

Report Details

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1273652

Date
09/03/2023

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Report Reference
SLS/M25 1JF

Requested By
Scout Legal Services

Assessed by the:



Environmental
Risk Team

If you require assistance, please
contact your Search Provider or
alternatively contact us directly with
your Report ID.

📞 01732 755 180

✉️ FCI-Admin@dyedurham.com



Report on:

211, Bury Old Road, Prestwich, Manchester, Greater Manchester, M25 1JF



ENVIRONMENTAL

PASS

Consideration(s):

1.04 Appoint Environmental Consultant 1.25 Contact Regulator
1.19 EMFs



FLOOD

PASS

Consideration(s):

2.03 Specialist Advice



GROUND STABILITY

PASS

Consideration(s):

3.10 Coal Mining Report



ENERGY & INFRASTRUCTURE

PASS

Consideration(s):

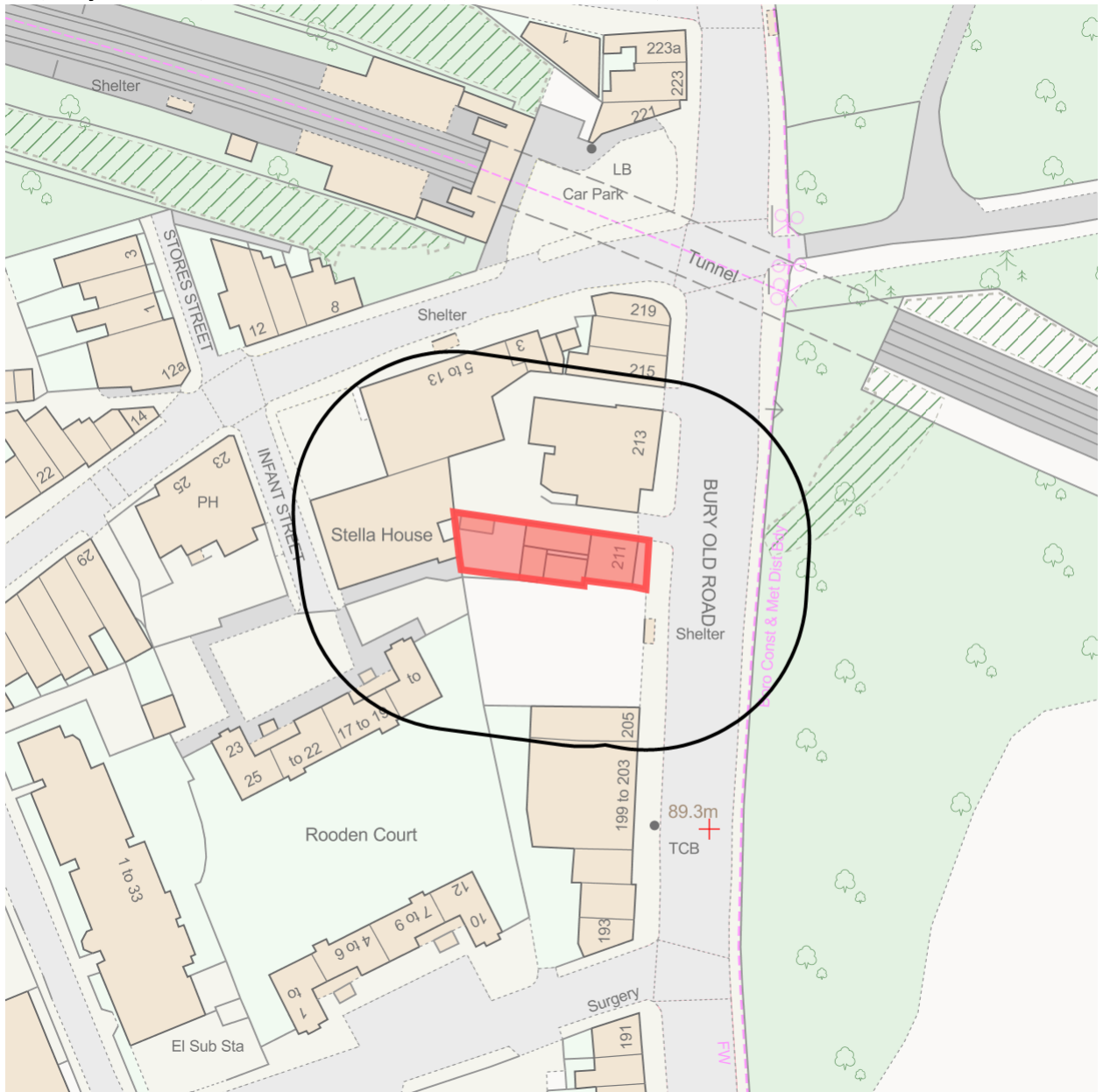
4.20 Railways



Subject Site

Address:

211, Bury Old Road, Prestwich, Manchester, Greater Manchester, M25 1JF



© 25m scales

Air Quality Index



Some Polluted Areas (See section 1.27 for more information)



1.01 Professional Opinion | Further Guidance

The way in which land and property is used can have a material impact on third party land and property. The nature of the existing use can give rise to regulatory action if compliance with current environmental regulations is not adhered to and any current use that the property is put to should take into account the sensitivity of the environmental setting. If there is any data identifying sensitive receptors, which may have a significantly increased sensitivity to contamination, these will be highlighted within the report.

In any case, it should also be confirmed that any conditions associated with planning permissions have been signed off by the Local Planning Authority and that there are no residual issues from a building control point of view.

To purchase Contaminated Land Insurance, please visit CLS at www.clsi.co.uk, call 01732 753 910 or purchase via your reseller. More details on this policy are available at <http://futureclimateinfo.com/howwe-can-help/residential/contaminated-land-insurances/>

It should be noted that if any development of the property is considered, a professional inspection and Phase 1 Environmental Survey (Environmental Screening) should be undertaken as part of any Conceptual Site Model to comply with the National Planning Policy Framework. The local Planning Authority may also identify the phased investigation process as a condition of planning approval.

1.02 Official Contaminated Land | Register Entries & Notices



PASS

Bury District (B) Council data indicates that the property is not within 25 metres of an area of land that has been designated Contaminated Land under Part 2A of the Environmental Protection Act 1990.

1.04 Potentially Contaminative Current Land Uses



PASS (WITH CONSIDERATIONS)

Data provided by Ordnance Survey and/or recent aerial imagery indicates that the Property is on or immediately adjacent to Current Industrial Land Uses.

The risk of an action under Part 2A of the Environmental Protection Act 1990 is not significantly increased by the activities currently taking place at the property. However, it is important to note that the way a property is used and managed can give rise to regulatory action under other environmental law, where damage or harm is being caused, or regulations are not adhered to.

Address	Site	Category	Source
K D B BUILDING SERVICES, BURY OLD ROAD, PRESTWICH, MANCHESTER, M25 1JF	Workshop / Light Industrial	Industrial Applicable to manufacturing, engineering, maintenance, storage / wholesale distribution and extraction sites	OS
PARKSIDE GARAGE, STELLA HOUSE, INFANT STREET, PRESTWICH, MANCHESTER, M25 1SS	Servicing Garage	Industrial Applicable to manufacturing, engineering, maintenance, storage / wholesale distribution and extraction sites	OS

CONSIDERATIONS: It may be prudent to conduct a walkover of the property to ensure that there are no clear liabilities relating to recent, ongoing or imminent pollution issues, or major environmental non-compliance. You could undertake this yourself, but for more complex cases it may be prudent to instruct an experienced environmental professional. If required, we can complete this work on your behalf for a fixed fee, starting at £995 + VAT for an 'Enviro Walkover'. Please contact us on +44 1732 755 180 or by email on FCI-Consultancy@dyedurham.com if you would like further assistance.

1.19 OFCOM Mast Site Clearance Locations



PASS (WITH CONSIDERATIONS)

Data provided by OFCOM indicates that the property is within 250 metres of one or more mobile phone base stations.

CONSIDERATIONS: For any concerns about electromagnetic fields exposure further advice is available from Public Health England, www.gov.uk/government/collections/electromagnetic-fields or from www.emfs.info.

1.20 Past Industrial Land Uses



PASS

In the Professional Opinion of the Environmental Risk Team the property is not on or within 25 metres of any former industrial land uses depicted on historic Ordnance Survey maps from which the level of environmental risk is likely to result in the land beneath the property being determined Contaminated Land within the meaning of Part 2A of the Environmental Act 1990.

1.23 Radon Gas



PASS

Data provided by the British Geological Survey (BGS) indicates that the property is not in a Radon Affected Area.

This is because the property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level of 200 Bq m⁻³), therefore no protective measures are required.

1.25 Surface Dangers or Hazards | Hazardous Waste Registrations



PASS (WITH CONSIDERATIONS)

Data provided by the Environment Agency indicates that the property is within 25 metres of an industrial/commercial site that is/was known to produce hazardous waste.

It is possible that there may be issues associated with the creation and/or storage of hazardous waste types, where a site is registered as a Hazardous Waste Producer.

It should be noted that in England Hazardous Waste Registrations were withdrawn in 2016. As such no further updates would have been made on the current status of the registration.

CONSIDERATIONS: It is possible that issues associated with contamination and nuisance may arise where such an authorised treatment facility exists. However, it is recognised that this facility is authorised and regulated.

Any questions or concerns relating to management of the facility and potential impacts on surrounding uses should be directed to the relevant agency. Please find contact details at the end of this report.

1.27 Air Quality Management Area



NOTE

Although information on air quality is not included within the Environmental risk assessment in this report we are able to provide information from DEFRA.

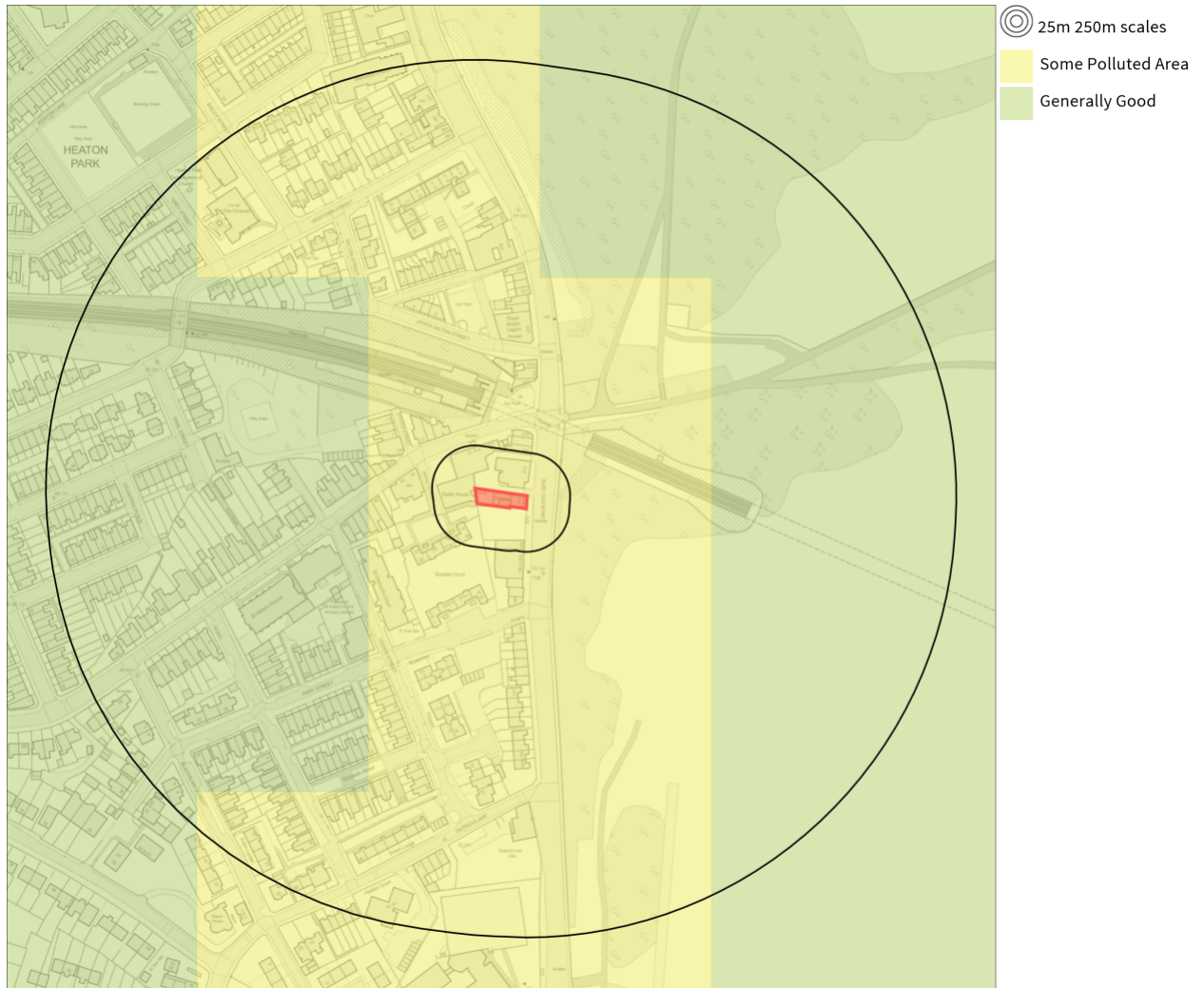
Data provided by DEFRA indicates that the property is not in or within 100 metres of an Air Quality Management Area (AQMA). An AQMA is declared where the air pollutants occur above EU and Government targets, and where the council is required to create and follow an Air Quality Action Plan (AQAP) to improve air quality.

Please note that though this property is not within an Air Quality Management Area, this does not necessarily guarantee good air quality. For more information on air quality please visit <https://uk-air.defra.gov.uk/air-pollution/>.

1.28 Air Quality Index



NOTE



The MappAi® air quality dataset provided by Earthsense includes information on Nitrogen Dioxide (NO₂) and Particulate Matter (PM_{2.5}) from vehicle emissions and indications from other sources. The model gives an indication of annual mean pollution for 2016 at a resolution of 100 metres.

The data indicates that the property is in an area with a rating of 2 or Some Polluted Areas. A rating of 2 means there is a moderate chance of pollution levels exceeding healthy levels, particularly in poor weather conditions. There is a fair chance of higher pollutant concentrations around major roads.

For further information on air quality go to <https://uk-air.defra.gov.uk/>

1.30 Checked Datasets



DATASETS

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Official Contaminated Land Register Entries & Notices	Artificial Ground
Potentially Contaminative Current Land Uses	Electrical Infrastructure Electricity Pylons
Electrical Infrastructure Overhead Power Lines	Electrical Infrastructure Power Cables and Lines
Electrical Infrastructure Substations	Discharge Consents
Environmental Permits Closed Mining Waste Facilities	Environmental Permits End of Life Vehicles
Environmental Permits Industrial Sites	Environmental Permits Waste Sites
Fuel / Petrol Stations	Landfill Current
Landfill Historic	OFCOM Mast Site Clearance Locations
Past Industrial Land Uses	Pollution Incidents

Potentially Infilled Land
Surface Dangers or Hazards | COMAH Sites
Water Abstractions

Radon Gas
Surface Dangers or Hazards | Hazardous Waste
Registrations



FLOOD

2.01 River and Sea Flood Risk



PASS

Data provided by the Environment Agency indicates that there is a Negligible risk of flooding from River or Sea within 25 metres of the property.

2.02 Surface Water Flood Risk



PASS

Surface water flooding occurs when heavy rainfall overwhelms the drainage capacity of an area. In these instances, the rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

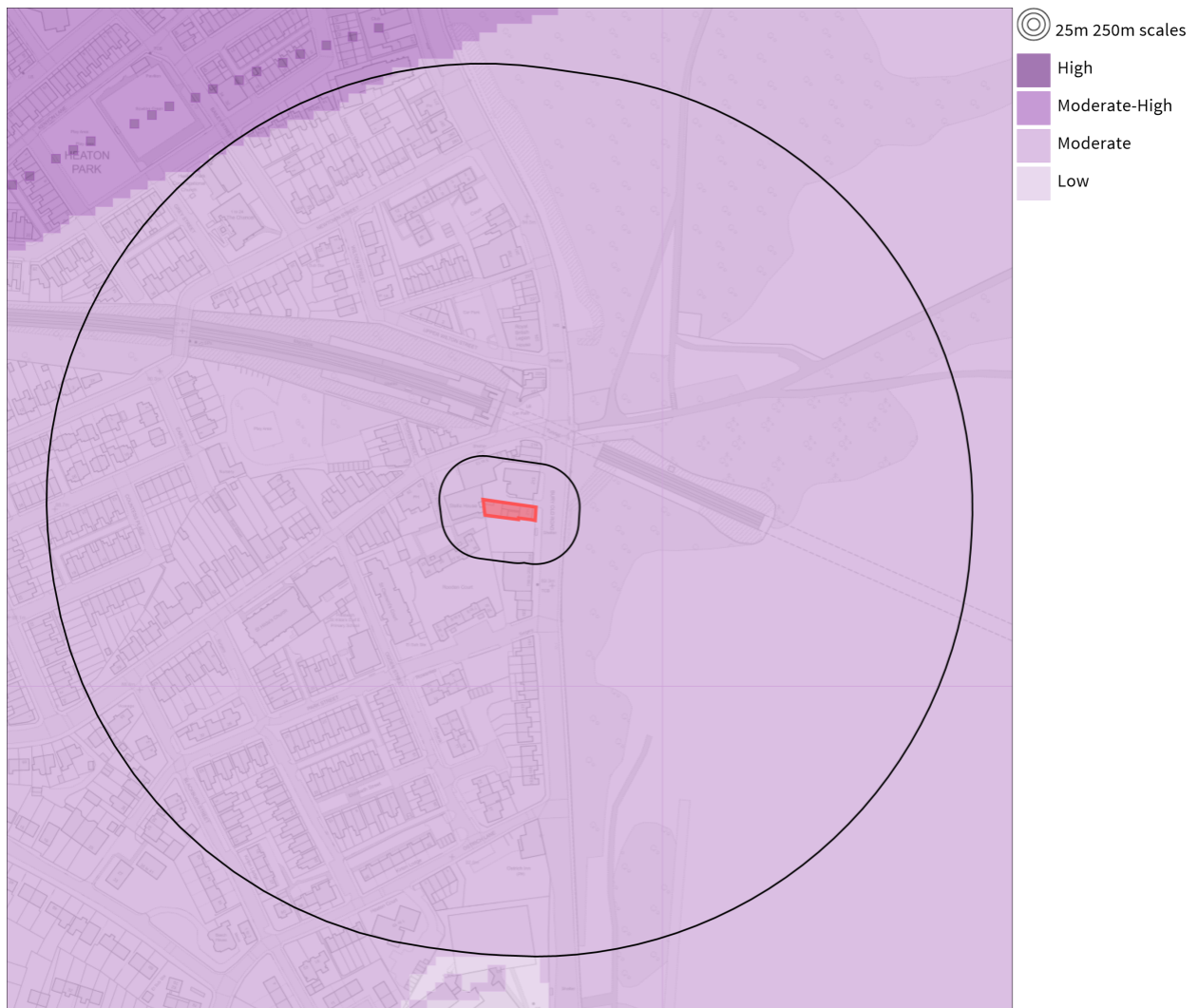
Data provided by JBA Risk Management Ltd (JBA) indicates that the property is located 2 metres from an area where the Surface Water flood risk is Low. This indicates that there is a 0.1% (1 in 1000) chance of flooding in any given year.

The result of the flood risk assessment in this report is based on the best available national flood models using the best available data sources, from the leading authorities. To avoid contributing to an unforeseen flood event, any drainage on the property should be kept free of blockages to ensure they are functioning to their design capacity so that they do not become overwhelmed.

2.03 Groundwater Flooding



PASS (WITH CONSIDERATIONS)



Data provided by JBA indicates that the property is located within 5 metres of an area that has at least a 1% annual chance of peak groundwater levels reaching within 5m of the ground surface. Within this zone there is a risk of groundwater flooding to subsurface assets, but near-surface manifestation of groundwater is less likely.

CONSIDERATIONS: As part of our commitment to providing practical solutions, we offer an inexpensive yet highly-detailed advanced flood assessment, the **Flood Appraisal**. The Flood Appraisal has been designed to provide an effective route for solicitors/conveyancers (and their clients) to undertake further investigation and comply with the recommendations of the Law Society Flood Risk Practice Note.

The Flood Appraisal is a detailed manual assessment, which considers additional information such as physical property characteristics (e.g. floor-levels, elevation, door thresholds etc.) and useful Local Authority/Planning assessments. Written by a qualified flood consultant, the Flood Appraisal places the investor/business owner in a more informed position to make a transactional decision, with greater understanding of the risk, and possible impacts. In many instances the detailed review can result in a reduction of the initial flood risk prediction. Useful information tailored to the property is also given as an indication of possible redevelopment constraints and operational issues related to flood risk.

The Flood Appraisal is available from £300 + VAT for Commercial properties, with a quick turnaround time of 3 working days. Larger commercial properties or plots of land are priced upon request.

To order an Flood Appraisal, please contact your search provider. If you require any further assistance, please contact us on +44 1732 755 180 or by email on FCI-Consultancy@dyedurham.com.

2.04 Surface Water Features



PASS

The Ordnance Survey Map indicates that the property is not located within 250 metres of a body of surface water, such as a stream, river, canal, reservoir, lake or pond.

2.05 JBA Floodability Rating



PASS

The JBA Floodability Rating at this location is Green. Green indicates that the likelihood of flooding is Low.

JBA Floodability data is derived from their high resolution UK flood hazard maps which are used by most insurers when assessing flood risk. Where a higher rating is indicated further investigation into flood risk is usually advisable.

Please always check that your Buildings Insurance policy covers Flood Damage, as the terms of any commercial mortgage or loan (as appropriate) may require all risks to be covered to meet the lender's terms, furthermore if the property is leasehold the landlord may also require that all perils cover is put in place as a requirement of any lease.

2.06 Historic Flooding



PASS

Data provided by the Environment Agency indicates that the property is not in or within 250 metres of an area that has flooded in the past. This includes all types of flooding, including Groundwater. However, we would always recommend asking the vendor to confirm whether or not they are aware of any previous flooding at the property.

Please see the previous sections for the Flood Risk as of the date of this report.

2.07 Flood Storage



PASS

Data provided by the Environment Agency indicates that the property is not located within 25 metres of a Flood Storage Area (land designed and operated to store flood water).

2.08 Dam Break



PASS

Data provided by JBA identifies areas of England and Wales that are most likely to suffer damage to property following the sudden and catastrophic failure of a large reservoir embankment or dam. This is a worst case scenario, it's unlikely that any actual flood would be this large. The flooding is predicted using advanced modelling techniques to ascertain if a property or site is potentially at risk in such an event, although not all dams were modelled.

This property is not located in an area modelled by JBA as being in the potential path of water if a reservoir dam or embankment was to fail.

2.09 Sewer Flooding



NOTE

Please note that information on Sewer Flooding is not included in the flood risk assessment in this report. This information is held by the water company responsible for the public sewer network. Sewer flooding happens for a number of reasons but is most likely to occur during storms, when large volumes of rainwater enter the sewers and sewage escapes from a manhole or a drain, or by backing up through toilets, baths and sinks. Sewer flooding can also occur when pipes become blocked.

2.10 Checked Datasets



DATASETS

The dataset categories analysed in this section are listed below. For more information, please visit our website.

River and Sea Flood Risk

Surface Water Flood Risk

Groundwater Flooding

Surface Water Features

JBA Floodability Rating

Historic Flooding



GROUND STABILITY

3.01 Professional Advice

For professional advice and guidance relating to the impact of any ground stability issues on your property please contact a Chartered Building Surveyor.

3.02 Property Subsidence Assessment - Clay Shrink-Swell



PASS

Shrink-swell refers to a change in soil volume as its moisture content changes. Clay-rich soils can absorb lots of water causing them to swell, the ground to rise and overlying structures to lift. This is known as heave. Heave can occur in wetter weather, or where excess water is introduced into the ground by damaged sewer or water pipes. In prolonged dryer weather, or where nearby trees and shrubs have high water demands, clay soils can become very dry. As a result, the ground shrinks, leading to subsidence. Shrink/swell-prone soils are found extensively across England and Wales, with soil shrinkage accounting for approximately 75% of all instances of subsidence.

The British Geological Survey (BGS) Property Subsidence Assessment dataset is a national assessment of Shrink-Swell susceptibility. As well as soil-type, it factors key environmental drivers such as the proximity of trees and the resilience of the property itself to cope with any movement (e.g. age, foundation depth). This provides a more property-specific assessment of susceptibility to shrink-swell related subsidence than considering geology alone.

The Property Subsidence Assessment data provided by the BGS indicates that the property is classified as having a **Non-Plastic** hazards score. This indicates the underlying geology is non-plastic and therefore cannot undergo any change in volume and therefore cannot have shrink-swell related subsidence.

3.05 Geohazards | Running Sand



PASS

The British Geological Survey indicates that the property is within 50 metres of an area of slight potential where sand can be fluidised by water and 'run' if the water table rises, with the potential to remove support from overlying buildings and cause subsidence damage. Certain constraints may apply to land uses involving excavation or the addition or removal of water.

3.10 Mining | Coal Mining



PASS (WITH CONSIDERATIONS)

The Coal Authority indicates that the property is located within 25 metres of an area that may be affected by Coal Mining.

CONSIDERATIONS: The Coal Authority recommends that a Coal Mining Report is obtained for this property.

3.15 Natural Cavities



PASS

The British Geological Survey indicates that the property is within 50 metres of an area where soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

3.16 Checked Datasets



DATASETS

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Property Subsidence Assessment - Clay Shrink-Swell	Geohazards Collapsible Deposits
Geohazards Compressible Ground	Geohazards Running Sand

Landslips/slides | Mass Movement
Mining | Britpits
Mining | Coal Mining
Mining | Mining Hazards (Non-Coal)
Modified Ground | Historical Analysis

Landslips/slides | Slope Instability
Mining | Cheshire Brine Compensation Area
Mining | Mining Cavities (Non-Coal)
Modified Ground | Artificial Ground
Natural Cavities



4.15 Oil and Gas | Licensed Areas (inc. Shale Gas)



PASS

The Property is located on or within 25 metres of an area where applications for Petroleum Exploration and Development Licences (PEDL) were invited during the 14th onshore licencing round (July-October 2014). However, according to data provided by the Department for Business, Energy & Industrial Strategy (BEIS) the property is not on or within 100 metres of an area that was subsequently issued a licence for such activity (including shale gas extraction, or 'fracking').

Please bear in mind that areas such as this where applications were invited are very large and non-specific, with almost half of the country included in the 14th round.

This area being open to applications, but lacking an issued licence, indicates that either no applications for licences were submitted, or that any applications made by energy companies were unsuccessful. As a result, currently it should not be feasible for Oil or Gas exploration to occur on, adjacent or within the immediate vicinity of the property.

As stated above, PEDLs can cover extremely large areas. Additionally, the presence of a PEDL on its own does not necessarily suggest that any operational activity (such as drilling) has/will occur, as numerous other permissions and consents must first be obtained. As such, we do not report the presence of PEDLs beyond the immediate vicinity (beyond 100m / >100m) of the property to avoid consistently capturing information which is unlikely to impact the Property. However, if PEDLs have been issued on neighbouring or nearby application areas, and the subsequent permissions/consents have been obtained to make a drilling/well site operational at a specific location within 5km, these current or former active sites will appear further down in the 'Oil and Gas | Current and Historic Sites' section of this report.

Additionally, please note that although PEDLs included the potential for energy production by fracking, the English and Welsh governments currently prohibit this activity on the basis of Scientific evidence presented by the Oil and Gas Authority (OGA) on the potential seismic impacts or tremors it may cause.

4.20 Railways



PASS (WITH CONSIDERATIONS)

Data provided by Ordnance Survey indicates that the property is located within 100 metres of railway infrastructure. Whereas these are usually obvious features please be aware that there may be associated rail traffic noise and vibrations, and occasional overnight noise from maintenance works. There may also be Japanese Knotweed present on the embankments surrounding the track.

Nearest Surface Route

Route Type	Distance
Surface	49 m
Nearest Tunnel Route	

Route Type	Distance
Tunnel	44 m
Nearest Station	

Station Name	Station Type	Distance
Heaton Park	Light Rapid Transit Station	53 m

CONSIDERATIONS: Railways can lead to Noise and Vibration which can be disruptive. Additional Noise can occur if the property is near a level crossing or similar, though a Night Time Quiet Period in which horns are only used in an emergency is in operation from 23:00 - 7:00. For more information on how railways can affect your property and who to contact in the event of disruptive noise/vibration please visit: <https://www.networkrail.co.uk/communities/lineside-neighbours/noise-and-vibration/>.

The presence of Japanese Knotweed can impact on the quiet enjoyment of the property and if located within 7 metres of the dwelling can lead to blight.

4.23 Checked Datasets



DATASETS

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Carbon Capture & Storage	Electrical Infrastructure Electricity Pylons
Electrical Infrastructure Overhead Power Lines	Electrical Infrastructure Power Cables and Lines
Electrical Infrastructure Substations	Hydropower Existing
Hydropower Potential	Major Energy Infrastructure Gas Pipe
Major Energy Infrastructure Gas Site	Major Infrastructure Projects Crossrail
Major Infrastructure Projects HS2	Major Infrastructure Projects Thames Tideway Tunnel
Oil and Gas Licensed Areas (inc. Shale Gas)	Oil and Gas Current and Historic Sites
Oil and Gas Underground Coal Gasification	Power Stations
Power Stations Nuclear Power	Railways
Solar Farms	Wind Farms



SITE SETTING

5.01 Aquifer Designation



PASS

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where the aquifer designation at the property location is "Principal Aquifer". Layers of rock or drift deposits that have high intergranular and / or fracture permeability meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.

5.02 Bedrock Geology



PASS

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where the Bedrock Geology is sandstone.

5.03 Ecological Features



PASS (WITH CONSIDERATIONS)

We have analysed data about the ecological setting of this property and these features may present themselves as receptors of contamination should this be present from historic or current land uses. The property is on or within 25 metres of the following classifications:

Feature	Source	Distance
National Character Area: Manchester Conurbation	Natural England	0 m
Registered Historic Parks and Gardens	Historic England	18 m
Woodland	Forestry Commission	17 m

Regardless of whether or not the property has historically been subject to a contaminative use any current use that the property is put to should reflect the sensitivities of this designation.

The way in which land and property is used can have a material impact on third party land and property. The nature of the existing use can give rise to regulatory action if compliance with current environmental regulations is not adhered to.

CONSIDERATIONS: If redevelopment of the property is being considered compliance with the National Planning Policy Framework will be required. This would require the production of a conceptual site model and intrusive investigation cannot be ruled out. A Chartered Environmental Surveyor or appropriate consultant should be appointed to produce the conceptual site model.

5.04 Geological Permeability



PASS

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where the predominant permeability flow type is Intergranular. The minimum permeability index is High and the maximum permeability index is High.

5.05 Groundwater Vulnerability



PASS (WITH CONSIDERATIONS)

Data provided by the Environment Agency indicates that the property is located within 25 metres of an area where groundwater resources may be vulnerable from activities carried out on the surface. The Groundwater has been assigned as having highly permeable groundwater with high leaching potential.

Groundwater resources may be vulnerable from activities carried out on the surface of the land. Other information, such as depth of groundwater and thickness and type of overlying cover will always be required for a site-specific assessment.

CONSIDERATIONS: If redevelopment of the property is being considered compliance with the National Planning Policy Framework will be required. This would require the production of a conceptual site model and intrusive investigation cannot be ruled out. A Chartered Environmental Surveyor or appropriate consultant should be appointed to produce the conceptual site model.

5.07 Superficial Deposits



PASS

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where the Superficial Deposits is/are sand and gravel.

5.08 Checked Datasets



DATASETS

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Aquifer Designation

Ecological Features

Groundwater Vulnerability

Superficial Deposits

Bedrock Geology

Geological Permeability

Source Protection Zones



NOTES & GUIDANCE

6.01 Report Notes

METHODOLOGY

The Commercial report is designed for commercial conveyancing transactions (purchase, sale or renewal of a lease), where redevelopment or a change of use is not proposed. This report provides a desktop risk assessment of contaminated land liabilities (Liabilities) under the Contaminated Land Regime. The assessment is carried out on 'a Property' which is defined as the area of land and buildings specified by the customer.

The assessment is based upon the principle of determining the presence of a plausible contaminant-pathway-receptor relationship (a contaminant linkage) as outlined by the Environment Agency's Land contamination risk management web pages at <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>. If all three are identified, then there must also be evidence of significant harm occurring, a significant possibility of significant harm or significant pollution or the possibility of significant pollution to Controlled Waters.

In our reports, **FURTHER ACTION** is only recommended when it is likely that the Local Authority could take action under the Contaminated Land Regime to enforce remediation of a Property. This will normally relate to Defra Category 1 or 2 sites. If no issues are identified, then the report will **PASS**.

If no issues have been identified which might result in regulatory action under the Contaminated Land Regime, but there are other material issues which the customer may wish to consider the report will **PASS (with Considerations)**.

If a report has a **FURTHER ACTION** or a **PASS (with considerations)** then recommendations are made to help resolve the issues identified. Some issues such as air quality are there for information only and in these situations this data is not assessed.

This report is a desk study risk assessment, and no site or ground inspection or physical investigation has been carried out. The impacts of the risks addressed in this report are normally measured in terms of quiet enjoyment, saleability, mortgageability, and the value of the property; the risk assessment in this report is provided by FCI.

6.02 Contaminated Land

METHODOLOGY

The contaminated land risk assessment used in this report takes account of statutory Contaminated Land as well as information on the various land uses or processes which may have the potential to create Contaminated Land. These include, for example, relevant former industrial land uses shown on historical maps, current industrial land uses, and relevant industrial processes. Risks such as waste sites, licensed discharge consents, radioactive substances, pollution prevention and control licences, explosives, and dangerous substance inventory, Control of Major Accidents and Hazards (COMAH), and Notification of Installations Handling Hazardous Substances (NIHHS), and Planning Hazardous Substance sites are all very highly regulated and as such are excluded from the Contaminated Land risk assessment. Such features at or nearby the property are features that may be considered in the survey or valuation.

R 6.03 Flood Insurance

METHODOLOGY

An overall 'JBA Floodability Rating' is given in this report based solely on JBA Floodability data. This shows the combined flood hazard, in 5 metre grid cells, from multiple sources i.e. river, sea and surface water flooding. Over 85% of insurers use JBA data when assessing flood risk. The JBA Floodability Rating is represented by colour indicators (black, red, amber, green or clear). For locations rating Black 1 (High) and Black 2 (Very High) there is more likely to be a correlation between JBA Floodability and a residential property being included within Flood Re by a participating insurer. These indicators however provide no assurance or guarantee that insurance / insurance covering flood risk will or will not be available, no reliance should be placed upon the colour indicators, and appropriate additional enquiries should be made as to the actual availability (or not) of insurance / insurance covering flood risk. Every insurance application is unique, so other perils, risks or a previous claims history may mean that insurance is not available in any event.

6.04 Flood Risk and Impact on Value

METHODOLOGY

The flood risk assessment in this report is based on the best available historic, river, sea, and surface water flooding data. This includes data supplied by the Environment Agency, Natural Resources Wales and JBA Risk Management. A flood risk assessment using these data sources, however, should not be regarded as definitive. Because the flood risk assessment is based on theoretical risk models, there is always the possibility that exceptional weather conditions and/or failure of flood defences can cause flooding that was not anticipated. No site visit has taken place.

The Professional Opinion on flood risk given in this report is based on a flood risk assessment of River, Sea and Surface Water flooding, using Environment Agency, Natural Resources Wales and JBA Risk Management data. If there is a history of flooding it is reported but it is not included in the flood risk assessment because circumstances can change, for example the provision of flood defences, causing the flood conditions to be different today. Susceptibility to groundwater flooding is reported but is also not included in the flood risk assessment; this is because the data identifies geological conditions which could enable groundwater flooding to occur, but does not model the risk of such an occurrence.

RICS advises that flood risk does reduce the value of a property, compared with a similar property without such a risk. This depends on the particular circumstances of the property, any history of flooding, and the provision of flood defences. For some 'at risk' property, for example, the reduction in value may be offset by an increase due to the property's amenity value close to a river, stream or coast.

6.05 Flood Planning, Flood Warning and Reporting, and Flood Resistance and Resilience Measures

METHODOLOGY

Detailed advice on flooding and resistance and resilience measures, flood risk planning and costs, and flood warning and reporting systems, is available from the following websites:

English Government: <https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>

Natural Resources Wales: <https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>

6.06 Limitations

METHODOLOGY

FCI reports have been designed to satisfy standard environmental due-diligence enquiries, as recommended by the Law Society's contaminated land warning card. It is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The Report does not include a site investigation, nor does FCI make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, we cannot guarantee that all land uses or factors of concern will have been identified by the Report. The information in the Data Section of the Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, FCI cannot guarantee the accuracy or completeness of such information or data. FCI will not accept responsibility for inaccurate data provided by external data providers. For further information regarding the datasets reviewed within our assessment, please contact one of our technical team on 01732 755180.

6.07 Standard

T&Cs, QUERIES & COMPLAINTS

This report is supplied by Future Climate Info Limited subject to Terms and Conditions of Business, available at <https://futureclimateinfo.com/wp-content/uploads/2021/09/FCI-terms-and-conditions-v050821a.pdf>. In the event of product and content queries please contact FCI-Admin@dyedurham.com. Our formal complaints procedure can be found at <http://www.futureclimateinfo.com/complaints>

6.08 Search Code

CONSUMER INFORMATION

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Future Climate Info Ltd, Office 35, 26 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4AE, Telephone 01732 755 180, Email: FCI-Admin@dyedurham.com, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.

- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports.
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

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

TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP
Tel: 01722 333306, Fax: 01722 332296, Email: admin@tpos.co.uk, Web: <https://www.tpos.co.uk/>
You can get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

6.09 Report Licensing

METHODOLOGY

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USEFUL CONTACTS

Local Authority : Bury Metropolitan Borough Council

Tel: 01612 535 000
Visit: <http://www.bury.gov.uk>

Environment Agency | 1 North Lutra House, Dodd Way, Off Seedlee Road, Bamber Bridge, Preston. PR5 8BX

Tel: 08708 506 506
Visit: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

Natural Resources Wales

Tel: 0300 065 3000
Visit: <http://naturalresources.wales/>

Email: enquiries@naturalresourceswales.gov.uk

JBA Risk Management Ltd | 1 Broughton Park, Old Lane North, Broughton, Skipton, North Yorkshire. BD23 3FD

Tel: 01756 799919

Public Health England | Wellington House, 133-155 Waterloo Road, London. SE1 8UG

Tel: 020 7654 8000

Visit: <https://www.gov.uk/government/organisations/public-health-england>

Email: enquiries@phe.gov.uk

Public Health Wales | 2 Capital Quarter, Tyndall Street, Cardiff, CF10 4BZ

Tel: 029 2022 7744

Visit: <http://phw.nhs.wales/>

The Coal Authority Property Search Services | 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG

Tel: 0845 762 6848

Visit: www.groundstability.com

Email: groundstability@coal.gov.uk

The British Geological Survey | Environmental Research Centre, Keyworth, Nottingham, NG12 5GG

Tel: 0115 936 3143

Visit: <http://www.bgs.ac.uk/>

Email: enquiries@bgs.ac.uk

Ordnance Survey | Customer Services Ordnance Survey Adanac Drive Southampton SO16 0AS

Tel: 08456 05 05 05

Visit: www.ordnancesurvey.co.uk/

Department for Business, Energy & Industrial Strategy | 1 Victoria Street London SW1H 0ET

Tel: 020 7215 5000

Email: enquiries@beis.gov.uk