

Walmersley Old Road, Bury BL9 6RZ

Site Information

Description	The land at Walmersley Old Road, Bury BL9 6RZ is some 0.64 hectares in extent and is greenbelt land.	Existing Use	Vacant Land
Borough	Bury Borough	Urban, Rural or Semi-Rural	Semi Urban
Acreage	1.58 Acres		

Site Context of Surrounding Area



Location Plan

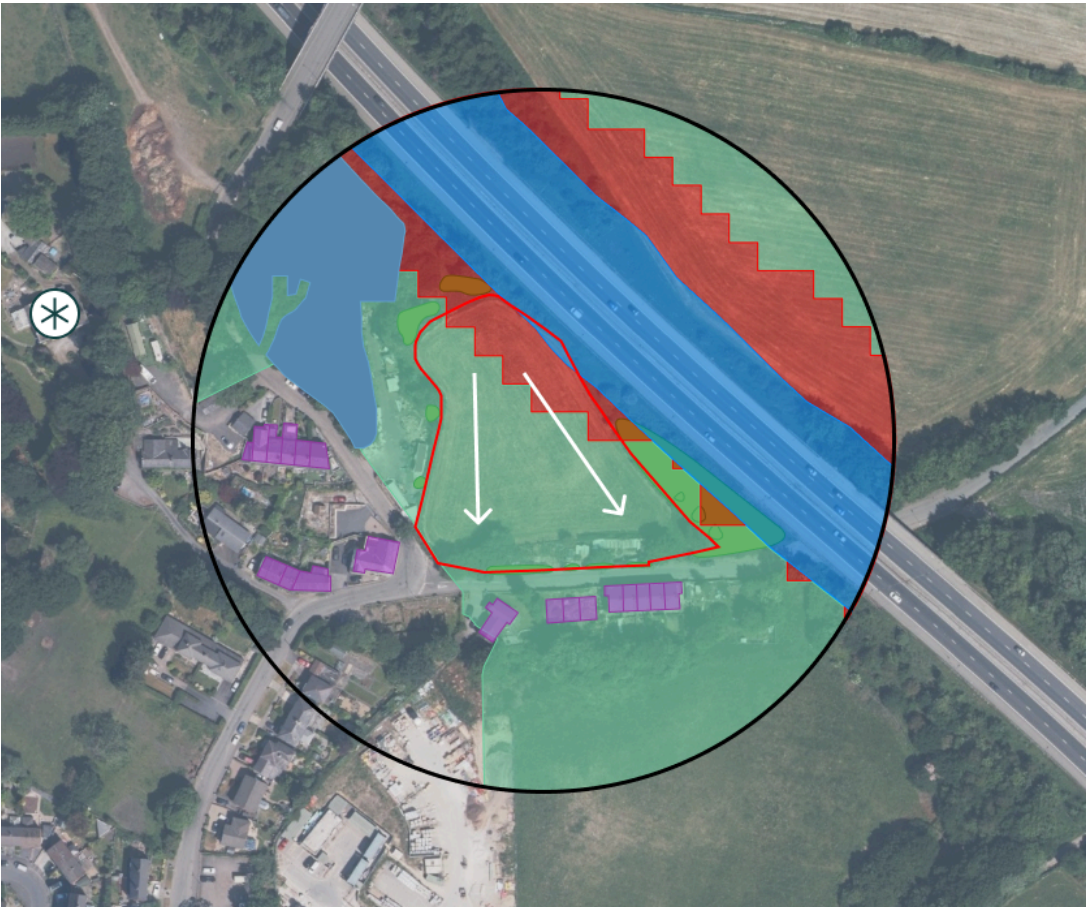


Action Plan

ITEMS TO BE TAKEN INTO CONSIDERATION BEFORE SUBMITTING A PLANNING APPLICATION		
Bio-Diversity Net Gain		
Development BNG Requirements	BNG calculation required to determine the impact on the site and to understand what can be achieved with on site biodiversity net gain.	Ecologist to calculate the current biodiversity of the site and an initial site plan assessment should be undertaken to identify the potential for on-site biodiversity enhancements
Constraints		
Noise	The site has been reviewed for noise using official road noise data. The assessment confirms that road noise levels are present within and adjacent to its boundaries.	Acoustic Assessment required
Hedgerow	The site has been reviewed for Hedgerow. The assessment confirms there is hedgerow present within and adjacent to its boundaries.	Ecology Assessment required
Forest & Woodland	The site has been reviewed for forest and woodland using the national forest inventory. The assessment confirms that forest and woodland are present adjacent to its boundaries.	Ecology and Arboricultural Assessment required
Non-Statutory Local Wildlife Sites	The site has been reviewed for Non-Statutory Local Wildlife Sites. The assessment confirms the site is located adjacent to Wildlife Links and Corridor EN6/4	Ecology Assessment required
Biodiversity	The site has been reviewed for Biodiversity. The assessment confirms the site is predominantly Grassland and part Woodland and Forest. PEA will be required	Ecology Assessment required
Priority Habitat Inventory	The site has been reviewed for Priority Habitat Areas. The assessment confirms the site is located adjacent to a deciduous woodland priority area.	Ecology Assessment required
Listed Buildings	The site has been reviewed for Listed Building and Area. The assessment confirms a listed building is located within 50m of its boundaries.	Heritage Assessment required
Topographical Features	The site's topography has been reviewed to assess any natural or man-made features that may impact its development potential. The assessment confirms that the site has varied elevation levels which may pose challenges for site layout, drainage, and access design.	Topographical Survey required

Site Constraints

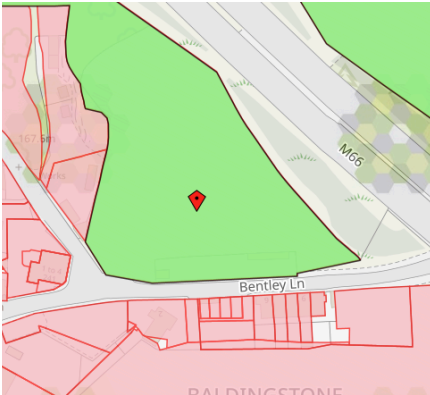
Constraints Plan



Key:

	Road Noise		AQMA
	Mature Trees & Hedgerow		Topographical Slope
	Listed Building		Surrounding Properties
	Priority Habitat		Greenbelt Boundary

Table of Findings

TITLES		STATUS		CONCLUSION		
Registered Proprietor(s)		One Owner				
No. of Titles		One Title				
MAN167992 - Owned by Geoffery Stubbs						
	❗ 1) Ownership & Title Status		Risk Level	Interpretation	Evidence	Entry #
	-	Tenure	Very Low Risk	The property is held freehold, signifying ownership of the land and all structures on it without term.	The Freehold	A (1)
	-	Class of Title	Very Low Risk	The title is 'absolute', indicating the highest form of ownership with minimal limitations or defects.	Title absolute	B (0)
	-	Registered Proprietor	Low Risk	Geoffrey Stubbs is the registered proprietor and this entry specifies their address for service.	(07.03.2012) PROPRIETOR: GEOFFREY STUBBS care of Ellern Mede Farm, Totteridge Common, London N20 8LS.	B (1)
	-	Value Stated	Very Low Risk	The value of the property was stated as between £220,000 and £225,000 in November 2010.	(12.11.2010) The value stated as at 12 November 2010 was between £20,000 and £25,000.	B (2)
	-	Pending Applications/Searches	Very Low Risk	There are currently no pending applications or official searches against the title, indicating a clear status.	There is no application or official search pending against this title.	Header
	✅ 2) Development Constraints & Land Use Restrictions					
	-	Restrictive Covenant - No Building Zone	Very Low Risk	A covenant exists requiring a portion of the land to remain open and unbuilt upon, potentially restricting development.	(12.11.2010) A Conveyance of the land in this title and other land dated 5 March 1937 made between (1) Bury Estates Limited (Vendor) and (2) Arthur Stubbs and Alice Stubbs (Purchasers) contains the following Covenants...	C (1)
					‘NOTE: Copy Plan Filed’	
	✅ 3) Access & Utility Rights					
	-	None Present				
	✅ 4) Charges & Financial Restrictions					
	-	None Present				

Adverse Boundary Issues	✔ None	<i>These arise when the exact boundary between properties is unclear or disputed, potentially causing legal conflicts and affecting development or use of land.</i>
Third Party Adverse Possession	✔ None	<i>Definition - This occurs when someone occupies land without the owner's permission long enough to claim legal rights over it, if unchallenged.</i>
Active Tenant	✔ None	<i>Definition - An active tenant lawfully occupies a property under a current tenancy agreement, limiting development or major changes until the tenancy ends or is renegotiated.</i>

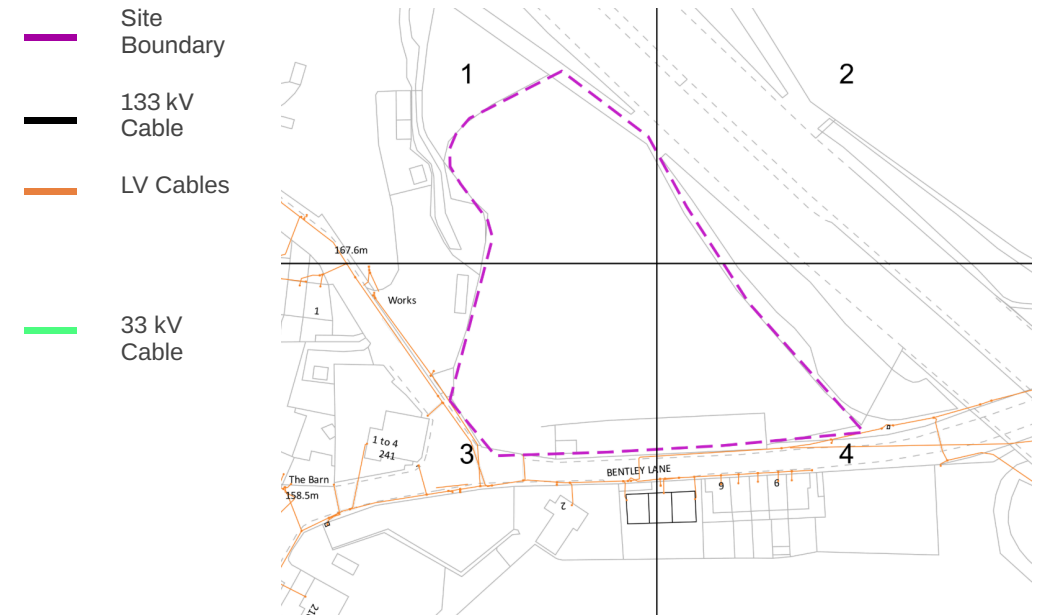
ACCESS	STATUS	CONCLUSION
Access to Adopted Road Potential Access Roads	✔ Yes	<i>The site has direct access to an adopted public road via Bentley Lane, meaning no third-party permissions are required to establish a suitable access point.</i>
Legend Site Boundary Adopted Road Unadopted Road 		

INFRASTRUCTURE	STATUS	CONCLUSION
Street Furniture	✓ Good	<i>The site has been reviewed for street furniture, The assessment confirms there are two telegraph poles present on Bentley Lane with overhead cables present. Additionally there are two street lights present on Bentley Lane. A bus stop is located on the Bentley Lane and Walmersley Old Road junction, boarding the south west corner of the site.</i>
	Items — Site Boundary ○ Bus Stop ● Post Box ● Street Light ● Telegraph Poles --- Telegraph Lines ● Electric Pole --- Electric Lines	
Utility Connectivity	✓ Good	<i>The site has been reviewed for utility connectivity. The assessment confirms the site is well connected with infrastructure located on Walmersley Old Road and Bentley Lane. LP mains are located south of its boundaries along Bentley Lane. LV cables are located south and southwest of its boundaries along Walmersley Old Road and Bentley Lane. Combined Public Sewers are located southwest of its boundaries along Walmersley Old Road and Live Distribution Mains are located adjacent to its boundaries, south along Bentley Lane.</i>
Utility Physical Limitation Risk	✓ None	<i>The site has been reviewed for Utility Physical Limitations . The assessment confirms that the site is not limited by utilities.</i>
Utility Reports	View utility reports Here	

Gas Utilities	Electric Utilities
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Electric Utilities

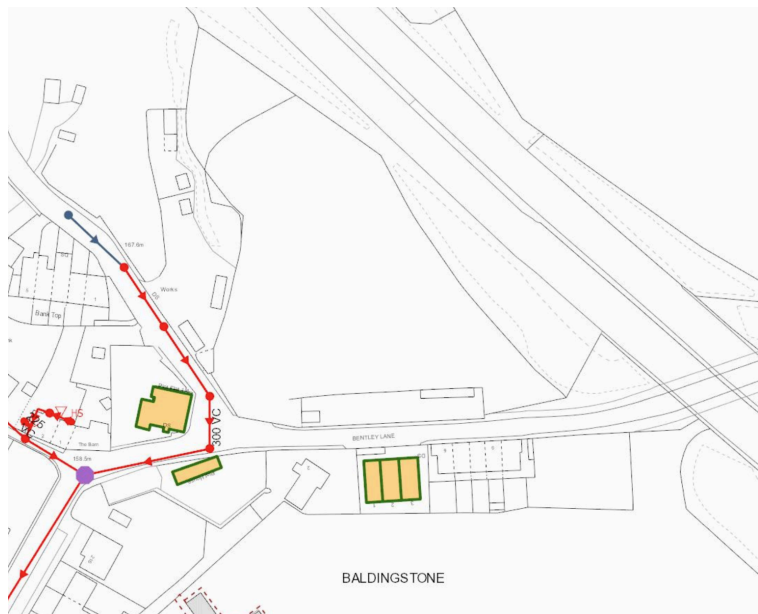


Water Utilities on the next page



Waste Water Utilities

- Surface Water Public Sewer
- Foul Public Sewer
- Combined Public Sewer



Clean Water Utilities

- Live Distribution Main



CONSTRAINTS	STATUS	CONCLUSION
Environmental & Ecological Limitations		
Noise Definition: Noise constraint refers to the limitation imposed on a property due to existing or potential noise pollution, which may originate from various sources such as traffic, industrial operations, or commercial activities.	ⓘ Medium Risk	The site has been reviewed for noise using official road noise data. The assessment confirms that road noise levels are present within and adjacent to its boundaries.
	Legend Site Boundary 55 - 59.9 Decibels 60 - 64.9 Decibels 65 - 69.9 Decibels 70 - 74.9 Decibels 75+ Decibels Details Location On Site Est. Coverage 1.58 Acres Noise Type Road Noise Decibel Level 65 - 75+	
Air Quality Management Area Definition: An Air Quality Management Area (AQMA) is designated by local authorities in places where air pollution levels exceed or are at risk of exceeding national air quality objectives.	ⓘ Low Risk	The site has been reviewed for Air Quality Management Areas (AQMA). The assessment confirms the site is located adjacent to an Air Quality Management Area.
	Legend Site Boundary AQMA Details Location 0 - 50m Est. Coverage 0 Acres LPA Bury Council	

Flood Risk - Surface Water

Definition:

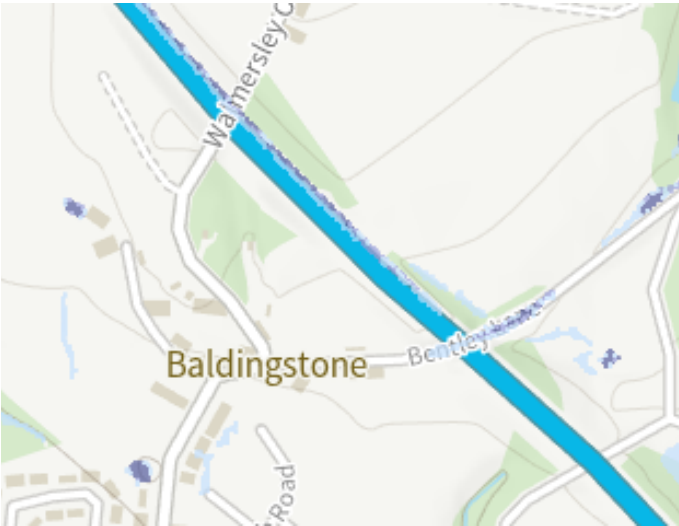
The potential flooding from rainwater that does not immediately infiltrate the ground or enter drainage systems, often occurring when rainfall exceeds the capacity of natural or man-made drainage systems.

 Low Risk

The site has been reviewed for flood risk using official flood zone data from the Environment Agency. The assessment confirms that the site is located adjacent to a designated Flood Zone.

Legend

-  Site Boundary
-  Low Flood Risk
-  Medium Flood Risk
-  High Flood Risk



Details

Location	0 - 50m
Flood Level	High, Medium and Low
Coverage	0 Acres

Hedgerow

Definition:

A hedge is a row of closely planted shrubs or small trees that form a boundary, fence, or barrier. Hedges are often used in landscaping to define property lines, provide privacy, or serve as windbreaks.

 Medium Risk

The site has been reviewed for Hedgerow. The assessment confirms there is hedgerow present within and adjacent to its boundaries.

Legend

-  Site Boundary
-  Hedges



Details

Location	On Site & 0 - 50m
Est. Coverage	N/A
Length	98m

Forest & Woodland

Definition:

Forests and woodlands refer to large areas covered chiefly with trees and undergrowth. A forest typically refers to a vast expanse of trees, while woodland is often used to describe smaller, less dense areas of tree growth. Both play crucial roles in biodiversity, carbon storage, and providing habitats for wildlife.



Low Risk

The site has been reviewed for forest and woodland using the national forest inventory. The assessment confirms that forest and woodland are present adjacent to its boundaries.

Legend

-  Site Boundary
-  Forest & Woodland



Details

Location	0 - 50m
Object ID	244475
Est Coverage	0 Acres
Category	Woodland
IFT_IOA	Broadleaved
Area (Ha)	0.533 Hectars

Non-Statutory Local Wildlife Sites

Definition:

Non Statutory Wildlife Sites (NSWS) are areas identified for their local nature conservation value. Unlike Sites of Special Scientific Interest (SSSI) or National Nature Reserves, NSWS are not protected by law, but they are recognized by local authorities and planners for their environmental significance.

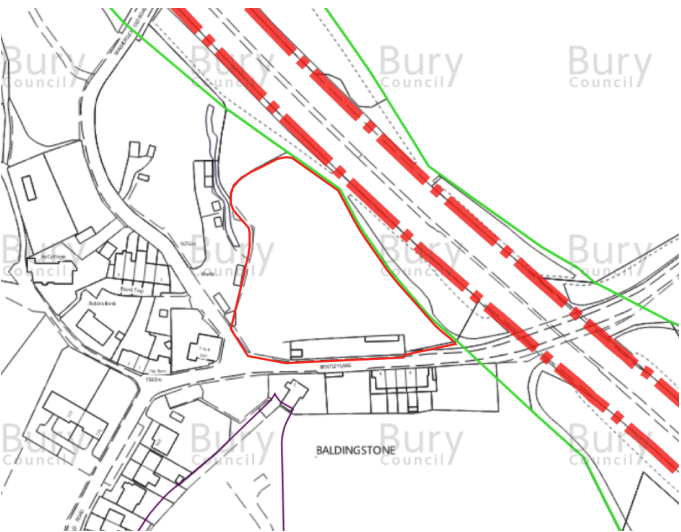


Low Risk

The site has been reviewed for Non-Statutory Local Wildlife Sites. The assessment confirms the site is located adjacent to Wildlife Links and Corridor [EN6/4](#)

Legend

-  Site Boundary
-  Non Statutory Wildlife Zones



Details

Location	0 - 50m
Est Coverage	0 Acres

Public Right of Way (PRoW)

Definition:
A legal right for the public to pass and repass along a specific route across land or property. PRoWs can include footpaths, bridleways, byways, and restricted byways, and are protected under law, ensuring public access regardless of land ownership.

Low Risk

The site has been reviewed against local authority mapping records to assess the presence of any Public Rights of Way (PRoW) that may impact development potential. The assessment confirms that a PRoW is present adjacent to the site.

- Legend
- Site Boundary
 - Public Right of Way



Location	0 - 50m
Name	BY 13BUR
Length	176.47 metres
Details	Footpath

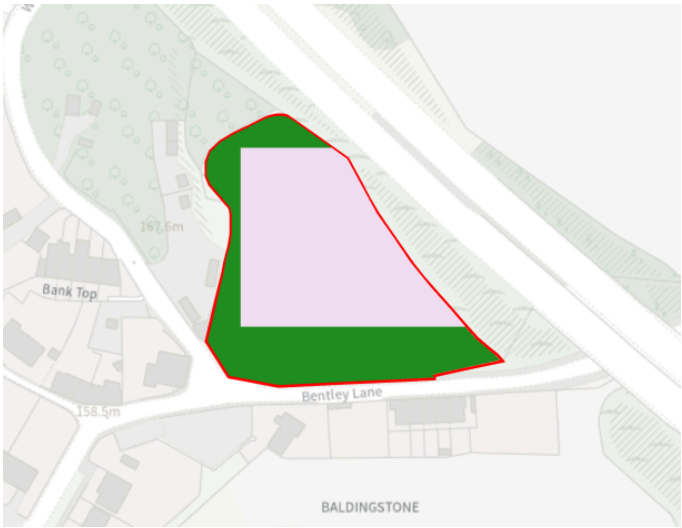
Biodiversity

Definition:
Biodiversity refers to the variety of life in all its forms, including different plants, animals, microorganisms, the genetic information they contain, and the ecosystems they form. It is essential for sustaining the natural living systems or ecosystems that provide us with food, fuel, health, and other vital services.

Low Risk

The site has been reviewed for Biodiversity. The assessment confirms the site is predominantly Grassland and part Woodland and Forest. PEA will be required

- Legend
- Site Boundary
 - Grassland
 - Woodland & Forests
 - Heathland & Shrub
 - Wetland
 - Cropland
 - Urban
 - Sparsely Vegetated Land
 - Rivers and Lakes
 - Marine inlets and transitional waters



Location	On Site
Type	Grassland
Definition	Areas of vegetation dominated by grasses
Object ID	4942850
ID	3188079
Primary Habitat Prediction	Acid, Calcareous, Neutral Grassland
Secondary Habitat Prediction	Improved Grassland
Location	On Site
Type	Woodland & Forests
Definition	Ecosystems characterised by a high density of trees, undergrowth, and diverse species of plants and animals.
Object ID	4942901
ID	3188130
Primary Habitat Prediction	Broadleaved, Mixed and Yew Woodland
Secondary Habitat Prediction	Acid, Calcareous, Neutral Grassland

Mature Trees

Definition:

Mature trees are fully grown trees that have reached their full size and age potential, characterised by their significant height, broad canopy, and well-developed root systems.



Medium Risk

The site has been reviewed for mature trees. The assessment confirms there are mature trees within and adjacent to its boundaries

Legend

- Site Boundary
- Mature Trees



Details

Location	On Site & 0 - 50m
Est. Coverage	N/A

Overgrown Vegetation

Definition:

Overgrown vegetation refers to the excessive growth of plants, shrubs, and trees that can obscure boundaries, damage structures, and hinder site accessibility.



Low Risk

The site has been assessed for overgrown vegetation. The assessment confirms that the site does have overgrown vegetation located within its boundaries.

Legend

- Site Boundary
- Overgrown Vegetation



Details

Location	On Site
Est. Coverage	1.45 Acres
Vegetation Type	Shrubbery

Priority Habitats Inventory

Definition:
A priority habitat area is a specific habitat type identified as being of particular importance for biodiversity conservation across the UK.

Low Risk

The site has been reviewed for Priority Habitat Areas. The assessment confirms the site is located adjacent to a deciduous woodland priority area.

- Legend
- Site Boundary
 - Priority Habitats Inventory



Details

Location	0 - 50m
Est. Coverage	0 Acres
Woodland Type	Deciduous woodland

Agricultural Limitations

Provisional Agricultural Land Classification (PALC)

Definition:
An initial assessment of the quality of soil and the agricultural potential of land before a detailed survey is conducted. It provides a broad indication of the land's capability to sustain agricultural productivity.

Low Risk

The site has been assessed against the Provisional Agricultural Land Classification (PALC) to determine the quality of the land for agricultural use. The assessment confirms that the site is classified as Grade 4 (Poor)Low agricultural value; unlikely to raise significant planning concerns.

- Legend
- Site Boundary
 - Grade 1
 - Grade 2
 - Grade 3
 - Grade 4
 - Grade 5
 - Non Agricultural
 - Urban



Details

Location	On Site
Grade 4	Poor Quality Agricultural Land

Cultural Limitations

Listed Buildings & Areas

Definition:

Listed buildings are structures officially designated as being of special architectural, historical, or cultural significance.

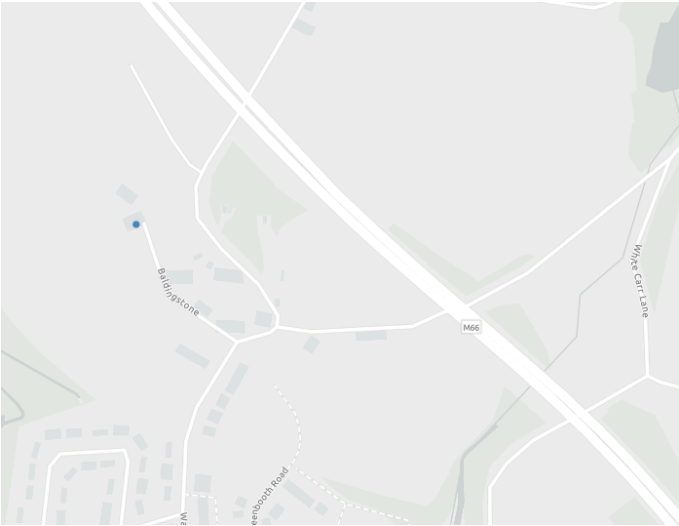
 Medium Risk

The site has been reviewed for Listed Building and Area. The assessment confirms a listed building is located within 50m of its boundaries.

Legend

 Site Boundary

 Listed Buildings



Details

Location	0 - 150m
Est Coverage	0 Acres
List Entry Number	1356839
Name (Link)	BALDINGSTONE HOUSE
Grade	II

Physical Limitations

Built Structures

Definition:

Built structures refer to any construction, building, or edifice erected on a site. This encompasses a wide range of constructions from residential, commercial, and industrial buildings to smaller structures like sheds, garages, and fences.

 Low Risk

The site has been reviewed for built structures. The assessment confirms there are built structures present within its boundaries.

Legend

 Site Boundary

 Built Structure



Details

Location	On Site
Est. Coverage	0.06 Acres

Surrounding Property

Definition:

Adjacent land and buildings that share boundaries or are close to your development site. In urban planning, window distance regulations dictate how far windows must be from neighbouring properties to protect privacy and prevent overlooking, often stipulated in local planning guidelines.



Medium Risk

The site has been reviewed for Surrounding Properties. The assessment confirms there are surrounding properties adjacent to its boundaries.

Legend

-  Site Boundary
-  Surrounding Property



Details

Location	0 - 50m
Est. Coverage	0 Acres

Ground Limitations

Topographical Features

Definition:

Topographical features refer to the natural and artificial physical features of a landscape, including its relief and the elevation differences across the site.



Medium Risk

The site's topography has been reviewed to assess any natural or man-made features that may impact its development potential. The assessment confirms that the site has varied elevation levels which may pose challenges for site layout, drainage, and access design.

Legend

-  Site Boundary



Details

Location	On Site
Difference	11m

Coal Mining

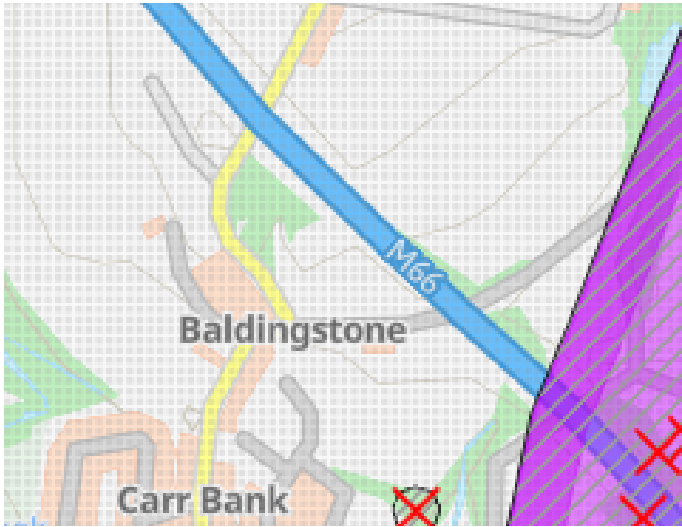
Definition:
Coal mining areas are regions where coal extraction has historically occurred or is currently active. These areas may include abandoned mines, surface workings, and associated hazards such as ground subsidence, gas emissions, and contaminated land.

Low Risk

The site has been reviewed against the Coal Authority's records to evaluate any potential risks associated with past coal mining activity. The assessment confirms that the site does have coal mining issues located within 100m to its boundaries. These issues include: Coal Outcrops, Probable Shallow Coal Mine Workings, Mine Entry and Development High Risk Areas.

Legend

- Site Boundary
- Coal Outcrops
- Probable Shallow Coal Mine Workings
- Surface Mining
- Mine Entry
- Development High Risk Area



Details		
Item	Status	Location
Coal Outcrops	Present	0-50m
Probable Shallow Coal Mine Workings	Present	0-50m
Surface Mining	Not Present	On Site or 0-50m
Mine Entry	Present	0-50m
Development High Risk Area	Present	0-50m

Existing Ground Conditions (Borehole Surveys)

Definition:
Drilled sections into the earth, typically for the purposes of water extraction, geological surveying, or monitoring subsurface conditions. They can indicate underground water resources or geotechnical investigations in an area, impacting land use and development planning.

Low Risk

The site has been reviewed for Existing Ground Conditions. The assessment confirms Borehole Surveys are present within 50m of its boundaries.

Legend

- Site Boundary
- Unknown
- Confidential
- 0-10 m BH Length
- 10-30 m BH Length
- 30 m+ BH Length



Details	
Location	0 - 50m

Previous Site Uses

Definition:

Historical activities and purposes of a site, such as industrial, agricultural, commercial, or residential applications. This history can influence soil quality, structural integrity, and environmental health.



Low Risk

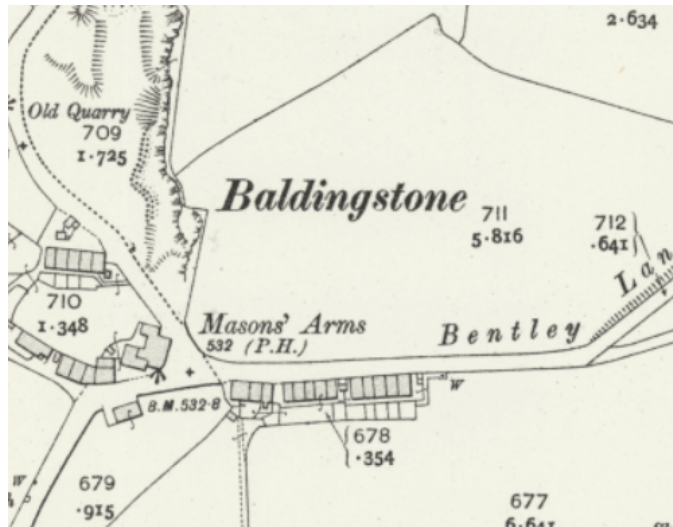
The site has been reviewed for Previous Site Uses. The assessment confirms there has been no previous site uses however, within 50m of its boundaries there has been Works, Quarry, School and Public House.



Details

Works (1949 - 1974)

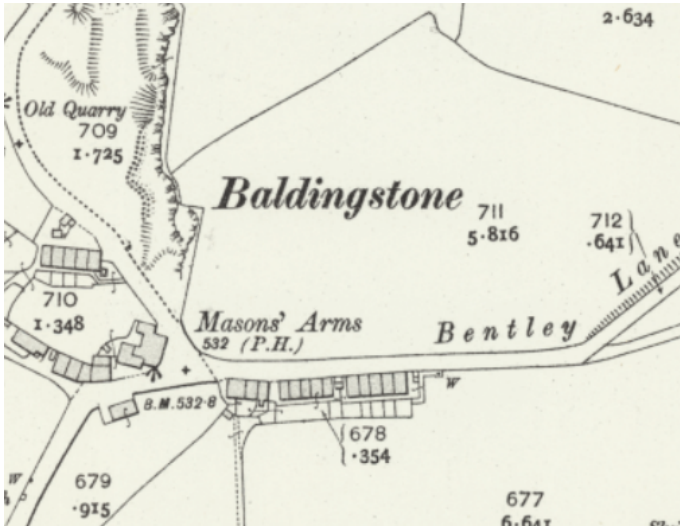
Location	0 - 50m
Est. Coverage	0 Acres
Definition	is a general term used to denote a site where some form of industrial, manufacturing, or mechanical process took place.



Details

Quarry (1900s)

Location	0 - 50m
Est. Coverage	0 Acres
Definition	a place, typically a large, deep pit, from which stone or other materials are or have been extracted.



Details

Mason's Arms P.H (1900s)	
Location	0 - 50m
Est. Coverage	0 Acres
Definition	A P.H/Public House is commonly known as a pud.



Details

School (1830 - 1880)	
Location	0 - 50m
Est. Coverage	0 Acres
Definition	A school is primarily an educational institution where people go to learn.

Existing Foundations

Definition:

Existing foundations refer to the structural components of a building that transmit its load to the ground. These are remnants of previous structures on a site, typically comprising footings, slabs, or deep foundations like piles.



Low Risk

The site has been reviewed for Existing Foundations. The assessment confirms there are existing foundations present within its boundaries.

Legend

-  Site Boundary
-  Existing Foundation



Details

Location	On Site
Building Types	Outbuildings
Est. Coverage	0.06 Acres

Radon

Definition:

Radon is a naturally occurring radioactive gas that is colourless and odourless, produced by the decay of uranium found in all rocks and soils. It can enter buildings from the ground, and exposure to high concentrations of radon is a significant health concern.

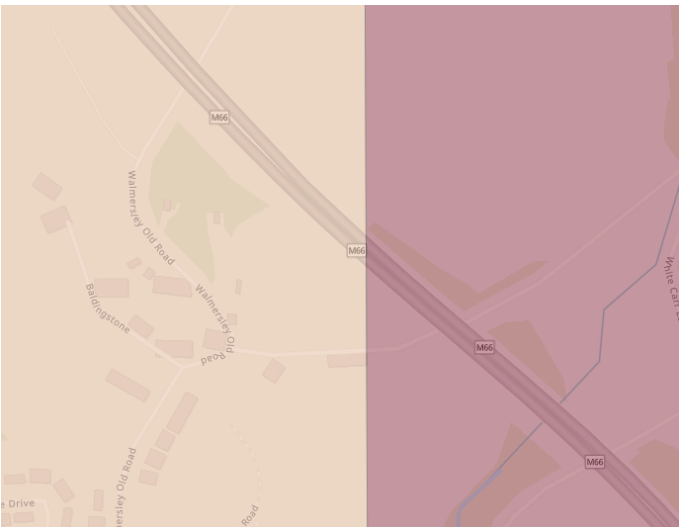


Low Risk

The site has been reviewed for Radon Levels. The assessment confirms the radon present on site is predicted to be between 1 - 3% and 10 - 30%.

Legend

-  Site Boundary
-  <1%
-  1 - 3%
-  3 - 5%
-  5 - 10%
-  10 - 30%
-  >30%



Details

Location	On Site
Est. Coverage	1.58 Acres
Radon Potential	1 - 3% / 10 - 30%

3 Summary of Findings

Legend: (SVA): Site Visit Assessment

Section	Constraint	On Site	0-100m	Risk Level
1	Planning Limitations			
1.1	Allocation	0	0	Very Low Risk
1.2	Previous Planning	0	0	Very Low Risk
2	Access & Infrastructure Limitations			
2.1	Access to Adopted Highways	0	0	Very Low Risk
2.2	Bus Stop	0	0	Very Low Risk
2.3	Post Box	0	0	Very Low Risk
2.4	Telecommunications Box (BT)	0	0	Very Low Risk
2.5	Street Lights (SVA)	0	0	Very Low Risk
2.6	Telegraph Poles (SVA)	0	0	Very Low Risk
2.7	Electric Poles (SVA)	0	0	Very Low Risk
2.8	Electric Pylons (SVA)	0	0	Very Low Risk
2.9	Electric Substation (SVA)	0	0	Very Low Risk
2.10	Utilities (Gas, Electric & Water)	0	0	Very Low Risk
3	Environmental & Ecological Limitations			
3.1	Noise	1	0	Medium Risk
3.2	Air Quality Management Area (AQMA)	1	0	Low Risk
3.3	Flood Risk - Sea & Rivers	0	0	Very Low Risk
3.4	Flood Risk - Surface Water	0	1	Low Risk
3.5	Flood Risk - Reservoirs	0	0	Very Low Risk
3.6	Historical Flood Events	0	0	Very Low Risk
3.7	Flood Defences	0	0	Very Low Risk
3.8	Flood Storage Areas	0	0	Very Low Risk
3.9	Hydrogeology	0	0	Very Low Risk
3.10	Hydrology	0	0	Very Low Risk
3.11	Tree Preservation Orders (TPOs)	0	0	Very Low Risk
3.12	Ancient Tree Inventory	0	0	Very Low Risk

3.13	Ancient Woodland	0	0	Very Low Risk
3.14	Biosphere Reserves	0	0	Very Low Risk
3.15	Forest & Woodland	0	1	Low Risk
3.16	Marine Conservation Zones	0	0	Very Low Risk
3.17	Source Protection Zones			Very Low Risk
3.18	Proposed Ramsar Sites	0	0	Very Low Risk
3.19	Possible Special Areas of Conservation (PSAC)	0	0	Very Low Risk
3.20	Potential Special Protection Areas (PSPA)	0	0	Very Low Risk
3.21	SSSI Impact Risk Zones	0	0	Very Low Risk
3.22	Special Areas of Conservation (SAC)	0	0	Very Low Risk
3.23	Special Protection Areas (SPA)	0	0	Very Low Risk
3.24	Ramsar Sites	0	0	Very Low Risk
3.25	Sites of Special Scientific Interest (SSSI)	0	0	Very Low Risk
3.26	SSSI Units			Very Low Risk
3.27	National Nature Reserve (NNR)	0	0	Very Low Risk
3.28	Local Nature Reserves (LNR)	0	0	Very Low Risk
3.29	Non-Statutory Local Wildlife Sites	0	1	Low Risk
3.30	Public Right of Way (PRoW)	0	1	Low Risk
3.31	Unrecorded Paths	0	0	Very Low Risk
3.32	Open Mosaic Habitat	0	0	Very Low Risk
3.33	Limestone Pavement Orders	0	0	Very Low Risk
3.34	Biodiversity	1	0	Low Risk
3.35	Lakes, Ponds & Fisheries	0	0	Very Low Risk
3.36	Streams (Stream/Brook)	0	0	Very Low Risk
3.37	Water Course	0	0	Very Low Risk
3.38	Canals	0	0	Very Low Risk
3.39	Rivers	0	0	Very Low Risk
3.40	Mature Trees (SVA)	0	1	Medium Risk
3.41	Overgrown Vegetation (SVA)	1	0	Low Risk
3.42	Hedgerow	1	1	Medium Risk
3.43	Priority Habitat Inventory	0	1	Low Risk

4	Agricultural Limitations			
4.1	Provisional Agricultural Land Classification	1	0	Low Risk
4.2	Open Access Land	0	0	Very Low Risk
4.3	Environmental Stewardship Schemes	0	0	Very Low Risk
4.4	Countryside Stewardship Scheme Areas	0	0	Very Low Risk
5	Cultural Limitations			
5.1	World Heritage Sites	0	0	Very Low Risk
5.2	Area of Outstanding Natural Beauty (AoNB)	0	0	Very Low Risk
5.3	National Parks	0	0	Very Low Risk
5.4	Listed Buildings & Areas	0	1	Medium Risk
5.5	Conservation Areas	0	0	Very Low Risk
5.6	Scheduled Ancient Monuments	0	0	Very Low Risk
5.7	Registered Parks and Gardens	0	0	Very Low Risk
5.8	Archaeological Priority Areas	0	0	Very Low Risk
5.9	Cultural Previous Site Uses	0	0	Very Low Risk
6	Physical Limitations			
6.1	Built Structures	1	0	Low Risk
6.2	Surrounding Properties	0	1	Medium Risk
6.3	Telecommunications Mast (SVA)	0	0	Very Low Risk
6.4	Fly Tipping (Made Ground) (SVA)	0	0	Very Low Risk
6.5	Railways (Future/Present)	0	0	Very Low Risk
6.6	Royal Mail Tunnels	0	0	Very Low Risk
6.7	Tunnels	0	0	Very Low Risk
6.8	Crossrail	0	0	Very Low Risk
6.9	HS2	0	0	Very Low Risk
9	Ground Limitations			
9.1	Topographical Features	1	0	Medium Risk
9.2	Coal Mining	0	0	Very Low Risk
9.3	Other Mining	0	0	Very Low Risk
9.4	Existing Ground Conditions (Borehole Surveys)	0	0	Very Low Risk
9.5	Landfill (Active or Recent)	0	0	Very Low Risk

9.6	Previous Site Uses	0	0	Very Low Risk
9.7	Nitrate Vulnerable Zones (NVZs)	0	0	Very Low Risk
9.8	Nitrate Sensitive Areas	0	0	Very Low Risk
9.8	Existing Foundations (SVA)	1	0	Low Risk
9.9	Artificial and Made Ground (SVA)	0	0	Very Low Risk
9.10	Ground Cavities & Sinkholes	0	0	Very Low Risk
9.11	Radon	1	0	Low Risk
10	Legal Limitations			
10.1	Adverse Boundary Issues (SVA)	0	0	Very Low Risk
10.2	Third Party Adverse Possession (SVA)	0	0	Very Low Risk
10.3	Active Tenant (SVA)	0	0	Very Low Risk
10.4	Application/Official Search Pending	-	-	Very Low Risk
10.5	Tenure	-	-	Very Low Risk
10.6	Mines & Minerals	-	-	Very Low Risk
10.7	Class of Title	-	-	Very Low Risk
10.8	Unilateral Notice	-	-	Very Low Risk
10.9	Restrictions	-	-	Very Low Risk
10.10	Notices	-	-	Very Low Risk
10.11	Restrictive Covenants	-	-	Very Low Risk
10.12	Conveyance	-	-	Very Low Risk
10.13	Easements	-	-	Very Low Risk
10.14	Deed of Grant	-	-	Very Low Risk
10.15	Charges	-	-	Very Low Risk

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Disclaimer: This report is intended solely for assessing land and providing guidance based on past experience and knowledge. The author assumes no responsibility for any errors or actions taken based on the information in this report.

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