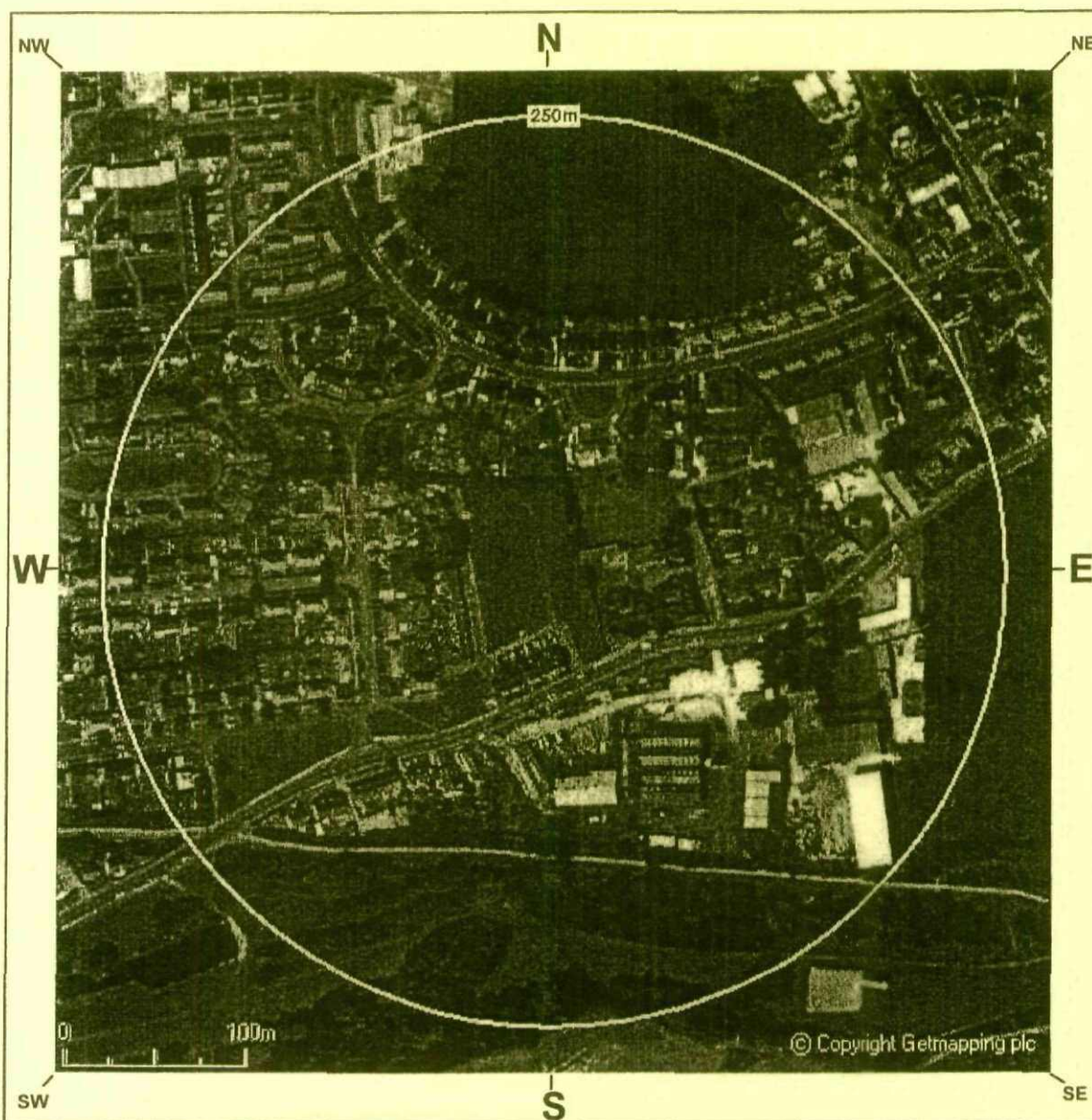
THE PURPOSE AND SCOPE OF THE REPORT

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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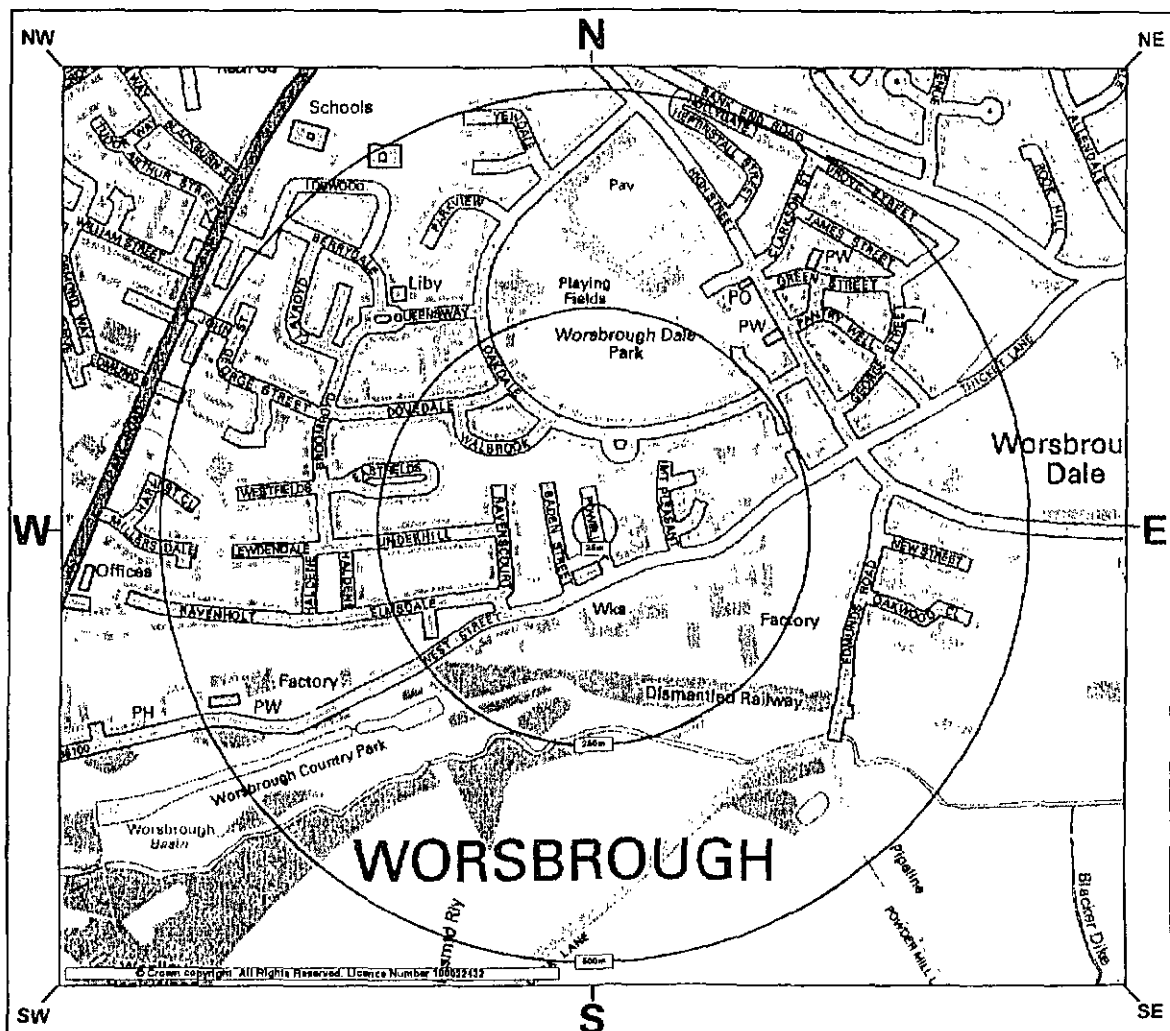


Map Legend

250m Search Band

Date Range: 1999 - 2001

Image Resolution: 50cm

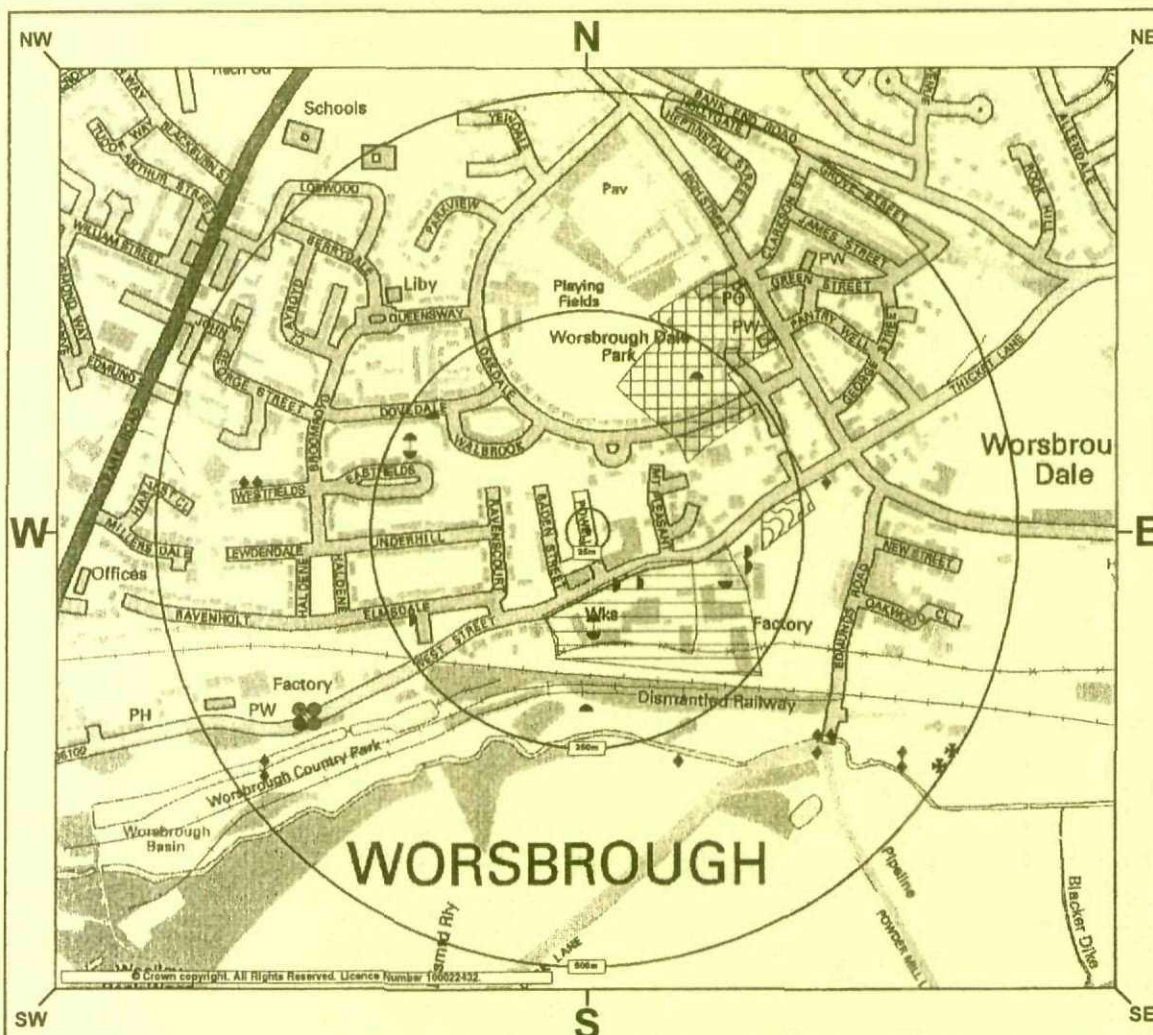


Site

12 Baden Street
Worsbrough
BARNSELY
South Yorkshire
S70 5PA

Grid Reference

Easting 435830
Northing 403760



KEY

General

- Centre of Search and Radii

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

- Q4.3 Mast or Pylon
- Q4.3 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

Comments
None

b) Are there any BGS recorded landfill sites?

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

Comments
None

c) Are there any Licensed Waste Management Facilities?

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

Licensed Waste Management Facilities (Locations)

West Street Hwrc Site, West Street, Worsbrough, Barnsley, South Yorkshire, S70 5DJ, Licence Number: 60606, Status: Transferred, Category: Special Waste Transfer Stations, Positional Accuracy: Located by supplier to within 10m

Bearing	SW	250-500m
Contact		2

Comments

The Map indicates the site location. The fact that landfill is identified does not necessarily mean there is cause for concern. For a particular site the relevant environment agency office may be able to provide further information about the site history, the nature of the waste, presence of landfill gas, pollution incidents, residual contamination and remedial measures. If the property is situated on or adjacent to the site, you may wish to find out about any planning, building or other restrictions.

d) Are there any Local Authority recorded landfill sites?

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

Local Authority Recorded Landfill Sites

Not Supplied, Reference: 147, Last Reported Status: Unknown, Positional Accuracy: Positioned by the supplier, Boundary Quality: Moderate

Bearing	E	25-250m
Contact		1

Comments

The Map indicates the site location. The fact that landfill is identified does not necessarily mean there is cause for concern. For a particular site the relevant local authority may be able to provide further information about the site history, the nature of the waste, presence of landfill gas, pollution incidents, residual contamination and remedial measures. If the property is situated on or adjacent to the site, you may wish to find out about any planning, building or other restrictions.

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

Contact	1
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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.

Part 1- Standard Environmental Enquiries - Search Radius 500 metres

- 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	Yes

Registered Waste Transfer Sites

B.D.R. Waste Disposal Ltd, West Street, Worsbrough, Barnsley, South Yorkshire, Reference: WD20 B 972 MOD 3, Status: Operational, Positional Accuracy: Located by supplier to within 100m, Boundary Quality: Not Supplied	Bearing SW 250-500m Contact 2
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Barnsley M.B.C., West Street, Worsbrough, Barnsley, South Yorkshire, Reference: WD 5 B 4, Status: Superseded, Positional Accuracy: Located by supplier to within 100m, Boundary Quality: Not Supplied	Bearing SW 250-500m Contact 2
---	---

B.D.R. Waste Disposal Ltd, West Street, Worsbrough, Barnsley, South Yorkshire, Reference: WD20 B 972 MOD 2, Status: Superseded, Positional Accuracy: Located by supplier to within 100m, Boundary Quality: Not Supplied	Bearing SW 250-500m Contact 2
---	---

Comments

The Map indicates the approximate site location. The fact that a site is identified *does not* necessarily mean there is cause for concern. For a particular site the relevant environment agency office may be able to give any available information about the site history, waste materials and processes, pollution incidents, residual contamination and remediation measures.

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	No
			250-500m	Yes
Discharge Consents				
West Street Worsbrough Cso West Street (Opp No.22), Worsbrough Dale, Barnsley, South Yorkshire, Sewage Discharge, Reference: Wra9239, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m	Bearing	E	250-500m	
	Contact			2
Birdwell Cso Land Adjacent To River Dove, Dark Lane, Worsbrough, Barnsley, Sewage Discharge, Reference: Wra7252, Version: 1, Status: New Consent, by Application (Water Resources Act 1991, Section 88), Positional Accuracy: Located by supplier to within 100m	Bearing	S	250-500m	
	Contact			2
Edmunds Road Combined Sewer Overflow, Worsbrough Dale, Barnsley, South Yorkshire, Sewage Discharge, Reference: C4961, Version: 1, Status: Transferred from COPA 1974, Positional Accuracy: Located by supplier to within 100m	Bearing	SE	250-500m	
	Contact			2
Edmunds Road Combined Sewer Overflow, Worsbrough Dale, Barnsley, South Yorkshire, Sewage Discharge, Reference: C4961, Version: 2, Status: Varied by Application - (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m	Bearing	SE	250-500m	
	Contact			2
Yorkshire Water Edmunds Road Worsbo, Rough Dale, Trade Discharge, Reference: 3267, Version: 1, Status: Revoked, Positional Accuracy: Located by supplier to within 100m	Bearing	SE	250-500m	
	Contact			2
Westfields, WORSBROUGH BRIDGE, Sewerage Discharge, Reference: S/UD/13, Version: Not Supplied, Status: Not Supplied, Positional Accuracy: Located by supplier to within 100m	Bearing	W	250-500m	
	Contact			2
Westfields Cso (Rear Of No 13), Worsborough, Barnsley, South Yorkshire, Sewage Discharge, Reference: Wra7982, Version: 1, Status: Revised by Application, granted by Secretary of State (Section 35), Positional Accuracy: Located by supplier to within 10m	Bearing	W	250-500m	
	Contact			2
Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire, Sewage Discharge, Reference: E708, Version: 1, Status: Transferred from COPA 1974, Positional Accuracy: Located by supplier to within 100m	Bearing	SE	250-500m	
	Contact			2
Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire, Sewage Discharge, Reference: E708(Ss), Version: 1, Status: Transferred from 1975 Regulations, Positional Accuracy: Located by supplier to within 100m	Bearing	SE	250-500m	
	Contact			2
Wors. Grundy-Country Park Sps, Worsborough, South Yorkshire, Sewage Discharge, Reference: C5115, Version: 1, Status: Deemed Consent - 1961 Act Application (Section 40), Positional Accuracy: Located by supplier to within 10m	Bearing	SW	250-500m	
	Contact			2
Wors. Grundy-Country Park Sps, Worsborough, South Yorkshire, Sewage Discharge, Reference: C5115, Version: 2, Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m	Bearing	SW	250-500m	
	Contact			2

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

Part 1- Standard Environmental Enquiries - Search Radius 500 metres

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	Yes

Integrated Pollution Prevention And Control

Yorkshire Water Services Limited, Worsbrough Sludge Treatment Facility, Worsbrough Wwtw, Edmunds Road, Worsbrough Dale, Worsbrough, Barnsley, Integrated Pollution And Prevention Control Processes, Reference: KP3136LR, Status: Superseded By Variation, Positional Accuracy: Manually positioned within the geographical locality

Bearing	SE	250-500m
Contact		2

Yorkshire Water Services Limited, Worsbrough Sludge Treatment Facility, Worsbrough Wwtw, Edmunds Road, Worsbrough Dale, Barnsley, Integrated Pollution And Prevention Control Processes, Reference: EP3537UK, Status: Effective, Positional Accuracy: Manually positioned to the address or location

Bearing	SE	250-500m
Contact		2

Comments

The Map indicates the approximate location. The issuing authority's functions include regulating the most polluting and other complex industrial processes. The presence of these processes 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 issuing authority office.

1.4 Are there any sites that are permitted to release discharges into the air?

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

Comments
None

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

Part 1- Standard Environmental Enquiries - Search Radius 500 metres

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	No
			25-250m	Yes
Contemporary Trade Directory Entries				
Autocare, West St,Worsbrough,Barnsley, Garage Services, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	Bearing	S	25-250m	
Absolute Engineering Ltd, West St,Worsbrough,Barnsley, Engineering Machine Services, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	Bearing	SW	25-250m	
A & D Fabrications, West St,Worsbrough,Barnsley, Wrought Ironwork, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	Bearing	SW	25-250m	
Solway Machinery Ltd, West St,Worsbrough Dale,Barnsley, Machinery - Industrial & Commercial, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	Bearing	SW	25-250m	
M Douglas, 1-3,West Street,Worsbrough,Barnsley, Brick Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	Bearing	E	25-250m	
A H Fasteners (Uk) Ltd, West St,Worsbrough,Barnsley, Nuts, Bolts & Fixings, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	Bearing	E	25-250m	
Dvd Ltd, West Street,Worsbrough,Barnsley, Car Breakdown & Recovery Services, Status: Inactive, Positional Accuracy: Manually positioned to an adjacent address or location	Bearing	E	25-250m	
Custom Liners, West St,Worsbrough,Barnsley, Polythene & Plastic Sheetting Supplies, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	Bearing	E	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 25-250m	No Yes
Potentially Contaminative Industrial Uses (Past Land Use)			
Sawmilling, planing & impregnation [i.e. treatment of timber], Date of mapping: 1907-1956	Bearing SE	64m	
Factory or works - use not specified, Date of mapping: 1989	Bearing SE	68m	
Mining of coal & lignite, Date of mapping: 1855	Bearing S	102m	
Mining of coal & lignite, Date of mapping: 1855	Bearing NE	139m	
Railways, Date of mapping: 1855-1956	Bearing S	165m	
Mineral railway, Date of mapping: 1907	Bearing S	177m	
Mineral railway, Date of mapping: 1855	Bearing S	186m	
Sewage, Date of mapping: 1907	Bearing S	205m	
Heap, unknown constituents, Date of mapping: 1907	Bearing NE	216m	
Metal casting/foundries, Date of mapping: 1855	Bearing NW	222m	
Air Shafts, Date of mapping: 1907-1938	Bearing NW	232m	

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

Part 2- Other Records Showing Land Use - Search Radius 250 metres
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	No
		25-250m	Yes
Potentially Infilled Land (Non-Water)			
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1989	Bearing	S	102m
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1989	Bearing	NE	139m
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1989	Bearing	NW	232m
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1956	Bearing	S	131m
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1938	Bearing	E	173m
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1938	Bearing	SW	198m

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. 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.

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
Historical Tanks And Energy Facilities			
Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1971	Bearing	SE	71m
Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1971	Bearing	SE	86m
Potential Tanks, Mapping Scale: 1:2,500, Date of Mapping: 1968	Bearing	E	188m
Potential Tanks, Mapping Scale: 1:1,250, Date of Mapping: 1967	Bearing	E	189m
Electrical Sub Station Facilities, Mapping Scale: 1:1,250, Date of Mapping: 1971	Bearing	SW	227m

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 our 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 our 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 our 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

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

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

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
Website www.hpa.org.uk

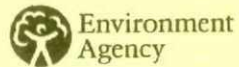
Wilbourn Associates
30 Jessops Riverside, 800 Brightside Lane, Sheffield S9 2RX
Website www.environmental-surveyors.com

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
Website 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.

Envirosearch Incorporates Information from



THE
COAL
AUTHORITY



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 Wiltbourn 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:

- a) 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.
- b) 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

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-LineTM 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.



Search Code

Important Consumer Protection Information

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The Search Code's key commitments say that search organisations will:

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- Deal promptly with queries raised on search reports.
- Handle complaints speedily and fairly.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all search services comply with relevant laws, regulations and industry standards.

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IPCAS Contact Details

Telephone: 020 7520 3800

Email: info@idrs.ltd.uk

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- Liaise with counselling organisations acting on your behalf, if you ask us to.
- Send you a final decision on the complaint in writing.

If you are not satisfied with the final decision, you may refer the complaint to the Independent Property Codes Adjudication Scheme (IPCAS) and we will give you contact details. We will co-operate fully with the independent adjudicator during the consideration of a complaint by the IPCAS and comply with any decision.

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Customer Relationship Manager
Landmark Information Group Limited
Legal & Financial
The Smith Centre
Fairmile
Henley-on-Thames
RG9 6AB

Telephone: 0844 844 9966

E-mail: helpdesk@landmarkinfo.co.uk

IPCAS can be contacted at:

IDRS Ltd, 24 Angel Gate, City Road, London EC1V 2PT
Phone: 020 7520 3800
Fax: 020 7520 3829
E-mail: info@idrs.ltd.uk

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 - You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
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 - h. All liability for any insurance products purchased by You rests solely with the insurer. Landmark 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 Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark 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 insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property.
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 - g. If Landmark provides You with any additional service 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.o below Landmark 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. Landmark 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. 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. 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.o below, Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.
 - n. 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 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 6n 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 6i above.
 - o. 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 corruptions, 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 PartII(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 7h 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 7e.
- 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 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 initiating 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 practicably 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 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.



Residential Property at
12 Baden Street
Worsbrough
BARNSELY
South Yorkshire
S70 5PA

Grid Reference: 435833E 403755N

Order Reference: 29219851_4

Your Reference: SYHA_HCF

Wednesday, 28 October 2009

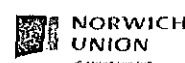
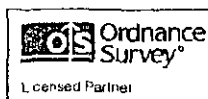
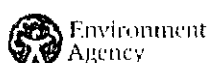
Requested by
Colgrave Lee & Partners
Omega Court
352 Cemetery Road
Sheffield
Yorkshire
S11 8FT

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

Sitescope is a value added reseller for



British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL



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 Norwich Union Flood Risk and Insurability

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

SECTION E Insurance Claims

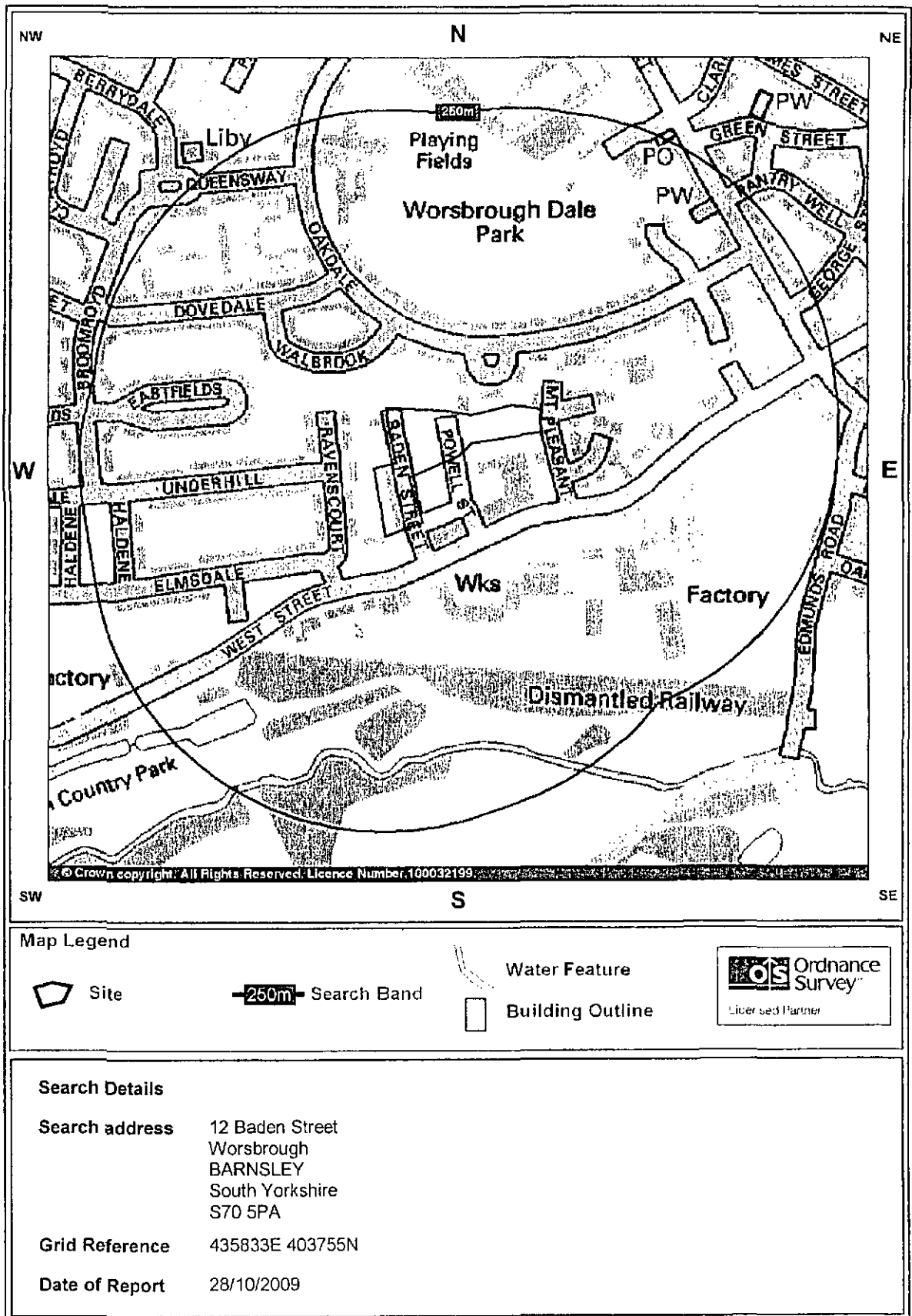
This section gives an indication of the insurance claims rating for flooding within the postcode sector.

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, Norwich Union 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.



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

Undefended 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 Flood

A.3	Are there any areas at potential risk of surface water flooding:	within 0 - 50 metres?	Yes
		within 51 - 250 metres?	Yes

Footnotes:

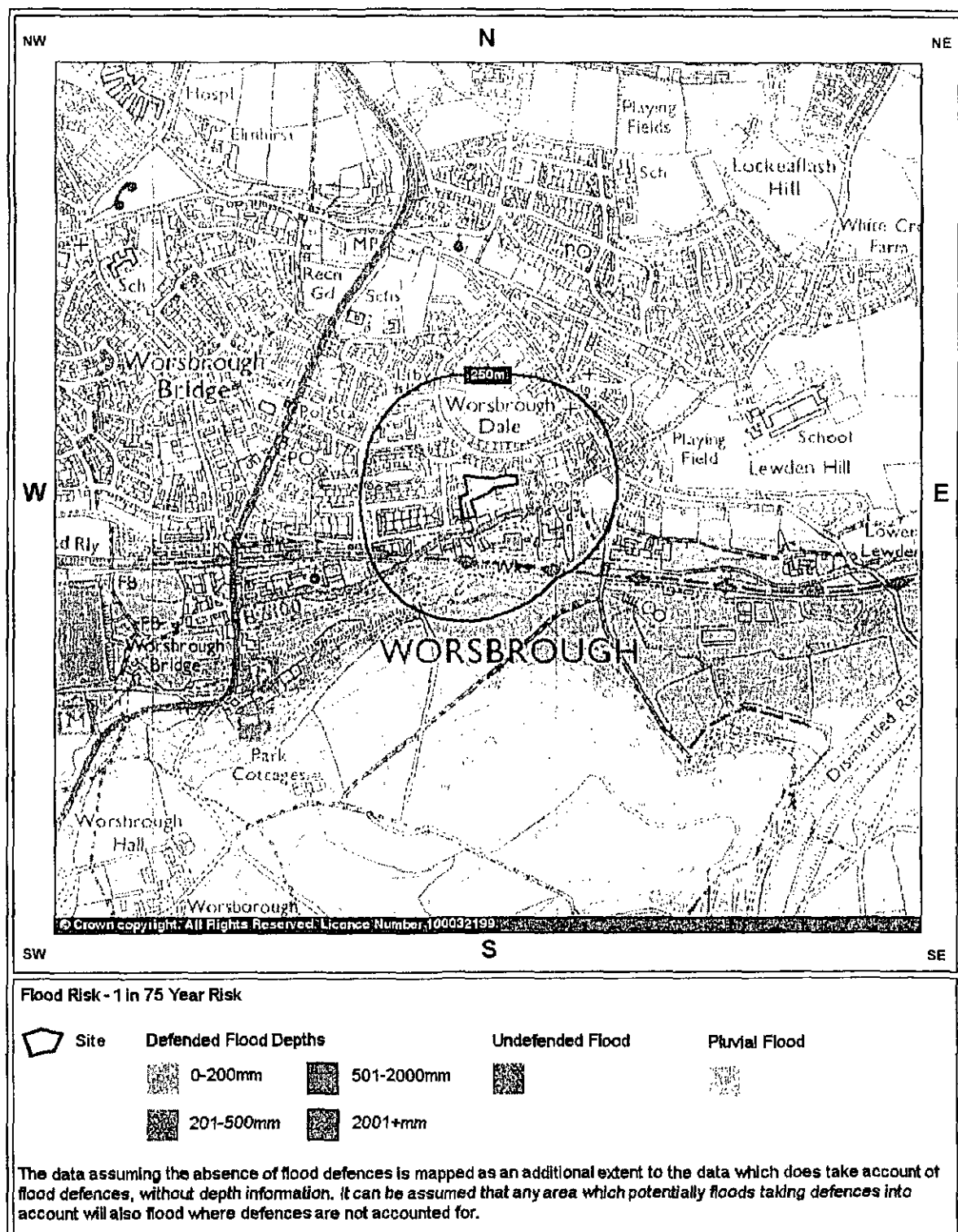
A. RMS flood data is based on analyses of historical data, using mathematical and statistical models and the encoded experience of scientists and engineers, and is inherently imprecise. It is provided "AS IS", without any warranty of any kind. The information provided is not intended to constitute professional 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

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.

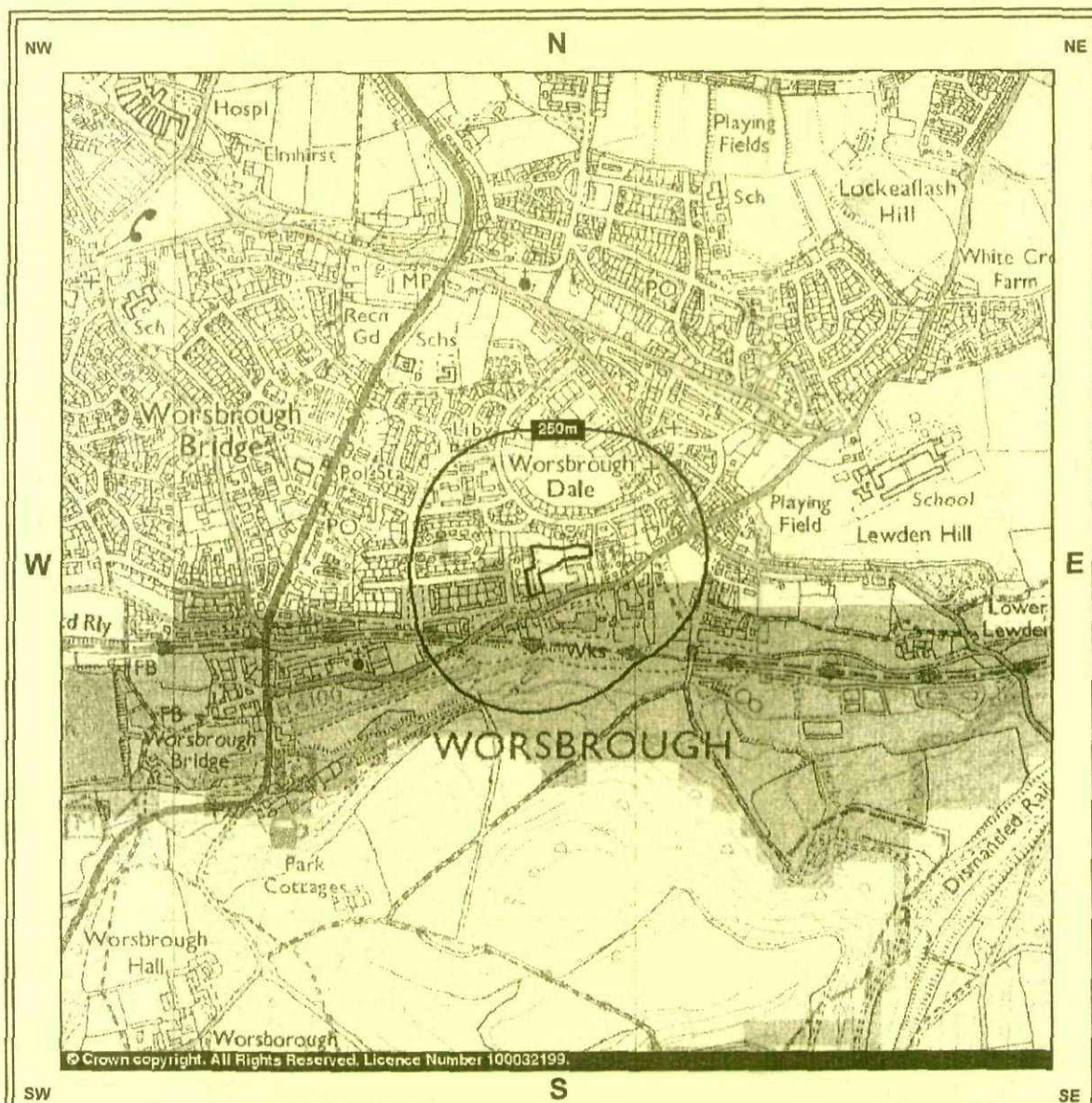
A.2 The potential risk has been modelled on the basis of a flood occurring on average every 75, 100 or 1000 years. Flood depths are grouped into 4 bands, and the worst case reported. This model assumes that no flood defences are present, representing the possible outcome if defences fail earlier than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

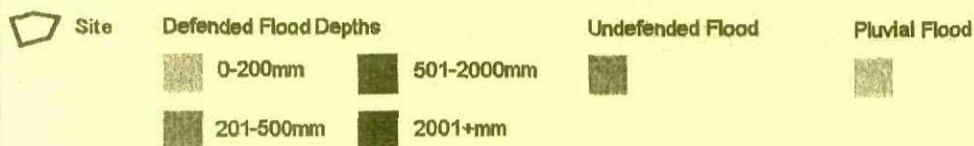
Map Summary: RMS Flood Risk - 1 in 75 year risk



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

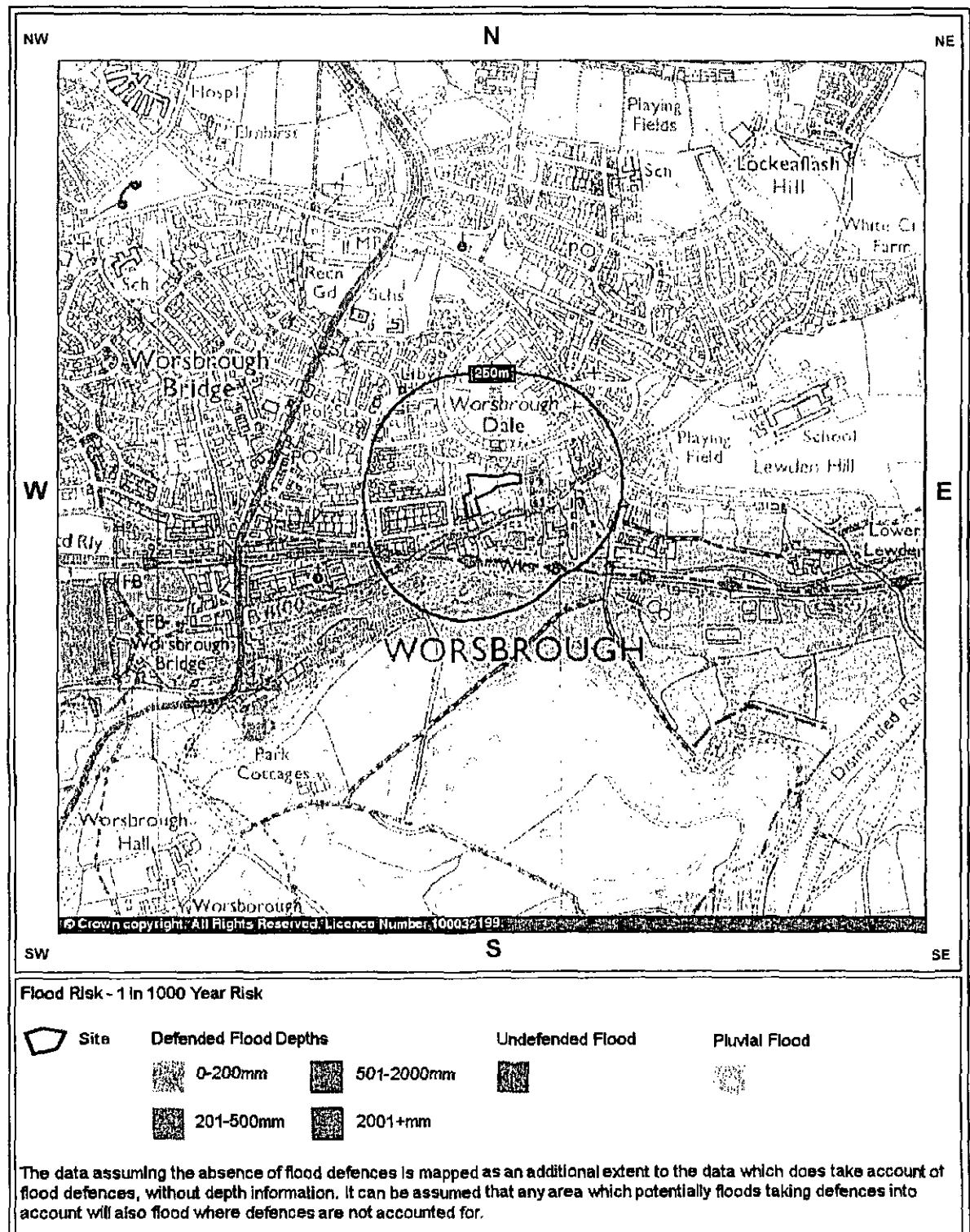


Flood Risk - 1 In 100 Year Risk



The data assuming the absence of flood defences is mapped as an additional extent to the data which does take account of flood defences, without depth information. It can be assumed that any area which potentially floods taking defences into account will also flood where defences are not accounted for.

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)? **Yes**

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**

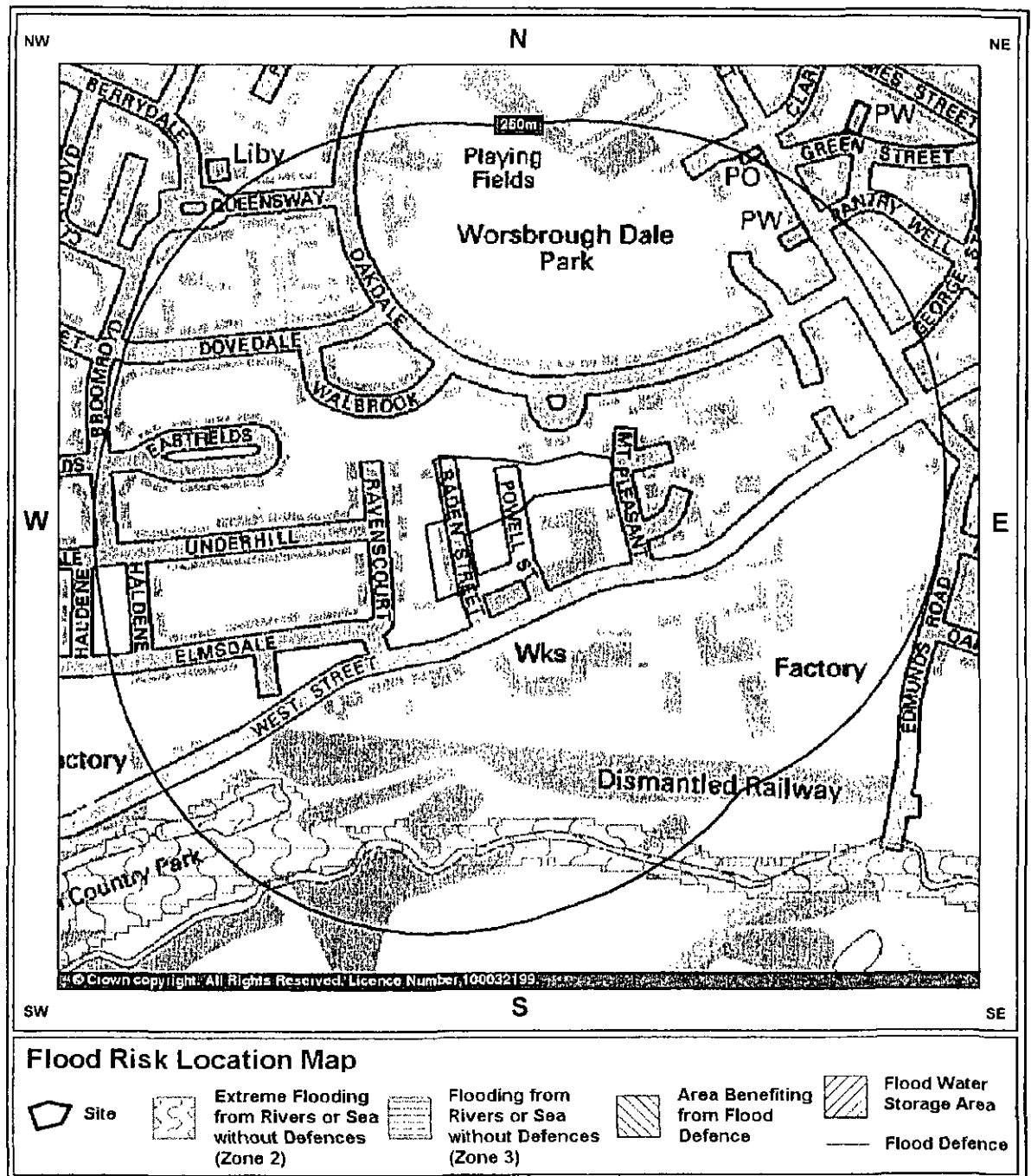
Footnotes:

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

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.

Map Summary: Environment Agency Flooding



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?

Low

Where low susceptibility is indicated, this means that given the geological conditions there may be a groundwater flooding hazard. Unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area you need take no further action in relation to groundwater flooding hazard. If there are records of previous incidences of groundwater flooding, then is recommended that other information e.g. rainfall history, property type, and land drainage information in addition to previous records of flooding be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

- 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 - Norwich Union Flood Risk and Insurability

Flood Risk

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

Negligible

Based on Norwich Union'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 Norwich Union 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 Norwich Union 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 Norwich Union 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. Norwich Union 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

Website www.bgs.ac.uk

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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

Website www.landmarkinfo.co.uk

Environment Agency - National Customer Contact Centre (NCCC)

Po Box 544
Templeborough
Rotherham
S60 1BY

Telephone 08708 506 506

Email enquiries@environment-agency.gov.uk

Sitescope Limited - Homecheck Professional Environmental Helpline

Legal And Financial
The Smith Centre
Fairmile
Henley-On-Thames
Oxon
RG9 6AB

Telephone 0844 844 9966 Fax 0844 844 9980

Email helpdesk@homecheck.co.uk



Search Code

Important Consumer Protection Information

This search has been produced by Landmark Information Group of The Smith Centre, Fairmile, Henley on Thames, RG9 6AB (Tel: 0844 844 9966, Fax: 0844 844 9980, Email: helpdesk@landmarkinfo.co.uk), which is registered with the Property Codes Compliance Board as a subscriber to the Search 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 organisations compiling and/or selling search reports have to meet. This information is designed to introduce the Search Code to you.

By giving you this information, Landmark Information Group is confirming that they keep to the principles of the Search Code. This provides important protection for you.

The Code's main commitments

The Search Code's key commitments say that search organisations will:

- Provide search reports which include the most up-to-date available information when compiled and an accurate report of the risks associated with the property.
- Deal promptly with queries raised on search reports.
- Handle complaints speedily and fairly.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all search services comply with relevant laws, regulations and industry standards.

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 Independent Property Codes Adjudication Scheme (IPCAS). IPCAS can award compensation of up to £5,000 to you if it finds that you have suffered 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 IPCAS.

IPCAS Contact Details

Telephone: 020 7520 3800
Email: info@idrs.ltd.uk

You can also get more information about the PCCB and IPCAS from Property Codes Compliance Board website at: 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.



Search Code

Complaints Procedure - Information for customers

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

- Respond to your complaint within 2 working days of receipt.
- Try and resolve your complaint fully within 2 weeks of receipt. If there are valid reasons for consideration of the complaint taking longer, we will keep you fully informed in writing or via telephone or email as you prefer and you will receive a response at the very latest within 8 weeks.
- Liaise with counselling organisations acting on your behalf, if you ask us to.
- Send you a final decision on the complaint in writing.

If you are not satisfied with the final decision, you may refer the complaint to the Independent Property Codes Adjudication Scheme (IPCAS) and we will give you contact details. We will co-operate fully with the independent adjudicator during the consideration of a complaint by the IPCAS and comply with any decision.

Complaints should be sent to:

Customer Relationship Manager
Landmark Information Group Limited
Legal & Financial
The Smith Centre
Fairmile
Henley-on-Thames
RG9 6AB

Telephone: 0844 844 9966

E-mail: helpdesk@landmarkinfo.co.uk

IPCAS can be contacted at:

IDRS Ltd, 24 Angel Gate, City Road, London EC1V 2PT
Phone: 020 7520 3800
Fax: 020 7520 3829
E-mail: info@idrs.ltd.uk

SITESCOPE TERMS AND CONDITIONS

Definitions

"**Authorised 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 Authorised Reseller, references to "SiteScope" or "We", "Us" and "Our" shall be construed so as to mean either SiteScope and/or the Authorised 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

- a. 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.
- b. If the person communicating with SiteScope is an Authorised Reseller, they must ensure that You agree to these Terms.
- c. The headings in these Terms are for convenience only and shall not affect the meaning or interpretation of any part of these Terms.
- d. 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.
- e. 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.
- f. 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 act to modify these Terms.

2. Services

- a. 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

- a. 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.
- b. Subject always to these Terms You may, without further charge, make the Services available to:
 - i. the owner of the Property at the date of the Report,
 - ii. any person who purchases the whole of the Property Site,
 - iii. any person who provides funding secured on the whole of the Property Site,
 - iv. any person for whom You act in a professional or commercial capacity,
 - v. any person who acts for You in a professional or commercial capacity, and
 - vi. 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 shall 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.
- c. 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.
- d. 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.
- e. 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:-

- i. effect or attempt to effect any modification, merger or change to the Service, nor permit any other person to do so; or
 - ii. copy, use, market, re-sell, distribute, merge, alter, add to or carry on any redistribution, 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
 - iii. 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.
 - iv. create any product which is derived directly or indirectly from the data contained in the Services
- f. 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.
 - g. 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 Authorised 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

- a. 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.
- b. 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 Authorised 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 reserve 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.
- c. 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.
- d. SiteScope or its Authorised Reseller shall not be obliged to invoice any party other than You for the provision of Services, but where SiteScope or its Authorised Reseller does so invoice any third party at Your request, and such invoice is not accepted or remains unpaid, SiteScope or its Authorised 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 Authorised Reseller to provide an element or elements of the Services shall not prejudice SiteScope's or its Authorised Reseller's ability to require payment in respect of the Services delivered to You.

5. Termination

- a. SiteScope may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:-
 - i. You fail to make any payment due in accordance with clause 4,
 - ii. You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
 - iii. 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.
- b. 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.
- c. SiteScope reserves the right to refuse to supply any or all Services to You without notice or reason.

6. Liability

- a. We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.
- b. Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or wilful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.
- c. 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 wilful default and subject to clause 6.a 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.
- d. 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.
- e. 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.
- f. 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.
- g. You acknowledge that:-
 - i. Subject to clause 6.a 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 Services) 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;
 - ii. 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;
 - iii. 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 saleability or value or used as a substitute for any physical investigation or inspection. Sitescope 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 below, Sitescope 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. Sitescope 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 Your 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. Sitescope offer no warranty for the performance of any linked internet service not operated by Sitescope;
 - 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. Sitescope 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 Sitescope will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for You needs and should seek independent advice. Sitescope 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 insurers and Sitescope accepts no liability in this regard. The provision of a Report does not constitute any indication by Sitescope that insurance will be available on the property.
 - i. Professional opinions contained in Reports are provided to Sitescope 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 Sitescope products include RPS Plc & Wilbur Smith Associates Limited, and any issues with regard to the provision of such opinion should be taken up with the relevant third party.
If Sitescope provides You with any additional service 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 below, Sitescope 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. Sitescope 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. Sitescope shall use its 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 below Sitescope and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.
 - n. Where Sitescope provides its own risk assessment in connection with any Report, Sitescope 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 Sitescope 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 6n apply solely to risk assessments conducted by Sitescope, 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 6l above.
 - o. Sitescope obtains much of the information contained in its Report from third parties. Sitescope will not accept any liability to You for any negligent or incorrect entry, or error or corruption in the Third Party Content supplied to Sitescope, but Sitescope's Suppliers may be liable for such negligent or incorrect entries, or errors or corruptions, subject to the terms and conditions on which they supply the Third Party Content to Sitescope.

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 76(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. Sitescope 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") Sitescope 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 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 Sitescope in respect of any Contribution shall be limited to £50,000. 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.
- a. Sitescope shall only pay a Contribution where the Notice is served within 35 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 Sitescope 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 Sitescope 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 Sitescope 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 Sitescope's prior written consent to any estimates for such works or complying with any other reasonable request by Sitescope, Sitescope shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Sitescope 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 IIA of the Environmental Protection Act 1990 they will advise Sitescope 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 7 e and g, and any such communications, even if advised to Sitescope will not operate as notice under clause 7e.
- i. Sitescope reserve 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 Sitescope 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 initiating 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. Sitescope may assign its rights and obligations under these Terms without prior notice or any limitation.
- b. Sitescope may authorise or allow our contractors and other third parties to provide to Sitescope and/or to You services necessary or related to the Services and to perform Sitescope's obligations and exercise Sitescope's rights under these Terms, which may include collecting payment on Sitescope's behalf.
- c. No waiver on Sitescope'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 Sitescope must be in writing and sent to the Sitescope registered office (or in the case of an Authorised Reseller, to its registered office address) and subject to paragraph e below all notices from Sitescope 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 Sitescope registered office. Sitescope or its agents will respond to any such complaints in writing as soon as practicably 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 Sitescope shall not be liable to any such third party in respect of any Services supplied.
- g. Sitescope's Privacy Policy as displayed on the Website governs the use made of any information You supply to Sitescope.

Issued by:

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

COLGRAVE LEE & PARTNERS,
OMEGA COURT 374,
CEMETERY ROAD,
SHEFFIELD,
SOUTH YORKSHIRE,
S11 8FT

Person dealing with this matter:	Darren Moody
Our reference:	00049271-09
Your reference:	PC BS
Electronic Ref:	
RRUID:	007.00026504880001
Date of your enquiry:	29 October 2009
Date we received your enquiry:	30 October 2009
Date of issue:	02 November 2009

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

Coal and Brine Report

Site At, Baden Street, Worsbrough, 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 12 seams of coal at 100m to 480m depth, and last worked in 1970.

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

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past.

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.

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.

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

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

A damage notice or claim for alleged subsidence damage was given, made or pursued in October 1986. However, the claim was rejected.

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.

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.

Withdrawal of Support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working Facilities Orders

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to Owners of Former Copyhold Land

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Comments on Coal Authority information

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/ former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

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.

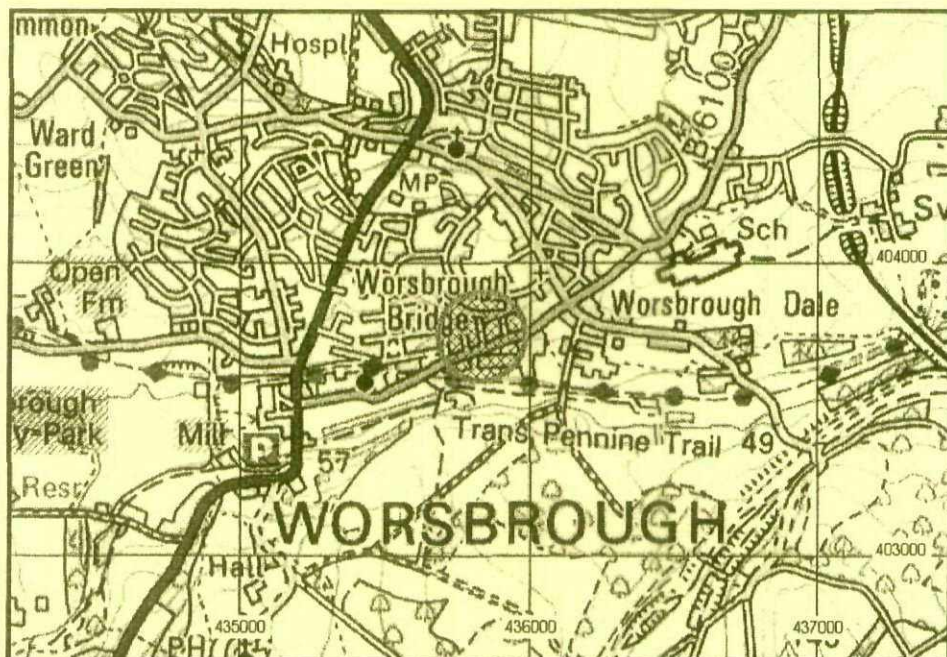
The Coal Authority owns the copyright in this report. The information we have used to write this report is protected by our database right. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you.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

Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Date:	02 Nov 2009
Coal and Brine report at:	Site A1, Baden Street, Worsbrough, Barnsley, South Yorkshire
Reference number:	00049271-09
Cost:	£64.00
Plus VAT:	£9.60
Total received:	£73.60
VAT registration number:	598 5850 68

Location map



Approximate
position
of property

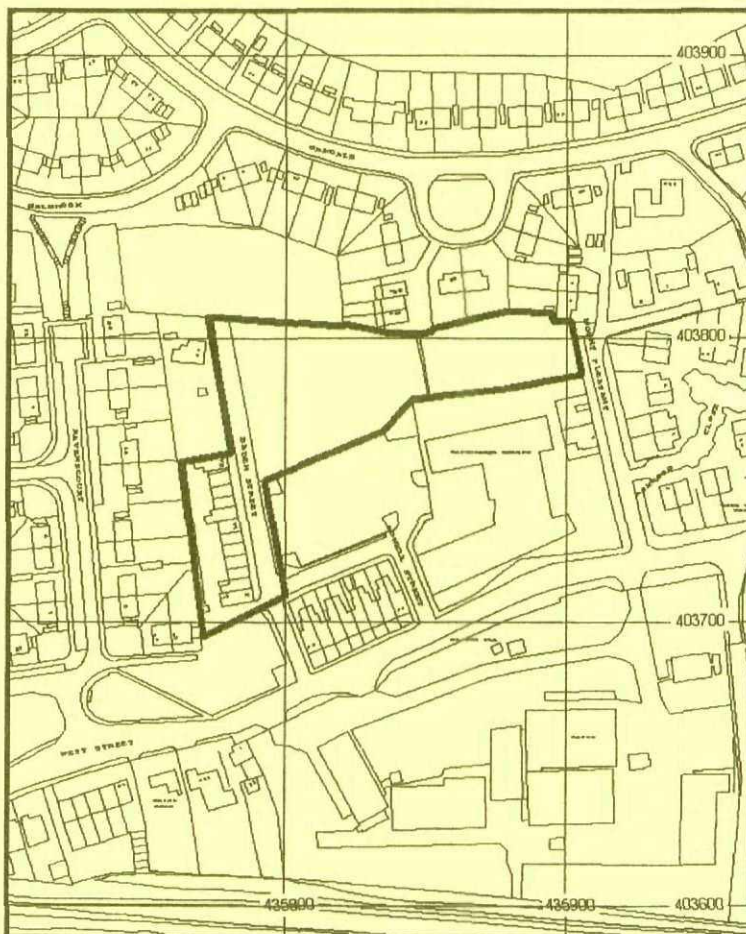
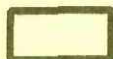


Enquiry boundary

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Key

Approximate position of enquiry boundary shown



Mapping
sourced from

Ordnance
Survey

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Envirocheck[®] Report:

Geology 1:50,000 Maps

Order Details:

Order Number:

29219851_1_1

Customer Reference:

SYHA

National Grid Reference:

435820, 403770

Slice:

A

Site Area (Ha):

0.62

Search Buffer (m):

1000

Site Details:

12 Baden Street

Worsbrough

BARNSLEY

South Yorkshire

S70 5PA

Client Details:

Mrs B Shaw

Colgrave Lee & Partners

Omega Court

352 Cemetery Road

Kenwood Park

Sheffield

Yorkshire

S11 8FT

Prepared For:

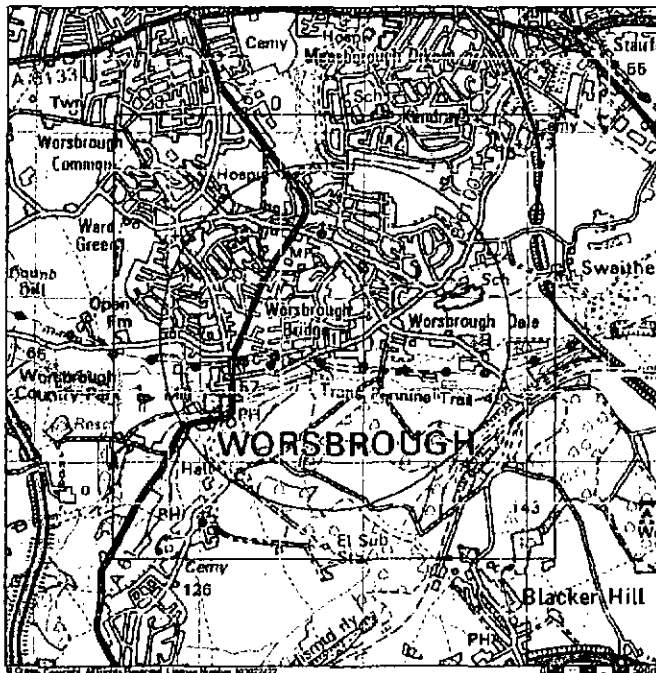
SYHA

Baden Street, Barnsley

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

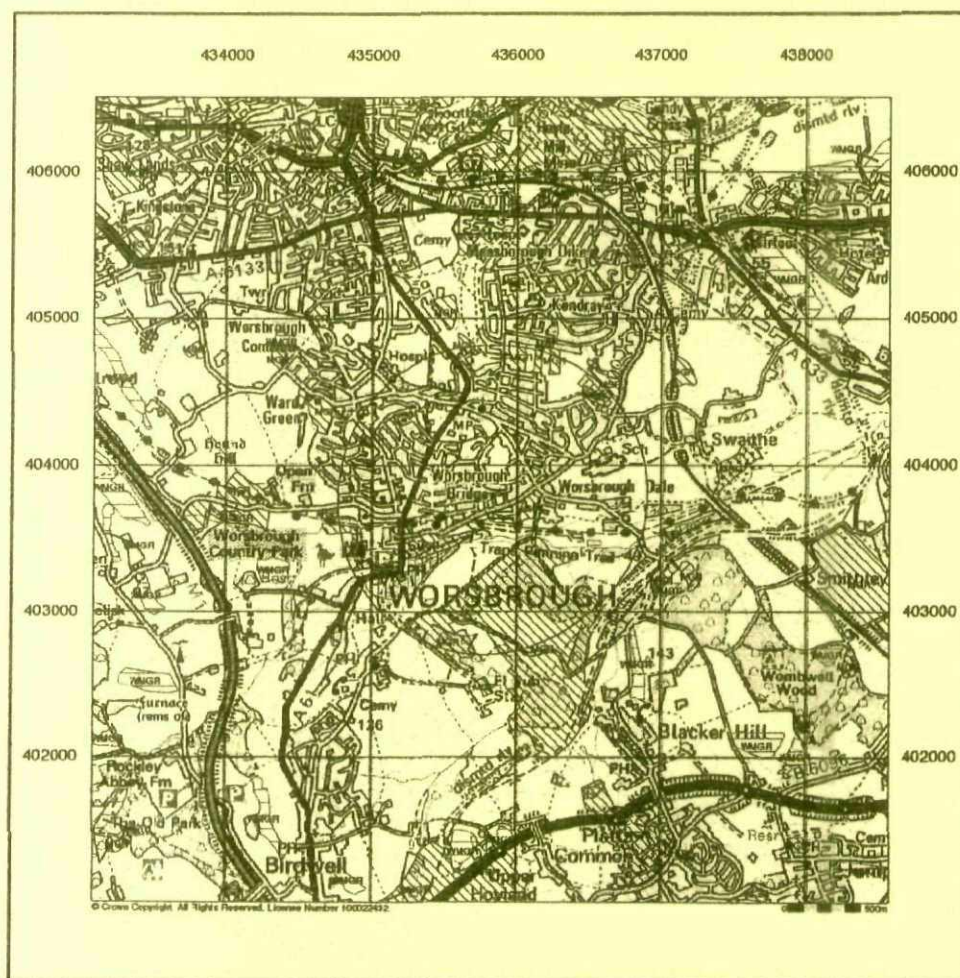
The various geological layers - artificial (man-made) and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps. The final map, that of 'Combined Surface Geology', superimposes all these distinct layers into one, producing a map that shows the rocks that occur at the surface just beneath the soil. NOTE: The legend is in chronological order in accordance with the BGS geological age index.

Not all of the layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

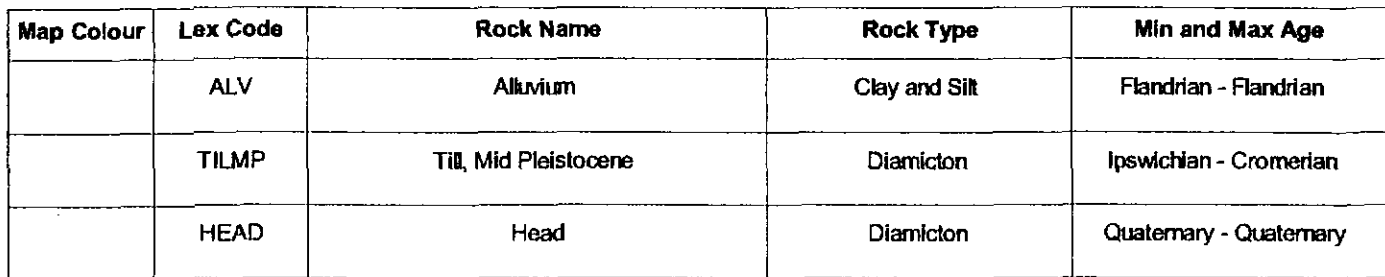


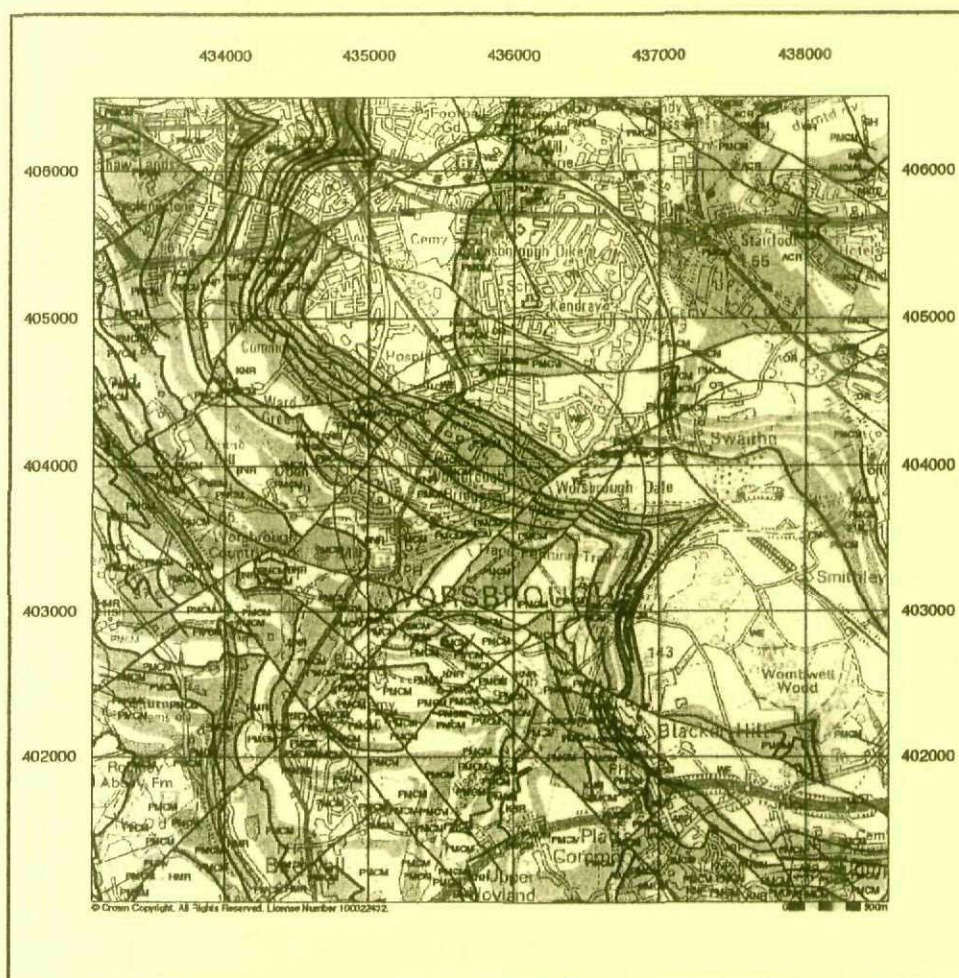
Legend	
	Map ID
	Specified Site
	Specified Buffer
	Slice
	Segment within a Slice

BGS 1:50,000 Geological Mapping Coverage	
Map ID:	1
Map Sheet No:	087
Map Name:	Barnsley
Map Date:	2008
Bedrock Geology:	Available
Superficial Geology:	Available
Artificial Geology:	Not Available
Faults:	Available
Landslip:	Available
Rock Segments:	Available



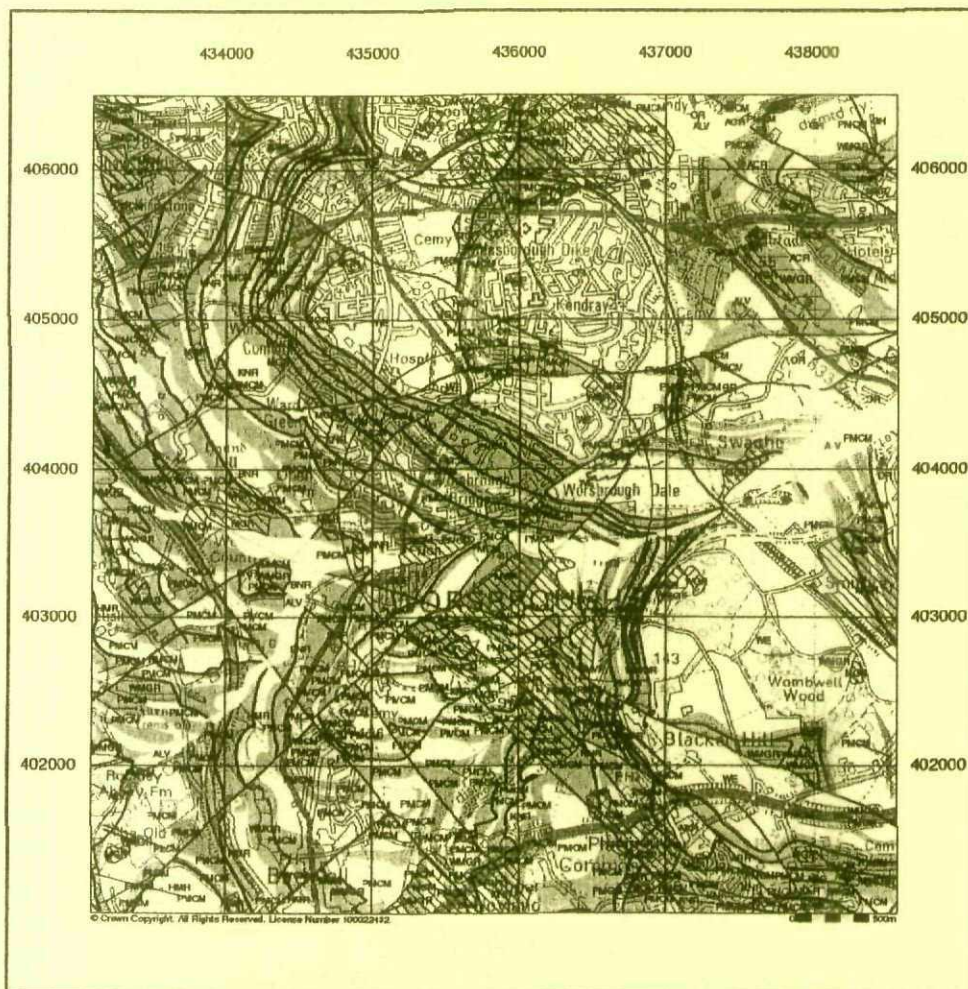
Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	WMGR	Infilled Ground	Artificial Deposit	Present Day - Present Day
	MGR	Made Ground (Undivided)	Artificial Deposit	Present Day - Present Day
	WGR	Worked Ground (Undivided)	Void	Present Day - Present Day
	SLIP	Landslide Deposit	Unknown/Unclassified Entry	Quaternary - Quaternary





Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ACR	Akton Rock	Sandstone	Bolsovia (Westphalian C) - Bolsovia (Westphalian C)
	GH	Glass Houghton Rock	Sandstone	Bolsovia (Westphalian C) - Bolsovia (Westphalian C)
	MXR	Mexborough Rock	Sandstone	Bolsovia (Westphalian C) - Bolsovia (Westphalian C)
	PMCM	Pennine Middle Coal Measures Formation	Sandstone	Bolsovia (Westphalian C) - Duckmantian (Westphalian B)
	WE	Woolley Edge Rock	Sandstone	Duckmantian (Westphalian B) - Duckmantian (Westphalian B)
	PMCM	Pennine Middle Coal Measures Formation	Mudstone, Siltstone and Sandstone	Bolsovia (Westphalian C) - Duckmantian (Westphalian B)
	HMR	Haigh Moor Rock	Sandstone	Duckmantian (Westphalian B) - Duckmantian (Westphalian B)

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	KNR	Kent's Rock	Sandstone	Duckmantian (Westphalian B) - Duckmantian (Westphalian B)
	BNR	Barnsley Rock	Sandstone	Duckmantian (Westphalian B) - Duckmantian (Westphalian B)
	OR	Oaks Rock	Sandstone	Duckmantian (Westphalian B) - Duckmantian (Westphalian B)
	ABR	Abdy Rock	Sandstone	Duckmantian (Westphalian B) - Duckmantian (Westphalian B)
	PLCM	Pennine Lower Coal Measures Formation	Sandstone	Langsettian (Westphalian A) - Langsettian (Westphalian A)
	PLCM	Pennine Lower Coal Measures Formation	Mudstone, Siltstone and Sandstone	Langsettian (Westphalian A) - Langsettian (Westphalian A)
		Rock Segments		
		Faults		



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 - 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
 Website: www.bgs.ac.uk

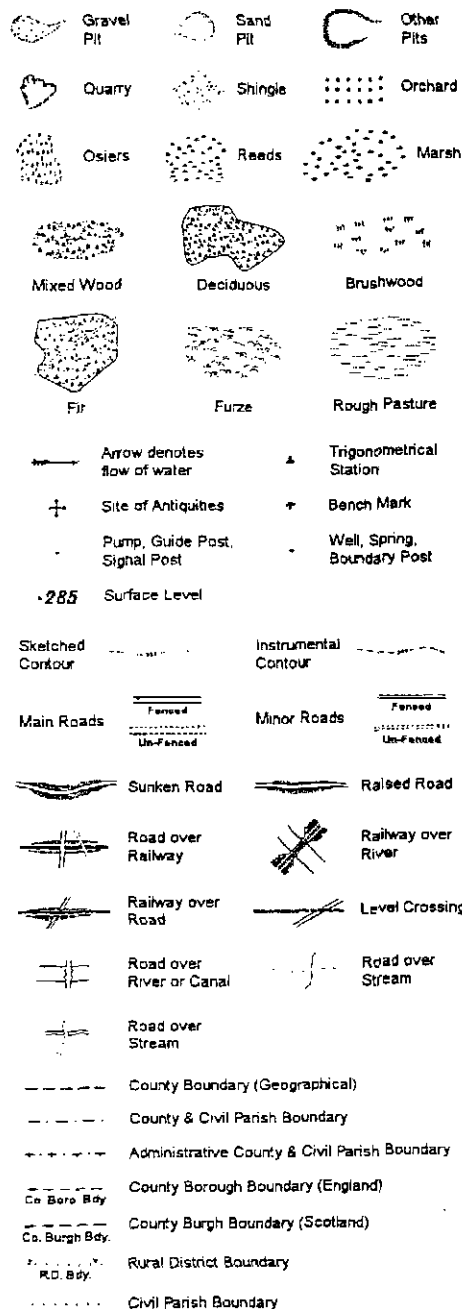


**British
 Geological Survey**

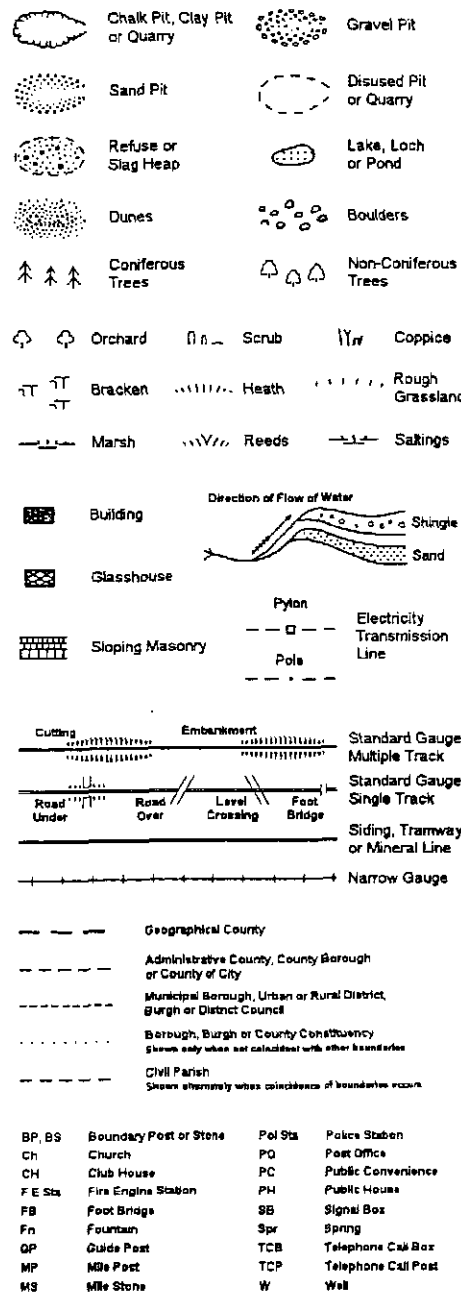
NATURAL ENVIRONMENT RESEARCH COUNCIL

Historical Mapping Legends

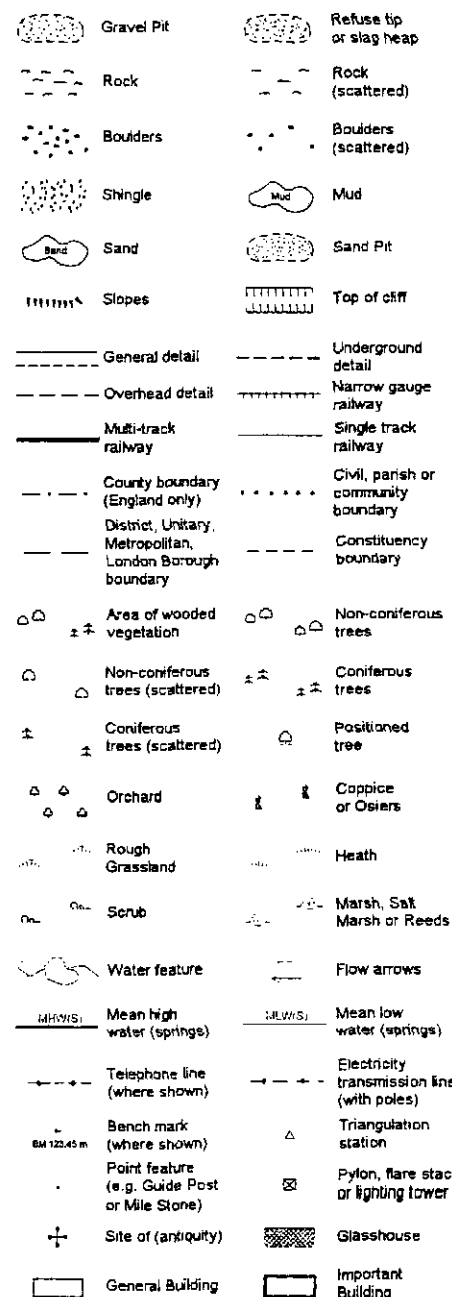
Ordnance Survey County Series and Ordnance Survey Plan 1:10,560



Ordnance Survey Plan 1:10,000



1:10,000 Raster Mapping



Ordnance Survey mapping included:

Mapping Type	Scale	Date	Pg
Yorkshire	1:10,560	1855	3
Yorkshire	1:10,560	1855	4
Yorkshire	1:2,500	1892	5
Yorkshire	1:10,560	1894	6
Yorkshire	1:10,560	1894	7
Yorkshire	1:2,500	1906	8
Yorkshire	1:10,560	1907	9
Yorkshire	1:10,560	1907	10
Yorkshire	1:2,500	1931	11
Yorkshire	1:10,560	1938	12
Yorkshire	1:10,560	1938	13
Ordnance Survey Plan	1:10,560	1956	14
Ordnance Survey Plan	1:10,560	1956	15
Ordnance Survey Plan	1:1,250	1960	16
Ordnance Survey Plan	1:2,500	1861 - 1962	17
Ordnance Survey Plan	1:10,560	1965	18
Ordnance Survey Plan	1:10,560	1965	19
Ordnance Survey Plan	1:1,250	1966 - 1977	20
Ordnance Survey Plan	1:2,500	1968	21
Ordnance Survey Plan	1:1,250	1974	22
Ordnance Survey Plan	1:10,000	1980	23
Additional SIMs	1:1,250	1981 - 1988	24
Ordnance Survey Plan	1:10,000	1989	25
Additional SIMs	1:1,250	1990 - 1991	26
Large-Scale National Grid Data	1:1,250	1993	27
Large-Scale National Grid Data	1:1,250	1994 - 1995	28
Large-Scale National Grid Data	1:1,250	1994	29
Large-Scale National Grid Data	1:1,250	1995	30
10K Raster Mapping	1:10,000	2000	31
10K Raster Mapping	1:10,000	2006	32

Order Details

Order Number: 29219851_2_1
 Customer Ref: SYHA
 National Grid Reference: 435820_403770
 Site Area (Ha): 0.62

Site Details

12 Baden Street, Worsbrough, BARNSELY, South Yorkshire, S70 5PA



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.bmvcheck.co.uk

Order Details

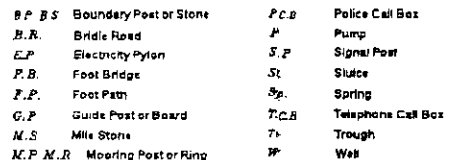
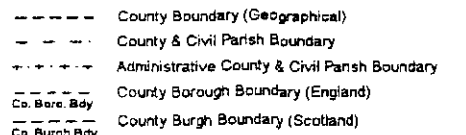
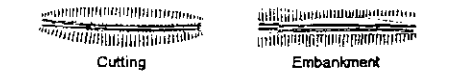
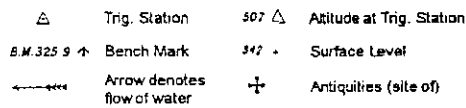
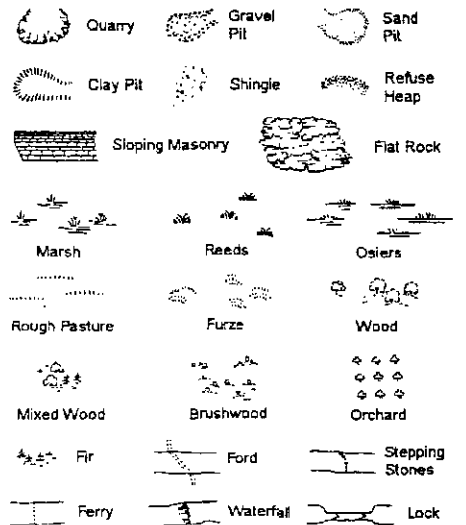
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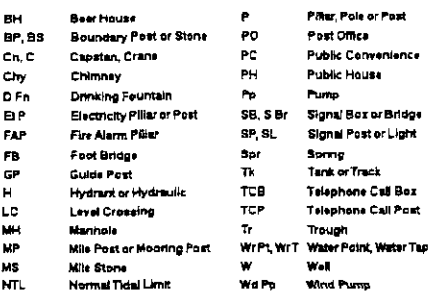
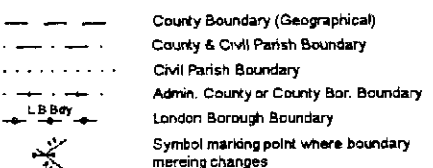
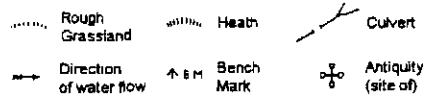
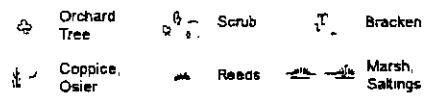
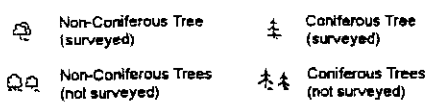
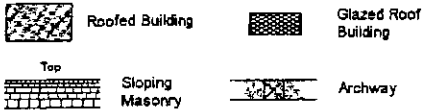
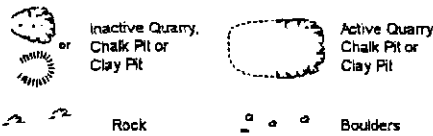
12 Baden Street, Worsbrough, BARNSELY, South Yorkshire,
S70 5PA

Historical Mapping Legends

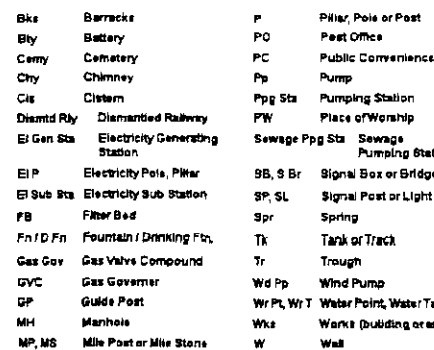
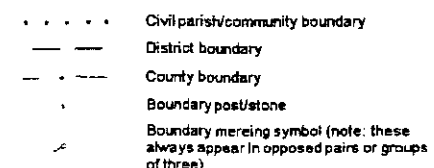
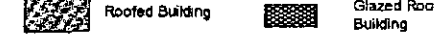
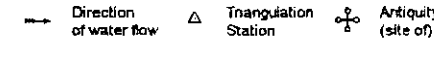
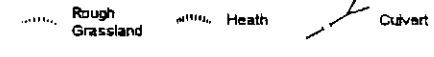
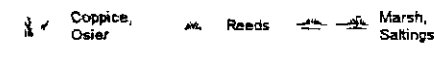
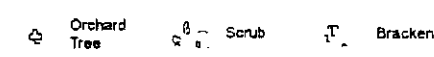
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



Large-Scale National Grid Data 1:2,500 and 1:1,250



Order Details

Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

12 Baden Street, Worsbrough, BARNSELY, South Yorkshire, S70 5PA



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Ordnance Survey Plan

Published 1855

Source map scale - 1:10,560

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Map Name(s) and Date(s)

274 00
1855
1:10,560

Order Details

Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

12 Baden Street, Worsbrough, BARNSELY, South Yorkshire,
S70 5PA



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Yorkshire

Published 1855

Source map scale - 1:10,560

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Map Name(s) and Date(s)

274 00
1853
1:10.560

Order Details

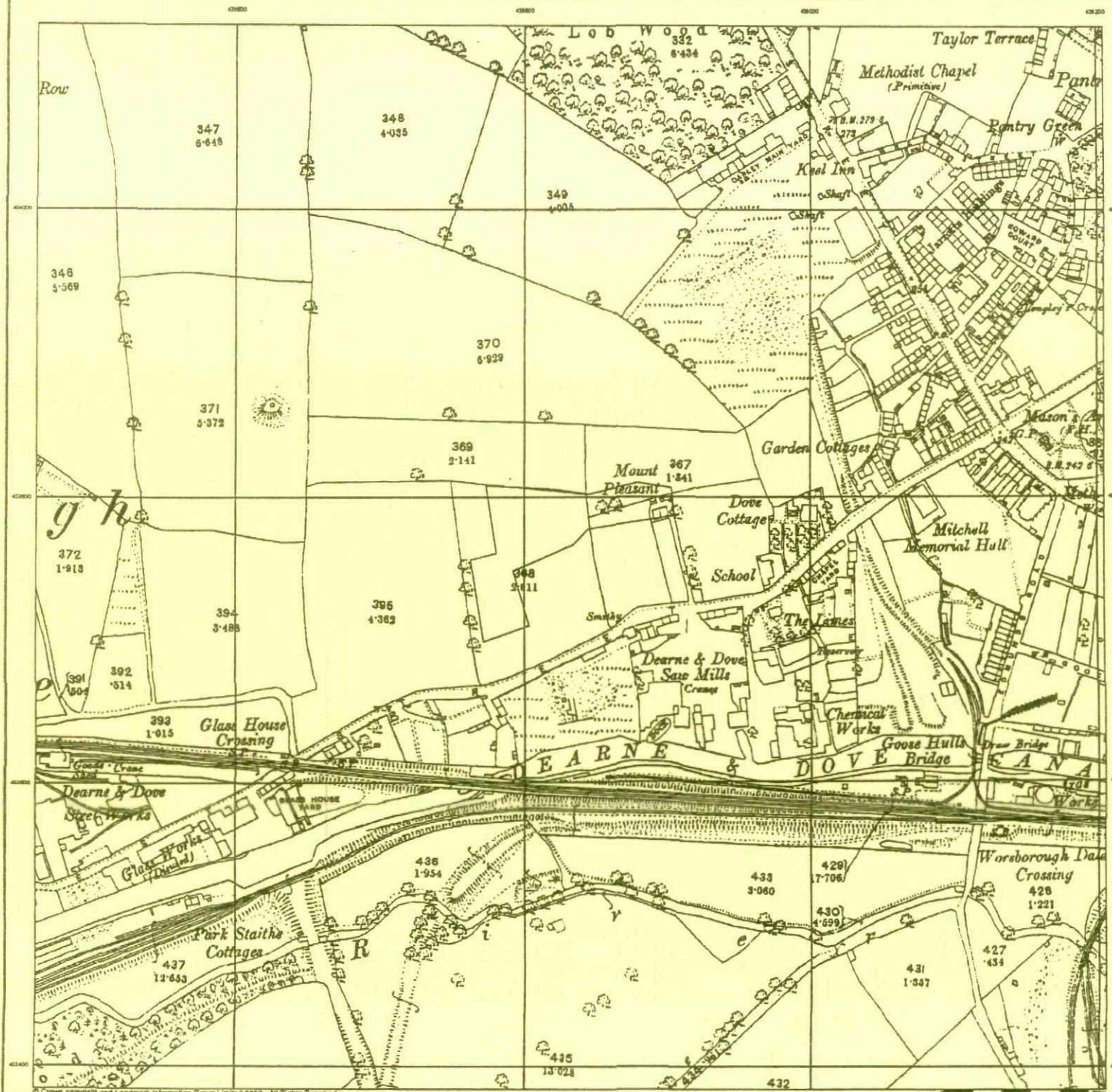
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Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

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Yorkshire

Published 1892

Source map scale - 1:2,500

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Map Name(s) and Date(s)

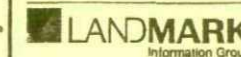


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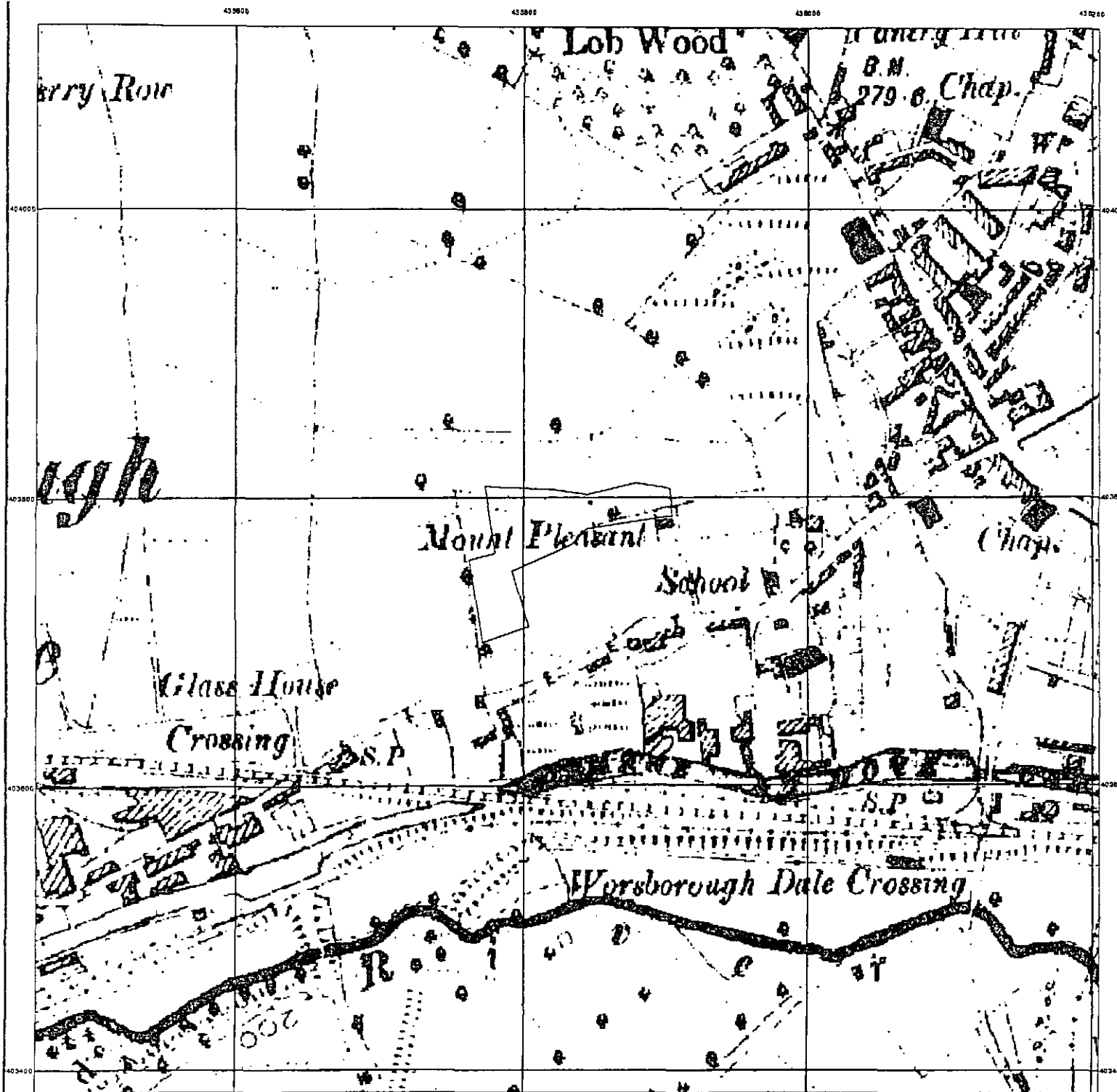
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Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

12 Baden Street, Worsbrough, BARNSELY, South Yorkshire, S70 5PA



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Ordnance Survey Plan
Published 1894

Source map scale - 1:10,560

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Map Name(s) and Date(s)

274 SE
1894
1:10,560

Order Details

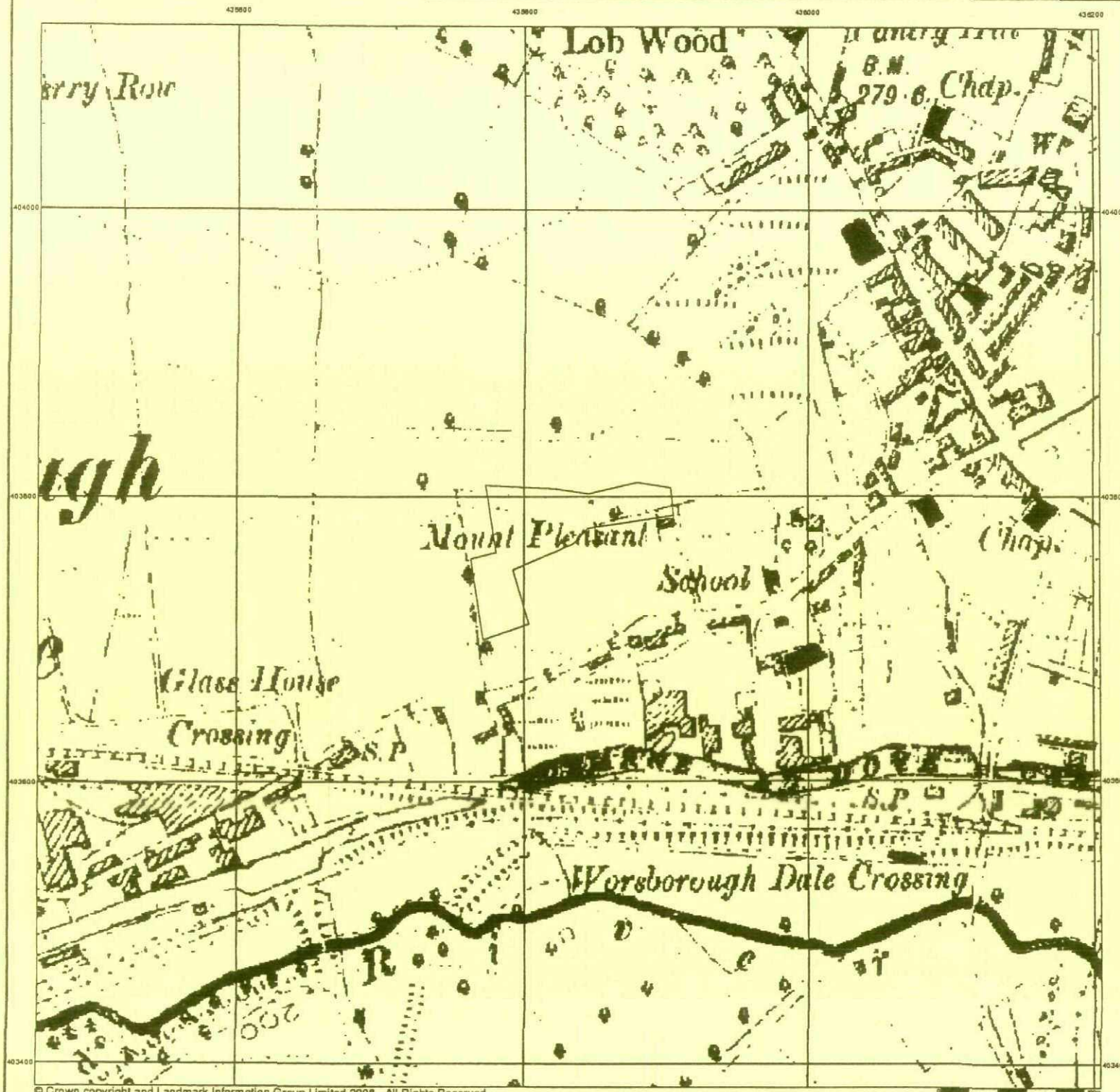
Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

12 Baden Street, Worsbrough, BARNSELY, South Yorkshire,
S70 5PA



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Yorkshire

Published 1894

Source map scale - 1:10,560

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Map Name(s) and Date(s)

274 SE
1894
1:10,560

Order Details

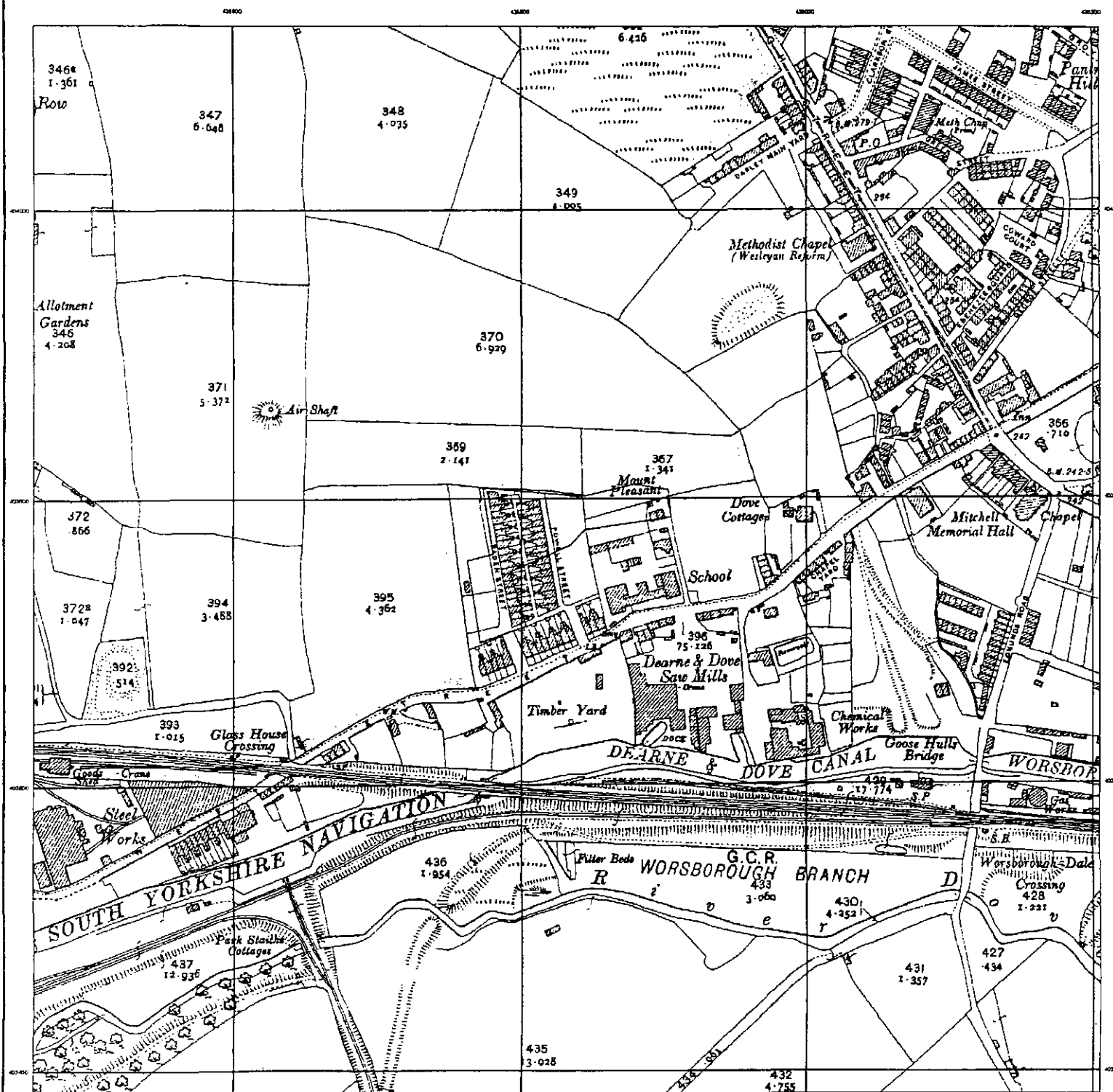
Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

12 Baden Street, Worsbrough, BARNSELY, South Yorkshire,
S70 5PA

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Web: www.envirocheck.co.uk



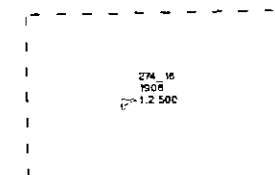
Yorkshire

Published 1906

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 cultivated parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)



Order Details

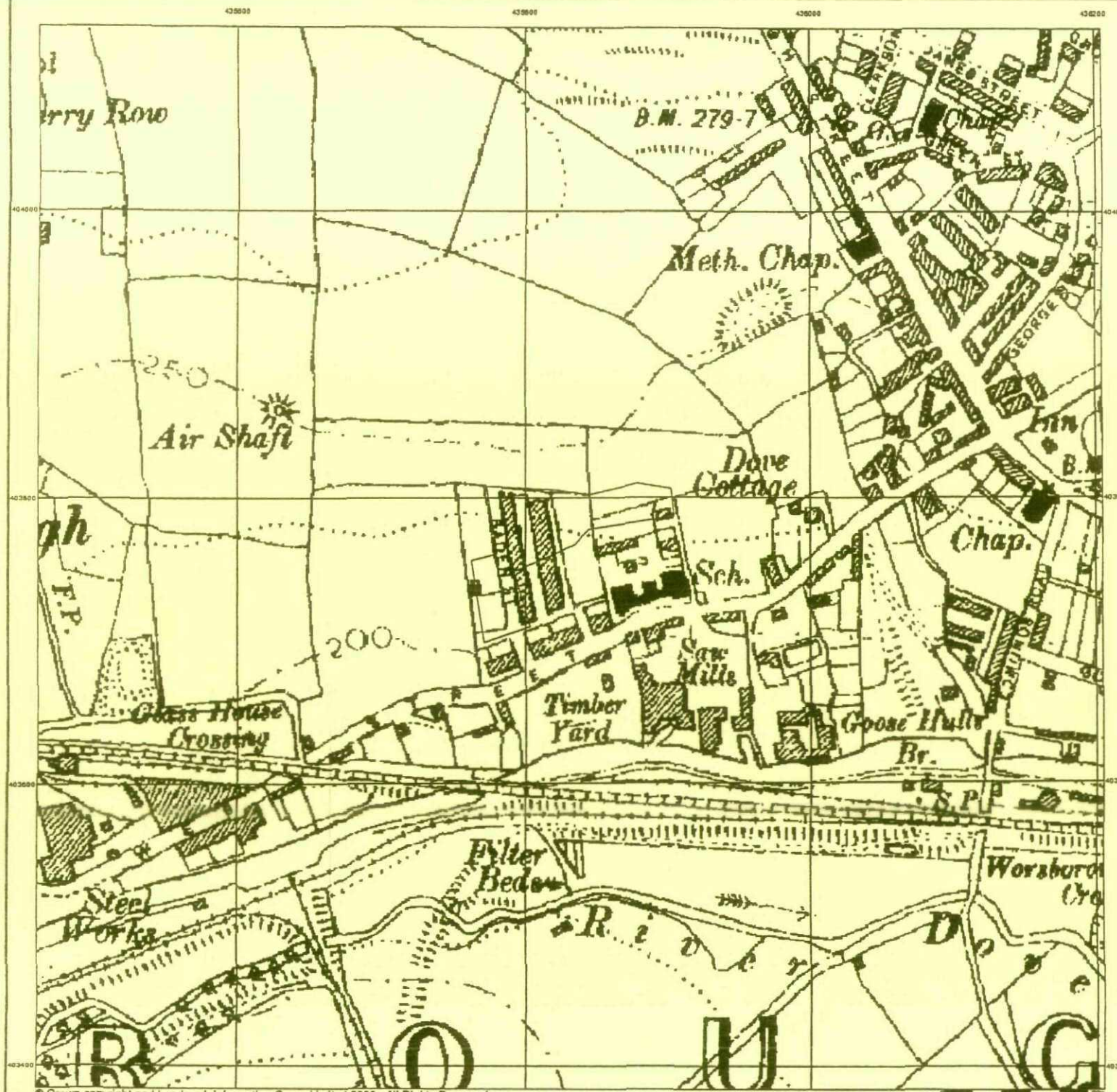
Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

12 Baden Street, Worsbrough, BARNSELY, South Yorkshire, S70 5PA



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Ordnance Survey Plan

Published 1907

Source map scale - 1:10,560

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Map Name(s) and Date(s)

274 SE
1907
1:10,560

Order Details

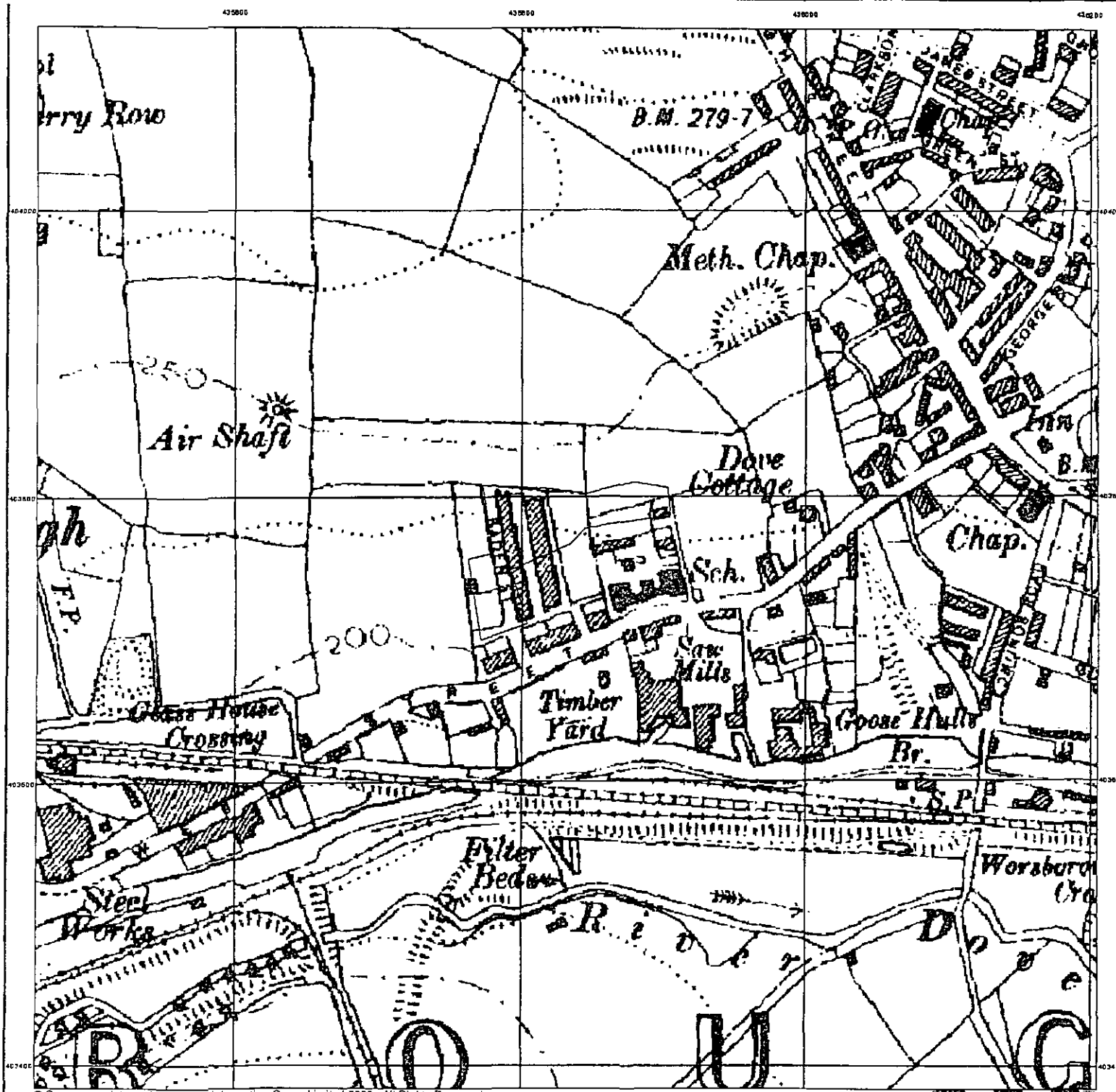
Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

12 Baden Street, Worsbrough, BARNSELY, South Yorkshire,
S70 5PA

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Information Group

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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 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)

274 SE
1907
1:10,560

Order Details

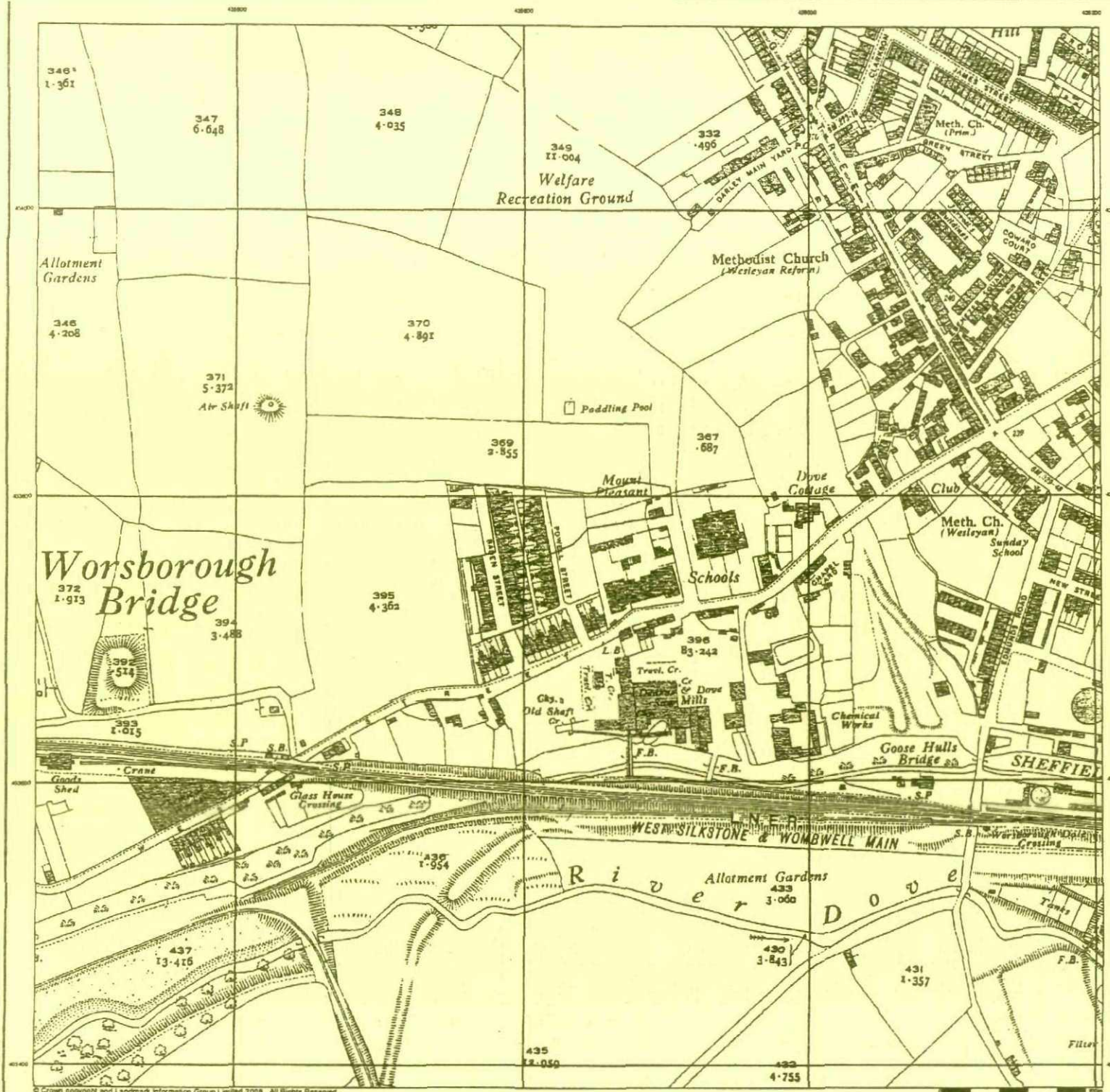
Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

12 Baden Street, Worsbrough, BARNSELY, South Yorkshire,
S70 5PA



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Fax: 0844 844 9951
Web: www.enwcheck.co.uk



Yorkshire
Published 1931
Source map scale - 1:2,500

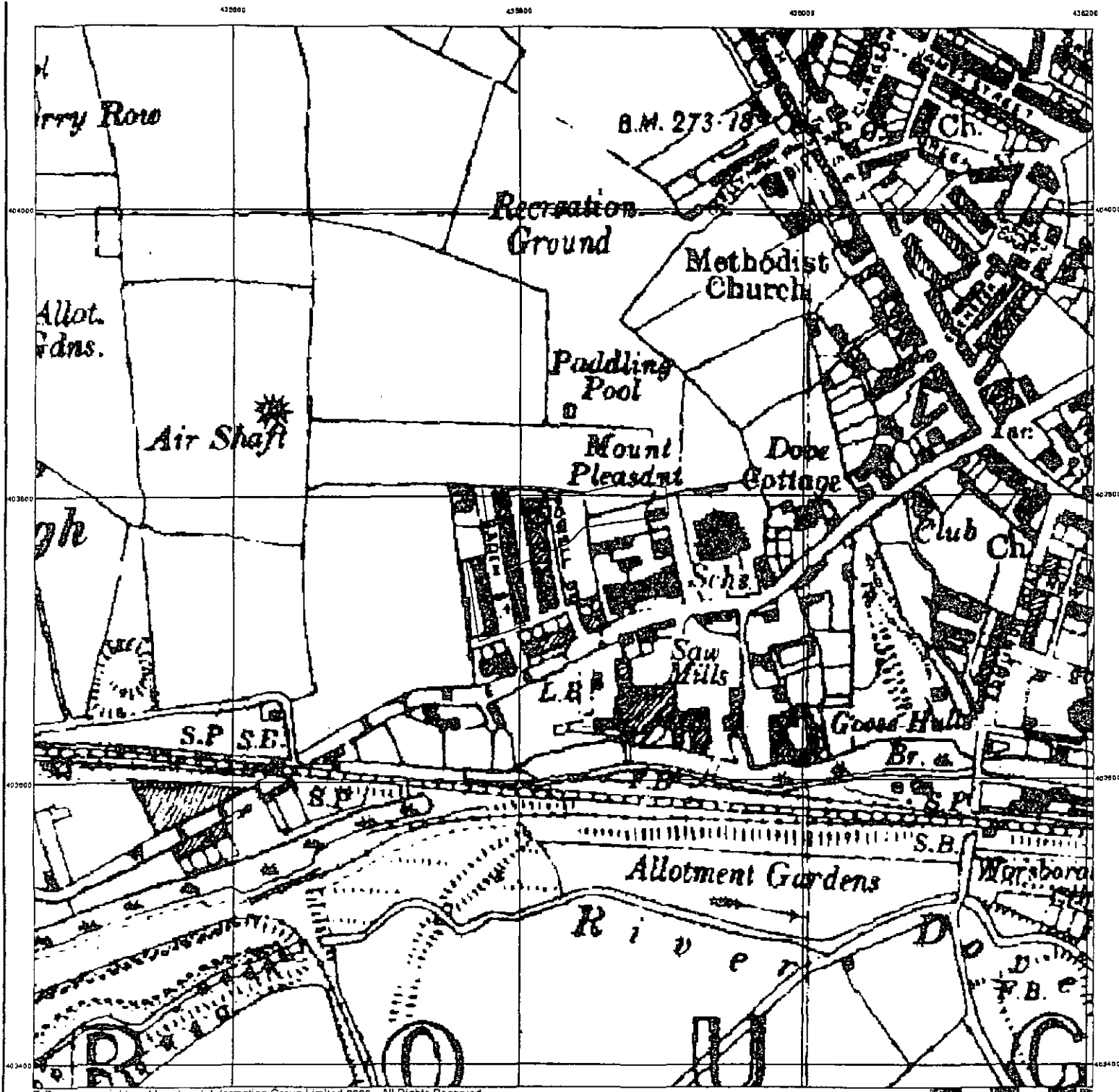
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)



Order Details
Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

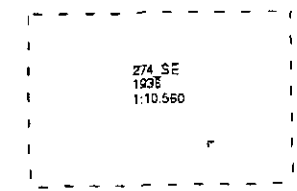
Site Details
12 Baden Street, Worsbrough, BARNSELY, South Yorkshire, S70 5PA



Ordnance Survey Plan
Published 1938
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 1954 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 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)



Order Details

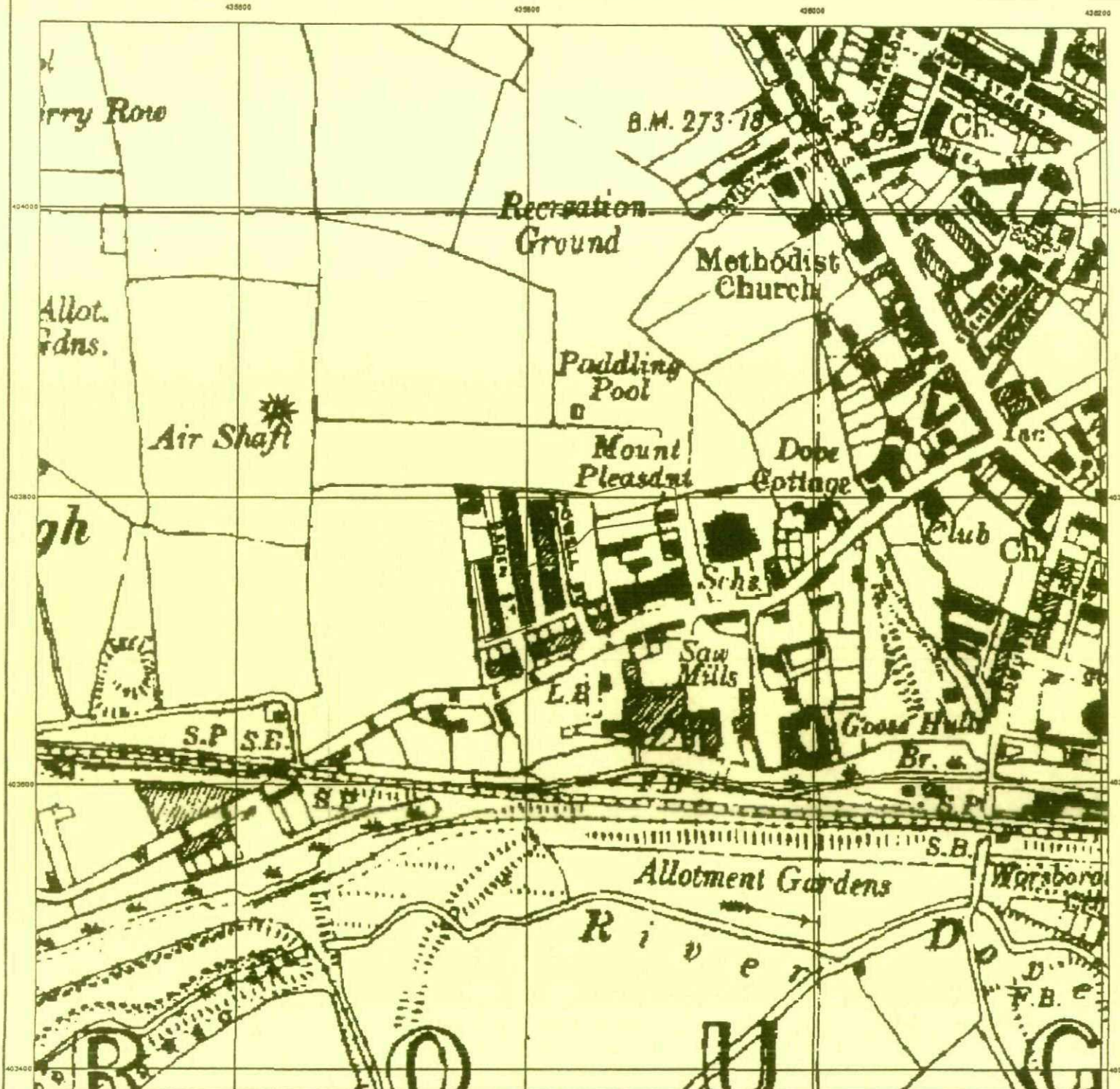
Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

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Web: www.enhanced.co.uk



Yorkshire

Published 1938

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 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)

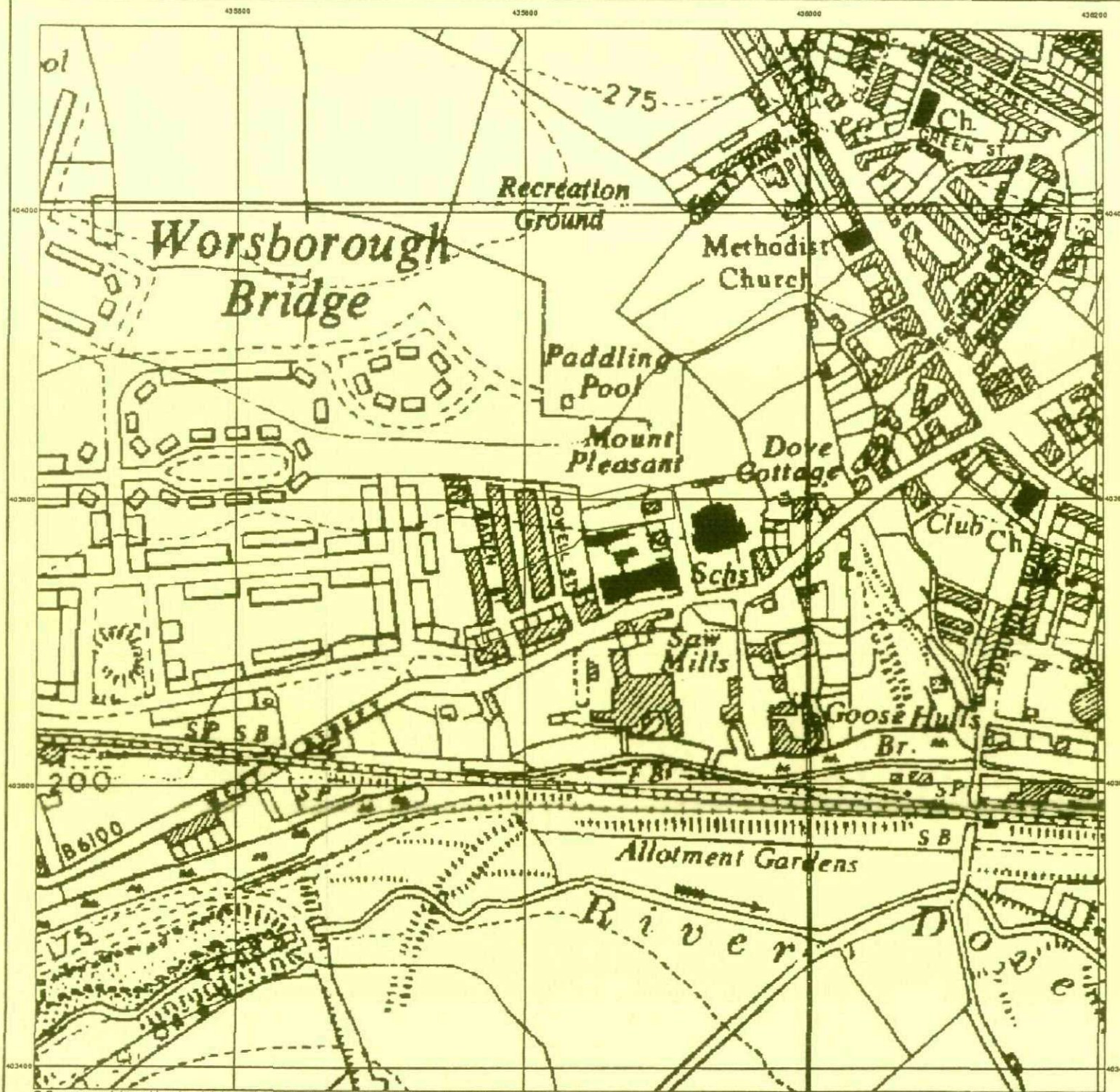
274 SE
1938
1:10,560

Order Details

Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

12 Baden Street, Worsbrough, BARNSELY, South Yorkshire,
S70 5PA



Ordnance Survey Plan

Published 1956

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 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)

SE30SE
1956
1:10,560

Order Details

Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

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Ordnance Survey Plan

Published 1960

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 date given below 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.

Map Name(s) and Date(s)

SE3504SW 1888 1:1,250	SE3504SE 1980 1:1,250	SE3504SW 1980 1:1,250
SE3502NW 1888 1:1,250	SE3502NE 1980 1:1,250	SE3502NW 1980 1:1,250

Order Details

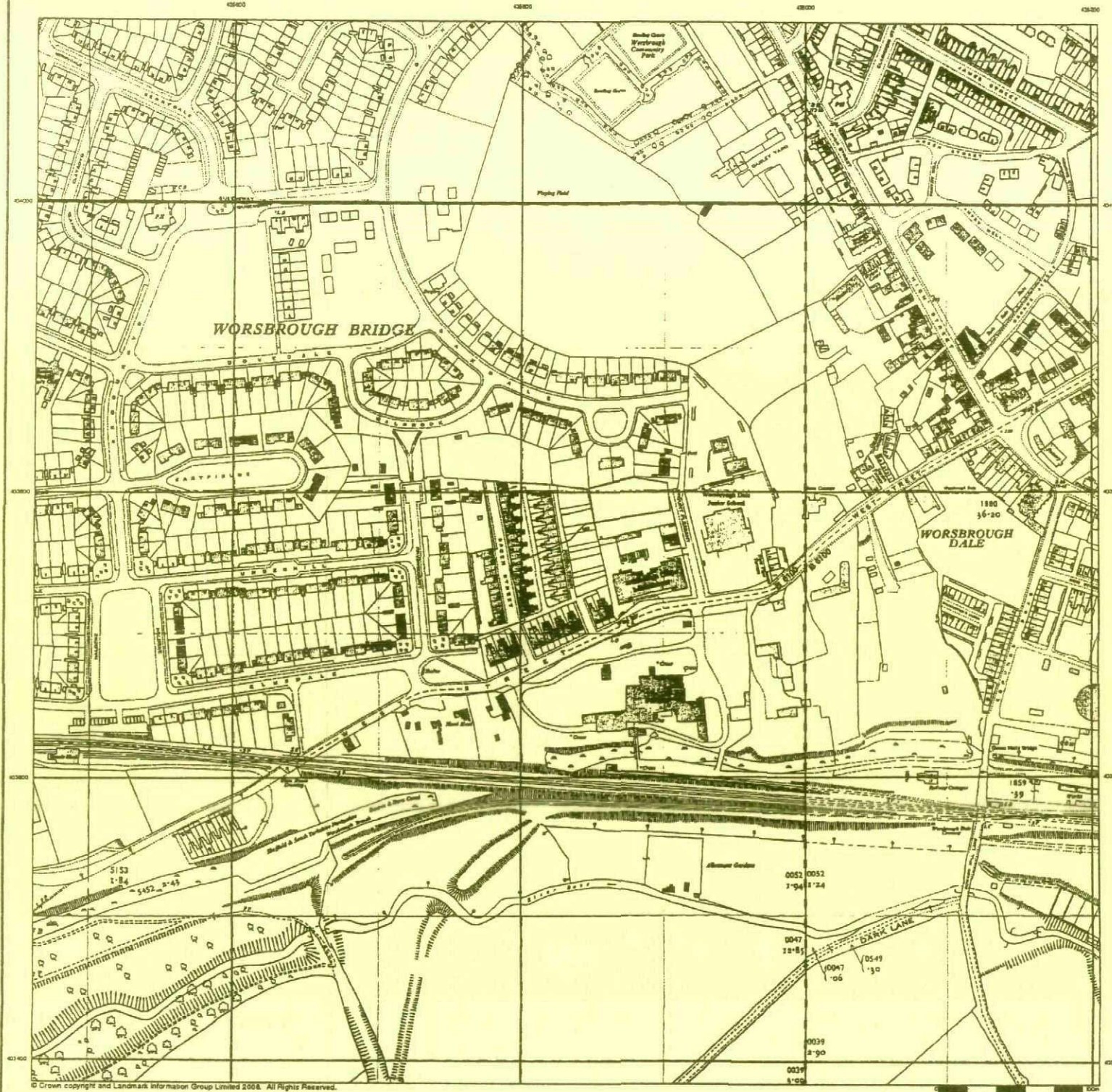
Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

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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 cultivated parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)

SE3604 1961 1:2,500	SE3604 1962 1:2,500
SE3603 1961 1:2,500	SE3603 1962 1:2,500

Order Details

Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

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Ordnance Survey Plan

Published 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 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 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)

SE30SE
1966
1:10,560

Order Details

Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

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Ordnance Survey Plan

Published 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 1:250,000 scale was adopted for mapping urban areas; these maps were updated 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 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)

SE30SE
1966
1:10.560

Order Details

Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

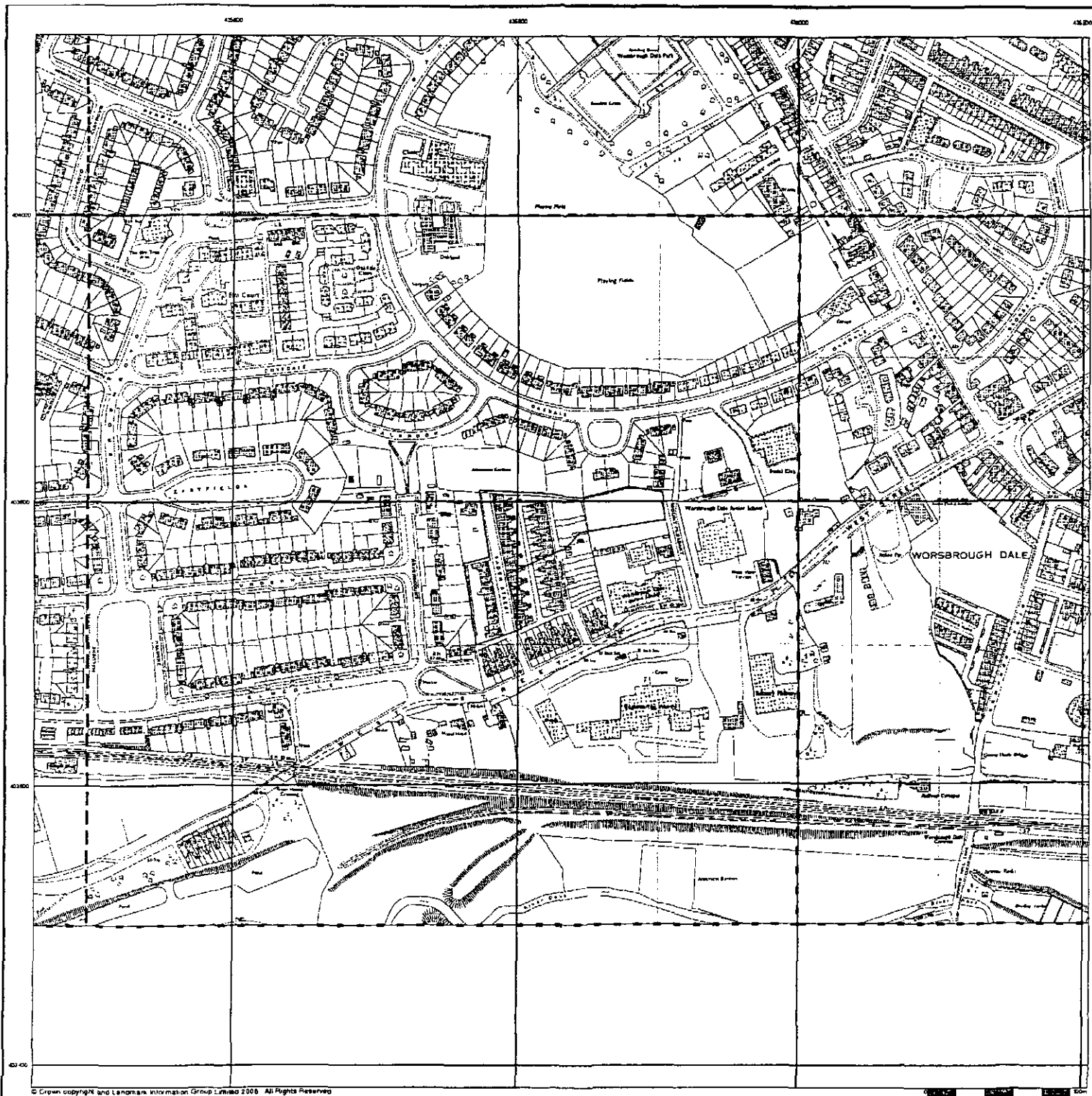
Site Details

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Information Group

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Ordnance Survey Plan

Published 1966 - 1977

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 1895 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)

SE3604SW 1969 1:1,250	SE3604SE 1977 1:1,250	SE3604SW 1975 1:1,250
SE3602NW 1968 1:1,250	SE3602NE 1971 1:1,250	SE3602NW 1967 1:1,250

Order Details

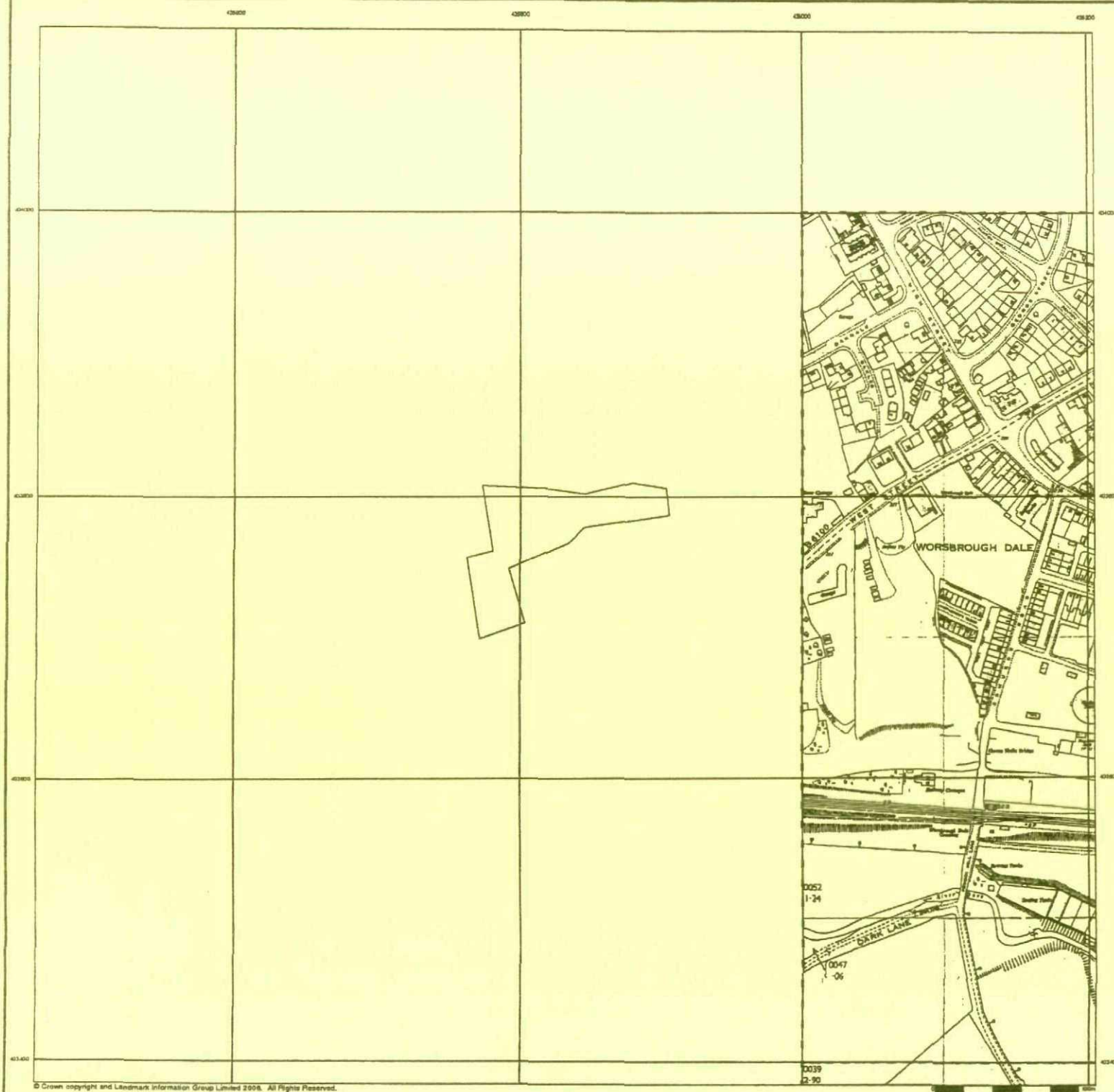
Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

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Ordnance Survey Plan

Published 1968

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 cultivated parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)

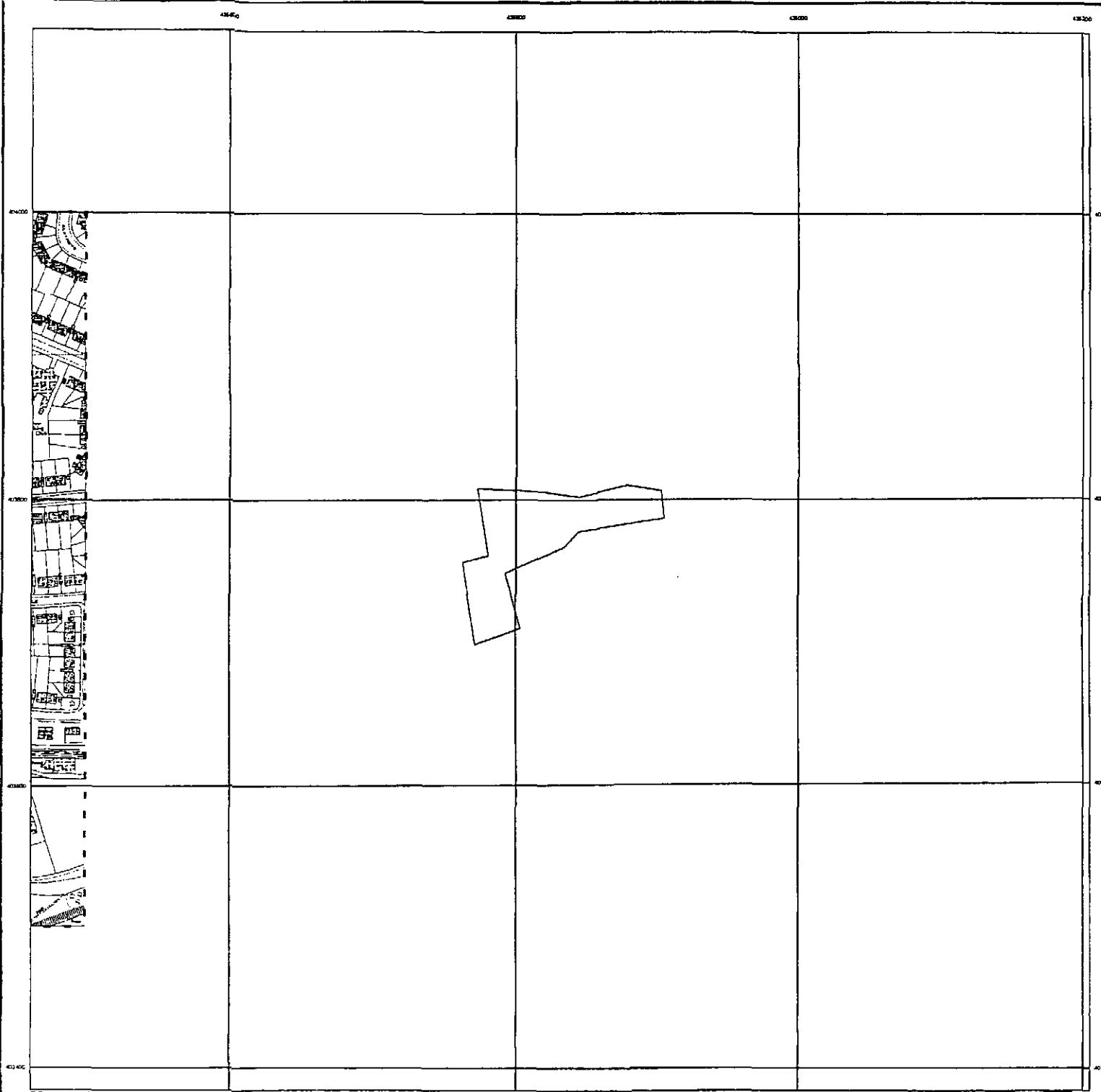


Order Details

Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

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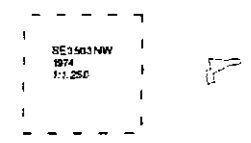


Ordnance Survey Plan
Published 1974

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 date given below 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.

Map Name(s) and Date(s)



Order Details

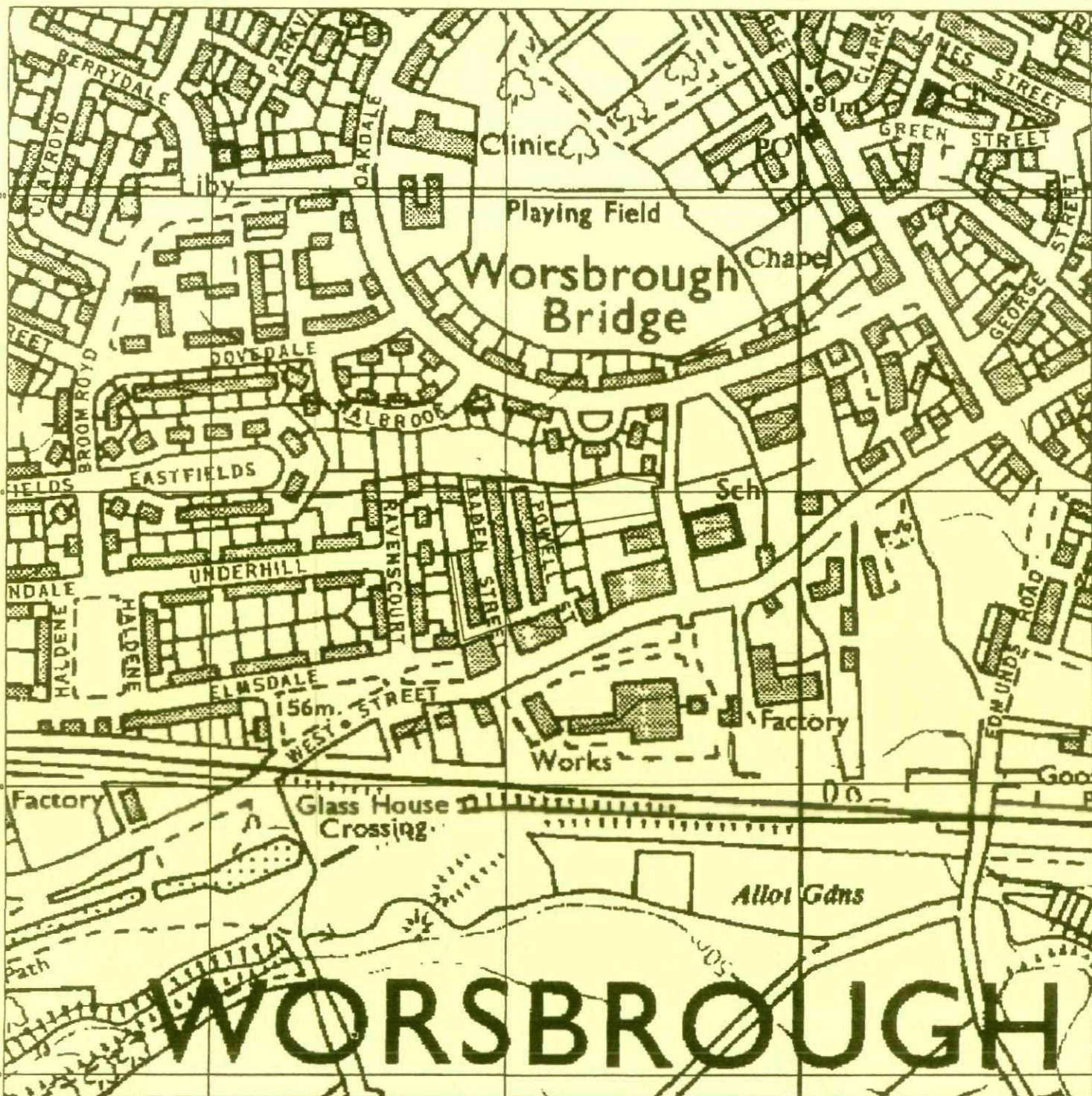
Order Number: 29219851_2_1
 Customer Ref: SYHA
 National Grid Reference: 435820_403770
 Site Area (Ha): 0.62

Site Details

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Ordnance Survey Plan

Published 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 1:10,560 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 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)

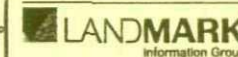
SE30SE
1980
1:10,000

Order Details

Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

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Additional SIMs

Published 1981 - 1988

Source map scale - 1:1,250

The SIM cards (Ordinance Survey's 'Survey of Information on Microfilm') are further, more editions of mapping which were produced and published in between the editions of the main 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)

SE604SW	1981	1:1,250
SE603NW	1981	1:1,250
SE603NE	1988	1:1,250
SE603NW	1985	1:1,250

Order Details

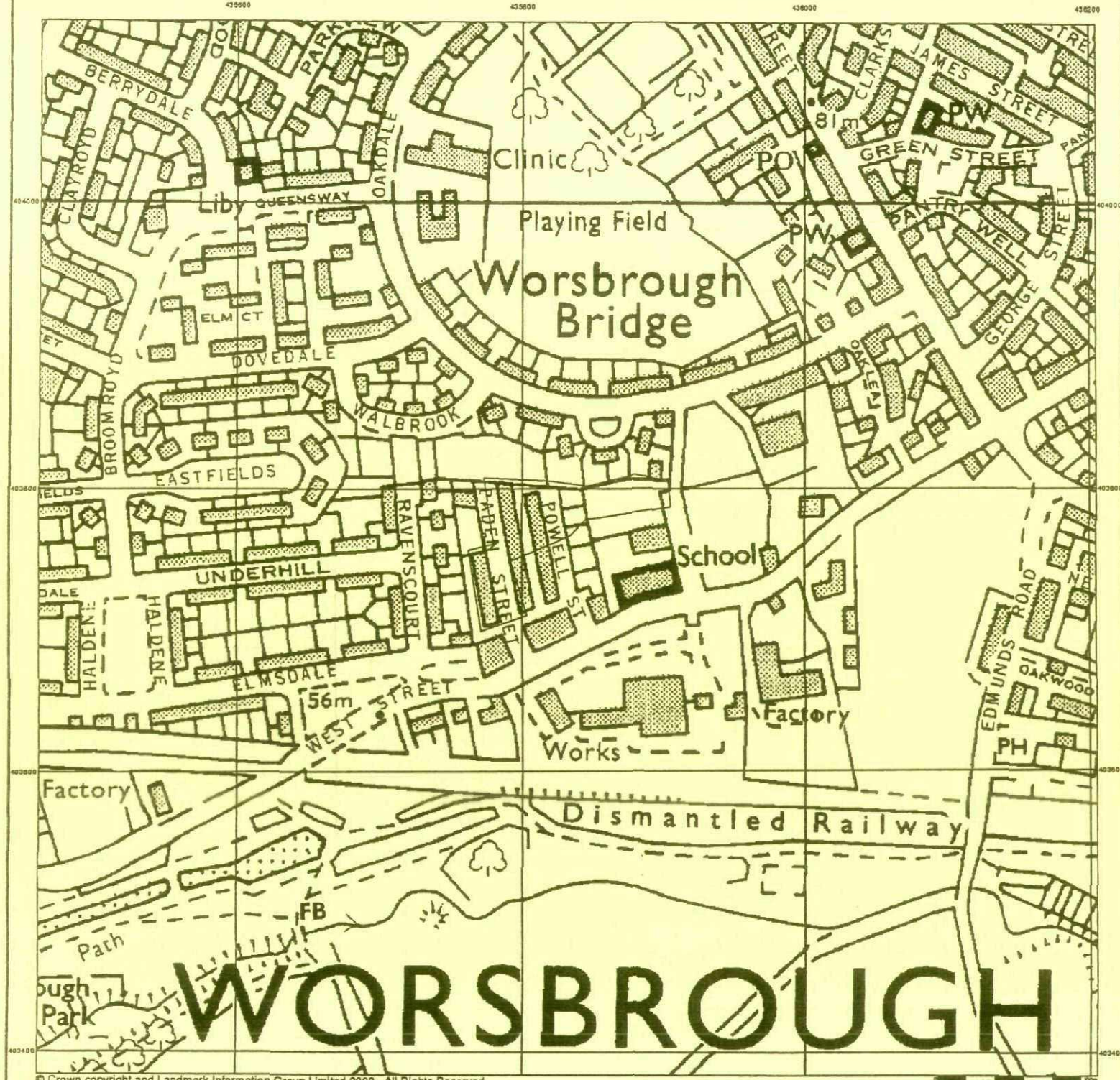
Order Number: 29219651_2_1
Customer Ref: SYHA
National Grid Reference: 436820_403770
Site Area (Ha): 0.62

Site Details

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Ordnance Survey Plan

Published 1989

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 1:10,560 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 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)

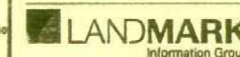


Order Details

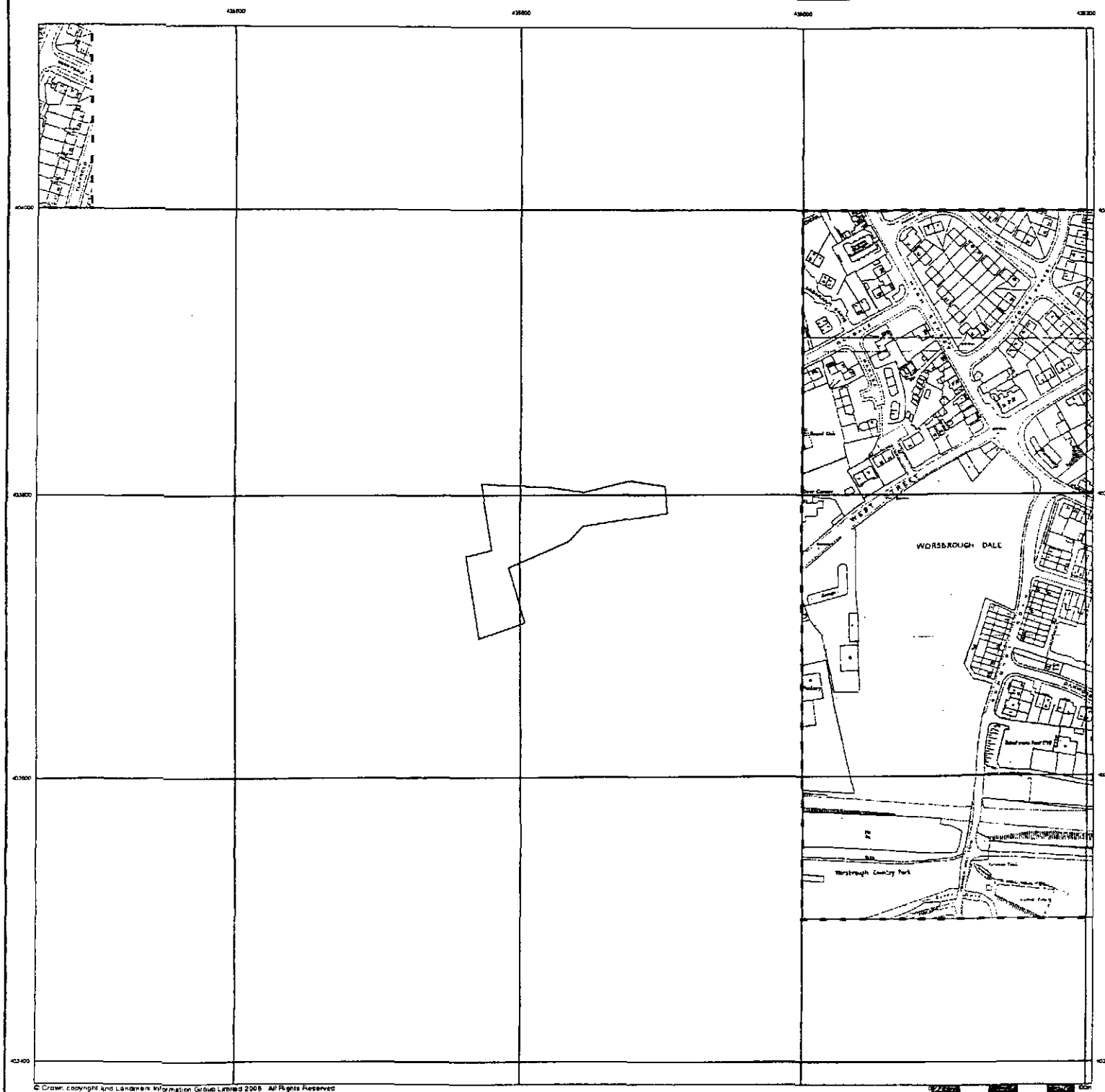
Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

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Additional SIMs

Published 1990 - 1991

Source map scale - 1:1,250

The SIM cards (Ordnance Survey's '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)

SE35045W
1991
1:1,250

SE3603NW
1990
1:1,250

Order Details

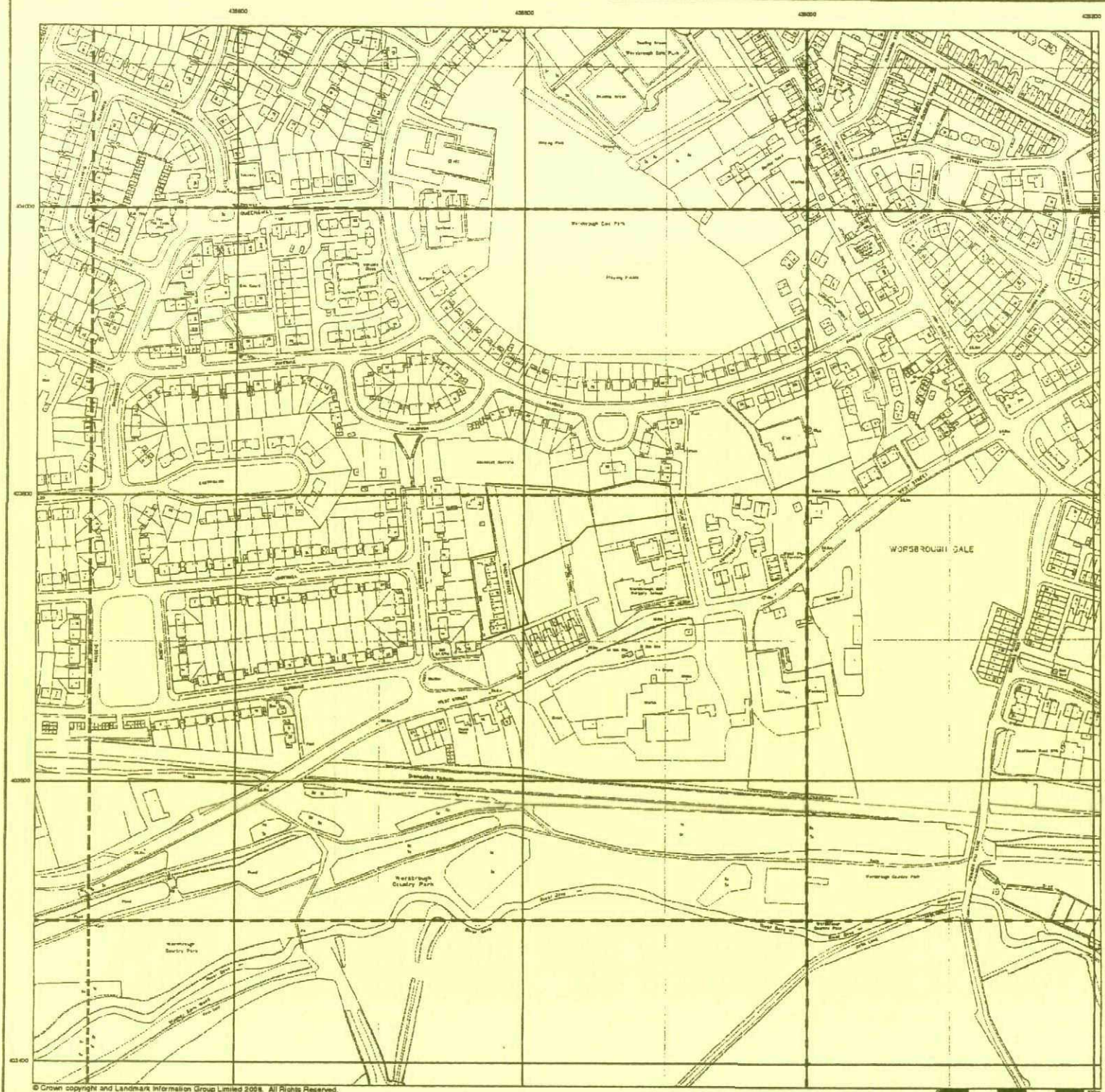
Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

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Large-Scale National Grid Data Published 1993 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)

SE3504SW6E3504SEBE3604SW	1993	1993	1993
	1:1,250	1:1,250	1:1,250
SE3503NW6E3503NEBE3603NW	1993	1993	1993
	1:1,250	1:1,250	1:1,250
SE3503SW6E3503SEBE3603SW	1993	1993	1993
	1:1,250	1:1,250	1:1,250

Order Details

Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

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Large-Scale National Grid Data

Published 1994 - 1996

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 first numbers 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)

ED0545W	1994	1:1,250
ED0545W	1994	1:1,250
ED0545W	1994	1:1,250
ED0545W	1994	1:1,250
ED0545W	1994	1:1,250
ED0545W	1994	1:1,250
ED0545W	1994	1:1,250
ED0545W	1994	1:1,250
ED0545W	1994	1:1,250
ED0545W	1994	1:1,250

Order Details

Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

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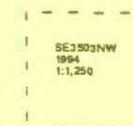
A Landmark® product

Published 1994

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)



Order Details

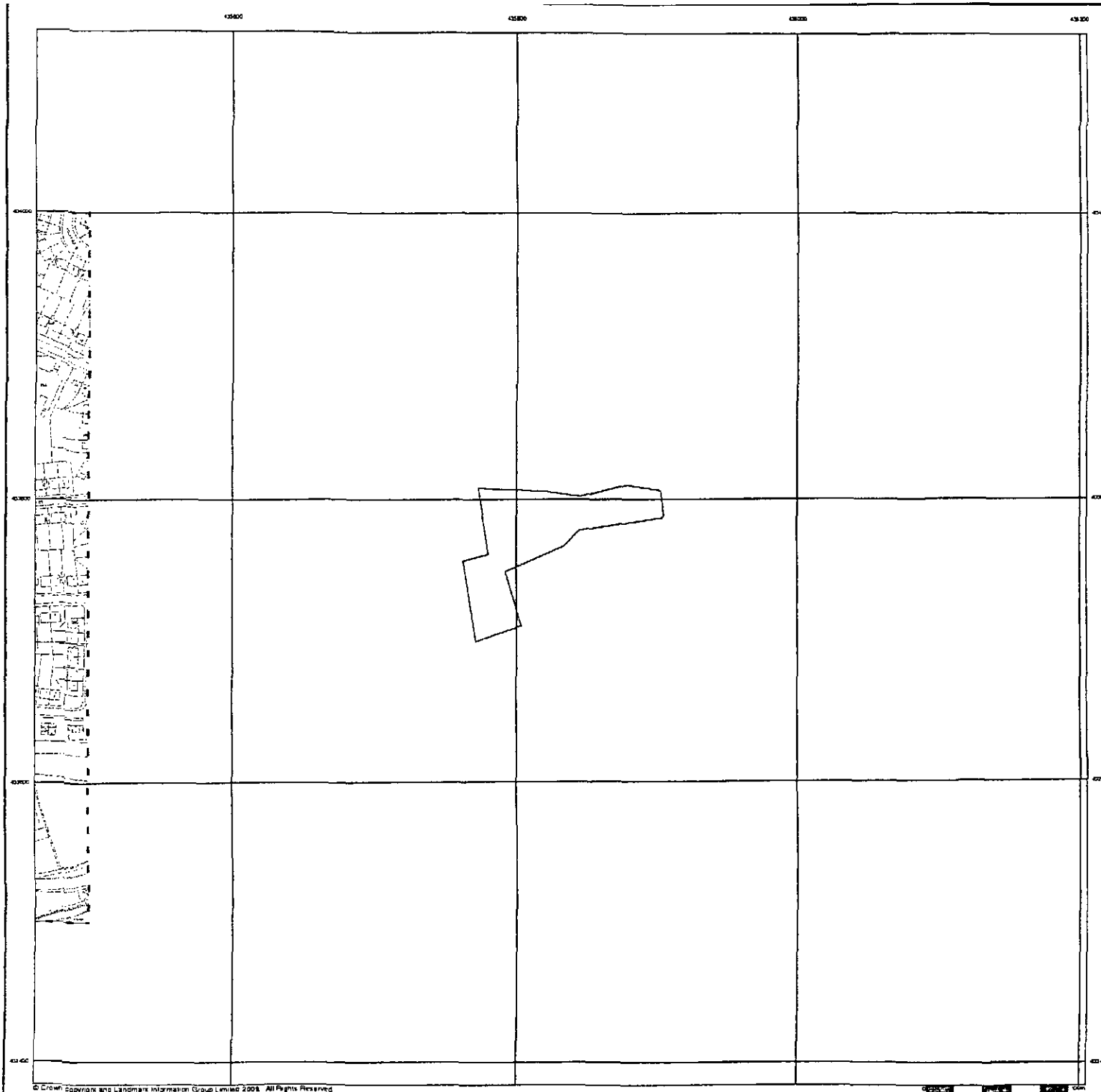
Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
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Large-Scale National Grid Data
Published 1995
Source map scale - 1:1,250

'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)

SE3503NW
1995
1:1,250



Order Details

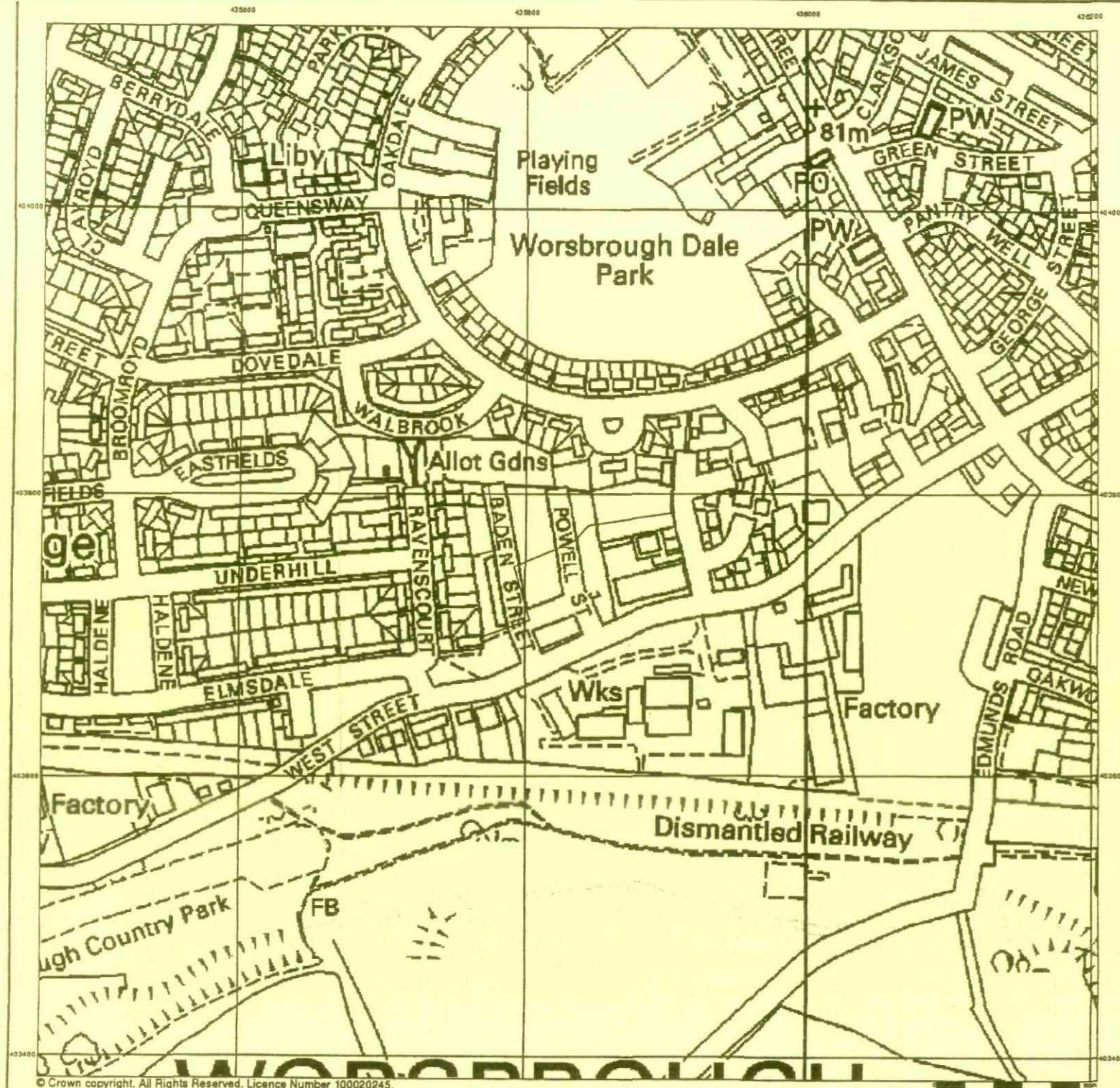
Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

12 Baden Street, Worsbrough, BARNSELY, South Yorkshire,
S70 5PA



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Fax: 0844 844 9951
Web: www.envirocheck.co.uk



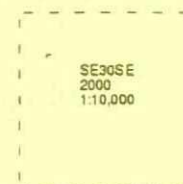
10K Raster Mapping

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 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 depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Order Details

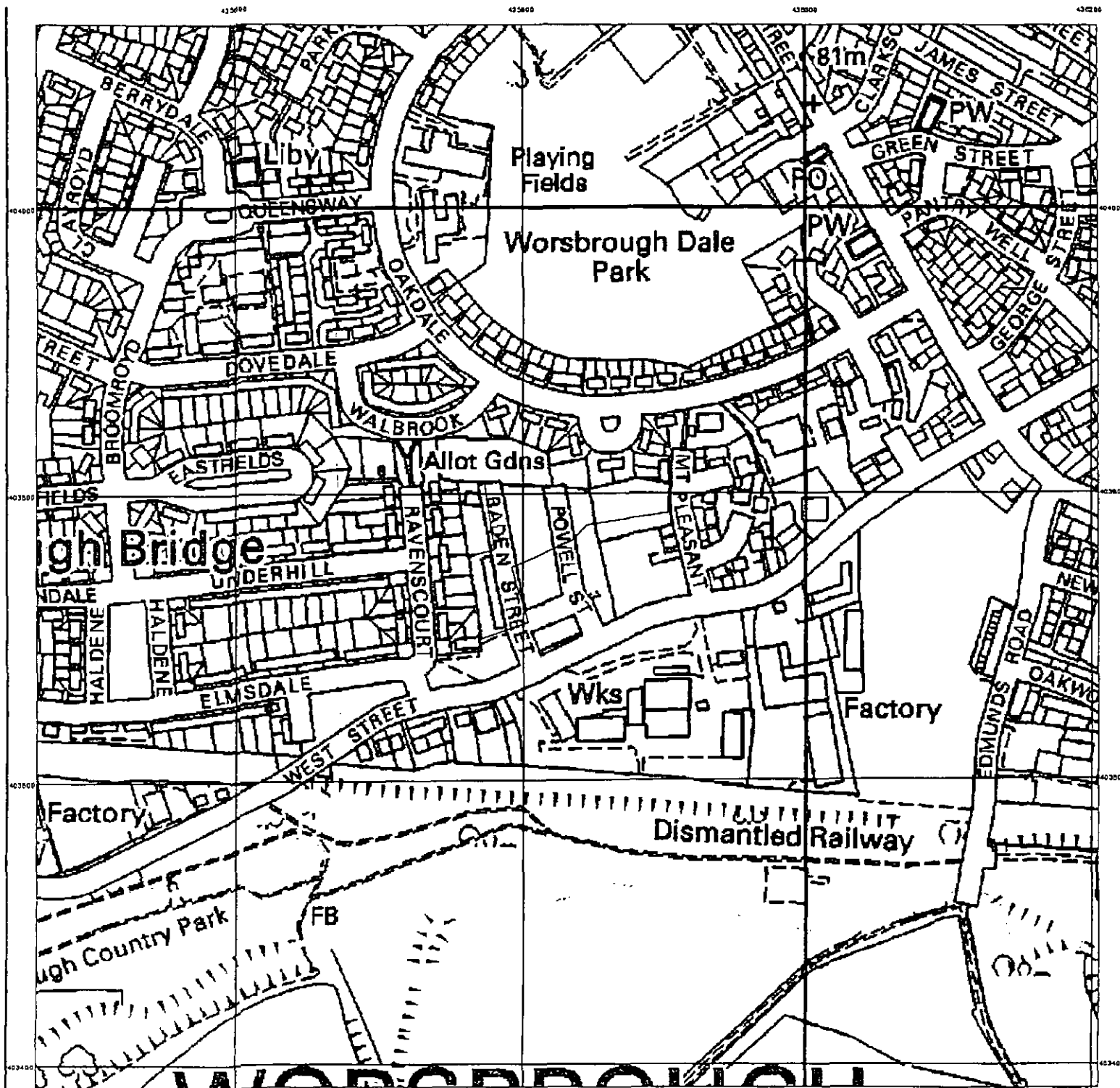
Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

Site Details

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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 mapping. 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 depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SE30SE
2006
1 10 000

Order Details

Order Number: 29219851_2_1
Customer Ref: SYHA
National Grid Reference: 435820_403770
Site Area (Ha): 0.62

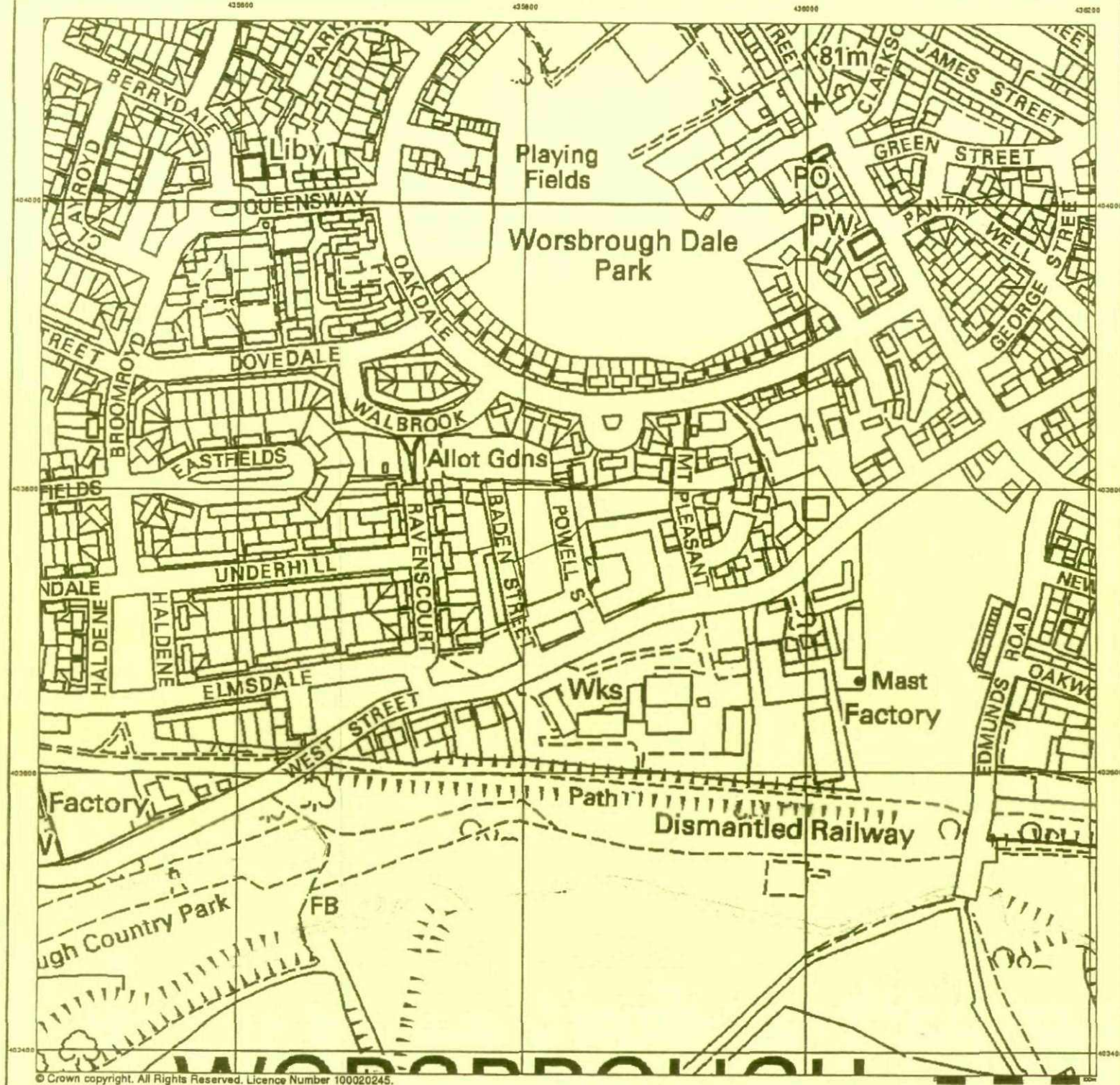
Site Details

12 Baden Street, Worsbrough, BARNSELY, South Yorkshire,
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10K Raster Mapping

Published 2009

Source map scale - 1:10,000

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Map Name(s) and Date(s)

SE30SE
2009
1:10,000

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