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|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Report date:             | 14 August 2015                                                                                                                                          |
| Customer ref:            | 14 Scholes Walk_EPO1                                                                                                                                    |
| Property address:        | 14, Scholes Walk, Prestwich, MANCHESTER, M25 0AZ                                                                                                        |
| Report Commissioned by:  | Peter N Hewitt Associates Ltd                                                                                                                           |
| On behalf of:            | N/A                                                                                                                                                     |
| Purpose of report:       | Providing a valuation of the property                                                                                                                   |
| Freehold or Leasehold:   | Freehold                                                                                                                                                |
| Redevelopment Yes or No: | Yes - It is understood that there are redevelopment plans for the site in the form of Redevelopment of brownfield site, from Open space to Residential. |

Argyll Environmental's professional opinion describes the level of risk associated with the information disclosed in the associated Enviroscreen data, as the following:

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## Property Assessment

# PASSED

In view of the development proposals in the form of Redevelopment of brownfield site from Open space to Residential, it is likely that the local planning authority will require a risk based assessment as to the ground conditions with conclusions as to whether any remedial measures are necessary.

### Property Value

Unlikely to have an adverse effect on the value of the property.

### Contaminated Land

The property is unlikely to be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

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### Environmental Factors for consideration

In this case the following environmental factors have been identified (1) An area of Ground Water Vulnerability (2) An area which may be affected by coal mining activity

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Based on valuation guidance from the RICS Red Book this report complies with UK GN1.1 - Appendix 2.2(E) Contamination and hazardous substances and valuation guidance from the RICS Red Book - Appendix 2.2(F) Environmental Matters.

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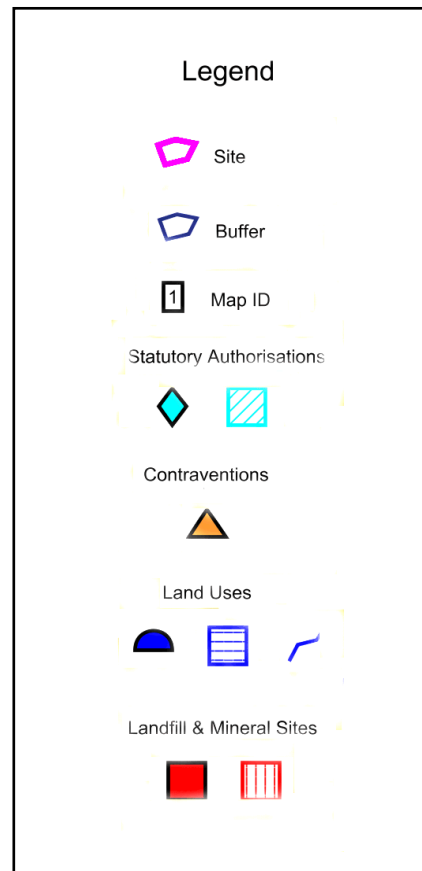
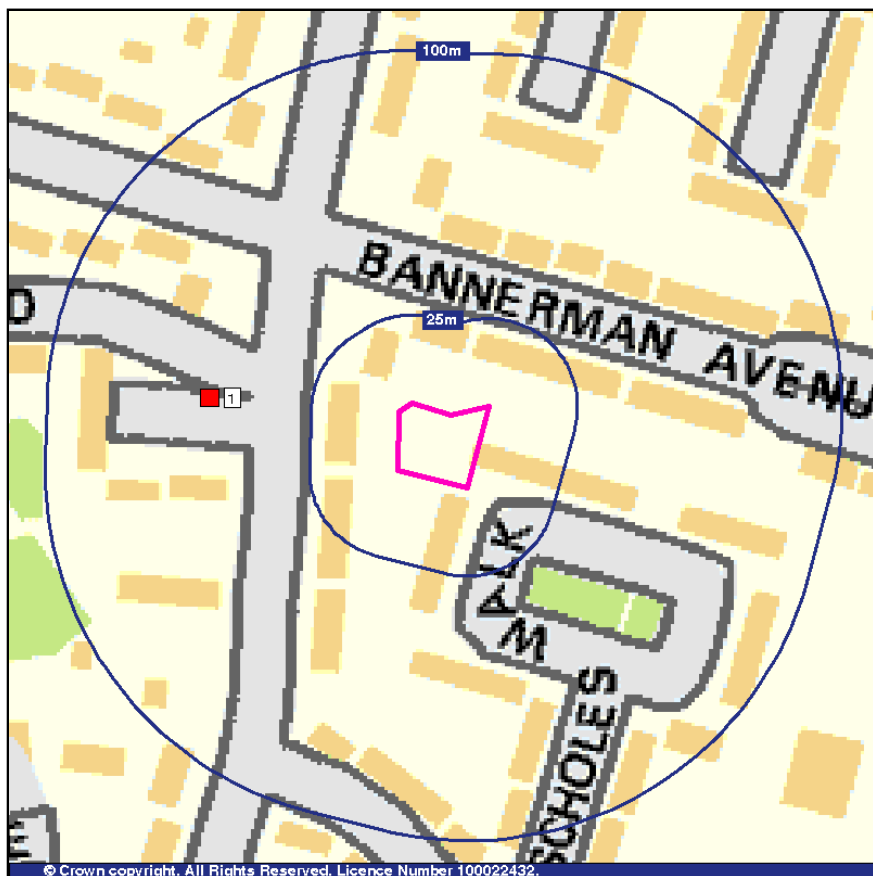
### Approved by



**Christopher S. Taylor BSc (Hons), MSc, AIMEA**  
Chartered Water and Environmental Manager  
Technical Director, Argyll Environmental Ltd



Site Address: 14, Scholes Walk, Prestwich, MANCHESTER, M25 0AZ



#### Site Boundary: Total Area

0.04 Ha

#### Prepared For

Peter N Hewitt Associates Ltd  
3 Wadebridge Avenue  
Baguley  
Manchester  
M23 9LS

#### Client Ref

14 Scholes Walk\_EPO1

#### Purchase Order No.

N/A

#### Client Name

N/A

## Factors affecting the site

Map ID    On Site    0 - 25m    25 - 100m

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |   |  |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---|--|---|
| <b>Historical Land Uses</b><br>No features identified within this category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | N/A |   |  |   |
| <b>Landfill &amp; Mineral Sites</b><br><b>Local Authority Landfill Coverage</b><br>Bury Metropolitan Borough Council, - Has not been able to supply Landfill data *                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N/A |   |  |   |
| <b>Potentially Infilled Land (Water)</b><br>Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1910                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1   |   |  | ✓ |
| <b>Statutory Authorisations</b><br>No features identified within this category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A |   |  |   |
| <b>Contraventions</b><br>No features identified within this category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | N/A |   |  |   |
| <b>Natural Features</b><br><b>Extreme Flooding from Rivers or Sea without Defences</b><br>No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | N/A |   |  |   |
| <b>Flooding from Rivers or Sea without Defences</b><br>No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A |   |  |   |
| <b>Areas Benefiting from Flood Defences</b><br>No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N/A |   |  |   |
| <b>Flood Water Storage Areas</b><br>No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | N/A |   |  |   |
| <b>Flood Defences</b><br>No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A |   |  |   |
| <b>Groundwater Vulnerability</b><br>Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000 | N/A | ✓ |  |   |
| Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000                                                                                                                                               | N/A | ✓ |  |   |
| <b>Drift Deposits</b><br>No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A |   |  |   |
| <b>Radon Potential</b><br>The property is in a lower probability radon area, as less than 1% of homes are above the action level                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | N/A | ✓ |  |   |

## Factors affecting the site

|                                                                                                                                            | Map ID | On Site | 0 - 25m | 25 - 100m |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------|---------|---------|-----------|
| <b>Radon Protection Measures</b>                                                                                                           |        |         |         |           |
| None                                                                                                                                       | N/A    | ✓       |         |           |
| <b>Coal Mining Affected Areas</b>                                                                                                          |        |         |         |           |
| 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. | N/A    | ✓       |         |           |
| <b>Brine Compensation Area</b>                                                                                                             |        |         |         |           |
| No                                                                                                                                         | N/A    |         |         |           |

Local Authority Landfill Coverage \* if applicable. It has not been possible to obtain Landfill data from this authority therefore the fact that no local authority landfills are disclosed in this report does not necessarily confirm that no local authority landfills exist. We recommend that if you are concerned about landfill you should contact the relevant local authority. "-" denotes the nearest Local Authority Landfill Coverage.

## Useful Contact Information

Bury Metropolitan Borough Council  
Craig House, Bank Street, Bury, Lancashire, BL9 0DN  
Telephone 0161 253 5000, Fax 0161 705 5290  
[www.bury.gov.uk](http://www.bury.gov.uk)

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

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

British Geological Survey Enquiry Service  
British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG  
Telephone 0115 936 3143, Fax 0115 936 3276  
[enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
[www.bgs.ac.uk](http://www.bgs.ac.uk)

Argyll Environmental Ltd  
Lees House, 21-33 Dyke Road, Brighton, BN1 3FE  
Telephone 0845 458 5250, Fax 0845 458 5260  
[info@argyllenviro.com](mailto:info@argyllenviro.com)  
[www.argyllenvironmental.com](http://www.argyllenvironmental.com)

Landmark Information Group Limited  
Imperium, Imperial Way, Reading, Berkshire, RG2 0TD  
Telephone 0844 844 9960, Fax 0844 844 9951  
[customerservice@promap.co.uk](mailto:customerservice@promap.co.uk)  
[www.landmarkinfo.co.uk](http://www.landmarkinfo.co.uk)



## Additional Information

In completing this report Argyll Environmental has undertaken a review of the Enviroscreen data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Argyll Environmental. No information as to the age, value and type of property has been made available.

Surveyors are reminded to refer to the RICS guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients', published April 2010, and consider using the property observation checklists developed by the RICS for identifying apparent potential for contamination and recording observations made during the normal course of inspection. The checklists are contained at Appendices A-C of the above guidance note. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover.

The information in this Enviroscreen® Certificate is derived from a number of statutory and non-statutory sources (refer to the user guide). Whilst every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this Certificate Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this Certificate in conjunction with the User Guide and your attention is drawn to the scope of the Certificate section within the User Guide.

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## Commercial Premises Environmental Insurance

Landmark information Group provides a link to Arlington Insurance Services Limited which is able to offer environmental insurance underwritten by ACE Insurance Group Limited for 14, Scholes Walk, Prestwich, MANCHESTER, M25 0AZ. The insurance is subject to an Enviroscreen certificate report having been commissioned and a quote obtained from Arlington Insurance Services Limited.

### Key policy Benefits:

- n Coverage for sudden and gradual pollution
- n Coverage for on-site and off-site first party cleanup
- n Automatic coverage for biodiversity damage
- n Damage to third party property, including diminution in value
- n Policy periods up to 5 years coverage
- n Limit of indemnity up to £5m
- n Self Insured Retentions from £2,500 per loss
- n Proactive claims support to minimise losses and their financial and reputational impacts on the business
- n Legal Defence Expenses

This statement does not contain the full terms and conditions of the coverage provided, which can be found in the policy document. The Environmental Impairment Liability (EIL) Policy is a claims-made policy offering a range of cover for gradual, sudden and accidental pollution resulting from the ownership, control and/or operation of premises.

### Insurance Quotations

The Enviroscreen report has highlighted potential issues with the site at:  
[14, Scholes Walk, Prestwich, MANCHESTER, M25 0AZ](#)

These potential issues would need to be assessed by an environmental specialist before an indicative insurance quote is given.

Please telephone 020 7734 3346 to receive advice on insurance from an environmental specialist.

For further information please go to [www.arlingtoninsuranceservices.com/environmental](http://www.arlingtoninsuranceservices.com/environmental).

**This insurance is offered by**



ACE European Group Limited, ACE Building, 100 Leadenhall Street, London EC3A 3BP  
Arlington Insurance Services Ltd, Goldsmith House, 137 Regent Street, London W1B 4HZ

**Authorised and regulated by the Financial Services Authority**

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<http://www.landmarkinfo.co.uk/Terms/Show/515>