



Groundsure
LOCATION INTELLIGENCE

EnviroPlus

7, PARKSIDE, MIDDLETON, MANCHESTER, M24 1NL

Professional opinion

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



Contaminated Land Liability
Passed



Flood Risk
Moderate

page 4

Site plan



Further guidance



Ground Stability
Identified

page 4



Radon
Passed



Planning Constraints
Identified

page 10



Planning Applications
11

page 10



Local Information
Yes

page 16

Screenings



Energy
Identified

page 7



Transportation
Not identified

Brought to you by



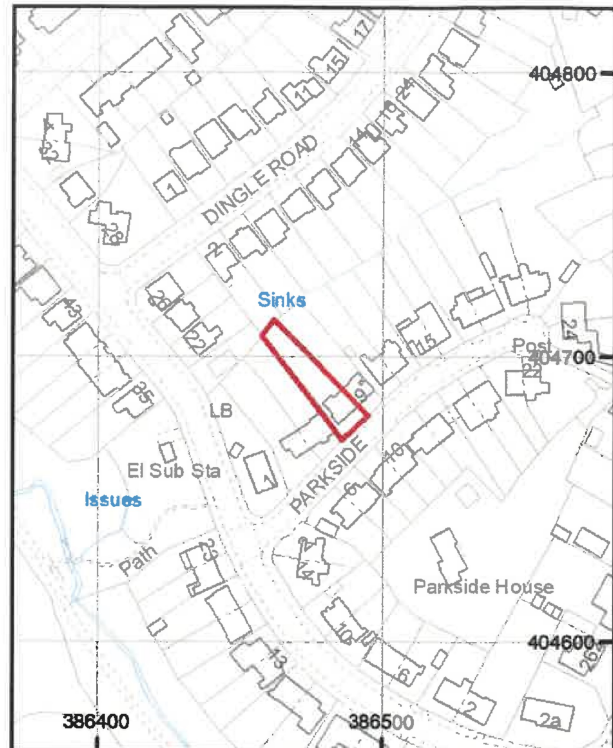
general.mailbox@nationalsearchservice.co.uk
0844 875 4101
info@groundsure.com
08444 159 000

Ref: NFL-7602389
Your ref: RD15085TBE
Grid ref: 386483 404682
Date: 24 February 2021

Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2018. All rights reserved.
Ordnance Survey Licence number: 100020315.

This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.



What if this information changes?

If this report is for a residential property, insurance is included to cover any loss in property value caused by any changes in the information contained in this report. Please see the attached certificate of insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or further action reports.

Your reference: **tb/nf/crossland**
Our reference: **51002473073001**
Date: **21 April 2021**

Client name:
PETER ROBINSON & CO,
LICENSED CONVEYANCE

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk

Page 2 of 8