

Groundsure Screening (0 - 15 ha)



Search Details

Prepared for: Stamford Legal

Matter: MK/CRI13-6

Client address: First Floor, Stamford Green, 33 Stamford Street, Altrincham, WA14 1ES

Property:

The Crimble Restaurant, Crimble Lane, Heywood, OL11 4AD

Local Authority:

Groundsure

Nile House, Nile Street, Brighton, BN1 1HW

Date Returned:
17/09/2025

Property type:
Commercial

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Screening



The Crimble Restaurant, Crimble Lane,
Heywood, OL11 4AD



Reference:
IT-94784644

Grid reference:
386281 411999

Your reference:
IT-94784644

Date:
17 September 2025

Consultant's guidance and recommendations inside.

Written by:



Groundsure consultancy team

commercial.queries@groundsure.com

Professional opinion

Key results



Acceptable risk

Contaminated land

Page 3 →

Groundsure has not identified any risks of concern relating to contaminated land liabilities under Part 2A of the EPA 1990.

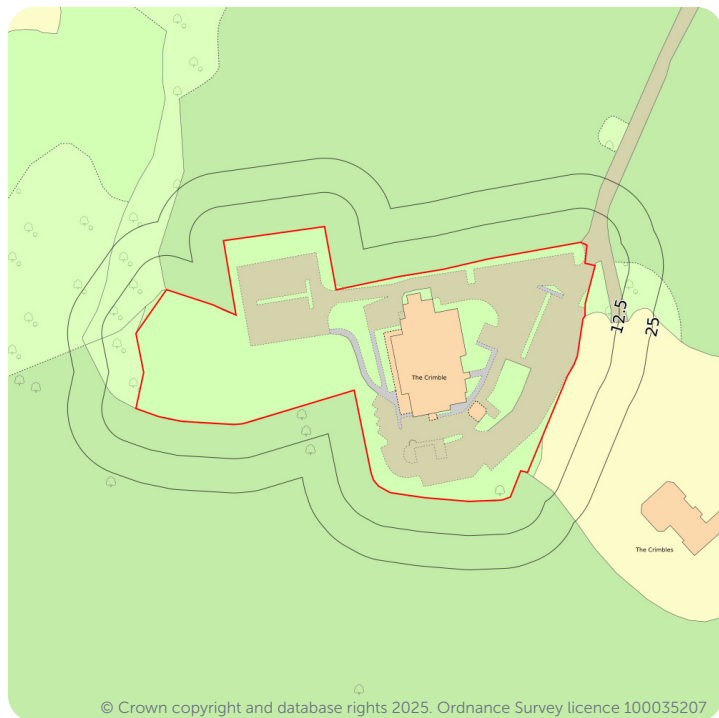


Negligible

Flooding

Page 16 →

No flood risks of significant concern have been identified at the site.



Other results



Ground stability

Page 17

Identified

Summary →



Radon

Page 28

Identified

Summary →



Planning constraints

Page 30

Identified

Summary →



Energy

Page 33

Identified

Summary →



Transportation

Page 47

Not identified

Summary →

A full assessment of these features is available in our [Energy & Transportation report](#). Contact Groundsure or your search provider for further details.

All recommendations

Page 51

Appendix →

ClimateIndex™

Page 21

Summary →

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability and coastal erosion**.

A

5 years

Negligible

A

30 years

Negligible

Rating key

A

B

C

D

E

F

Negligible risk

High risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**.

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 07/04/2023

Site Area: 1.05ha



Contaminated land

Acceptable risk

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Section links

Consultant's assessment → Current/recent land use →
Past land use → Hydrogeology →
Hydrology →

Past land use

Acceptable risk



Waste and landfill

Acceptable risk

Current/recent land use

Acceptable risk



Contaminated land liability

Banking security

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

Yes

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?

Unlikely

Environmental liability

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

Unlikely

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com 



Contaminated land

Consultant's assessment ?

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Section links

[Consultant's assessment](#) → [Current/recent land use](#) →
[Past land use](#) → [Hydrogeology](#) →
[Hydrology](#) →

[Back to section summary](#) →

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

Current land use

Groundsure has assumed that the site is used for commercial purposes.

Historical land use

On-site

No potentially contaminative land uses of concern have been identified.

Surrounding area

No potentially contaminative land uses of concern have been identified near to the site.

Site setting

Potentially vulnerable receptors have been identified including site users, the underlying aquifers.

Conclusion

Groundsure has not 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.





Contaminated land data summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	3	0	15
Former tanks	0	0	2
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	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 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 land use	On-Site	0-50m	50-250m
Recent industrial land uses	0	0	1
National Geographic Database (NGD) - Current or recent tanks	0	0	4
Current or recent petrol stations	0	0	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 ?

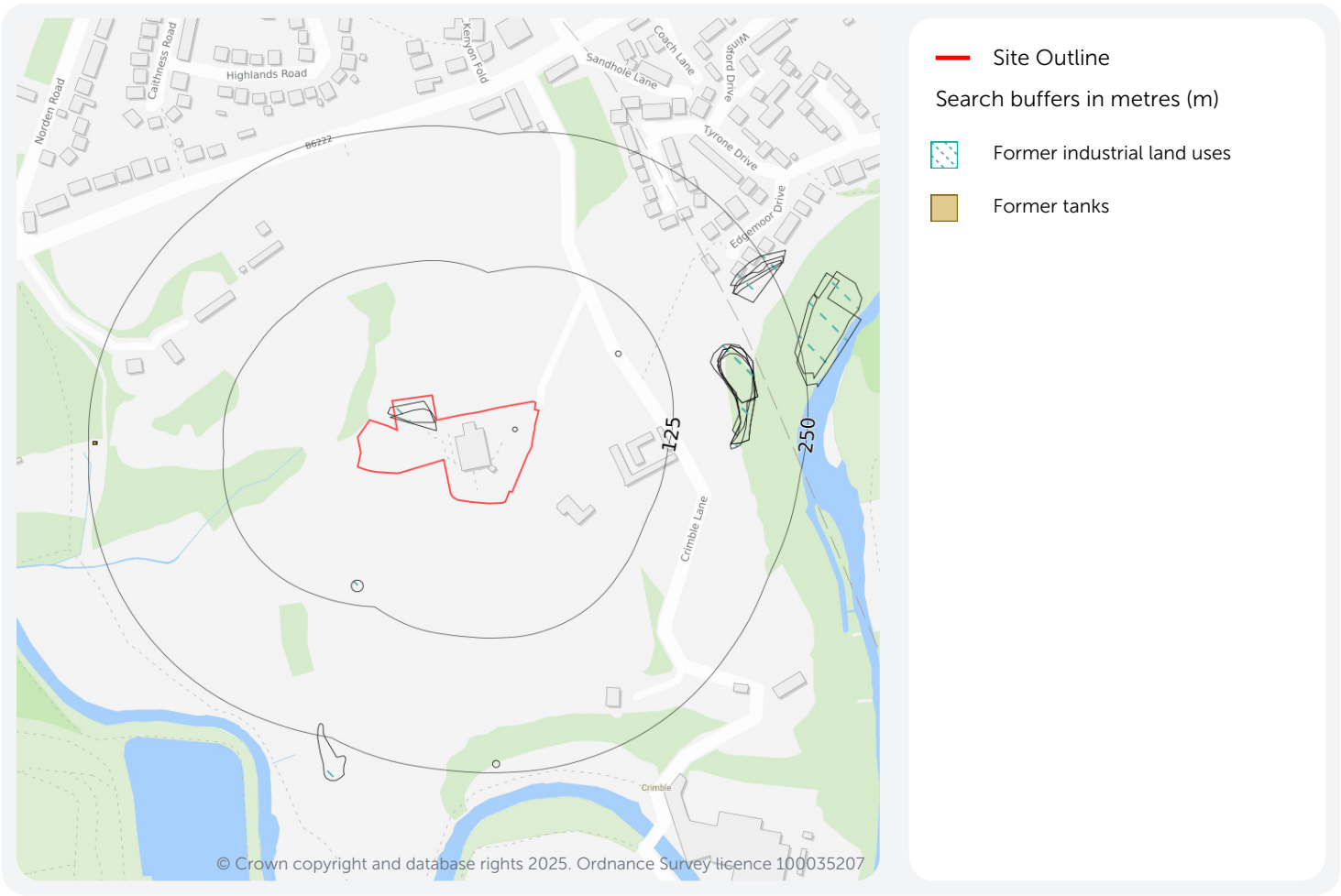
Acceptable risk

The data summarised in this section relates to potentially contaminative land uses and operations that happened historically at and around the site.

Section links

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- Consultant's assessment →
- Current/recent land use →
- Past land use →
- Hydrogeology →
- Hydrology →



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.

Distance	Direction	Use	Date
0	on site	Pump	1851
0	on site	Unspecified Pit	1928
0	on site	Unspecified Pit	1956

Screening



Distance	Direction	Use	Date
87 m	NE	Coal Pit	1851
102 m	S	Sand Pit	1851
166 m	E	Unspecified Old Quarry	1890
171 m	E	Unspecified Old Quarry	1908
172 m	E	Unspecified Pit	1928
172 m	E	Unspecified Pit	1938
173 m	E	Unspecified Pit	1956
173 m	E	Unspecified Pit	1968
209 m	NE	Unspecified Ground Workings	1968
211 m	NE	Sandstone Quarry	1851
211 m	NE	Unspecified Pit	1890
239 m	S	Unspecified Tank	1851
239 m	S	Sand Pit	1851
244 m	E	Unspecified Disused Mills	1908
244 m	E	Unspecified Mills	1890

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Distance	Direction	Use	Date
242 m	W	Unspecified Tank	1992
242 m	W	Unspecified Tank	1963

This data is sourced from Ordnance Survey/Groundsure.



Contaminated land
Current and recent land use ?

Acceptable risk

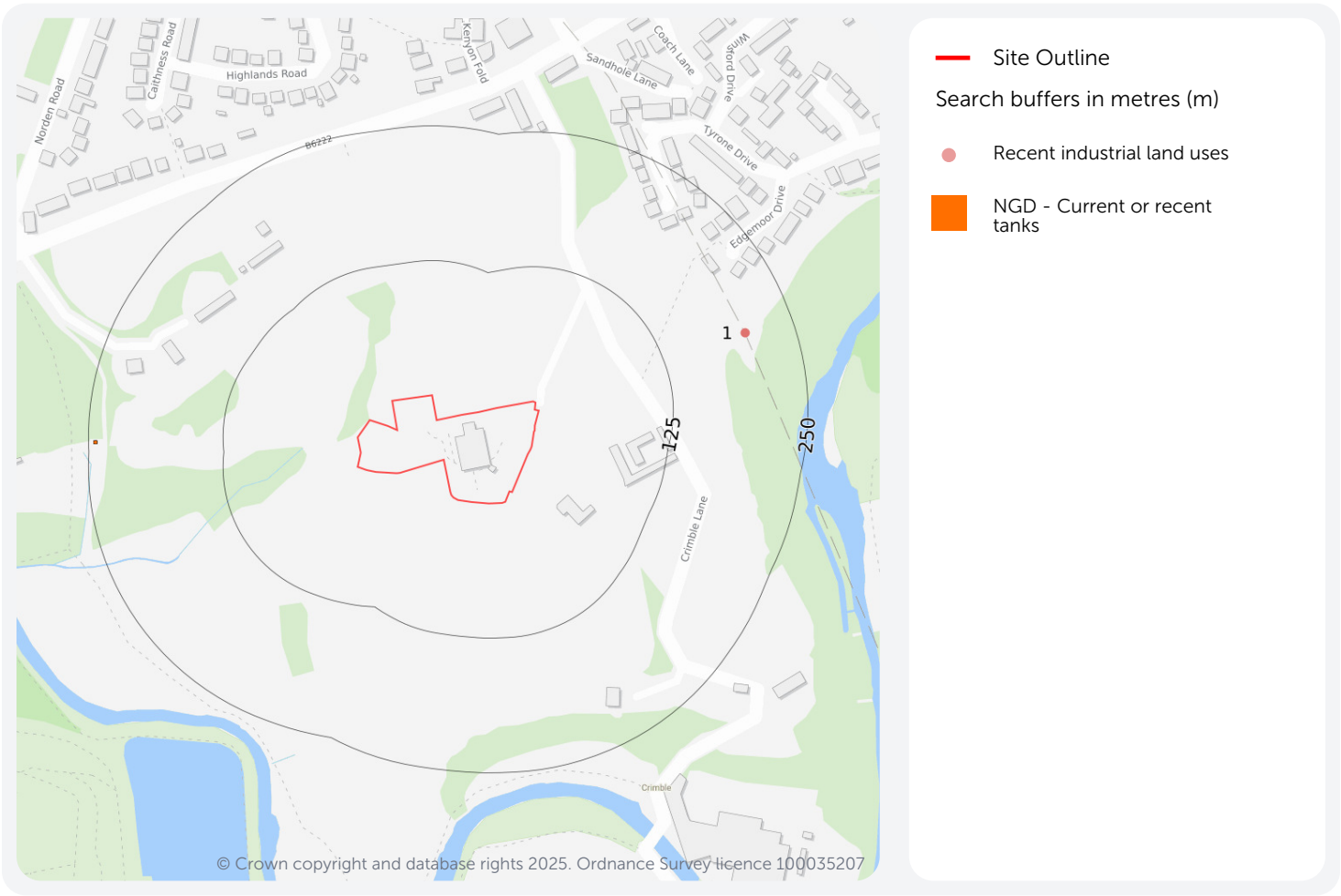
The data summarised in this section relates to current and recent commercial and industrial land uses and operations that could have the potential to cause ground contamination risks.

- Section links
- Back to section summary →

Consultant's assessment → Current/recent land use →

Past land use → Hydrogeology →

Hydrology →



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.

ID	Distance	Direction	Company / Address	Activity	Category
1	205 m	E	Pylon - Greater Manchester, OL11	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



National Geographic Database (NGD) - Current or recent tanks

Depending on their purpose, tanks can be considered a risk to soil and groundwater contamination. If tanks contain potentially contaminative substances such as waste oil or fuel there is risk to the site from leaks and spills etc. Tanks may also be used to store substances such as water and these, on the other hand, pose a much lower risk with regards to soil and groundwater contamination. The tanks listed below have been identified from recent and current data from the Ordnance Survey.

Distance		Direction	Tank description	Date first identified
242 m	W		Open Storage Tank	29/09/2005
242 m	W		Open Storage Tank	29/09/2005
242 m	W		Open Storage Tank	29/09/2005
242 m	W		Open Storage Tank	29/09/2005

This data is sourced from Ordnance Survey.

Contaminated land

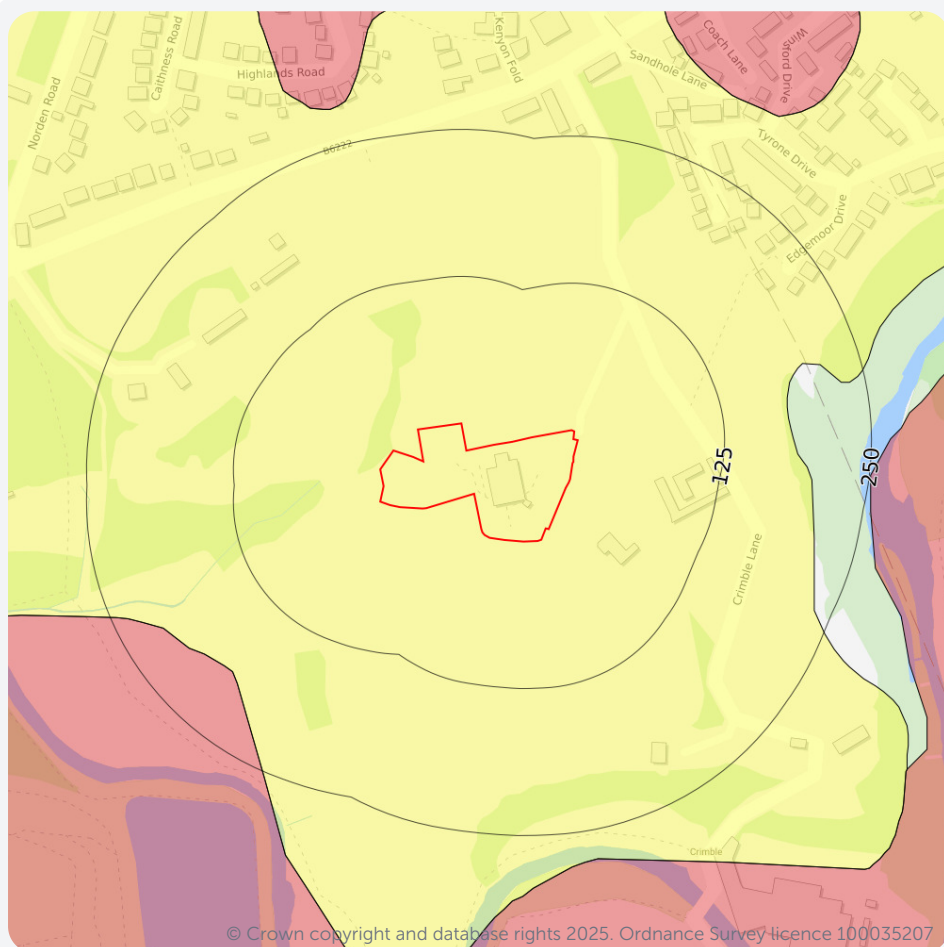
Superficial hydrogeology ?

The data summarised in this section relates to underground water resources (aquifers) within surface drift geology that may be sensitive to any ground contamination.

Section links

[Back to section summary](#) →

[Consultant's assessment](#) → [Current/recent land use](#) →
[Past land use](#) → [Hydrogeology](#) →
[Hydrology](#) →



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the 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.

Screening



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

Distance	Direction	Designation
0	on site	Secondary Undifferentiated
192 m	SW	Secondary A

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

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
TILL, DEVENSIAN	TILLD-DMTN	DIAMICTON

This data is sourced from British Geological Survey.

Contaminated land

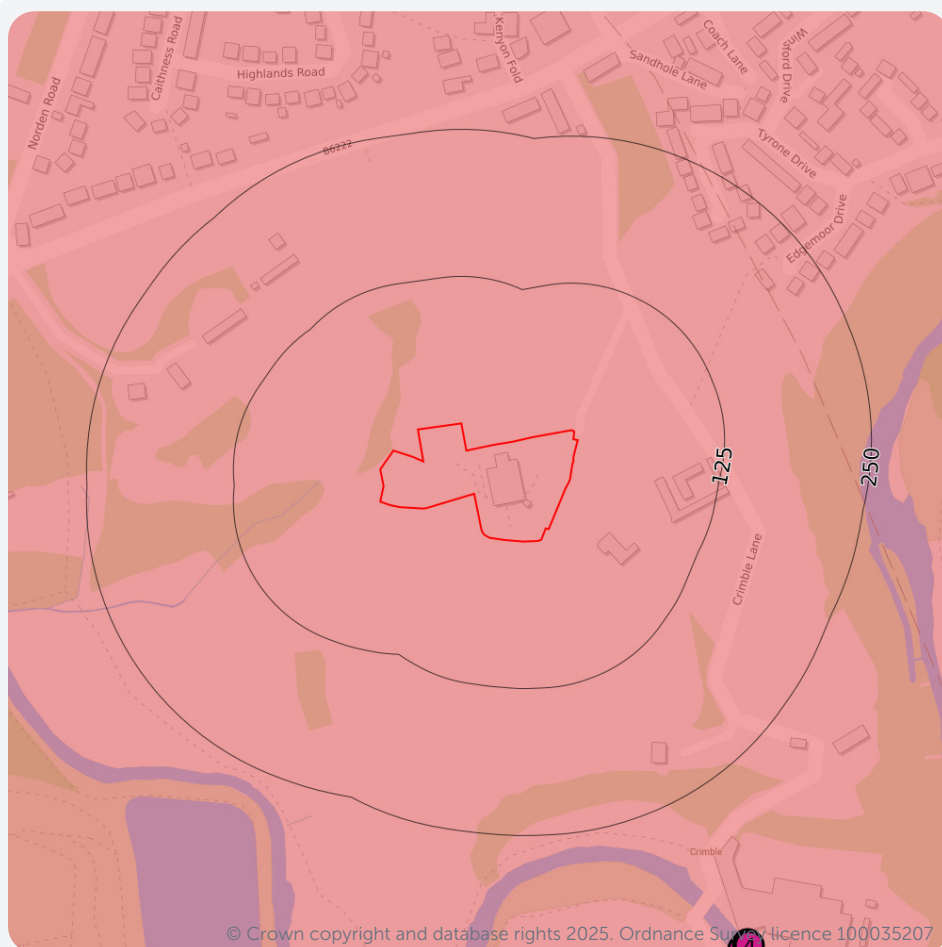
Bedrock hydrogeology

The data summarised in this section relates to underground water resources (aquifers) within bedrock geology that may be sensitive to any ground contamination.

Section links

[Back to section summary](#) →

[Consultant's assessment](#) → [Current/recent land use](#) →
[Past land use](#) → [Hydrogeology](#) →
[Hydrology](#) →



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the 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.

Screening



Distance	Direction	Designation
----------	-----------	-------------

0 on site Secondary A

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

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
-------------	--------------	-----------

PENNINE LOWER COAL MEASURES FORMATION PLCM-MDSS MUDSTONE, SILTSTONE AND SANDSTONE

This data is sourced from British Geological Survey.

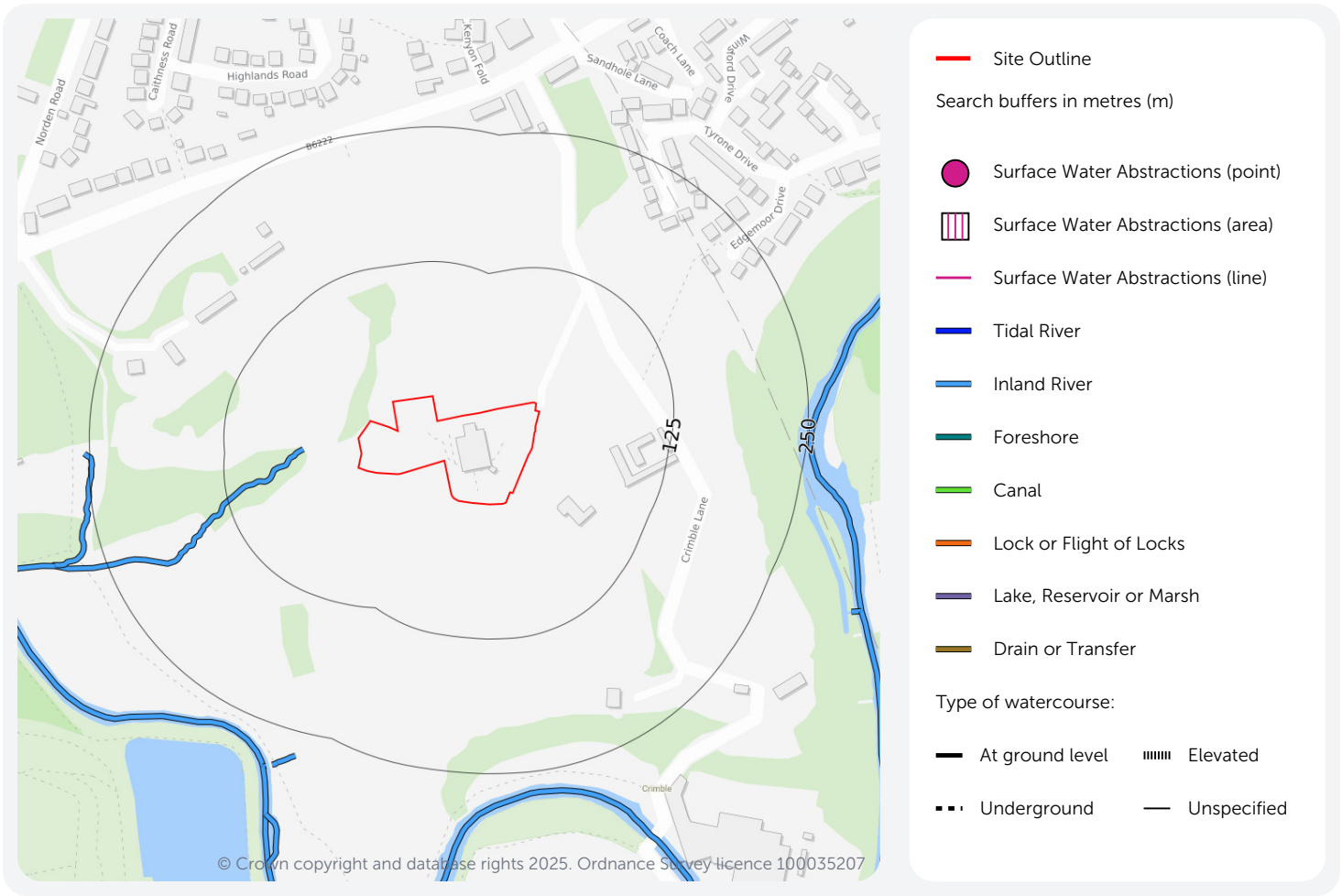


Contaminated land
Hydrology ?

The data summarised in this section relates to surface water resources such as rivers, lakes and ponds that may be sensitive to any ground contamination.

Section links

- Back to section summary →
- Consultant's assessment →
- Past land use →
- Hydrology →
- Current/recent land use →
- Hydrogeology →



Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
52 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

Screening



Distance	Direction	Details
185 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
248 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

Screening



Flooding ?

Negligible

No significant concerns have been identified as a result of the flood risk searches. No action required.

River and coastal flooding

Very Low

Past flood events

Not identified

Groundwater flooding

Low

Flood storage areas

Not identified

Surface water flooding

Negligible

Floodscore™ insurance rating

Very Low

National Planning Policy Framework (NPPF)

Will any NPPF Flood Risk Assessment be required if the site is redeveloped?

Yes

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. 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.

Next steps

Flooding

None required.



Ground stability

Identified

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

Section links

Natural



Non-natural



Natural ground stability

Moderate-High



Non-natural ground stability

Identified



Next steps

Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence, infilled land. You should consider the following:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

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

Non-coal mining areas

The property is assessed to be in a non-coal mining area.

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

Ground stability

Natural ground stability

Moderate-High

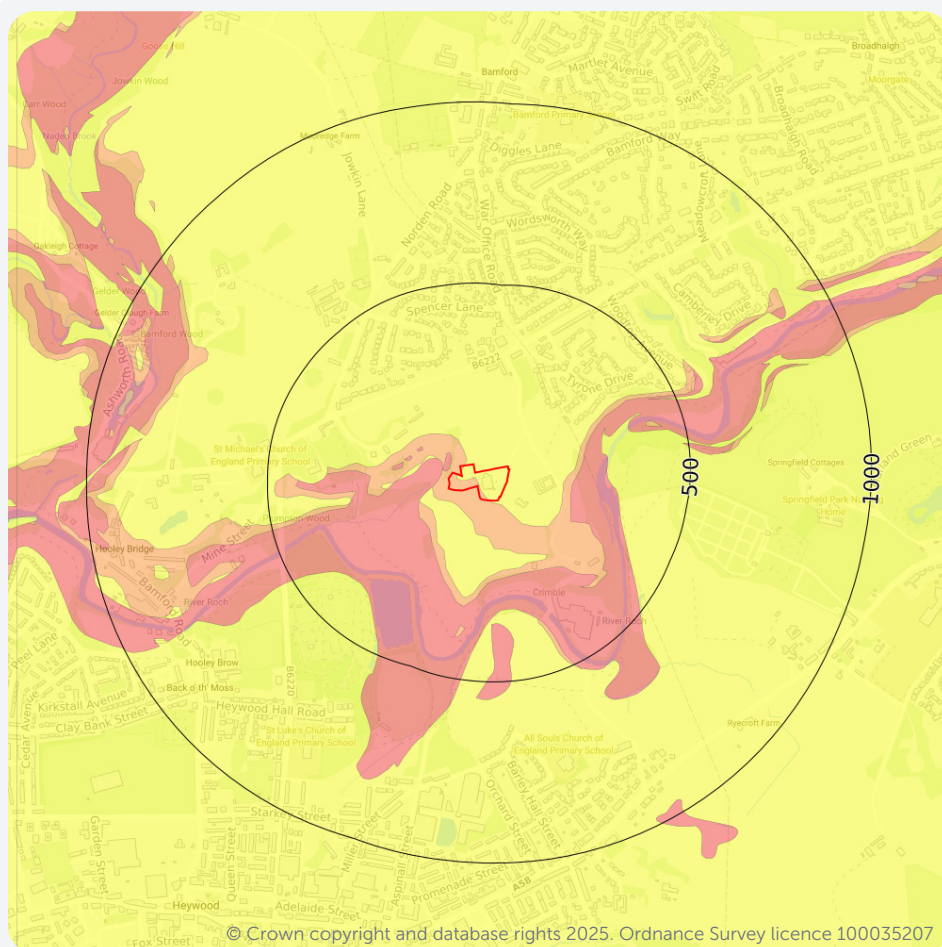
The data in this section relates to ground instability hazards that are a result of the natural geological conditions of the area.

Section links

[Back to section summary](#) →

[Natural](#)

→ [Non-natural](#) →



— Site Outline

Search buffers in metres (m)

Moderate - high

Low

Negligible - very low

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Natural ground stability

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.

Ground stability

Non-natural ground stability ?

Identified

The data in this section relates to ground instability hazards that are a result of the non-natural activities in the areas, such as mining or infilled land.

Section links

[Back to section summary](#) →

[Natural](#)

→ [Non-natural](#)



— Site Outline

Search buffers in metres (m)

Infilled Land

Mining hazards:

Highly likely

Likely

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.

Non-coal mining areas

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



Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Distance	Direction	Use	Date
0	on site	Unspecified Pit	1956
0	on site	Unspecified Pit	1928

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

Screening



ClimateIndex™

Future-focused property ratings summarising flood, subsidence and coastal erosion risks over 5 and 30 year periods, aligned with Bank of England reporting requirements.

Section links

Physical risks	→	Flooding	→
Ground stability	→	Transition risks	→

Physical risks

Negligible



Transition risks

EPC found



Next steps

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#)  here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com  or 01273 257755.

Screening



ClimateIndex™

Physical risks ?

Negligible

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from flooding, natural ground stability and coastal erosion.

Section links

[Back to section summary](#) →

[Physical risks](#) →

[Flooding](#) →

[Ground stability](#) →

[Transition risks](#) →

Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

The risks with the greatest impact on the overall ClimateIndex™ are positioned first in the list(s) below. Any risks that have not been identified at the site have been omitted.

A

5 years

Negligible

A

30 years

Negligible

Rating key



Negligible risk → High risk

The ClimateIndex™ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.



ClimateIndex™

Flooding ?

This section summarises the projected change in flood water depths at the site over time as a result of climate change.

Section links

Back to section summary →

- Physical risks → **Flooding** →
- Ground stability → **Transition risks** →

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of ‘moderate’ assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations.

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	< 20	< 20
Medium emissions	< 20	< 20	< 20	< 20
High emissions	< 20	< 20	< 20	< 20

This data is sourced from Ambiental Risk Analytics.



ClimateIndex™

Ground stability ?

This section summarises the projected likelihood of increased ground stability risks from shrink swell clays at the site over time as a result of climate change.

Section links

Back to section summary →

Physical risks



Flooding



Ground stability



Transition risks



The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations.

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey



ClimateIndex™

Transition risks ?

Transition risks can occur as a result of requirements or obligations to move towards a less polluting, greener economy. This section summarises information relating to any Energy Performance Certificates at the property.

Section links

[Back to section summary](#) →

[Physical risks](#) →

[Flooding](#) →

[Ground stability](#) →

[Transition risks](#) →

Energy Performance

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

✓ We have found an EPC relating to **MAIN BUILDING, The Crimble Hall, Crimble Lane, OL11 4AD**
UPRN: 23036997

Current EPC rating

D
82

Certificate date:
3rd May 2017

Valid until:
2nd May 2027

Property type:
A3/A4/A5 Restaurant and Cafes/Drinking Establishments
and Hot Food takeaways
Total floor area:
1316 sq m

A+ Under 0

Net zero CO2

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

How this property compares to others

B
29

D
85

You can visit gov.uk's [find an energy certificate](#) service to search for the EPC for more detail.

Newly built

Older properties

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.



EPC recommendations

The EPC assessor has provided the following recommendations to improve the energy efficiency of the property

Recommendations	
1	Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.
2	Roof is poorly insulated. Install or improve insulation of roof.
3	Consider installing building mounted wind turbine(s).
4	Consider installing solar water heating.
5	Consider installing PV.
6	The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.
7	Consider replacing heating boiler plant with a condensing type.
8	Some glazing is poorly insulated. Replace/improve glazing and/or frames.
9	Consider installing an air source heat pump.
10	Consider installing a ground source heat pump.
11	Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.
12	Add local temperature control to the heating system.
13	Add weather compensation controls to heating system.
14	Some loft spaces are poorly insulated - install/improve insulation.
15	Add local time control to heating system.
16	Consider replacing T8 lamps with retrofit T5 conversion kit.
17	Add time control to heating system.
18	Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.
19	Add optimum start/stop to the heating system.
20	The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.
21	In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.
22	Some walls have uninsulated cavities - introduce cavity wall insulation.
23	Some windows have high U-values - consider installing secondary glazing.

Leasing and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased non-domestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building

Screening



that does not meet these requirements.

If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. [Click here](#)  for more detail on the types of exemptions available and how to register for them.

Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green leases can be found [here](#) .

Current government guidelines around future regulations or requirements are unclear. However, given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered in the future.



Radon ?

Identified

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 3% and 5%.

Section links

Radon →

Next steps

Radon

The property is in an area where elevated radon levels are expected to be found in 3-5% of properties.

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands>;
- Due to the age of the property, radon protection measures should not be expected to be present within the property unless recently installed;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderworkplace>;
- Further information is available here <https://knowledge.groundsure.com/searches-radon>.



Radon ?

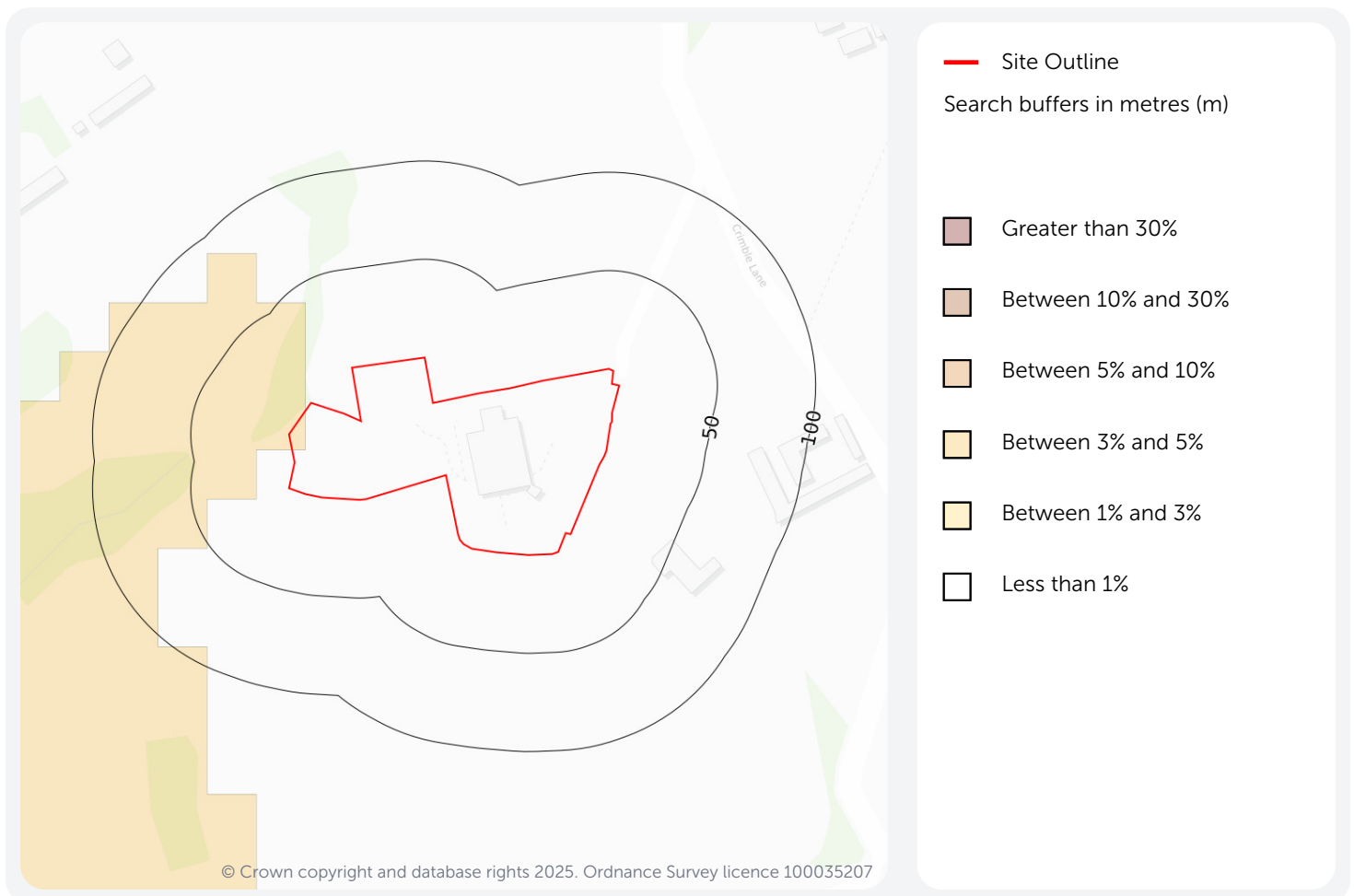
Identified

The property lies within a radon affected area.

Section links

Back to section summary →

Radon →



The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

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 UK Health Security Agency (UKHSA) 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.

This data is sourced from the British Geological Survey/UK Health Security Agency.



Planning constraints

Identified

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

Section links

Planning constraints →

Next steps

Environmental designations

The property lies within 250m of an environmentally protected site or area.

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

Planning constraints ?

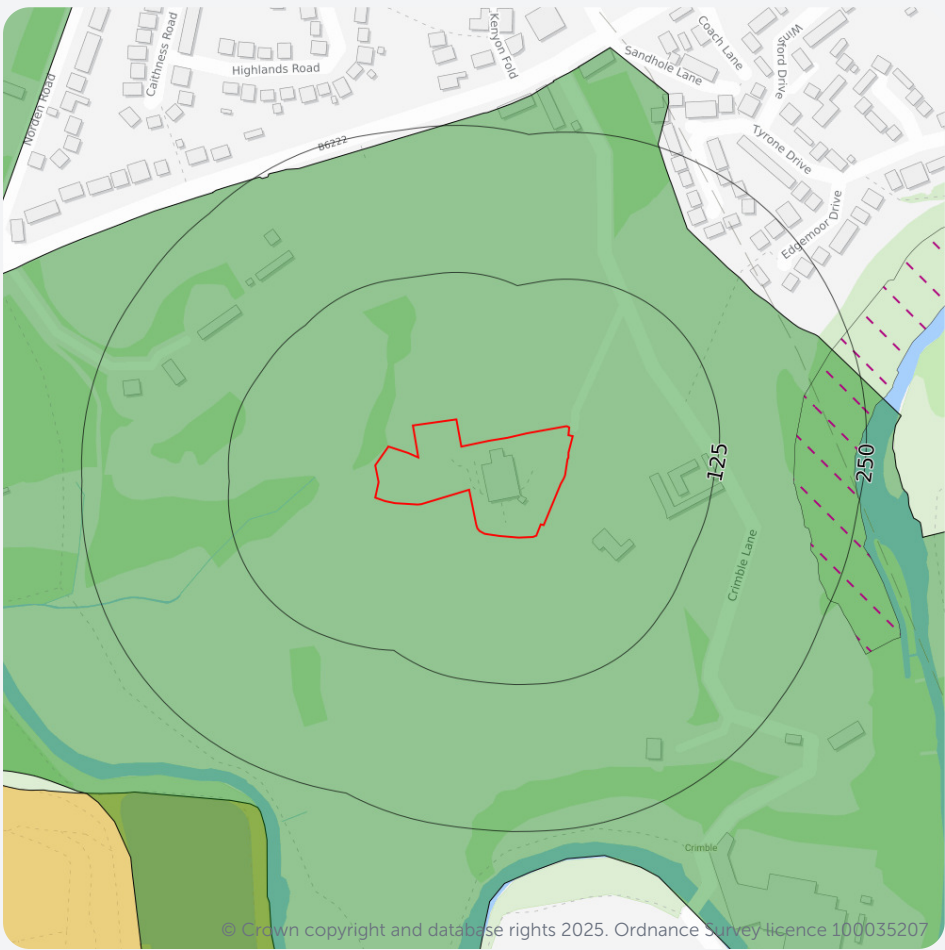
Identified

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

Section links

Back to section summary →

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)
- Designated Ancient Woodland
- Sites of Special Scientific Interest
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

Designated Ancient Woodland

Ancient Woodland are areas that are believed to have had a continuous woodland cover for at least 400 years and have a higher nature conservation value than those that have developed recently. Any development within an area of ancient woodland will be extremely restricted.

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
189 m	E	Unknown	Ancient & Semi-Natural Woodland

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences for further information



Green Belt

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

Distance	Direction	Green Belt Name	Data Source
0	on site	Merseyside and Greater Manchester Green Belt	Rochdale

This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2025). For more information please see <https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land>



Energy ?

Identified

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

Section links

Oil and gas
Energy



Wind and solar



Oil and gas

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

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.

Planned multiple wind turbines

Identified



Planned single wind turbines

Identified



Existing wind turbines

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.

Power stations

Not identified

Energy infrastructure

Identified



Projects

Not identified

Next steps

Oil or gas drilling well

- A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if the well has a 'completed by' date within the data as this would indicate that no further activity is taking place at the site. You may wish to visit the website of any identified operator for further information.



Next steps continued

Wind

Existing or proposed wind installations have been identified within 5km.

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit 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.

- 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
- visit the area in order to more accurately assess the impact this solar farm would have on the property

Energy

Oil and gas

Identified

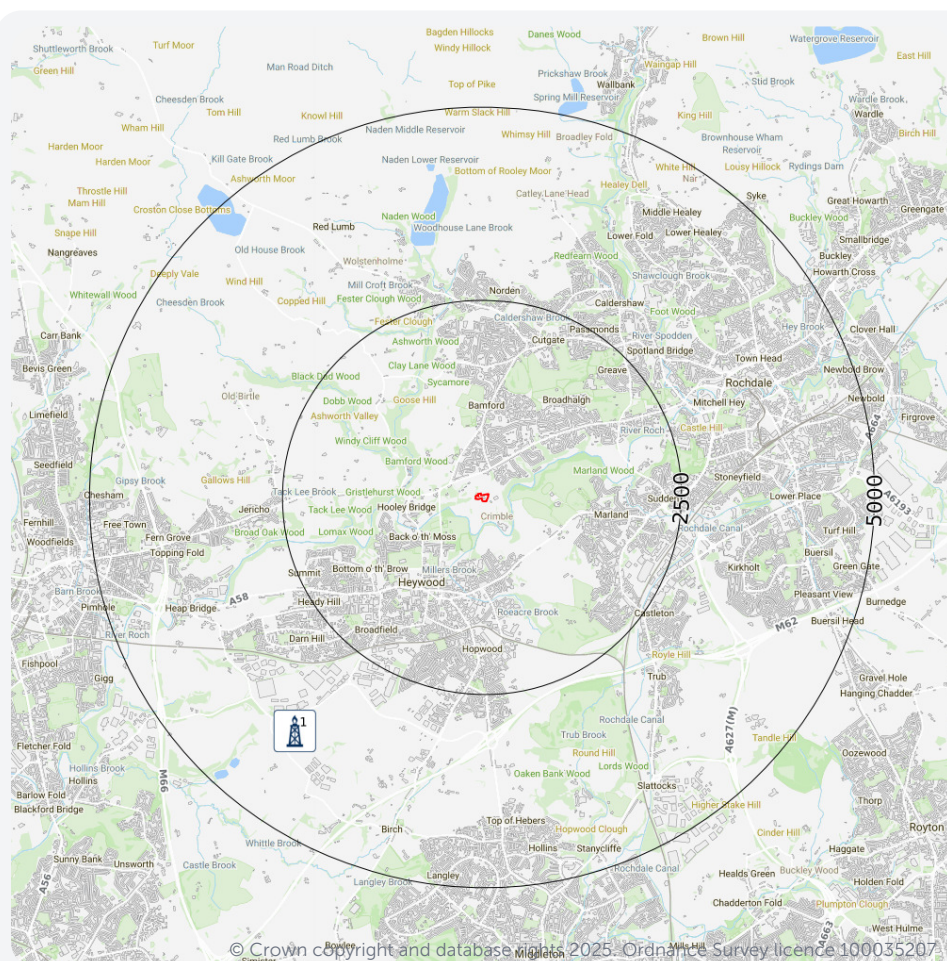
The data summarised in this section relates to areas of land where oil and gas exploration activities could be authorised in the future, as well as the location of former and current oil and gas drilling wells.

Section links

[Oil and gas Energy](#)

[Back to section summary](#) →

→ [Wind and solar](#) →



Oil or gas drilling well

The database of oil and gas wells shows all existing and historic licensed oil, gas, shale gas, and coalbed methane extraction sites. These wells may have been licensed in any one of the 14 licensing rounds since 1910.

Screening



ID	Distance	Direction	Details	
1	3-4 km	SW	Site Name: HEYWOOD 1 Operator: BP PETROLEUM DEVELOPMENT LIMITED Type: Conventional Oil and Gas Intent: Exploration	NSTA References: LJ/14- 2 Licence Number: PL224 Date of first drilling: 21/06/1984 Date of well completion: 04/09/1984 Licence Expiry: 08/07/1989

This data is sourced from the North Sea Transition Authority (NSTA).

Energy

Wind and solar ?

Identified

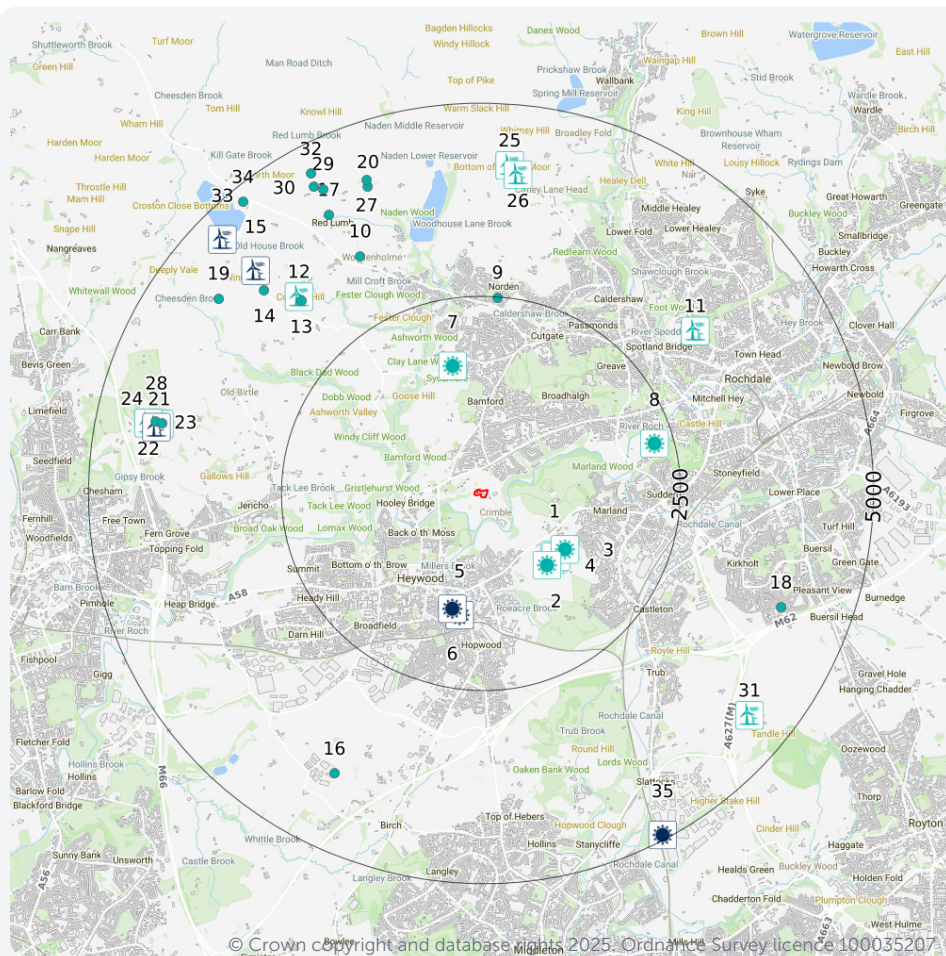
The data summarised in this section relates to the location of current and planned wind farms/turbines and solar farms.

Section links

Back to section summary →

Oil and gas
Energy

→ Wind and solar →



— Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Screening



ID	Distance	Direction	Details	
15	4-5 km	NW	Site Name: Wind Hill Farm, Ashworth Road, Heywood, OL15 5UN, North West Operator Developer: Offgrid Power Wind Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 383356, 414880
28	4-5 km	W	Site Name: Sillinghurst Farm, Castle Hill Road, Bury, North West, BL9 6UN Operator Developer: Landowner or private owner Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.25MW Total project capacity: 0.25 Approximate Grid Reference: 382037, 412972
33	4-5 km	NW	Site Name: Stand Lees Farm, Ashworth Road, Heywood, North West Operator Developer: Viridis Wind Turbines (UK) Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 382925, 415283

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has 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	
11	3-4 km	NE	Site Name: Edenfield, Bury, Rossendale, Greater Manchester, BL0 0 Planning Application Reference: N/A Type of Project: Wind Farm (26 Turbine)	Application Date: 2002-03-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 26 turbine windfarm with a 65MW output. Each turbine is to be 100 metre high with a total ground footprint of 130,700 square metres. Works also include 12km of road Approximate Grid Reference: 389050, 414100
12	3-4 km	NW	Site Name: Copped Hill Farm Ashworth Road, Rochdale, Greater Manchester, OL11 5UN Planning Application Reference: 12/56284/FUL Type of Project: 2 Wind Turbines	Application Date: 2012-11-26 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of two 15 metre (17.8 metre to blade tip) high wind turbines. Approximate Grid Reference: 383918, 414543

Screening



ID	Distance	Direction	Details
21	4-5 km	W	Site Name: Slinghurst Farm Castle Hill Road, Bury, Greater Manchester, BL9 6UN Planning Application Reference: 10/D53858 Type of Project: 2 Wind Turbines Application Date: 2010-10-19 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of two 250kw, 30m high wind turbines. Approximate Grid Reference: 382109, 412895
22	4-5 km	W	Site Name: Sillinghurst Farm Castle Hill Road, Bury, Greater Manchester, BL9 6UN Planning Application Reference: 11/D54731 Type of Project: 2 Wind Turbines Application Date: 2011-08-11 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 2 wind turbines on land adjacent to Castle Hill Road, track to the north east of sillinghurst farm, each turbine has a hub height of 18metres and a two blade 17m metre diameter rotar. each turbine to be grid connected via Approximate Grid Reference: 382109, 412895
25	4-5 km	N	Site Name: Land at Rooley Moor, Rochdale Planning Application Reference: 71504 Type of Project: 21 Wind Turbines (Renewable Energy) Application Date: 2025-01-07 Planning Stage: Unknown Project Details: Article 18 Consultation from Rochdale Council (ref:24/01241/SCO) for proposed request for scoping opinion in respect of the erection of up to 21 wind turbines up to 180m in height with a generating capacity of 100MW3 with associated infrastructure and access, including restoration and enhancement of degraded peat moorland Approximate Grid Reference: 386647, 416242
26	4-5 km	N	Site Name: Land At Rooley Moor, Rochdale Planning Application Reference: 24/01241/SCO Type of Project: Wind Farm Development (Up to 21 Turbines) Application Date: 2024-12-17 Planning Stage: Validated Project Details: Scoping opinion in respect of the erection of up to 21 wind turbines up to 180m in height with a generating capacity of 100MW3 with associated infrastructure and access, including restoration and enhancement of degraded peat moorland Approximate Grid Reference: 386647, 416242
31	4-5 km	SE	Site Name: Thornham Fold Farm Thornham Lane, Middleton, Manchester, M24 2SD Planning Application Reference: 11/D54990 Type of Project: 2 Wind Turbines Application Date: 2011-11-04 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two 11kw wind turbines with hub heights of 18.3m. Approximate Grid Reference: 389753, 409126



This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines 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.

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
9	2-3 km	N	Site Name: Shawfield Farm Dairy Farm, Shawfield Lane, Rochdale, Rochdale, Greater Manchester, OL12 7RQ Planning Application Reference: 14/00731/FUL Type of Project: Wind Turbine Application Date: 2014-06-19 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises Installation of a 60kw wind turbine (maximum height to 32.60m) with ancillary equipment including external control cabinet. Approximate Grid Reference: 386490, 414532
10	3-4 km	NW	Site Name: Wolstenholme Hall Farm, Edenfield Road, Rochdale, Rochdale, Greater Manchester, OL12 7TT Planning Application Reference: 13/00460/FUL Type of Project: Wind Turbine Application Date: 2013-05-09 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 5kw wind turbine with a hub height of 18.7m. Approximate Grid Reference: 384710, 415067
13	3-4 km	NW	Site Name: Copped Hill Farm Ashworth Road, Rochdale, Greater Manchester, OL11 5UN Planning Application Reference: 12/D55473 Type of Project: Wind Turbine Application Date: 2012-04-27 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 24.6m (34.2m to blade tip) wind turbine. Approximate Grid Reference: 383918, 414543

Screening



ID	Distance	Direction	Details	
14	3-4 km	NW	Site Name: Wind Hill Farm Ashworth Road, Rochdale, Greater Manchester, OL11 5UN Planning Application Reference: 12/D55512 Type of Project: Wind Turbine	Application Date: 2012-05-14 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of one (1) single 500 kw wind turbine and supporting infrastructure. Please refer to the Design and Access Statement for further information. Approximate Grid Reference: 383469, 414626
16	4-5 km	SW	Site Name: Birch Industrial Estate, Whittle Lane, Heywood, Greater Manchester, OL10 2SX Planning Application Reference: 15/00212/FUL Type of Project: Wind Turbine	Application Date: 2015-02-20 Planning Stage: Detail Plans Granted Project Details: Scheme comprises installation of a 45m high wind turbine with associated infrastructure. Approximate Grid Reference: 384376, 408373
17	4-5 km	NW	Site Name: 21 Red Lumb, Rochdale, Greater Manchester, OL12 7TX Planning Application Reference: 08/D50731 Type of Project: Wind Turbine	Application Date: 2008-04-04 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 15.7m high wind turbine in garden. Approximate Grid Reference: 384303, 415603
18	4-5 km	E	Site Name: Former Hill Top Primary School, Hill Top Drive, Rochdale, Greater Manchester, OL11 2EH Planning Application Reference: 13/01088/FUL Type of Project: Wind Turbine	Application Date: 2013-10-17 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of an 18m high wind turbine, having an overall maximum height to blade tip of 24.5m. Approximate Grid Reference: 390159, 410523
19	4-5 km	NW	Site Name: Land to the N/oStand Lees Farm, Ashworth Road, Rochdale, Greater Manchester, OL11 5UN Planning Application Reference: 13/00931/FUL Type of Project: Wind Turbine	Application Date: 2013-09-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 800kw wind turbine with a hub height of 50m and a maximum height of 74m. Approximate Grid Reference: 382877, 414520
20	4-5 km	N	Site Name: Land Near Knowl Farm Fordoe Lane, Rochdale, Greater Manchester, OL12 7TL Planning Application Reference: 12/55864/FUL Type of Project: Wind Turbine	Application Date: 2012-08-14 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of a 15m high wind turbine. Approximate Grid Reference: 384811, 415963

Screening



ID	Distance	Direction	Details
23	4-5 km	W	Site Name: Sillinghurst Farm Castle Hill Road, Bury, Greater Manchester, BL9 6UN Planning Application Reference: 50810 Type of Project: Wind Turbine Application Date: 2009-03-25 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of wind turbine. Approximate Grid Reference: 382109, 412895
24	4-5 km	W	Site Name: Sillinghurst Farm Castle Hill Road, Bury, Greater Manchester, BL9 6UN Planning Application Reference: 51429 Type of Project: Wind Turbine Application Date: 2009-06-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of wind turbine (resubmission). Approximate Grid Reference: 382109, 412895
27	4-5 km	N	Site Name: Higher Knowl House, Fordoe Lane, Rochdale, Rochdale, Greater Manchester, OL12 7TL Planning Application Reference: 13/01040/FUL Type of Project: Wind Turbine Application Date: 2013-09-30 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 15 metre (17.75 metre to blade tip) high wind turbine (resubmission of 12/55864/FUL). Approximate Grid Reference: 384710, 416026
29	4-5 km	NW	Site Name: Middle Red Lumb Farm, Red Lumb, Rochdale, Rochdale, Greater Manchester, OL12 7TX Planning Application Reference: 13/01068/FUL Type of Project: Wind Turbine Application Date: 2013-10-07 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 11kW wind turbine with a hub height of 18.4m- resubmission. Approximate Grid Reference: 384230, 415936
30	4-5 km	NW	Site Name: Middle Red Lumb Farm Red Lumb, Rochdale, Greater Manchester, OL12 7TX Planning Application Reference: 12/55948/FUL Type of Project: Wind Turbine Application Date: 2012-08-28 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of a 11kw wind turbine with a hub height of 18.4m. Approximate Grid Reference: 384231, 415937
32	4-5 km	NW	Site Name: Higher Red Lumb Farm Red Lumb Street, Rochdale, Greater Manchester, OL12 7TX Planning Application Reference: 11/D54995 Type of Project: Wind Turbine Application Date: 2011-11-11 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 11kw wind turbine with a hub height of 18.4m. Approximate Grid Reference: 384071, 416132

Screening



ID	Distance	Direction	Details		
34	4-5 km	NW	Site Name: Crossgates Farm, Edenfield Road, Rochdale, Rochdale, Greater Manchester, OL12 7TY Planning Application Reference: 05/D46492 Type of Project: Wind Generator	Application Date: 2005-12-07 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 15m high wind generator and 2 satellite dishes. Approximate Grid Reference: 383191, 415769	

This information is derived from planning data supplied by Serac Tech and 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.

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	
5	1-2 km	S	Chamber House, Chamber House Farm Off, Rochdale Road East, Heywood, Greater Manchester, OL10 1R	Contractor: Rochdale Metropolitan Borough Council LPA Name: Rochdale Capacity (MW): 5	Application Date: 04/06/2015 Pre Consent Status: Revised Post Consent Status: Revised Date Commenced: -
6	1-2 km	S	Chamber House, Chamber House Farm Off, Rochdale Road East, Heywood, OL10 1R	Contractor: Rochdale Metropolitan Borough Council LPA Name: Rochdale Capacity (MW): 3.99	Application Date: 03/06/2020 Pre Consent Status: Under Construction Post Consent Status: Under Construction Date Commenced: -
35	4-5 km	SE	Tesco Distribution Centre, Stakehill Industrial Estate - Solar Panels, Tesco Distribution Centre, Stakehill Industrial Estate, Middleton, Manchester, M24 2YX	Contractor: Tritax Management Llp LPA Name: Rochdale Capacity (MW): 1	Application Date: 20/02/2024 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction Date Commenced: -

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is 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
1	1-2 km	SE	Chamber House Farm, Off Rochdale Road, East Heywood	Applicant name: Mr Mark Widdup Application Status: Full Planning Application Application Date: 04/06/2015 Application Number: 15/00595/FUL Installatiion of 5.0MW solar farm with ancillary buildings, security fencing, CCTV, access tracks and landscaping
2	1-2 km	SE	Chamber House Farm, Off Rochdale Road, East Heywood	Applicant name: OST Energy Ltd Application Status: Screening Opinion Application Date: 12/05/2015 Application Number: 15/00546/SO Proposed 5MWp solar farm
3	1-2 km	SE	Chamber House Farm, Rochdale Road East, Heywood, OL10 4DU	Applicant name: Maykee Liu Application Status: Awaiting decision Application Date: 23/06/2020 Application Number: 20/00687/FUL Solar farm with ancillary buildings, security fencing, CCTV, access tracks and landscape planting.
4	1-2 km	SE	Chamber House Farm, Rochdale Road East, Heywood	Applicant name: Ms Maykee Liu Application Status: Approval of detail reserved by condition Application Date: 05/09/2023 Application Number: 23/00977/DOC Submission of details to comply with condition 14 (Notification of First Export) of planning permission 20/00687/FUL (Solar farm with ancillary buildings, security fencing, CCTV, access tracks and landscape planting)
7	1-2 km	N	Clay Lane Water Treatment Works, Clay Lane, Rochdale, OL11 5QW	Applicant name: David Palmer Application Status: Screening Opinion Application Date: 01/09/2016 Application Number: 16/01059/SO Request for screening opinion in respect of the proposed installation of photovoltaic arrays

Screening



ID	Distance	Direction	Address	Details
8	2-3 km	E	Rochdale Wastewater Treatment Works, Roch Valley Way, Rochdale, OL11 4QH	Applicant name: Sarah Bevan Application Status: Screening Opinion Application Date: 05/08/2015 Application Number: 15/00931/SO

Screening opinions in respect of the installation of a solar farm

This data is sourced from Serac Tech and Glenigan.

Energy

Energy infrastructure ?

Identified

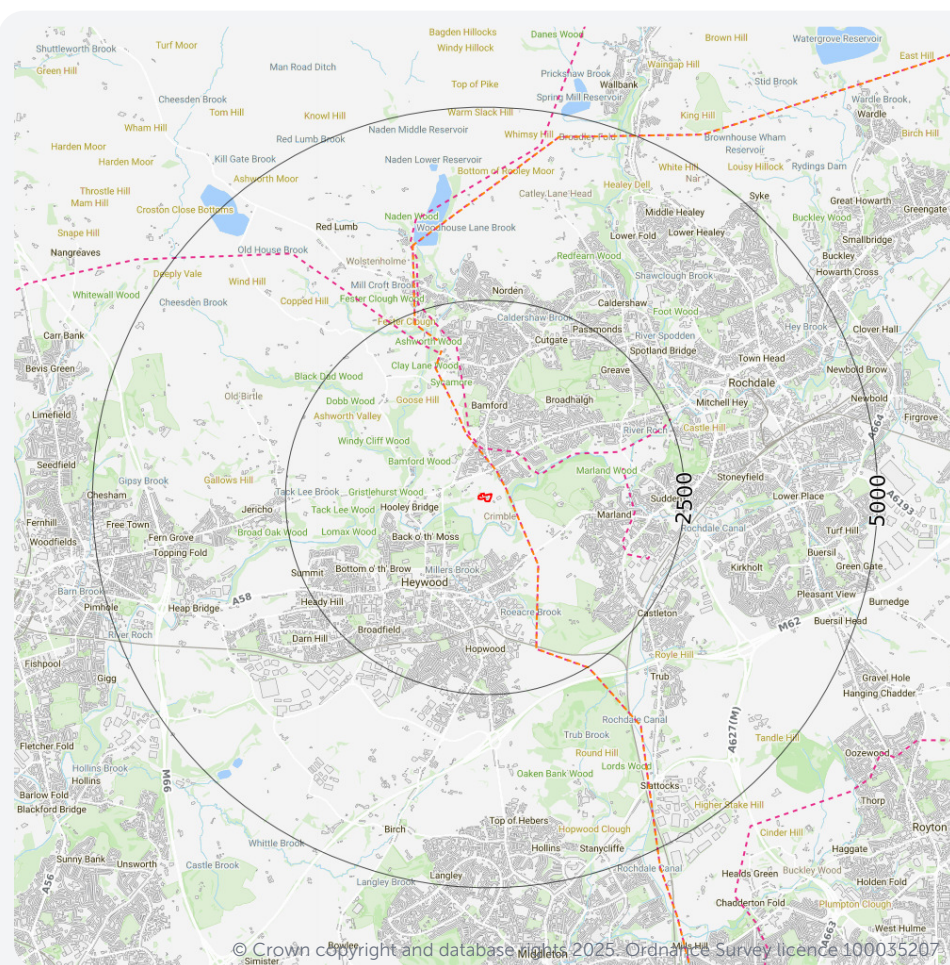
The data summarised in this section relates to the location of large energy infrastructure such as power stations, transmission lines or proposed large energy developments.

Section links

Oil and gas
Energy

Back to section summary →

→ Wind and solar →



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

Electricity transmission lines and pylons

The nearest overhead transmission lines and/or pylon is located 202m from the property.

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

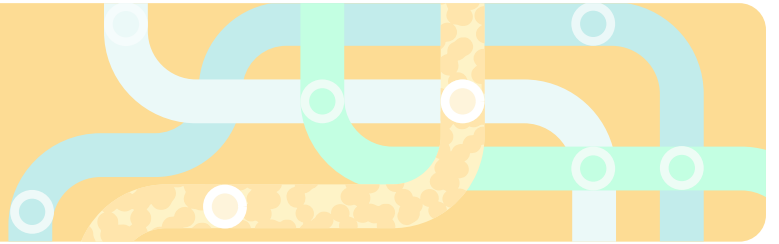
This data is sourced from the National Grid. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. However, if the existence of overhead power transmission may have a material impact with regard to the decision to purchase the property, Groundsure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



Transportation

Not identified

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



HS2

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

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

HS2 route

Not identified

HS2 safeguarding

Not identified

HS2 stations

Not identified

HS2 depots

Not identified

HS2 noise

Not assessed

HS2 visual impact

Not assessed

Crossrail

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

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

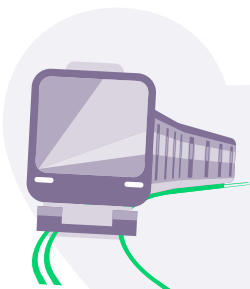
Not identified

Railway and tube stations

Not identified

Underground

Not identified



Next steps

None required.



Datasets searched

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

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Identified
National Geographic Database (NGD) - Current or recent tanks	Identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified
Contaminated Land	
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified
Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified
Hydrology	
Water courses from Ordnance Survey	Identified
Surface water abstractions	Not identified
Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified

Screening



Flooding		Planning constraints	
Surface water flood risk	Not identified	Special Areas of Conservation	Not identified
Groundwater flooding	Not identified	Special Protection Areas (for birds)	Not identified
Ambiental FloodScore™ insurance rating	Not identified	National Nature Reserves	Not identified
Flood map for planning	Not identified	Local Nature Reserves	Not identified
Natural ground subsidence		Designated Ancient Woodland	Identified
Natural ground subsidence	Identified	Green Belt	Identified
Natural geological cavities	Not identified	World Heritage Sites	Not identified
Non-natural ground subsidence		Areas of Outstanding Natural Beauty	Not identified
Coal mining	Identified	National Parks	Not identified
Non-coal mining areas	Identified	Conservation Areas	Not identified
Non-coal mining	Not identified	Listed Buildings	Not identified
Mining cavities	Not identified	Certificates of Immunity from Listing	Not identified
Infilled land	Identified	Scheduled Monuments	Not identified
Cheshire Brine	Not identified	Registered Parks and Gardens	Not identified
Climate change		Oil and gas	
Flood risk (5 and 30 Years)	Identified	Oil or gas drilling well	Identified
Ground stability (5 and 30 Years)	Identified	Proposed oil or gas drilling well	Not identified
Complex cliffs	Not identified	Licensed blocks	Not identified
Projections with active management or intervention measures in place	Not identified	Potential future exploration areas	Not identified
Projections with no active management plan or intervention	Not identified	Wind and solar	
Radon		Wind farms	Identified
Radon	Identified	Proposed wind farms	Identified
Planning constraints		Proposed wind turbines	Identified
Sites of Special Scientific Interest	Not identified	Existing and agreed solar installations	Identified
Internationally important wetland sites (Ramsar Sites)	Not identified	Proposed solar installations	Identified
		Energy	
		Electricity transmission lines and pylons	Identified
		National Grid energy infrastructure	Not identified

Screening



Energy

Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified



Appendix



Contaminated land

Page 3 →

Acceptable risk

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com



Flooding

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Negligible

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. 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

Page 17 →

Identified

Next steps

Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence, infilled land. You should consider the following:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

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



Next steps continued

Non-coal mining areas

The property is assessed to be in a non-coal mining area.

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider



ClimateIndex™

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Negligible

Next steps

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#) here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com or 01273 257755.



Radon

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Identified

Next steps

Radon

The property is in an area where elevated radon levels are expected to be found in 3-5% of properties.

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands>;
- Due to the age of the property, radon protection measures should not be expected to be present within the property unless recently installed;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderworkplace>;
- Further information is available here <https://knowledge.groundsure.com/searches-radon>.



Planning constraints

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Identified

Next steps

Environmental designations

The property lies within 250m of an environmentally protected site or area.

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



Energy

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Identified

Next steps

Oil or gas drilling well

- A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if the well has a 'completed by' date within the data as this would indicate that no further activity is taking place at the site. You may wish to visit the website of any identified operator for further information.

Wind

Existing or proposed wind installations have been identified within 5km.

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit 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.

- 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
- visit the area in order to more accurately assess the impact this solar farm would have on the property



Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations

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 www.groundsure.com/sources-reference

Conveyancing Information Executive and our terms & conditions

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

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Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.

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

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