
Report date:	24 November 2015
Customer ref:	9cr_EPO1
Property address:	9, Carisbrook Rd, Whitefield, MANCHESTER, M45 6UP
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 Commercial Offices 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:

Property Assessment

PASSED

In view of the development proposals in the form of Redevelopment of brownfield site from Commercial Offices 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.

Environmental Factors for consideration

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

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.

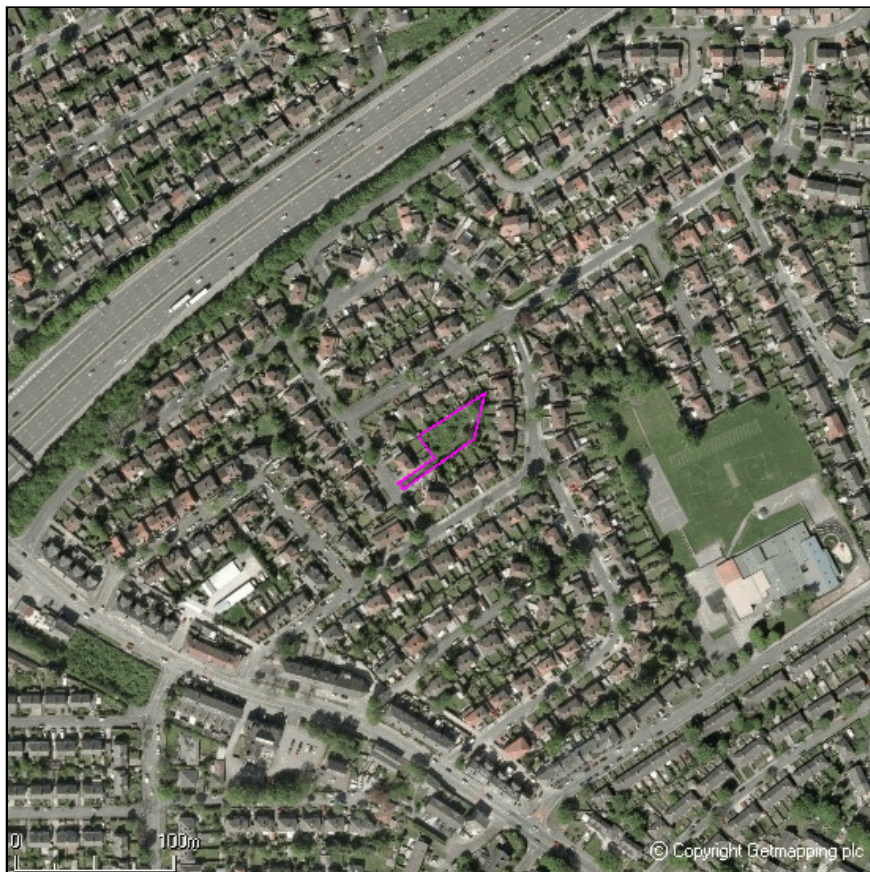
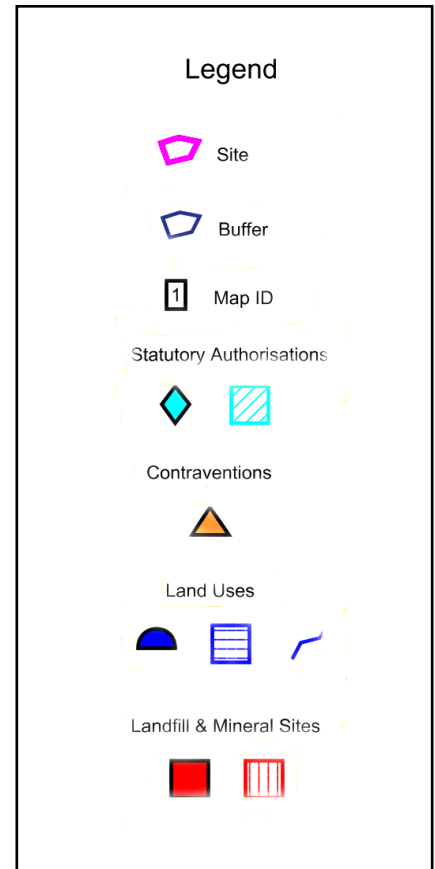
Approved by



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



Site Address: 9, Carisbrook Rd, Whitefield, MANCHESTER, M45 6UP



Site Boundary: Total Area

0.1 Ha

Prepared For

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

Client Ref

9cr_EPO1

Purchase Order No.

9 carisbrook road

Client Name

N/A

Factors affecting the site

	Map ID	On Site	0 - 25m	25 - 100m
Historical Land Uses				
Potentially Contaminative Industrial Uses (Past Land Use)				
Clay bricks & tiles [manufacture], Date of mapping: 1910-1923	1			✓
Contemporary Trade Directory Entries				
Aec Heating, ,30,Derby Road,Whitefield,Manchester, Boilers - Servicing, Replacements & Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	2			✓
Top Desk Publishing, A,25,Walker Avenue,Whitefield,Manchester, Printers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	3			✓
Landfill & Mineral Sites				
Local Authority Landfill Coverage				
Bury Metropolitan Borough Council, - Has not been able to supply Landfill data *	N/A			
Potentially Infilled Land (Non-Water)				
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1983	4			✓
Statutory Authorisations				
No features identified within this category	N/A			
Contraventions				
No features identified within this category	N/A			
Natural Features				
Extreme Flooding from Rivers or Sea without Defences				
No	N/A			
Flooding from Rivers or Sea without Defences				
No	N/A			
Areas Benefiting from Flood Defences				
No	N/A			
Flood Water Storage Areas				
No	N/A			
Flood Defences				
No	N/A			
Groundwater Vulnerability				
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	✓		
Drift Deposits				
Drift Deposit: Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium	N/A	✓		

Factors affecting the site

	Map ID	On Site	0 - 25m	25 - 100m
Radon Potential				
The property is in a lower probability radon area, as less than 1% of homes are above the action level	N/A	✓		
The property is in a lower probability radon area, as less than 1% of homes are above the action level	N/A	✓		
Radon Protection Measures				
None	N/A	✓		
None	N/A	✓		
Coal Mining Affected Areas				
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	✓		
Brine Compensation Area				
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

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

Environment Agency National Customer Contact Centre (NCCC)
PO Box 544, Templeborough, Rotherham, S60 1BY
Telephone 03708 506 506
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
www.bgs.ac.uk

Argyll Environmental Ltd
Lees House, 21-33 Dyke Road, Brighton, BN1 3FE
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www.landmarkinfo.co.uk



British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

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.

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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 9, Carisbrook Rd, Whitefield, MANCHESTER, M45 6UP. 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:
[9, Carisbrook Rd, Whitefield, MANCHESTER, M45 6UP](#)

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.

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

LANDMARK STANDARD TERMS & CONDITIONS

Full Terms and Conditions can be found on the following link:

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