Groundsure
LOCATION INTELLIGENCE

Screening

LAND AT RHOSNESNI LANE, WREXHAM, LL12 7NA,

Professional opinion

Contaminated Land
Moderate-High: Action Required
page 6

Flood Risk
Moderate
page 8

Consultant's guidance and recommendations inside.

Ground Stability
Identified
page 8

Radon
Identified
page 8

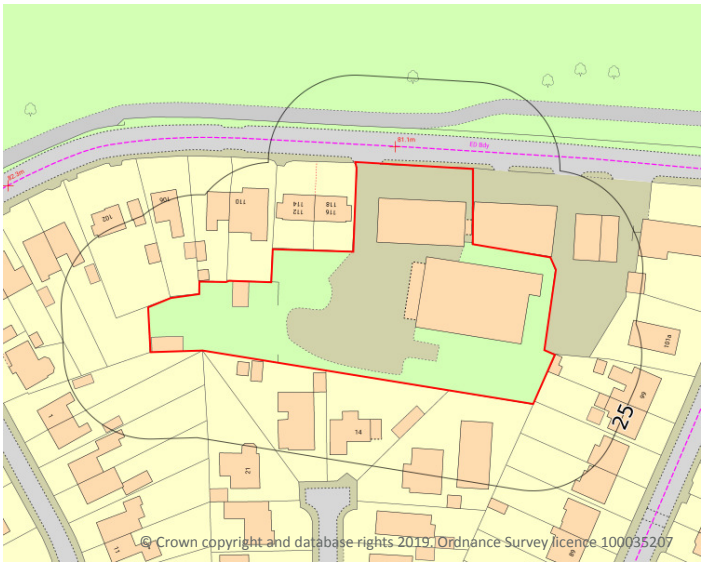
Energy
Identified
page 9

Planning Constraints
Identified
page 11

Transportation
Not identified

A full assessment of transportation is available in other Groundsure searches, including the Groundsure Review. Contact Groundsure or your search provider for further details.

Site plan



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Contaminated land liability

Statutory or 3rd party action
Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Potential

Banking security
Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Further assessment required

Environmental liability
Is there a risk that the property value may be impacted due to contaminated land liability issues?

Potential

Overview of findings and recommendations

These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

We have searched a comprehensive library of information to determine the results within this report. We only provide maps and data tables when we have identified features within the search radius or we consider the results to be of note. A list of the other datasets that we have searched is provided for you in the back of this report.

Contaminated Land

Groundsure considers that the following additional actions may further clarify the identified environmental risks:

- As the site is to be redeveloped, it is highly likely that further work to assess/remediate contaminated land will be required as part of the planning process. Planning policy states that the developer or land owner is responsible for ensuring a site is suitable for its proposed use by addressing any potential pollution concerns. This means that a Phase 1 Risk Assessment may be required, at a minimum, particularly if redevelopment is for a highly sensitive end use (i.e. residential purposes).
- Please contact Groundsure (at projects@groundsure.com) in order for us to provide you with a Phase 1 quotation. This quotation would include a discount to reflect the entire cost of the report already undertaken for the study area. We would advise you contact the Local Planning Authority in the first instance to confirm whether a Phase 1 Risk Assessment is required.

Alternatively, if you have previous site investigation reports relating to the property, Groundsure can provide expert environmental advice on those reports. Groundsure is able to review environmental reports for a fee which is dependent on the volume and/or content of the additional information provided. Please contact us for a quote for this service.

Flood

Flood risk
The property is assessed to have a flood risk rating of moderate or higher. Key recommended next steps:

- consider flood prevention measures that may be useful in the property, such as flood gates and barriers or modified airbricks
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion

National Planning Policy Framework (NPPF)
A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

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.

Radon

The property is in an area where elevated radon levels are detected in 1-3% of properties. Key recommended next steps:

- if the property is new build, you can check compliance on radon protection with the developer
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- No radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property.
- See for example http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/ for further information

Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure, mobile masts, and planning constraints.

Energy

Oil and gas
Oil and Gas extraction, exploration or development has been identified within 5km of the property. Key recommended next steps:

- consider visiting the operator's website for further information
- consider visiting the area in order to more accurately assess the impact this extraction site would have on the property

Wind
Existing or proposed wind installations have been identified within 5km. Key recommended next steps:

- use the details given in the report to find out more about the potential impacts on the property
- consider contacting the operating company and the relevant Local Authority for further information
- consider visiting the area in order to more accurately assess the impact this wind development would have on the property

Solar
Existing or proposed solar installations have been identified within 5km of the property. Key recommended next steps:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- consider visiting the area in order to more accurately assess the impact this solar farm would have on the property

Power stations
One or more Power Stations have been identified within 5km of the property. Key recommended next steps:

- consider visiting the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, consider approaching the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting http://www.hse.gov.uk/nuclear/regulated-sites.htm for further information on the site

Projects
One or more nationally significant energy infrastructure projects has been identified within 5km of the property. Key recommended next steps:

- consider visiting the National Infrastructure Planning website at https://infrastructure.planninginspectorate.gov.uk/projects/, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found

Planned oil and gas
The property lies within 5km of a planning application relating to proposed exploration, development or extraction of oil and gas. Key recommended next steps:

- use the planning application details given in the report to find out more about the application and assessments of impacts on the property by contacting the operating company and/or Local Authority



Planning constraints

Visual and cultural designations
The property lies within 50m of a visually or culturally protected site or area. Key recommended next steps:

- seek further guidance from the local planning department on any likely restrictions if considering any property development

Consultant's assessment

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 the guidance section on **page 2** for further advice.

Contaminated Land

The Contaminated Land assessment has been completed by a qualified environmental consultant.

Please see **page 15** for details of the identified issues.

Past Land Use	**Moderate-High**
Waste and Landfill	**Low**
Current and Recent Industrial	**Low**

Current and proposed land use

Current land use
Groundsure has been advised by the client (or their advisers) that the property is currently a disused warehouse and car park.

Proposed land use
Groundsure has been advised by the client (or their advisers) that the property will be redeveloped for residential purposes.

Site land uses

The following potentially contaminative land use of significant concern has been identified at the study site:

- **1958 - 1992** - An unspecified works.

Additionally, current and recent land uses of minor concern have been identified at the study site.

Surrounding area land uses

The following potentially contaminative land use of significant concern has been identified in proximity to the study site:

- **1958 - 1994** - A garage/petrol filling station adjacent to the north east.

Site setting

Potentially vulnerable receptors have been identified including current and future site users, ground workers during redevelopment, residents of adjacent dwellings with gardens, and the underlying Secondary A and Secondary Undifferentiated aquifers.

Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.

Environmental summary

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 river, coastal, surface water and groundwater flooding is moderate.

Please see **page 24** for details of the identified issues.

River and Coastal Flooding	**Very Low**
Groundwater Flooding	**Low**
Surface Water Flooding	**High**
JBA Floodability	**Moderate**
Past Flooding	**Not identified**
Flood Storage Areas	**Not identified**
NPPF Flood Risk Assessment required if site redeveloped?	**See overview**

Ground Stability

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

Please see **page 26** for details of the identified issues.

Natural Ground Stability	**Negligible-Very low**
Non-Natural Ground Stability	**Identified**

Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. Percentage of affected homes in your local area is between 1% and 3%.

Please see **page 27** for details of the identified issues.

In a radon affected area

Energy summary

Oil and Gas

Active or planned wells or extraction areas (such as fracking sites) have been identified near the property.

Please see the guidance section on **page 2** for further advice. Additionally, see **page 28** for details of the identified issues.

Oil and Gas Areas	Not identified
Oil and Gas Wells	Identified

Wind and Solar

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

Please see the guidance section on **page 2** for further advice. Additionally, see **page 30** for details of the identified issues.

Planned Multiple Wind Turbines	Not identified
Planned Single Wind Turbines	Identified
Existing Wind Turbines	Not identified
Proposed Solar Farms	Identified
Existing Solar Farms	Identified

Energy Infrastructure

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

Please see the guidance section on **page 2** for further advice. Additionally, see **page 34** for details of the identified issues.

Power stations	Identified
Energy Infrastructure Projects	Not identified Identified

Transportation summary

The property has not been identified to lie within the specified distance of one or more of the 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.

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

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Not identified
Railway and Tube Stations	Not identified
Underground	Not identified

Planning summary

Planning constraints

Protected areas have been identified within 250 metres of the property.

Please see **page 36** for details of the identified issues.

Environmental Protected Areas	Not identified
Visual and Cultural Protected Areas	Identified

Other environmental considerations

The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Asbestos
The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Site-specific features
This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issue are considered to be a concern.

Unexploded ordnance (UXO)
The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance
The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment
A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1195+VAT, which includes a discount for current reporting.

Made ground and infilled land
Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.

Recent aerial photograph



Capture Date: 07/05/2017

Site Area: 0.45ha

Contaminated Land summary

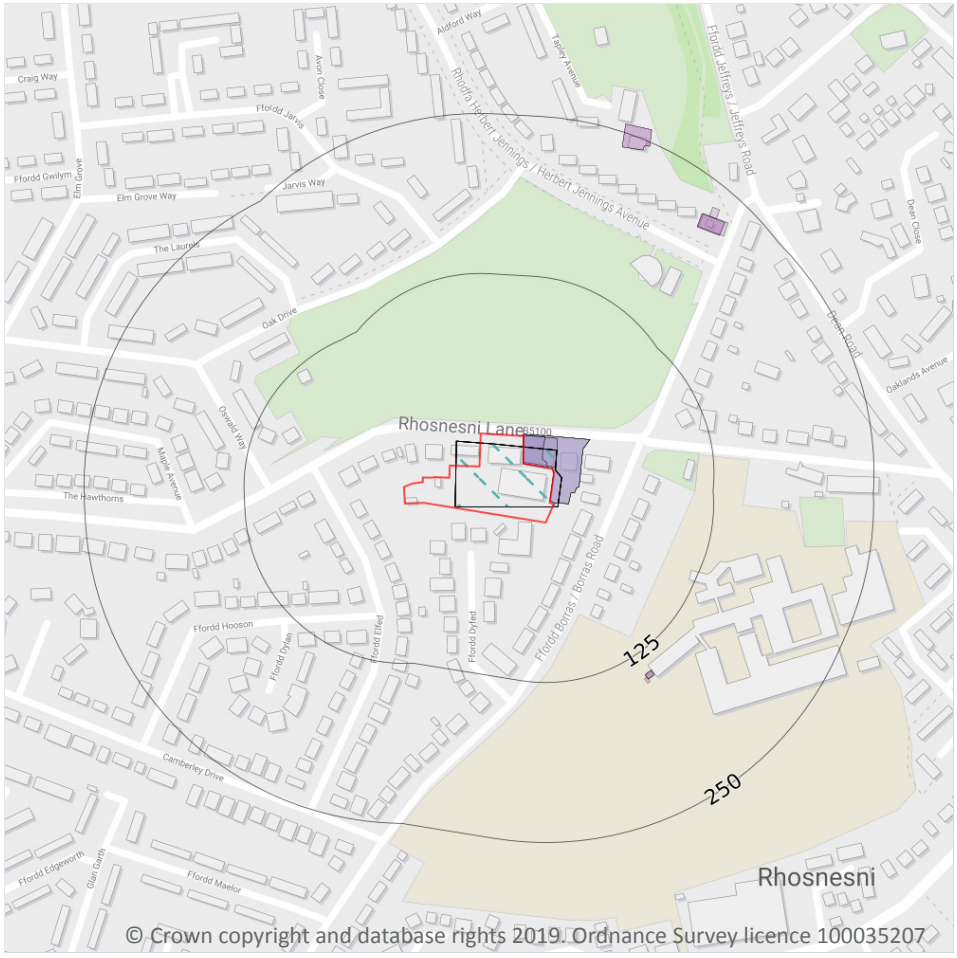
Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	5	0	0
Former tanks	0	0	0
Former energy features	0	0	10
Former petrol stations	0	0	0
Former garages	8	0	0
Former military land	0	0	0

Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from British Geological Survey records, 1973)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0

Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	0	3
Current or recent petrol stations	0	1	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0

Contaminated Land

Past land use



Former industrial land use (1:10,560 and 1:10,000 scale)
These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see the guidance section on **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Unspecified Works	1974
0	on site	Unspecified Works	1980
0	on site	Unspecified Works	1985

Distance	Direction	Use	Date
0	on site	Unspecified Works	1989
0	on site	Unspecified Works	1992

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see the guidance section on **page 2** for further advice.

Distance	Direction	Use	Date
142 m	SE	Electricity Substation	1993
142 m	SE	Electricity Substation	1994
142 m	SE	Electricity Substation	1994
144 m	SE	Electricity Substation	1993
212 m	NE	Electricity Substation	1987
212 m	NE	Electricity Substation	1990
213 m	NE	Electricity Substation	1967
225 m	NE	Gas Station	1990
239 m	N	Electricity Substation	1987
239 m	N	Electricity Substation	1990

This data is sourced from Ordnance Survey/Groundsure.

Former garages

These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Please see the guidance section on **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Garage	1958

Distance	Direction	Use	Date
0	on site	Garage	1959
0	on site	Garage	1968
0	on site	Garage	1968
0	on site	Garage	1993
0	on site	Garage	1993
0	on site	Garage	1994
0	on site	Garage	1994

This data is sourced from Ordnance Survey/Groundsure.

Current and recent industrial



Recent industrial land uses
These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see the guidance section on **page 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
2	146 m	SE	Electricity Sub Station - Clwyd, LL12	Electrical Features	Infrastructure and Facilities
3	222 m	NE	Electricity Sub Station - Clwyd, LL12	Electrical Features	Infrastructure and Facilities
4	234 m	S	Forwardchain - 35, Camberley Drive, Wrexham, Clwyd, LL12 7LP	Car Ports and Steel Buildings	Industrial Products

This data is sourced from Ordnance Survey.

Current or recent petrol stations

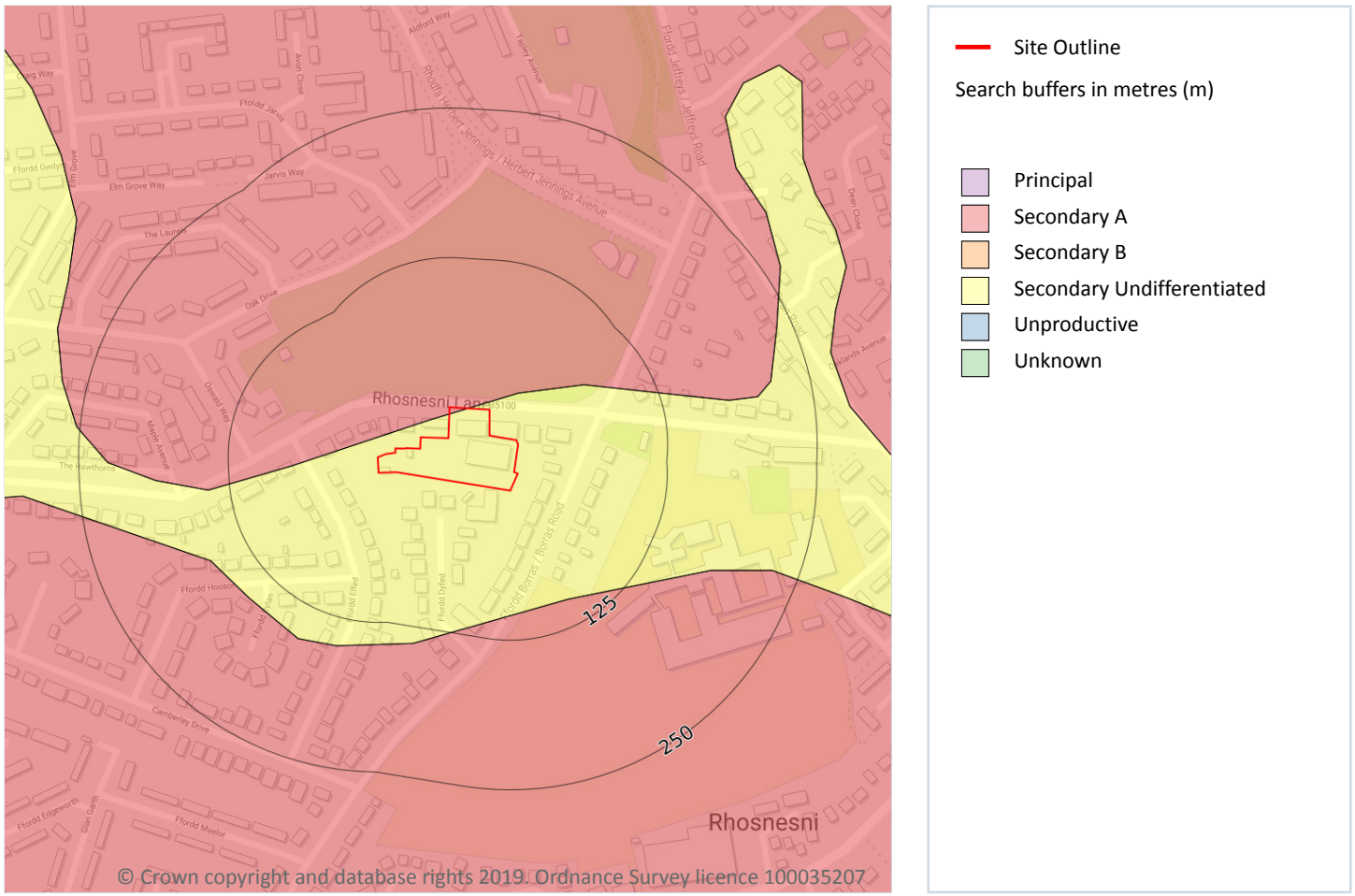
Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

Please see the guidance section on **page 2** for further advice.

ID	Distance	Direction	Company	Address	Status
1	34 m	NE	TEXACO	124, Rhosnesni Lane, Wrexham, Wrexham, LL12 7NE	Obsolete

This data is sourced from Experian Catalist.

Superficial hydrogeology



Aquifers within superficial geology
Environment Agency/Natural Resources Wales and British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Unknown - These are rock layers where it has not been possible to classify the water storage potential.

Distance	Direction	Designation
0	on site	Secondary A
0	on site	Secondary Undifferentiated
101 m	S	Secondary A

This data is sourced from Environment Agency/Natural Resources Wales.

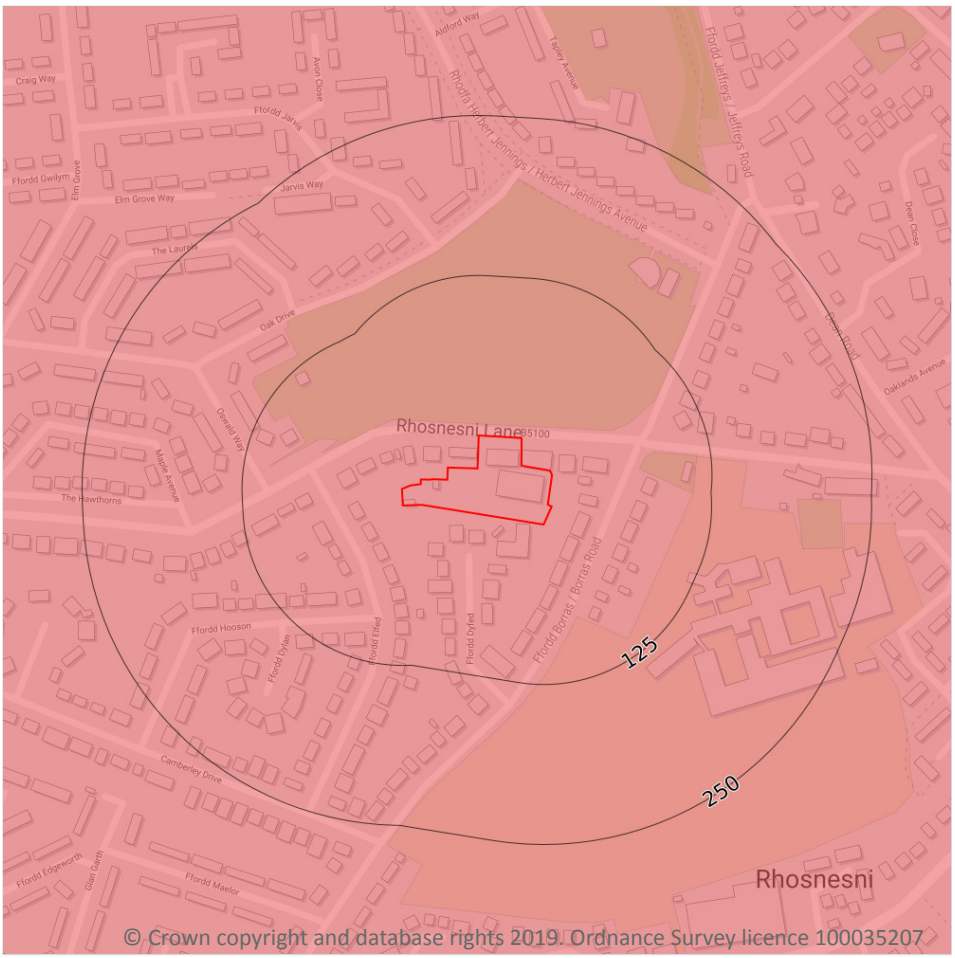
Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	GFSDD-XSV	SAND AND GRAVEL
TILL, DEVENSIAN	TILLD-DMTN	DIAMICTON

This data is sourced from British Geological Survey.

Bedrock hydrogeology



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction license

Aquifers within bedrock geology
Environment Agency/Natural Resources Wales and British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Distance	Direction	Designation
0	on site	Secondary A

This data is sourced from Environment Agency/Natural Resources Wales.

Bedrock geology

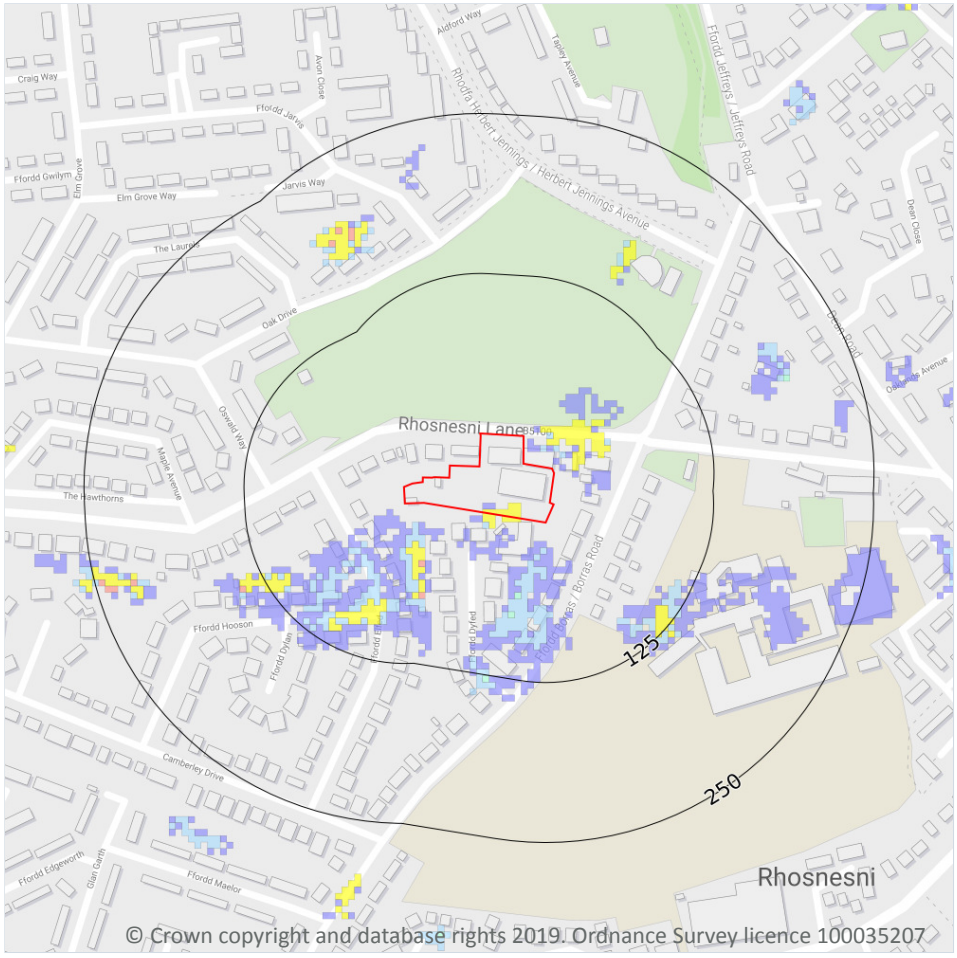
Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
SALOP FORMATION	SAL-MDSC	MUDSTONE, SANDSTONE AND CONGLOMERATE

This data is sourced from British Geological Survey.

Flood

Surface water flood risk



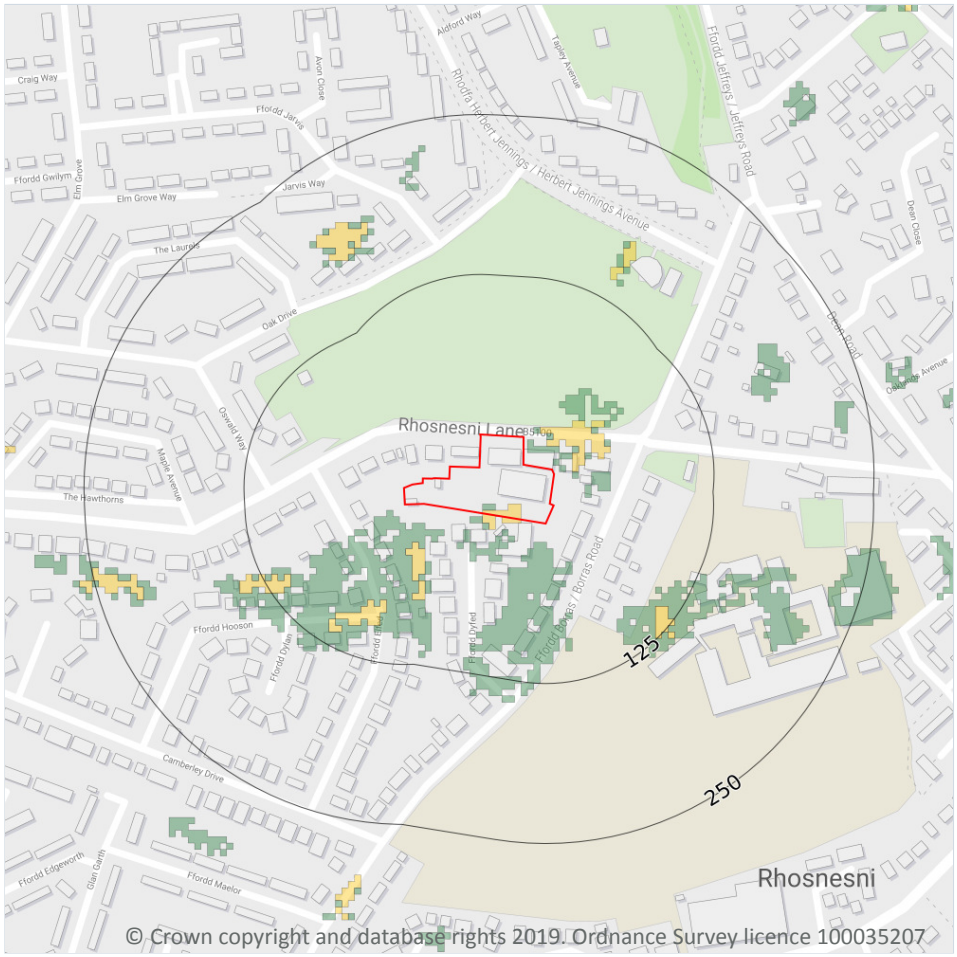
Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which could cause problems with insuring the property against flood risk.

The area in which the property is located has been assessed to be at a High risk of surface water flooding. This area is considered to have a 1 in 75 probability of surface water flooding due to rainfall in a given year to a depth of between 0.1m to 0.3m. 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.

These risk calculations are based on JBA Risk Management maps.

JBA Floodability Rating



Site Outline

Search buffers in metres (m)

Black 2

Black 1

Red

Amber

Green

The property has been rated as Amber. Amber indicates a moderate level of flood hazard.

JBA's Floodability rating provides an indication of the likelihood of a property being flooded from river, coastal and/or surface water flood. It is based on a ground level model that does not contain buildings or infrastructure. The Floodability information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.

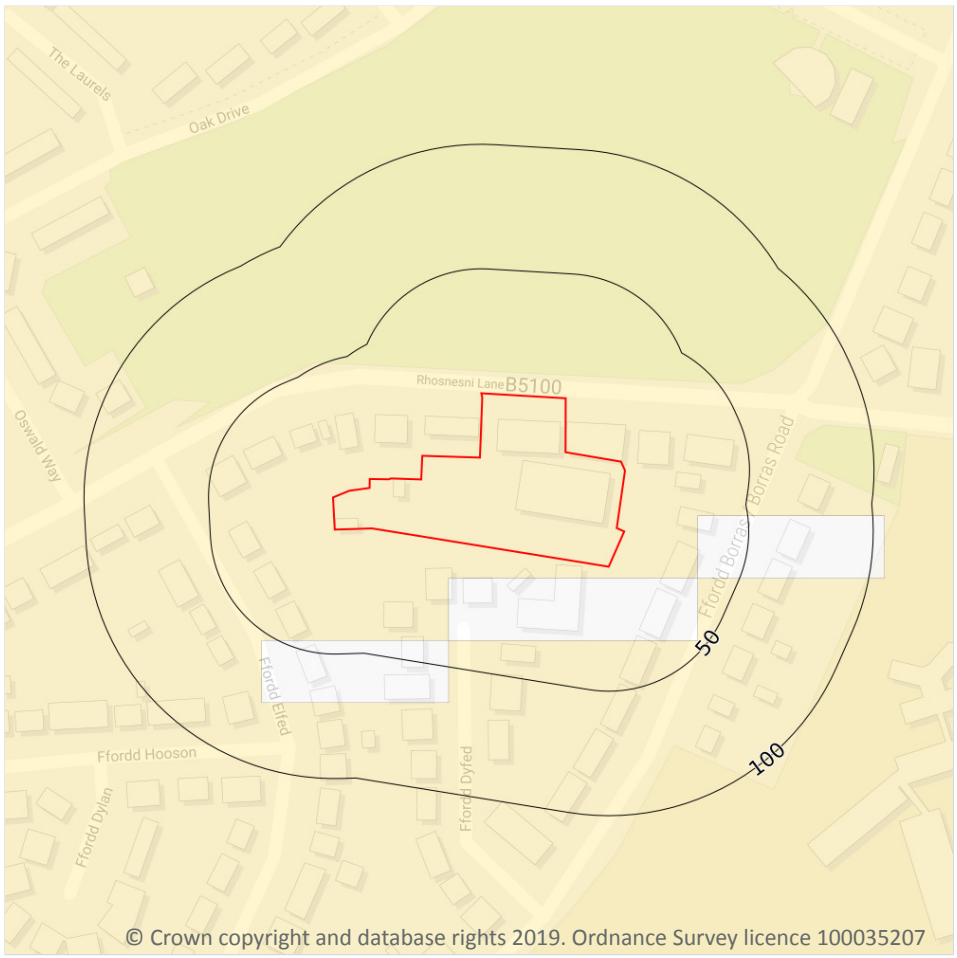
Ground stability

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 the guidance section on **page 2** for further advice.

Radon



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Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

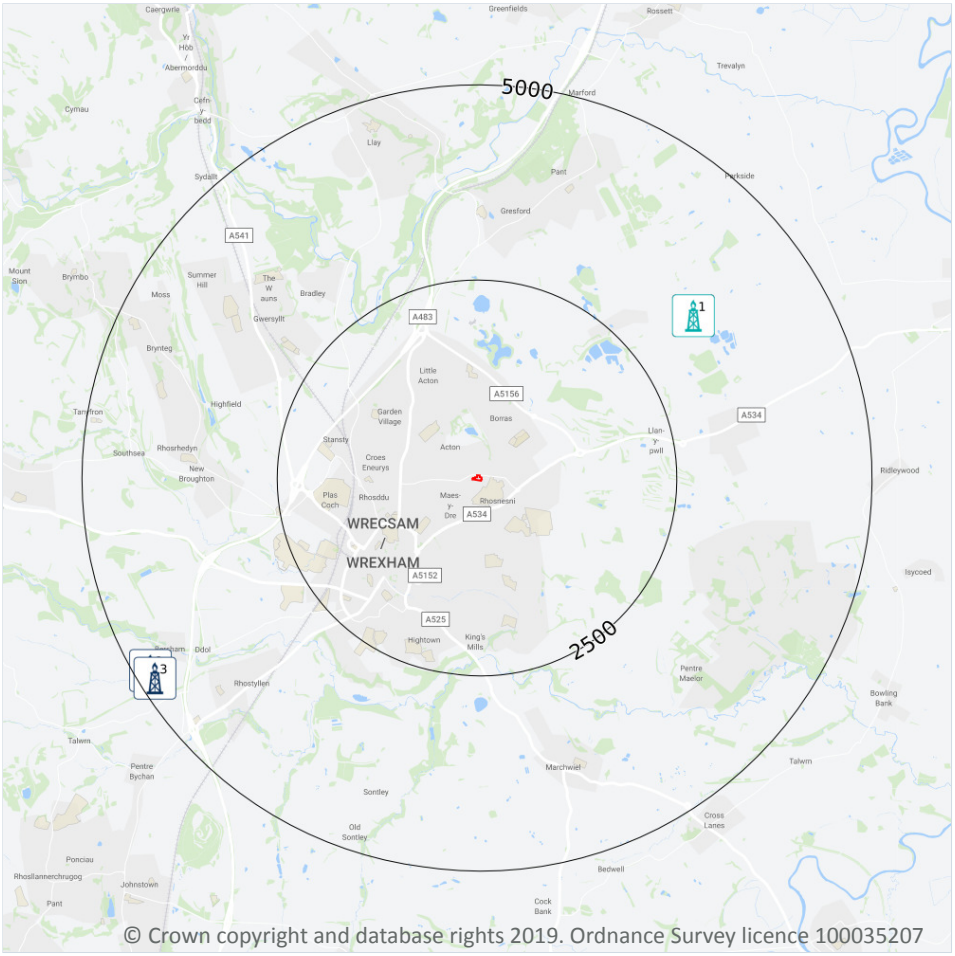
The property is in a radon affected area, meaning the area has a general radon level above the radon Action Level. In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from Public Health England (PHE) or www.ukradon.org. Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk. If you are buying a currently occupied property in a radon affected area, ask the present owner whether radon levels have been measured and, if they have, whether the results were above the radon Action Level. If so, what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective.

Please see the guidance section on **page 2** for further advice.

This data is sourced from British Geological Survey/Public Health England.

Energy

Oil and gas



Site Outline

Search buffers in metres (m)

Oil or gas drilling well

Proposed oil or gas drilling well

Licensed blocks

Potential future exploration areas

Oil and gas wells

Oil or gas drilling well

A well or extraction site for one of the above fuels has been located near the property. The type of extraction site is shown below.

ID	Distance	Direction	Details	
2	4-5 km	SW	Site Name: BERSHAM 2 Operator: EVERGREEN Type: Mine Gas Intent: Exploration	OGA References: L110/30- 3 Licence Number: EXL281 Date of first drilling: 05/02/2002 Date of well completion: 09/04/2003 Licence Expiry: 09/04/2008

ID	Distance	Direction	Details	
3	4-5 km	SW	Site Name: BERSHAM 1 Operator: EVERGREEN Type: Mine Gas Intent: Exploration	OGA References: L110/30- 2 Licence Number: EXL281 Date of first drilling: 19/08/2000 Date of well completion: 25/08/2000 Licence Expiry: 25/08/2005

The database used to gather this information shows all existing and historic licensed oil, gas, shale gas and coalbed methane extraction sites, and is supplied by the Oil and Gas Authority (OGA). It shows all wells that fall within, or formerly fell within, a UK Petroleum Exploration and Development Licence (PEDL) or its historical equivalent. These wells may have been licensed in any one of the 14 licensing rounds that have been undertaken by OGA or any of its predecessors. The data within this section of the report shows wells which were licensed as far back as 1910. This dataset is obtained from OGA and Groundsure endeavour to update this on a monthly basis. The presence of a well in this database does not necessarily mean that any active exploration or production is occurring, and property purchasers may wish to check whether the well is noted to have a 'completed by' date within the data, which would indicate that no further activity is likely to take place at the site.

Proposed oil or gas drilling well

A planning application for the exploration and extraction of oil or gas is located near the property. Please be aware this may also include applications for subsurface geological exploration unrelated to fuel extraction.

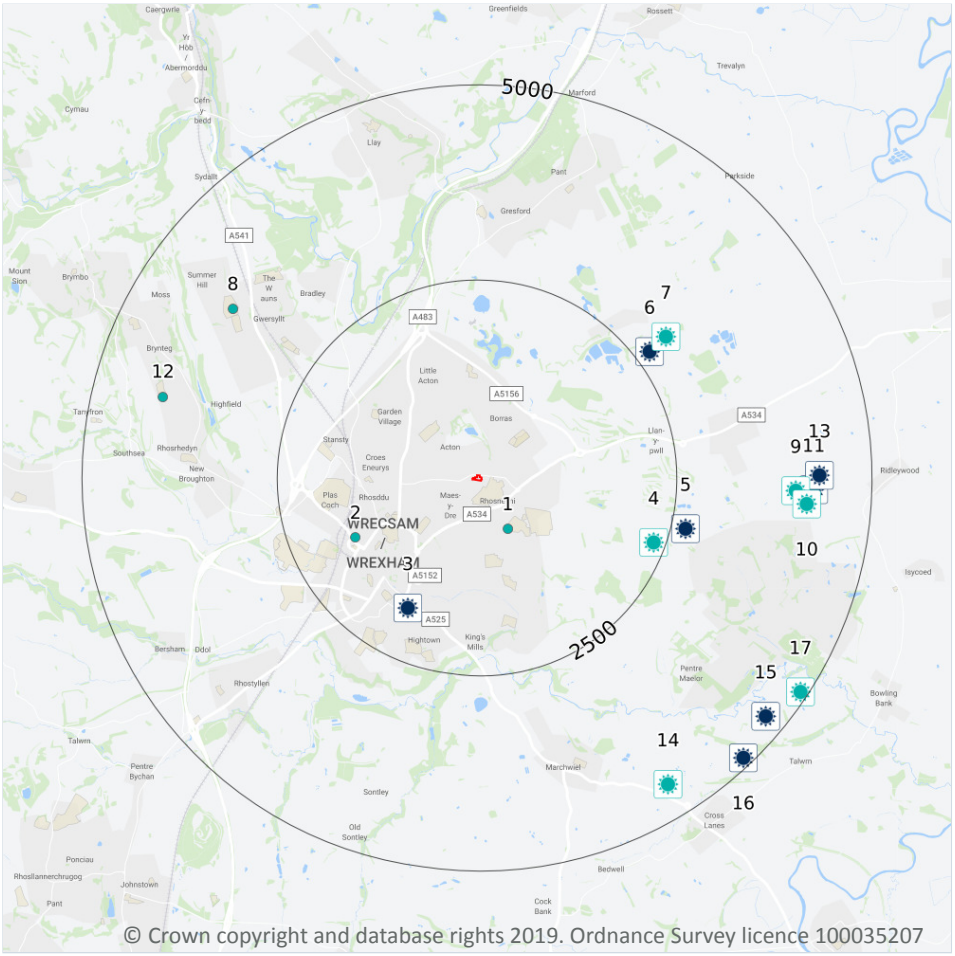
Some planning applications identified as having been refused may have since been granted on appeal without appearing as such within this report. If any refused applications are identified within this report that would have a bearing on your decision as a purchaser if they had been granted, you are advised to check with the Local Authority on the application's status. Additional information regarding projects may be available from the individual organisations' websites, or from the local planning authority.

Groundsure recommends further research into the planning applications identified to determine exactly what is proposed. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	3-4 km	NE	Location: Part Of Field West Of Commonwood Farm And South Of Borras Road, Commonwood Holt, WrexhamApplicant: GP Energy Ltd (DART Energy) ApplicationType: Application for Planning Permission Application Date: 20/09/2013 Application Reference: P/2013/0660	Drilling Of Exploration Borehole (Requiring 24 Hour Operations) To Remove A Core Of Coal For Sampling And Site Restoration Following Cessation Of Drilling Operations. Drilling Operations To Take Approximately 60 Days And A Maximum Of 75 Days

This data is sourced from Glenigan.

Wind and solar



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Site Outline

Search buffers in metres (m)

Wind farms

Proposed wind farms

Proposed wind turbines

Existing and agreed solar installations

Proposed solar installations

Wind

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	708 m	SE	Site Name: Ysgol Morgan Llwyd Cefn Road, Wrexham, Clwyd, LL13 9NH Planning Application Reference: P/2008/0646 Type of Project: Wind Turbine	Application Date: 2008-06-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of wind turbine. Approximate Grid Reference: 335005, 350759
2	1-2 km	SW	Site Name: Eco Ready Mix Hafod Road, Rhostyllen, Wrexham, Clwyd, LL14 4ZF Planning Application Reference: P/2008/1026 Type of Project: Wind Turbine	Application Date: 2008-09-19 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 20kw wind turbine. Approximate Grid Reference: 333056, 350649
8	3-4 km	NW	Site Name: Bryn Alyn High School Church Street, Bryn Glas, Gwersyllt, Wrexham, Clwyd, LL11 4HB Planning Application Reference: P/2008/0647 Type of Project: Wind Turbine	Application Date: 2008-06-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of wind turbine. Approximate Grid Reference: 331486, 353579
12	4-5 km	W	Site Name: Maesteg, Brynteg, Wrexham, Wrexham, Clwyd, LL11 6NB Planning Application Reference: P/2007/0658 Type of Project: Wind Turbine	Application Date: 2007-05-25 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of wind turbine. Approximate Grid Reference: 330590, 352457

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.
If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Solar

Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
3	1-2 km	SW	Wrexham Social Housing PV, Wrexham	Contractor: Wrexham Council LPA Name: Wrexham County Borough Council Capacity (MW): 5.4	Application Date: - Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 01/08/2012
5	2-3 km	E	Land West Of Erlas Hall, Land West Of Erlas Hall, Erlas Lane, LL13 0PE	Contractor: Lightsource Renewable Energy LPA Name: Wrexham County Borough Council Capacity (MW): 4	Application Date: 24/08/2015 Pre Consent Status: Planning Application Withdrawn Post Consent Status: Application Withdrawn Date Commenced: -
6	2-3 km	NE	Land at Borras Hall, Land T The West And North Of, Borras Hall Lane, Llan-y-Pwll, Wrexham, Clwyd, Wales, LL13 9	Contractor: Earthworm/ EW Capital LPA Name: Wrexham County Borough Council Capacity (MW): 10	Application Date: 28/10/2015 Pre Consent Status: Abandoned Post Consent Status: Abandoned Date Commenced: -
11	4-5 km	E	Land north of Bryn Lane, Land North Of, Bryn Lane, Ridley Wood, Holt, Wrexham, LL13 9YB	Contractor: TGC Renewables LPA Name: Wrexham County Borough Council Capacity (MW): 6.4	Application Date: 27/05/2015 Pre Consent Status: Appeal Granted Post Consent Status: Awaiting Construction Date Commenced: -
13	4-5 km	E	Land south of Francis Land, Land South Of, Francis Lane, Holt, Wrexham, Clwyd, LL13 9Y	Contractor: TGC Renewables/NESF LPA Name: Wrexham County Borough Council Capacity (MW): 10	Application Date: 27/05/2015 Pre Consent Status: Appeal Granted Post Consent Status: Awaiting Construction Date Commenced: -
15	4-5 km	SE	Williams Farm, Williams Farm, Maelor Gas Works, Marchwiel, Wrexham, LL13 0UW	Contractor: Solar Ventures LPA Name: Wrexham County Borough Council Capacity (MW): 5	Application Date: 26/06/2015 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 31/03/2016

ID	Distance	Direction	Address	Details	
16	4-5 km	SE	Land NW Of Pickhill Bridge Farm, Land NW Of Pickhill Bridge Far, Holt Road, Cross Lanes, Wrexham, Clwyd, LL13 0UA	Contractor: NextEnergy Solar Fund LPA Name: Wrexham County Borough Council Capacity (MW): 3.6	Application Date: 13/04/2015 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 24/03/2017

The solar installation data is supplied by Department of Energy and Climate Change (DECC) and updated on a monthly basis.

Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

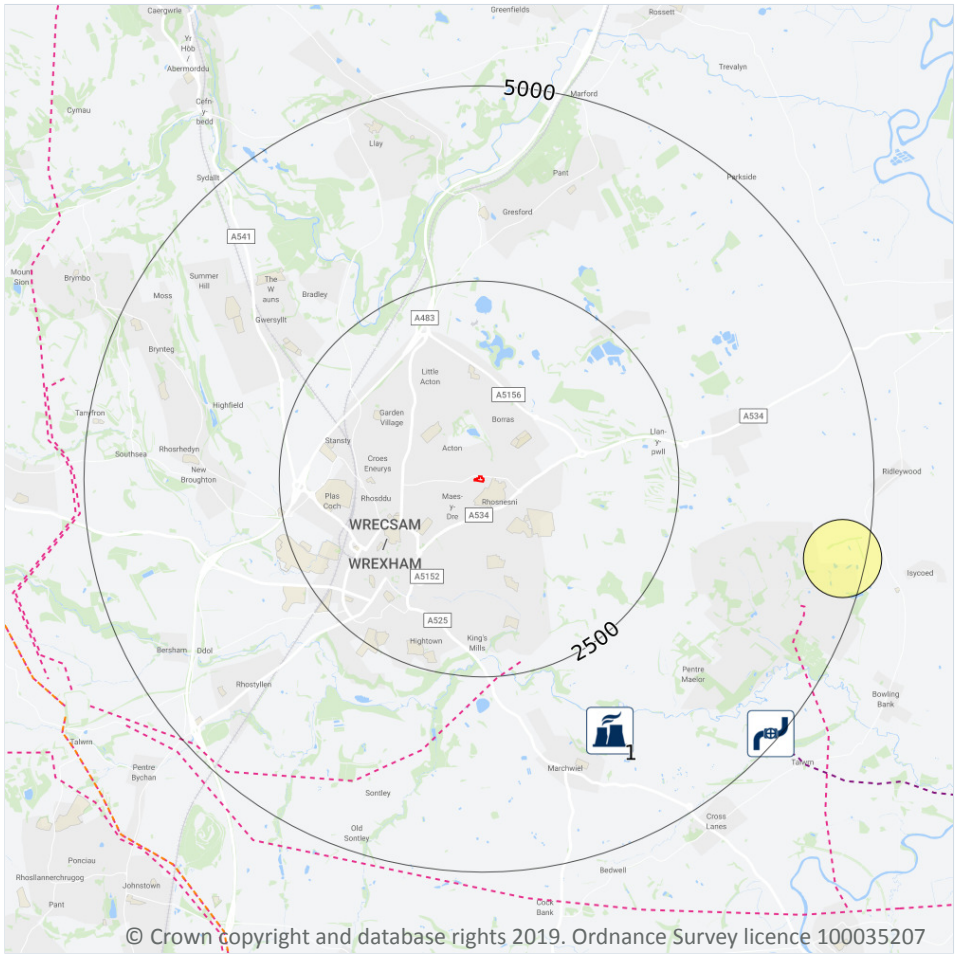
Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details
4	2-3 km	E	Land West Of Erlas Hall, Erlas Lane, Erlas, Wrexham	Applicant name: - Application Status: - Application Date: 24/08/2015 Application Number: P/2015/0640
7	2-3 km	NE	Land at The West And North Of Borras Hall, Borras Hall Lane, Llan Y Pwll, Wrexham, LL13 9SG	Applicant name: - Application Status: - Application Date: 28/10/2015 Application Number: P/2015/0777
9	4-5 km	E	Land South Of Francis Lane, Holt, Wrexham	Applicant name: - Application Status: - Application Date: 27/05/2015 Application Number: P/2015/0396
10	4-5 km	E	Land North Of Bryn Lane, Holt, Wrexham	Applicant name: No Details Application Status: No Details Application Date: 27/05/2015 Application Number: P/2015/0397
14	4-5 km	SE	The Hollies Farm, Bangor Road, Cross Lanes, Wrexham	Applicant name: - Application Status: - Application Date: 18/07/2014 Application Number: P/2014/0529

ID	Distance	Direction	Address	Details
17	4-5 km	SE	Land North West Of Pickhill Bridge Farm, Holt Road, Cross Lanes, Wrexham, LL13 0UH	Applicant name: - Application Status: - Application Date: 13/04/2015 Application Number: P/2015/0287

The data is sourced from the public register of planning information and is updated on a bi-weekly basis.

Energy infrastructure



Site Outline

Search buffers in metres (m)

Power stations

Nuclear sites

Gas sites

Electricity substations

Energy development projects

Gas pipelines

Electricity Lines

Electricity Cable

Electricity transmission lines and pylons

Power stations

Power stations

There is an active power station on or near to the property. Power stations can cause air pollution issues and may not be visually pleasing.

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (CCGT), Gas/Oil, Coal Gas, Diesel Gas, HP Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas

Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent enquiries with the operating company listed.

ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	3-4 km	SE	DWR Cymru Welsh Water	FIVE FORD WWTW	Combined Heat and Power	1	No Details

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department of Energy and Climate Change (DECC).

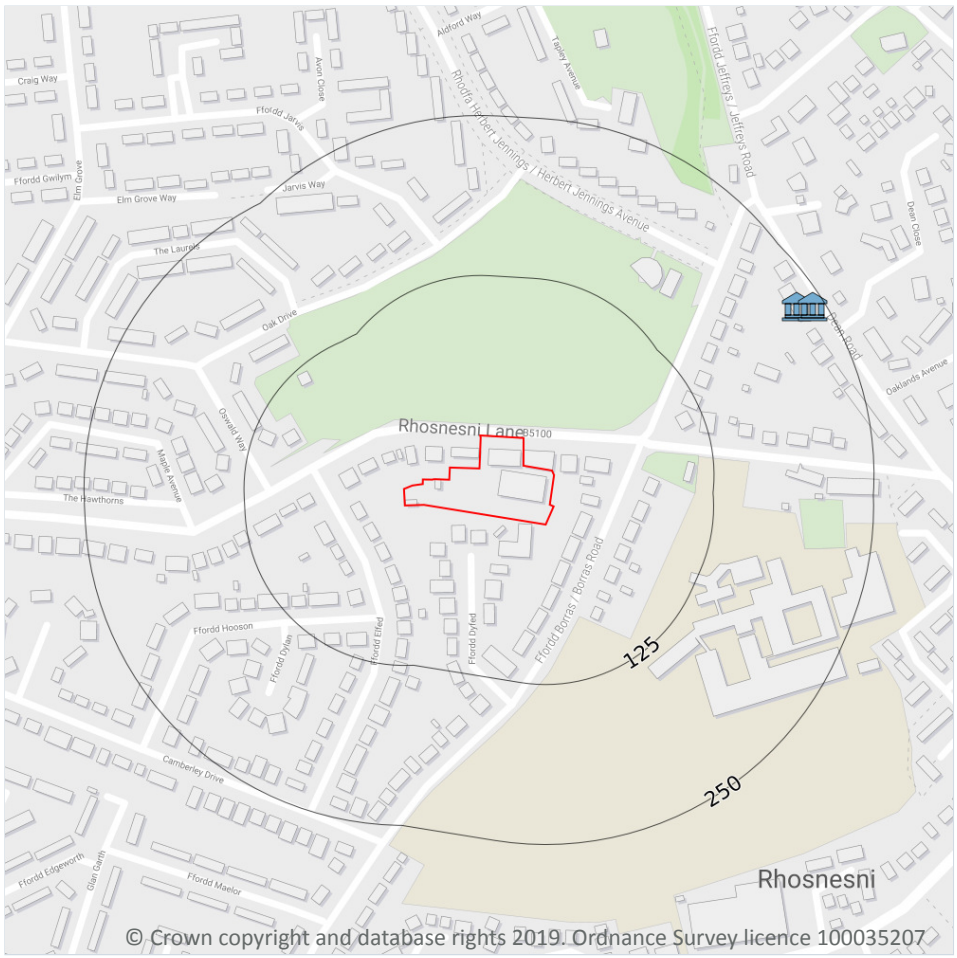
Large Energy Projects

Large scale energy generation or transmission infrastructure has been proposed on or near to the property. Plans have been submitted to the Planning Inspectorate (formerly known as the Infrastructure Planning Commission). See below for details of what is proposed.

Distance	Direction	Details	Summary
4-5 km	E	Operator: Wrexham Power Limited Site Name: Wrexham Energy Centre Stage: Decided	A combined cycle gas turbine (CCGT) power station with a generating capacity of up to 299 MWe.

The information for this search is taken from a range of publicly available datasets. If the existence of a large scale infrastructure project may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent, thorough enquiries, starting with the National Infrastructure Planning website - https://infrastructure.planninginspectorate.gov.uk/projects/.

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)

Visual and Cultural Designations

Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
230 m	NE	95, Dean Road, Wrexham, Clwyd, Ll13 9Eg. Set Back In Gardens From The West Side Of Dean Road Towards Its Junction With Borras Road	II	16471	31/01/1994

Distance	Direction	Name	Grade	Listed building reference number	Listed date
230 m	NE	No.93, Dean Road (W Side), Clwyd. Set Back In Gardens From The West Side Of Dean Road Towards Its Junction With Borras Road	II	1751	31/01/1994

This data was sourced from Historic Wales. For more information please see https://historicwales.gov.uk/

Datasets searched but no features were found at this location

In addition to the results detailed in the maps and tables in this report, all of these datasets were also queried but did not reveal any results relevant to the site or surrounding area.

Contaminated Land
Former tanks
Former petrol stations
Former military land
Former landfill (from British Geological Survey records, 1973)
Former landfill (from Local Authority and historical mapping records)
Waste site no longer in use
Active or recent landfill
Former landfill (from Environment Agency Records)
Active or recent licensed waste sites
Dangerous or explosive sites
Hazardous substance storage/usage
Sites designated as Contaminated Land
Historical licensed industrial activities
Current or recent licensed industrial activities
Local Authority licensed pollutant release
Pollutant release to surface waters
Pollutant release to public sewer
Dangerous industrial substances (D.S.I. List 1)
Dangerous industrial substances (D.S.I. List 2)
Pollution incidents

Bedrock hydrogeology
Groundwater abstraction licences

Source Protection Zones and drinking water abstractions
Source Protection Zones
Source Protection Zones in confined aquifer
Drinking water abstraction licences

Hydrology
Water courses from Ordnance Survey
Surface water abstractions

Flood Risk
Risk of flooding from rivers and the sea
Flood storage areas: part of floodplain
Historical flood areas
Areas benefiting from flood defences
Flood defences
Proposed flood defences
Groundwater flooding

Ground stability
Natural ground subsidence
Natural geological cavities
Non-coal mining
Mining cavities
Infilled land

Oil and Gas
Licensed blocks
Potential future exploration areas

Wind and solar
Wind farms
Proposed wind farms

Energy Infrastructure
Electricity transmission lines and pylons
National Grid energy infrastructure
Nuclear installations

Planning constraints
Sites of Special Scientific Interest
Internationally important wetland sites (Ramsar Sites)
Special Areas of Conservation
Special Protection Areas (for birds)
National Nature Reserves
Local Nature Reserves
Designated Ancient Woodland
Green Belt
World Heritage Sites
Areas of Outstanding Natural Beauty
National Parks
Conservation Areas
Certificates of Immunity from Listing
Scheduled Monuments
Registered Parks and Gardens

Contaminated Land assessment methodology

Environmental risk framework
This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as Contaminated Land in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991,the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in the National Planning Policy Framework, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the Local Authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant source - Pathway - Receptor definitions
Contaminant sources include (but are not limited to):

- Historical on-site and historical off-site sources (works, factories, oil tanks, landfill sites)
- Current on-site and current off-site sources (petrol stations, industrial facilities)

Pathways comprise:

- Any mechanisms facilitating 'receptor' exposure to contaminative 'sources'

Receptors include:

- Human health i.e. site users or occupiers, adjacent site users or occupiers

- Controlled Waters i.e. groundwater, surface water (rivers and streams etc)
- Habitats and biodiversity (in particular nature reserves or other designated sensitive habitats)
- Property, buildings and infrastructure

Environmental risk assessment definitions
A risk rating will be provided on the front page of the report depending on the level of environmental liability that there has been assessed to be at the site. The ratings are defined as follows:

Low: There are unlikely to be significant environmental liabilities associated with the property.

Low to Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate to High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?
This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?
Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?
This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

Environmental Damage (Prevention and Remediation) Regulations 2015
The Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015, the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 and the Environmental Liability (Scotland) Amendment Regulations 2015 came into force on 19th July 2015, and amend the Environmental Damage (Prevention and Remediation) Regulations 2009, which came into force in

England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

- Sites of Special Scientific Interest (SSSIs), other protected habitats and protected species
- Surface waters
- Groundwater
- Land, if contamination of the land results in significant risk of adverse effects on human health

The regulations are based on the 'polluter pays' principle and ensures that those responsible for causing environmental damage are those responsible for paying to prevent and remedy such damage. 'Environmental Damage' has a specific meaning within the Regulations, and covers only the most serious cases. For damage to SSSIs, EU protected species and habitats and damage to water, primary remediation, complementary remediation and compensatory remediation may be required by the enforcing authorities (Environment Agency/Natural Resources Wales, Scottish Environment Protection Agency (SEPA), Local Authorities, the Marine Fisheries Agency, Marine Scotland, Welsh Ministers and Natural England/Natural Resources Wales/Scottish Natural Heritage).

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats). These regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. Groundsure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.

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, coastal, surface water (pluvial), and groundwater flooding and historic flood events.

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
JBA Risk Management 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 75 year, 1 in 200 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 a 1 in 100 year return period.

Search Code and Groundsure terms and conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.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.

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- 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.

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- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
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- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
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TPO's 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 https://pccb.org.uk/.

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- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- provide a final response, in writing, at the latest within 40 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:
Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Screening report. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference.