

41, SHEPHERDS CLOSE, GREENMOUNT, BURY, BL8 4BL

## Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.



**FLOOD  
RISK**



**Contaminated Land Liability**  
**Passed**



**Flood Risk**  
**Moderate-High**

page 4

## Further guidance



**Ground Stability**  
**Identified**

page 4



**Radon**  
**Passed**



**Planning Constraints**  
**Identified**

page 10

## Site plan



## Screenings



**Energy**  
**Identified**

page 7



**Transportation**  
**Identified**

page 9



**Planning Applications**  
**Identified**

page 10

Full assessments of the above screenings are available in our Avista report.  
Please contact Groundsure or your search provider for further details.

## Useful contacts

Bury Metropolitan Borough Council:  
<http://www.bury.gov.uk/>  
info@bury.gov.uk  
0161 253 5000

Environment Agency National Customer  
Contact Centre (NCCC):  
enquiries@environment-agency.gov.uk  
03708 506 506

## Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 13**.



### Flood Risk

#### Flood risk

An elevated level of flood risk has been identified at the property. Key recommended next steps:

- check to see if the property is eligible for the Flood Re scheme, which enables many properties at risk of flooding to be insured at reasonable rates: <http://www.floodre.co.uk/homeowner/about-us/>
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- the assessment in this report is automated based on the highest flood risk found within the site boundary. You may wish to check the maps provided in this report to confirm whether the flood risk area affects the buildings or the associated land. Groundsure can manually reassess the site. Please note this does not include a site visit
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood



### Ground stability

#### Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority. Key recommended next steps:



- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

## Other considerations

No additional factors that Groundsure believe require further action have been identified in relation to the property.

## Environmental summary



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see **page 2** for further advice.



### Contaminated Land

No significant concerns have been identified as a result of the contaminated land searches.

|                                    |               |
|------------------------------------|---------------|
| <b>Contaminated Land Liability</b> | <b>Passed</b> |
|------------------------------------|---------------|

|                      |               |
|----------------------|---------------|
| <b>Past Land Use</b> | <b>Passed</b> |
|----------------------|---------------|

|                           |               |
|---------------------------|---------------|
| <b>Waste and Landfill</b> | <b>Passed</b> |
|---------------------------|---------------|

|                                      |               |
|--------------------------------------|---------------|
| <b>Current and Recent Industrial</b> | <b>Passed</b> |
|--------------------------------------|---------------|



### Flood Risk

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is moderate-high.

Please see **page 5** for details of the identified issues.

|                                   |                 |
|-----------------------------------|-----------------|
| <b>River and Coastal Flooding</b> | <b>Very Low</b> |
|-----------------------------------|-----------------|

|                             |            |
|-----------------------------|------------|
| <b>Groundwater Flooding</b> | <b>Low</b> |
|-----------------------------|------------|

|                               |                    |
|-------------------------------|--------------------|
| <b>Surface Water Flooding</b> | <b>Significant</b> |
|-------------------------------|--------------------|

|                      |                       |
|----------------------|-----------------------|
| <b>Past Flooding</b> | <b>Not identified</b> |
|----------------------|-----------------------|

|                            |                       |
|----------------------------|-----------------------|
| <b>Flood Storage Areas</b> | <b>Not identified</b> |
|----------------------------|-----------------------|

|                                     |             |                                                                                                       |
|-------------------------------------|-------------|-------------------------------------------------------------------------------------------------------|
| <b>FloodScore™ insurance rating</b> | <b>High</b> | The rating is compiled by Ambiental, a leading flood risk analysis company. Please see <b>page 16</b> |
|-------------------------------------|-------------|-------------------------------------------------------------------------------------------------------|



### Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see **page 6** for details of the identified issues.

|                                 |                            |
|---------------------------------|----------------------------|
| <b>Natural Ground Stability</b> | <b>Negligible-Very low</b> |
|---------------------------------|----------------------------|

|                                     |                   |
|-------------------------------------|-------------------|
| <b>Non-Natural Ground Stability</b> | <b>Identified</b> |
|-------------------------------------|-------------------|



### Radon

Local levels of radon are considered normal. Percentage of affected homes in your local area is: Less than 1%.

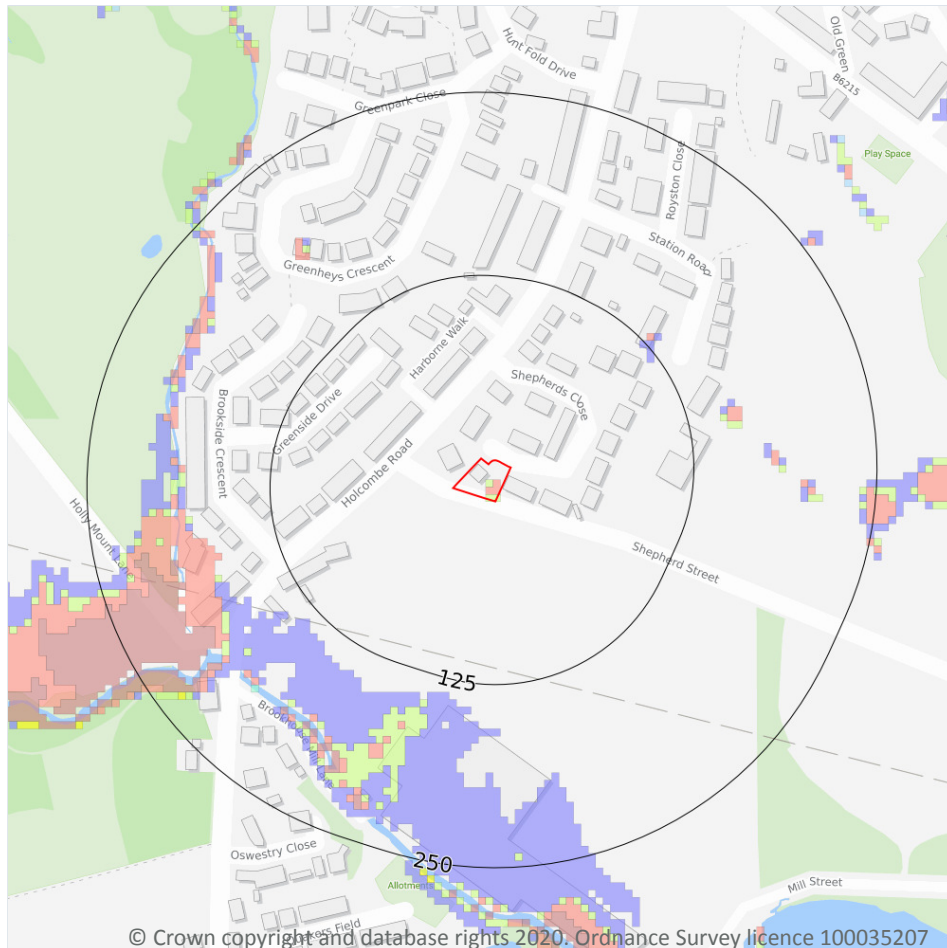
**Not in a radon affected area**



## Flood Risk



### Surface water flood risk



— Site Outline  
Search buffers in metres (m)

Surface water flood risk

- Highly significant
- Significant
- High
- Moderate to high
- Moderate
- Low to moderate
- Low

### Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: <http://www.floodre.co.uk/>

The area in which the property is located has been assessed to be at a Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiantal Risk Analytics maps.

## Ground stability



### Non-natural ground subsidence

#### Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see **page 2** for further advice.

## Energy summary



The property has been identified to lie within 5km of one or more energy features. The Homebuyers report summarises these on this page.

If required, full details on these energy features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



### Oil and Gas

Historical, active or planned wells or extraction areas have been identified near the property.

**Oil and Gas Areas**  
**Oil and Gas Wells**

**Identified**  
**Identified**



### Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

**Planned Multiple Wind Turbines**

**Identified**

**Planned Single Wind Turbines**

**Identified**

**Existing Wind Turbines**

**Identified**

**Proposed Solar Farms**

**Identified**

**Existing Solar Farms**

**Not identified**



### Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

**Power stations**  
**Energy Infrastructure Projects**

**Not identified**  
**Identified**  
**Not identified**



## Electricity transmission lines



### Electricity transmission lines and pylons

The nearest overhead transmission lines and/or pylon is located 110m from the property.

Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit <http://www.emfs.info>. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website.

This data is sourced from the National Grid. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. However, if the existence of overhead power transmission may have a material impact with regard to the decision to purchase the property, Groundsure recommends contacting these organisations.

## Transportation summary



The property has been identified to lie within the search radius of one or more transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



### HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

|                   |                |
|-------------------|----------------|
| HS2 Route         | Not identified |
| HS2 Safeguarding  | Not identified |
| HS2 Stations      | Not identified |
| HS2 Depots        | Not identified |
| HS2 Noise         | Not assessed   |
| HS2 Visual impact | Not assessed   |



### Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

|                          |                |
|--------------------------|----------------|
| Crossrail 1 Route        | Not identified |
| Crossrail 1 Stations     | Not identified |
| Crossrail 1 Worksites    | Not identified |
| Crossrail 2 Route        | Not identified |
| Crossrail 2 Stations     | Not identified |
| Crossrail 2 Worksites    | Not identified |
| Crossrail 2 Safeguarding | Not identified |
| Crossrail 2 Headhouse    | Not identified |



### Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

|                                 |                |
|---------------------------------|----------------|
| Active Railways and Tunnels     | Not identified |
| Historical Railways and Tunnels | Identified     |
| Railway and Tube Stations       | Not identified |
| Underground                     | Not identified |



## Planning summary



### Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

## 6 Total applications

This total includes large developments within 500 m, small developments within 125 m and house extensions within 50 m. If required, full details on these applications including a detailed location plan relative to the property are available when you purchase a Groundsure Planning Report via your preferred searches provider.



### Planning constraints

Protected areas have been identified within 50 metres of the property.

Please see **page 11** for details of the identified issues.

|                                            |                       |
|--------------------------------------------|-----------------------|
| <b>Environmental Protected Areas</b>       | <b>Identified</b>     |
| <b>Visual and Cultural Protected Areas</b> | <b>Not identified</b> |



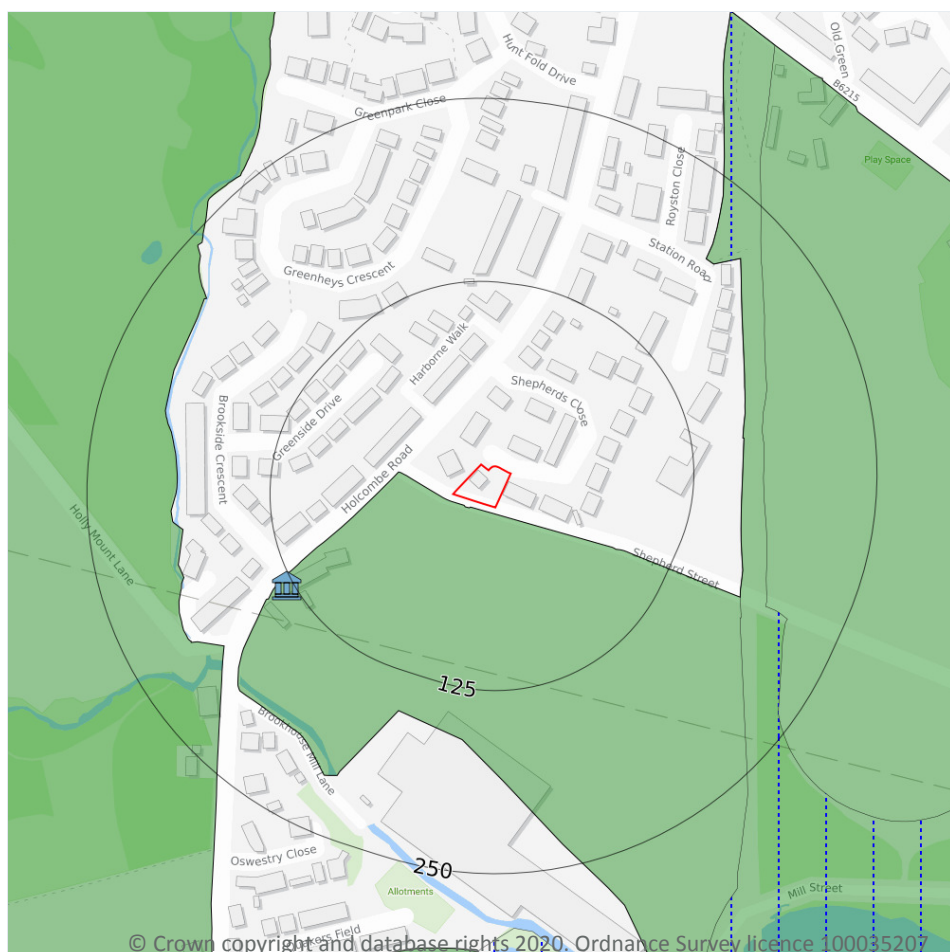
### Telecoms

There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

|                           |                       |
|---------------------------|-----------------------|
| <b>Mobile phone masts</b> | <b>Not identified</b> |
|---------------------------|-----------------------|



## Planning Constraints



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Sites of Special Scientific Interest
- Designated Ancient Woodland
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

## Environmental Designations

### Green Belt

Green Belts are intended to prevent inappropriate development by keeping certain areas of land open. The fundamental purpose of Green Belt is to prevent continued growth and merging of urban areas, hence the majority of Green Belt land being located on the fringe of large towns and cities, extending into the countryside. Whilst development can happen in the Green Belt, it should be subject to greater controls on the type and size of the development. However, the presence of a Green Belt designation is not in itself a complete barrier to development and the Local Plan should be consulted if a purchaser is concerned about any potential development in these areas.

| Distance | Direction | Green Belt Name          | Data Source |
|----------|-----------|--------------------------|-------------|
| 4 m      | S         | Liverpool and Manchester | Bury        |

# Homebuyers

41, SHEPHERDS CLOSE,  
GREENMOUNT, BURY, BL8 4BL

Ref: GS-7008102  
Your ref: 41 Shepherds Close  
Grid ref: 377647 413963

This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2020). For more information please see <https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land>

## Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

| Contaminated Land                                                     |                |
|-----------------------------------------------------------------------|----------------|
| Former industrial land use (1:10,560 and 1:10,000 scale)              | Not identified |
| Former tanks                                                          | Not identified |
| Former energy features                                                | Not identified |
| Former petrol stations                                                | Not identified |
| Former garages                                                        | Not identified |
| Former military land                                                  | Not identified |
| Former landfill (from Local Authority and historical mapping records) | Not identified |
| Waste site no longer in use                                           | Not identified |
| Active or recent landfill                                             | Not identified |
| Former landfill (from Environment Agency Records)                     | Not identified |
| Active or recent licensed waste sites                                 | Not identified |
| Recent industrial land uses                                           | Not identified |
| Current or recent petrol stations                                     | Not identified |
| Hazardous substance storage/usage                                     | Not identified |
| Sites designated as Contaminated Land                                 | Not identified |
| Historical licensed industrial activities                             | Not identified |
| Current or recent licensed industrial activities                      | Not identified |
| Local Authority licensed pollutant release                            | Not identified |
| Pollutant release to surface waters                                   | Not identified |
| Pollutant release to public sewer                                     | Not identified |
| Dangerous industrial substances (D.S.I. List 1)                       | Not identified |

| Contaminated Land                               |                |
|-------------------------------------------------|----------------|
| Dangerous industrial substances (D.S.I. List 2) | Not identified |
| Pollution incidents                             | Not identified |
| Flood Risk                                      |                |
| Risk of flooding from rivers and the sea        | Not identified |
| Flood storage areas: part of floodplain         | Not identified |
| Historical flood areas                          | Not identified |
| Areas benefiting from flood defences            | Not identified |
| Flood defences                                  | Not identified |
| Proposed flood defences                         | Not identified |
| Surface water flood risk                        | Identified     |
| Groundwater flooding                            | Not identified |
| Ground stability                                |                |
| Natural ground subsidence                       | Not identified |
| Natural geological cavities                     | Not identified |
| Coal mining                                     | Identified     |
| Non-coal mining                                 | Not identified |
| Mining cavities                                 | Not identified |
| Infilled land                                   | Not identified |
| Radon                                           |                |
| Radon                                           | Not identified |

## Energy Infrastructure

**Electricity transmission lines and pylons** Identified

## Planning constraints

Sites of Special Scientific Interest Not identified

Internationally important wetland sites  
(Ramsar Sites) Not identified

Special Areas of Conservation Not identified

Special Protection Areas (for birds) Not identified

National Nature Reserves Not identified

Local Nature Reserves Not identified

Designated Ancient Woodland Not identified

**Green Belt** Identified

World Heritage Sites Not identified

Areas of Outstanding Natural Beauty Not identified

National Parks Not identified

Conservation Areas Not identified

Listed Buildings Not identified

Certificates of Immunity from Listing Not identified

Scheduled Monuments Not identified

Registered Parks and Gardens Not identified

## Planning

Mobile phone masts Not identified

Mobile phone masts planning records Not identified

## Contaminated land liability assessment methodology

As part of this report Groundsure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- historical land use (compiled from 1:10,000 and 1:10,560 maps)
- petrol stations, garages, energy features and tanks (compiled from 1:1,250 and 1:2,500 maps) – for selected areas.
- historic military / ordnance sites
- landfill and waste transfer/treatment or disposal sites (including scrap yards)
- current and recent industrial uses (as defined by PointX data)
- Catalyst petrol station
- Part A(1), Part A(2) and Part B Authorisations
- sites determined as Contaminated Land under Part 2A EPA 1990
- Planning Hazardous Substance Consents
- Environment Agency Recorded Pollution Incidents
- Dangerous Substances Inventory Releases (DSI)
- Red List Discharge Consent

The level of risk associated with the property is either Passed or Action Required. If the report result is Action Required it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

### Method Statement

In assessing specific site risk, Groundsure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

### Limitations of the Study

This report has been prepared with the assumption that the site is in residential use and that no significant (re)development is planned. The screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.



## Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiantal Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiantal Risk Analytics.

### Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by Environment Agency. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

### Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

### Surface water flooding

Ambiantal Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

### Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

### Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of

an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

## Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

## Ambiental FloodScore™ insurance rating

The property has been rated as **High** risk. Please see **page 2** for further advice.

Ambiental's FloodScore™ risk rating gives an indicative assessment of the potential insurance risk classification from flooding, which can provide an indication of how likely it is that a property's policy will be ceded to Flood Re. The assessment is based on Ambiental's river, tidal and surface water flood data and other factors which some insurers may use in their assessment are not included.

Flood Re is a re-insurance scheme that makes flood cover more widely available and affordable as part of your residential property home insurance. Properties at higher risk of flooding may have the flood part of their policy ceded to Flood Re by their insurer. It is important to understand that Flood Re does not apply to all situations. Exclusions from Flood Re includes properties constructed after 1 January 2009; properties not within domestic Council Tax bands A to H (or equivalent); commercial properties, certain buy to let scenarios and buildings comprising four or more residential units. A full list of the exemptions can be found on the Flood Re website (<https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/>).

The Ambiental FloodScore™ insurance rating is classified into six different bandings:

**Very High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a very high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**Moderate-High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a moderate possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**Moderate** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a low possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

**Low** indicates a level of risk that is likely to mean standard cover and premiums are available for flood cover. There is a low possibility the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

**Very Low** indicates a level of flood risk that should not have any impact on the provision of flood cover for the property.

## Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

## Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, whereas a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. This is then represented within Groundsure reports as either Negligible-Very Low (A&B ratings), Low (C ratings) or Moderate-High (D&E ratings). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide:

<https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>



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- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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- liaise, at your request, with anyone acting formally on your behalf

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