© Formby Surveys Ltd 2024

A0

This survey has been produced at the survey scale detailed below with its accuracy commensurate with the indicated scale and should only be used for its original intended purpose. Any scaling should only be undertaken using a stable media print produced using the original data. The plotted scale may differ (for presentation purposes) from the survey scale.

It is for the use only of the party to whom it has been addressed and no responsibility is accepted to any third party for the whole or part of its contents. This survey has been prepared on the basis that all information and facts, which may affect the survey, have been disclosed to Formby Surveys Ltd by all parties concerned and no liability, nor responsibility can be accepted, unless full disclosure has been made.

All ground features that were visible at the time of the survey have been located, however there may have been items obscured. Pipe sizes and flow direction have been visually assessed from the surface and should be considered as approximate only.

All data remains in the ownership of Formby Surveys Ltd and any discrepancies between this survey and any other information should be reported to Formby Surveys Ltd.

Topographical Legend

(where applicable)

Building
Gate
Hedge
Foliage
Tree
Ø0.35/W5/H6
Dia/Trunk/Ht
NB Spread & Heights are indicative
Spot Level
+ 50.00
Survey Station
FS01
Borehole
Trial Pit
Window Sample
Dynamic Cone Penetrometer
Top of Bank
Bottom of Bank
Contours
25.00
Photo Position
(& orientation)

Abbreviations

(where applicable)

AB	Air Brick	IT	Intercom
AV	Air Valve	JTN	Junction Box
BB	Bellisha Beacon	KL	Keep Left
BC	Building Canopy	KO	Kerb Outlet
BH	Borehole	LP	Lamp Post
BL	Bed Level	MB	Mooring Bollard
BM	Bench Mark	ME	Meter Manhole
BDY	Boundary	MH	Manhole
BO	Bollard	MK	Marker
BS	Bi-Stem (Tree)	MS	Multi-Stem (Tree)
BST	Bus Stop	MY	Mercury Manhole
BT	British Telecom Manhole	NB	Notice Board
C	Crest	NFS(**)	Additional Survey Station
CE	Cat's Eye	NP	Road Name Plate
CCTV	Closed Circuit Television	OB	Out Building
CL	Ceiling Level	OS	Ordnance Survey
CP	Concrete Post	P	Post
CR	Cycle Rack	PB	Post Box
CTV	Cable Television Manhole	PED	Pedestrian Pad
CUL	Culvert	PI	Pipe
DK	Drop Kerb	PM	Parking Meter
DP	Drain Pipe	PO	Post Office Manhole
DPC	Damp Proof Course	PP	Power Point
D	Drain	RE	Rodding Eye
DCP	Dynamic Core Penetrometer	RS	Road Sign
DWB	Dog Waste Bin	RTW	Retaining Wall
EB	Electricity Box	RWP	Rainwater Pipe
EL	Electricity Manhole	SDP	Stand Pipe
EP	Electricity Pole	SK	Soakaway
ER	Earthing Rod	SOF	Soffit Level
FBR	Footbridge	SWMH	Storm Water Manhole
FCL	Fence (Chain Link)	ST	Stop Tap
FFL	Finished Floor Level	SU	Stump (Tree)
FIR	Fence (Iron Railing)	SV	Stop Valve
FL	Floor Level	SVP	Soil Vent Pipe
FWMH	Foul Water Manhole	SW	Storm Water
FP	Flag Pole	SY	Stay (e.g. Pylon, TP)
FPC	Fence (Post & Chain)	TBM	Temporary Benchmark
FPP	Fence (Post & Panel)	TCB	Telephone Call Box
FPR	Fence (Post & Rail)	TH	Threshold Level
FPW	Fence (Post & Wire)	TL	Traffic Light
FSB	Fence (Safety Barrier)	TOW	Top of Wall
FS**	Permanent Survey Station	TP	Telegraph Pole
FW	Foul Water	TPT	Trial Pit
FWM	Fence (Wire Mesh)	TS	Tri-Stem (Tree)
GV	Gas Valve	TSI	Traffic Signal Manhole
GL	Ground Level	UB	Under Beam
GP	Gate Post	UP	Upright
GS	Gravestone	UTR	Unable To Raise
GU	Gully	VP	Vent Pipe
H	Height	WCL	Window Cill Level
HY	Hydrant	WHL	Window Head Level
IC	Inspection Chamber	WL	Wall Level
IS	Information Sign	WM	Water Meter

Survey Control

Station	Easting	Northing	Level
FS01	338876.607	355030.668	10.69
FS02	338868.037	355105.992	10.71
FS03	338844.515	355201.313	10.47
FS04	338849.168	355245.568	10.46

Grid & Datum

Survey Grid: Local Grid ☐ Nat. Grid (OSTN15) ☑ Nat. Grid (Orgn. Fit) ☐ Existing Grid ☐

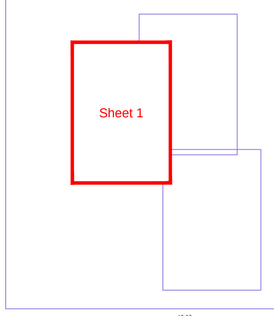
Survey Datum: Local Datum ☐ Nat. Grid (OSGM15) ☑ Nat. Grid (Spot Level) ☐ O.S.B.M. ☐

The survey grid & level datum relate to the Ordnance Survey active GPS network (OSGM15) established via Leica SmartNET, plotted with no scale factor applied.

General Notes

1. Tree canopies have been "trimmed" for clarity and presentation purposes.
2. Contours are shown on soft detail areas only (where applicable) and annotated at the interval identified above. Hard detail areas may be contoured if specifically requested.
3. Site traffic or obstructions encountered at the time of the survey may have resulted in surface features being omitted.

Sheet Layout



Rev	Date	Description	CAD

Client

Rossett Park Farming

measure* manage* deliver*

FormbySurveys

Professional Measurement Surveyors

Formby Surveys Ltd
Unit 112, Century Building
Brunswick Business Park
Liverpool
L3 4BJ

0151 329 3040 (Liverpool)
0161 413 6220 (Manchester)
0207 139 8607 (London)
info@formbysurveys.com
www.formbysurveys.com

Topographical Survey

Lower Park Farm, Rossett Wrexham, LL12 0BN

Plotted Scale: A0@1:200 (NB: Survey Scale: 1:200)

0.0 4.0 8.0 12.0m

Surveyor:	JM	CAD:	JO	Checker:	BP	Rev:	

Date of Issue: November 2024 FSL Ref No: 12205_T:200:1:3

© Formby Surveys Ltd 2024

A0

This survey has been produced at the survey scale detailed below with its accuracy commensurate with the indicated scale and should only be used for its original intended purpose. Any scaling should only be undertaken using a stable media print produced using the original data. The plotted scale may differ (for presentation purposes) from the survey scale.

It is for the use only of the party to whom it has been addressed and no responsibility is accepted to any third party for the whole or part of its contents. This survey has been prepared on the basis that all information and facts, which may affect the survey, have been disclosed to Formby Surveys Ltd by all parties concerned and no liability, nor responsibility can be accepted, unless full disclosure has been made.

All ground features that were visible at the time of the survey have been located, however there may have been items obscured. Pipe sizes and flow direction have been visually assessed from the surface and should be considered as approximate only.

All data remains in the ownership of Formby Surveys Ltd and any discrepancies between this survey and any other information should be reported to Formby Surveys Ltd.

Topographical Legend

(where applicable)

Building
Gate
Hedge
Foliage
Tree
Dia/Treetype
NB Spread & Heights are indicative
Spot Level
Survey Station
Borehole
Trial Pit
Window Sample
Dynamic Cone Penetrometer
Top of Bank
Bottom of Bank
Contours
Photo Position

Abbreviations

(where applicable)

AB	Air Brick	IT	Intercom
AV	Air Valve	JTN	Junction Box
BB	Bellsha Beacon	KL	Keep Left
BC	Building Canopy	KO	Kerb Outlet
BH	Borehole	LP	Lamp Post
BL	Bed Level	MB	Mooring Bollard
BM	Bench Mark	ME	Meter Manhole
BDY	Boundary	MH	Manhole
BO	Bollard	MK	Marker
BS	Bi-Stem (Tree)	MS	Multi-Stem (Tree)
BST	Bus Stop	MY	Mercury Manhole
BT	British Telecom Manhole	NB	Notice Board
C	Crest	NFS(**)	Additional Survey Station
CE	Cat's Eye	NP	Road Name Plate
CCTV	Closed Circuit Television	OB	Out Building
CL	Ceiling Level	OS	Ordnance Survey
CP	Concrete Post	P	Post
CR	Cycle Rack	PB	Post Box
CTV	Cable Television Manhole	PED	Pedestrian Pad
CUL	Culvert	PI	Pipe
DK	Drop Kerb	PM	Parking Meter
DP	Drain Pipe	PO	Post Office Manhole
DPC	Damp Proof Course	PP	Power Point
D	Drain	RE	Rodding Eye
DCP	Dynamic Core Penetrometer	RS	Road Sign
DWB	Dog Waste Bin	RTW	Retaining Wall
EB	Electricity Box	RWP	Rainwater Pipe
EL	Electricity Manhole	SDP	Stand Pipe
EP	Electricity Pole	SK	Soakaway
ER	Earthing Rod	SOF	Soffit Level
FBR	Footbridge	SWMH	Storm Water Manhole
FCL	Fence (Chain Link)	ST	Stop Tap
FFL	Finished Floor Level	SU	Stump (Tree)
FIR	Fence (Iron Railing)	SV	Stop Valve
FL	Floor Level	SVP	Soil Vent Pipe
FWMH	Foul Water Manhole	SW	Storm Water
FP	Flag Pole	SY	Stay (e.g. Pylon, TP)
FPC	Fence (Post & Chain)	TBM	Temporary Benchmark
FPP	Fence (Post & Panel)	TCB	Telephone Call Box
FPR	Fence (Post & Rail)	TH	Threshold Level
FPW	Fence (Post & Wire)	TL	Traffic Light
FSB	Fence (Safety Barrier)	TOW	Top of Wall
FS**	Permanent Survey Station	TP	Telegraph Pole
FW	Foul Water	TPT	Trial Pit
FWM	Fence (Wire Mesh)	TS	Tri-Stem (Tree)
GV	Gas Valve	TSI	Traffic Signal Manhole
GL	Ground Level	UB	Under Beam
GP	Gate Post	UP	Upright
GS	Gravestone	UTR	Unable To Raise
GU	Gully	VP	Vent Pipe
H	Height	WCL	Window Cill Level
HY	Hydrant	WHL	Window Head Level
IC	Inspection Chamber	WL	Wall Level
IS	Information Sign	WM	Water Meter

Survey Control

Station	Easting	Northing	Level
FS01	338876.607	355030.668	10.69
FS02	338868.037	355105.992	10.71
FS03	338844.515	355201.313	10.47
FS04	338849.168	355245.568	10.46

Grid & Datum

Survey Grid: Local Grid ☐ Nat. Grid (OSTN15) ☑ Nat. Grid (Grwth. Fit) ☐ Existing Grid ☐

Survey Datum: Local Datum ☐ Nat. Grid (OSGM15) ☑ Nat. Grid (Spot Level) ☐ O.S.B.M. ☐

The survey grid & level datum relate to the Ordnance Survey active GPS network (OSGM15) established via Leica SmartNET, plotted with no scale factor applied.

General Notes

1. Tree canopies have been "trimmed" for clarity and presentation purposes.
2. Contours are shown on soft detail areas only (where applicable) and annotated at the interval identified above. Hard detail areas may be contoured if specifically requested.
3. Site traffic or obstructions encountered at the time of the survey may have resulted in surface features being omitted.

Sheet Layout

338780E 338800E 338820E 338840E 338860E 338880E 338900E

355300N 355280N 355220N 355200N 355180N 355160N 355140N

ROSSETT ROAD

Rev	Date	Description	CAD

Client

Rossett Park Farming

measure* manage* deliver*

FormbySurveys

Professional Measurement Surveyors

Formby Surveys Ltd
Unit 112, Century Building
Brunswick Business Park
Liverpool
L3 4BJ

0151 329 3040 (Liverpool)
0161 413 6220 (Manchester)
0207 139 8607 (London)
info@formbysurveys.com
www.formbysurveys.com

Topographical Survey

Lower Park Farm, Rossett Wrexham, LL12 0BN

Plotted Scale: A0@1:200 (Nth. Survey Scale: 1:200) 0.0 4.0 8.0 12.0m

Surveyor:	CAD:	Checker:	Rev:
JM	JO	BP	

Date of Issue: November 2024 FSL Ref No: 12205_T:200:2:3

© Formby Surveys Ltd 2024

A0

This survey has been produced at the survey scale detailed below with its accuracy commensurate with the indicated scale and should only be used for its original intended purpose. Any scaling should only be undertaken using a stable media print produced using the original data. The plotted scale may differ (for presentation purposes) from the survey scale.

It is for the use only of the party to whom it has been addressed and no responsibility is accepted to any third party for the whole or part of its contents. This survey has been prepared on the basis that all information and facts, which may affect the survey, have been disclosed to Formby Surveys Ltd by all parties concerned and no liability, nor responsibility can be accepted, unless full disclosure has been made.

All ground features that were visible at the time of the survey have been located, however there may have been items obscured. Pipe sizes and flow direction have been visually assessed from the surface and should be considered as approximate only.

All data remains in the ownership of Formby Surveys Ltd and any discrepancies between this survey and any other information should be reported to Formby Surveys Ltd.

Topographical Legend

(where applicable)

Building
Gate
Hedge
Foliage
Tree
Ø0.35/W5/H6
Dia/Species/Ht
NB Spread & Heights are indicative
Spot Level
+10.00
Survey Station
FS01
Borehole
Trial Pit
Window Sample
Dynamic Cone Penetrometer
Top of Bank
Bottom of Bank
Contours
25.00
Photo Position
(& orientation)

Abbreviations

(where applicable)

AB	Air Brick	IT	Intercom
AV	Air Valve	JTN	Junction Box
BB	Bellisha Beacon	KL	Keep Left
BC	Building Canopy	KO	Kerb Outlet
BH	Borehole	LP	Lamp Post
BL	Bed Level	MB	Mooring Bollard
BM	Bench Mark	ME	Meter Manhole
BDY	Boundary	MH	Manhole
BO	Bollard	MK	Marker
BS	Bi-Stem (Tree)	MS	Multi-Stem (Tree)
BST	Bus Stop	MY	Mercury Manhole
BT	British Telecom Manhole	NB	Notice Board
C	Crest	NFS(**)	Additional Survey Station
CE	Cat's Eye	NP	Road Name Plate
CCTV	Closed Circuit Television	OB	Out Building
CL	Ceiling Level	OS	Ordnance Survey
CP	Concrete Post	P	Post
CR	Cycle Rack	PB	Post Box
CTV	Cable Television Manhole	PED	Pedestrian Pad
CUL	Culvert	PI	Pipe
DK	Drop Kerb	PM	Parking Meter
DP	Drain Pipe	PO	Post Office Manhole
DPC	Damp Proof Course	PP	Power Point
D	Drain	RE	Rodding Eye
DCP	Dynamic Core Penetrometer	RS	Road Sign
DWB	Dog Waste Bin	RTW	Retaining Wall
EB	Electricity Box	RWP	Rainwater Pipe
EL	Electricity Manhole	SDP	Stand Pipe
EP	Electricity Pole	SK	Soakaway
ER	Earthing Rod	SOF	Soffit Level
FBR	Footbridge	SWMH	Storm Water Manhole
FCL	Fence (Chain Link)	ST	Stop Tap
FFL	Finished Floor Level	SU	Stump (Tree)
FIR	Fence (Iron Railing)	SV	Stop Valve
FL	Floor Level	SVP	Soil Vent Pipe
FWMH	Foul Water Manhole	SW	Storm Water
FP	Flag Pole	SY	Stay (e.g. Pylon, TP)
FPC	Fence (Post & Chain)	TBM	Temporary Benchmark
FPP	Fence (Post & Panel)	TCB	Telephone Call Box
FPR	Fence (Post & Rail)	TH	Threshold Level
FPW	Fence (Post & Wire)	TL	Traffic Light
FSB	Fence (Safety Barrier)	TOW	Top of Wall
FS**	Permanent Survey Station	TP	Telegraph Pole
FW	Foul Water	TPT	Trial Pit
FWM	Fence (Wire Mesh)	TS	Tri-Stem (Tree)
GV	Gas Valve	TSI	Traffic Signal Manhole
GL	Ground Level	UB	Under Beam
GP	Gate Post	UP	Upright
GS	Gravestone	UTR	Unable To Raise
GU	Gully	VP	Vent Pipe
H	Height	WCL	Window Cill Level
HY	Hydrant	WHL	Window Head Level
IC	Inspection Chamber	WL	Wall Level
IS	Information Sign	WM	Water Meter

Survey Control

Station	Easting	Northing	Level
FS01	338876.607	355030.668	10.69
FS02	338868.037	355105.992	10.71
FS03	338844.515	355201.313	10.47
FS04	338849.168	355245.568	10.46

Grid & Datum

Survey Grid: Local Grid ☐ Nat. Grid (OSTN15) ☑ Nat. Grid (Graph. Fit) ☐ Existing Grid ☐

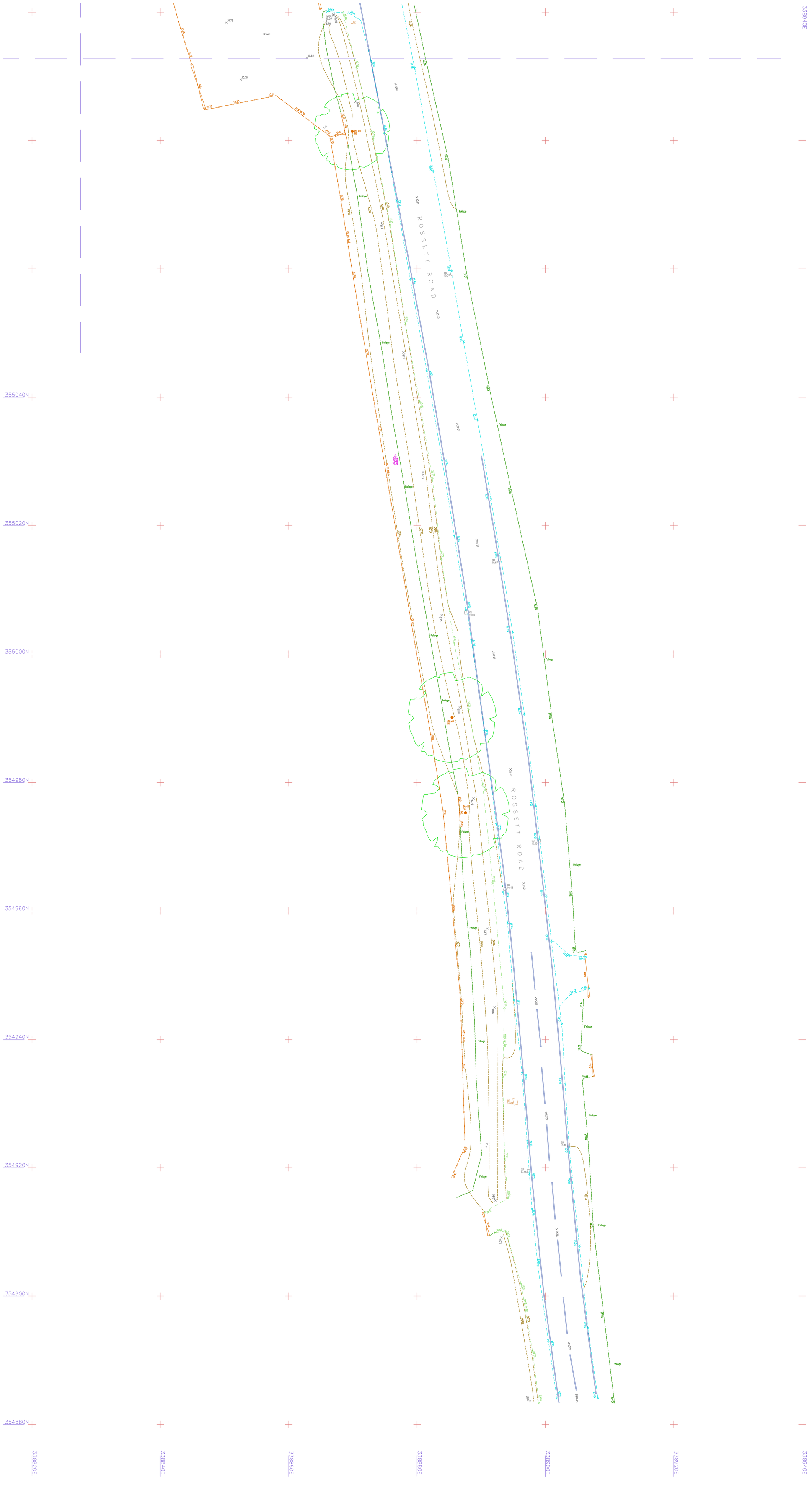
Survey Datum: Local Datum ☐ Nat. Grid (OSGM15) ☑ Nat. Grid (Spot Level) ☐ O.S.B.M. ☐

The survey grid & level datum relate to the Ordnance Survey active GPS network (OSGM15) established via Leica SmartNET, plotted with no scale factor applied.

General Notes

1. Tree canopies have been "trimmed" for clarity and presentation purposes.
2. Contours are shown on soft detail areas only (where applicable) and annotated at the interval identified above. Hard detail areas may be contoured if specifically requested.
3. Site traffic or obstructions encountered at the time of the survey may have resulted in surface features being omitted.

Sheet Layout



Rev	Date	Description	CAD

Client

Rossett Park Farming

measure* manage* deliver*

FormbySurveys

Professional Measurement Surveyors

Formby Surveys Ltd
Unit 112, Century Building
Brunswick Business Park
Liverpool
L3 4BJ

0151 329 3040 (Liverpool)
0161 413 6220 (Manchester)
0207 139 8607 (London)
info@formbysurveys.com
www.formbysurveys.com

Topographical Survey

Lower Park Farm, Rossett Wrexham, LL12 0BN

Plotted Scale: A0@1:200 (NB: Survey Scale: 1:200) 0.0 4.0 8.0 12.0m

Surveyor:	CAD:	Checker:	Rev:
JM	JO	BP	

Date of Issue: November 2024 | FSL Ref No: 12205_T:200:3:3