

## Report Details

**Address:**  
Sample, Sample

**Requested by:**  
Sample

**Grid Reference:**  
E: 123456 | N: 123456

**Date:**  
22/12/2023

**Report Reference:**  
Sample

**Report ID:**  
301027

## Professional Opinion

### 1. ENVIRONMENTAL

PASS

▶ No further recommendations

### 2. FLOOD

LOW

▶ No further recommendations

### 3. GROUND STABILITY

PASS

▶ Consideration(s):  
3.08 Warranty Included  
3.13 Consult Surveyor

### 4. ENERGY & INFRASTRUCTURE

PASS

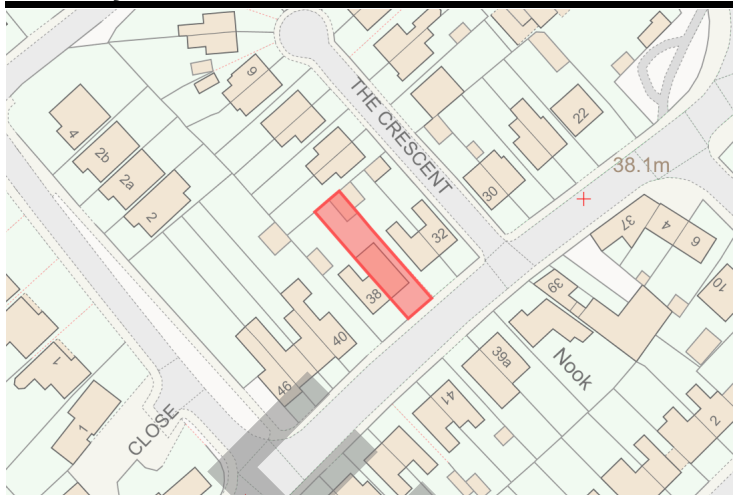
▶ Consideration(s):  
4.13 Contact HS2  
4.18 Power Stations  
4.21 Solar Farms

### 5. OFFICIAL CON29M

PASS

▶ No further recommendations

## Subject Site



**Air Quality Index: Some Polluted Areas (See 1.25)**

This page should always be read in conjunction with the full report. The Professional Opinion indicates the potential risks and any other potential issues associated with the property. The results should be disclosed to the client and/or lender and/or insurer as appropriate.

- A 'Pass' is given if no potential property specific risk has been identified.

- A 'Pass with Considerations' is given where there are potential hazards in the locality to bear in mind, or if there are features nearby which some clients might consider could affect them.

- A 'Further Action' is given if there is a potential property specific risk and a further action is advised.

Assessed by the:



## 1. ENVIRONMENTAL (INC. CONTAMINATED LAND)

### 1.02 Remediation Warranty

YES

Unless Contaminated Land Insurance has been requested at the time of purchase, this report has the benefit of a warranty providing cover of up to £100,000 for 6 years from the date of purchase in the event that the Local Authority serves a Part 2A Remediation Notice and remediation costs have to be borne by the property owner. <https://futureclimateinfo.com/wp-content/uploads/2023/02/FCI-terms-and-conditions-v0223.pdf>

If the client and/or the lender requires cover in the form of Contaminated Land Insurance, a successor policy offering enhanced protection of up to £1,000,000 for a term of 25 years is available for £50 inclusive of Insurance Premium Tax (for properties up to 0.4 ha). To purchase Contaminated Land Insurance, please visit CLS at [www.cls.co.uk](http://www.cls.co.uk), call 01732 753 910 or purchase via your reseller. More details on this policy are available at <http://futureclimateinfo.com/how-we-can-help/residential/contaminated-land-insurances/>

### 1.03 Official Contaminated Land | Register Entries & Notices

PASS

Cheshire East (B) Council data indicates that the property is not within 25 metres of an area of land that has been designated Contaminated Land under Part 2A of the Environmental Protection Act 1990.

### 1.18 Past Industrial Land Uses

PASS

In the Professional Opinion of the Environmental Risk Team the property is not on or within 25 metres of any former industrial land uses depicted on historic Ordnance Survey maps from which the level of environmental risk is likely to result in the land beneath the property being determined Contaminated Land within the meaning of Part 2A of the Environmental Protection Act 1990.

### 1.21 Radon Gas

PASS

Data provided by the British Geological Survey (BGS) indicates that the property is not in a Radon Affected Area.

This is because the property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level of 200 Bq m<sup>-3</sup>), therefore no protective measures are required.

### 1.24 Air Quality Management Area

NOTE

Although information on air quality is not included within the Environmental risk assessment in this report we are able to provide information from DEFRA.

Data provided by DEFRA indicates that the property is not in or within 100 metres of an Air Quality Management Area (AQMA). An AQMA is declared where the air pollutants occur above EU and Government targets, and where the council is required to create and follow an Air Quality Action Plan (AQAP) to improve air quality.

Please note that though this property is not within an Air Quality Management Area, this does not necessarily guarantee good air quality. For more information on air quality please visit <https://uk-air.defra.gov.uk/air-pollution/>.

## 1.25 Air Quality Index

## NOTE

The MappAir® air quality dataset provided by Earthsense includes information on Nitrogen Dioxide (NO2) and Particulate Matter (PM2.5) from vehicle emissions and indications from other sources. The model gives an indication of annual mean pollution for 2016 at a resolution of 100 metres.



- Some Polluted Area
- Generally Good
- Property Boundary

The data indicates that the property is in an area with a rating of 2 or Some Polluted Areas. A rating of 2 means there is a moderate chance of pollution levels exceeding healthy levels, particularly in poor weather conditions. There is a fair chance of higher pollutant concentrations around major roads.

For further information on air quality go to <https://uk-air.defra.gov.uk/>

## 1.27 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.

- |  |  |
|--|--|
| Remediation Warranty                                   | Official Contaminated Land   Register Entries & Notices    |
| Artificial Ground                                      | Potentially Contaminative Current Land Uses                |
| Electricity Infrastructure   Electricity Pylons        | Electricity Infrastructure   Overhead Power Lines          |
| Electricity Infrastructure   Power Cables and Lines    | Electricity Infrastructure   Substations                   |
| Environmental Permits   Closed Mining Waste Facilities | Environmental Permits   End of Life Vehicles               |
| Environmental Permits   Industrial Sites               | Environmental Permits   Waste Sites                        |
| Fuel / Petrol Stations                                 | Landfill   Current   |
| Landfill   Historic                                    | OFCOM Mast Site Clearance Locations                        |
| Past Industrial Land Uses                              | Pollution Incidents  |
| Potentially Infilled Land                              | Radon Gas  |
| Surface Dangers or Hazards   COMAH Sites               | Surface Dangers or Hazards   Hazardous Waste Registrations |



## 2. FLOOD

### 2.01 River and Sea Flood Risk

NEGLECTIBLE

Data provided by the Environment Agency indicates the property and the building footprint (as determined by current OS mapping) are within an area of Negligible river & sea flood risk.

### 2.02 Surface Water Flood Risk

NEGLECTIBLE

The identified surface water flood risk to the property is Negligible.

Surface water flooding occurs when heavy rainfall overwhelms the drainage capacity of an area. In these instances, the rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

The potential impact of surface water flooding can vary according to the depth of the water, the surface over which the water is flowing, its direction and velocity. Surface water flooding is therefore difficult to predict, as it is hard to forecast exactly where or how much rain will fall in any storm. The result of the flood risk assessment in this report is based on the best available national flood models using the best available data sources, from the leading authorities, no site visit has been made. Any drainage networks should be kept free of blockages to ensure they are functioning to their design capacity so that they do not become overwhelmed.

### 2.03 Groundwater Flooding

LOW

Data provided by JBA indicates there is an area within the property boundary, that is likely to encroach the building footprint (as determined by current OS mapping), that has at least a 1% annual chance of peak groundwater levels reaching within 5m of the ground surface. There is therefore a risk of groundwater flooding to subsurface assets, but near-surface manifestation of groundwater is less likely. The overall risk of groundwater flooding to the property is considered low.

### 2.04 Surface Water Features

NOT IDENTIFIED

The Ordnance Survey Map indicates that the property is not located within 250 metres of a body of surface water, such as a stream, river, canal, reservoir, lake or pond.

### 2.05 Insurance Considerations

NOTE

The JBA Floodability Rating at this location is Clear. As a result, it is likely that flood insurance should be available at standard terms. This should be checked and an appropriate policy should be purchased prior to exchange of contracts.

JBA Floodability data is derived from their high-resolution UK flood hazard maps. Over 85% of insurers use JBA data when assessing flood risk. The JBA Floodability Rating is represented by colour indicators (from highest to lowest: black 2, black 1, red, amber, green or clear). As such, the JBA Floodability Rating provides an indication of the insurance markets probable interpretation of flood risk at the property and therefore the availability of insurance at standard terms.

**NOTE:** This section (Insurance Considerations) is intended to provide an indication of the insurance markets perception of the property and does not form part of our assessment of its risk of flooding. Please see the above sections for the assessment of flood risk and any advised next steps.

### 2.06 Historic Flooding

NOT IDENTIFIED

Data provided by the Environment Agency indicates that the property is not in or within 250 metres of an area that has flooded in the past. This includes all types of flooding, including Groundwater. However, we would always recommend asking the vendor to confirm whether or not they are aware of any previous flooding at the property.

Please see the previous sections for the Flood Risk as of the date of this report.

### 2.07 Flood Storage

NOT IDENTIFIED



Data provided by the Environment Agency indicates that the property is not located within 25 metres of a Flood Storage Area (land designed and operated to store flood water).

2.08 Dam Break

NOT IDENTIFIED

Data provided by JBA identifies areas of England and Wales that are most likely to suffer damage to property following the sudden and catastrophic failure of a large reservoir embankment or dam. This is a worst case scenario, it's unlikely that any actual flood would be this large. The flooding is predicted using advanced modelling techniques to ascertain if a property or site is potentially at risk in such an event, although not all dams were modelled.

This property is not located in an area modelled by JBA as being in the potential path of water if a reservoir dam or embankment was to fail.

2.09 Sewer Flooding

NOTE

Please note that information on Sewer Flooding is not included in the flood risk assessment in this report. This information is held by the water company responsible for the public sewer network. Sewer flooding happens for a number of reasons but is most likely to occur during storms, when large volumes of rainwater enter the sewers and sewage escapes from a manhole or a drain, or by backing up through toilets, baths and sinks. Sewer flooding can also occur when pipes become blocked.

2.10 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.

- River and Sea Flood Risk
- Groundwater Flooding
- Historic Flooding
- Dam Break
- Surface Water Flood Risk
- Surface Water Features
- Flood Storage

## 3. GROUND STABILITY

### 3.01 Professional Advice

For professional advice and guidance relating to the impact of any ground stability issues on your property please contact a Chartered Building Surveyor.

### 3.02 Property Subsidence Assessment - Clay Shrink-Swell

**PASS**

Shrink-swell refers to a change in soil volume as its moisture content changes. Clay-rich soils can absorb lots of water causing them to swell, the ground to rise and overlying structures to lift. This is known as heave. Heave can occur in wetter weather, or where excess water is introduced into the ground by damaged sewer or water pipes. In prolonged dryer weather, or where nearby trees and shrubs have high water demands, clay soils can become very dry. As a result, the ground shrinks, leading to subsidence. Shrink/swell-prone soils are found extensively across England and Wales, with soil shrinkage accounting for approximately 75% of all instances of subsidence.

The British Geological Survey (BGS) Property Subsidence Assessment dataset is a national assessment of Shrink-Swell susceptibility. As well as soil-type, it factors key environmental drivers such as the proximity of trees and the resilience of the property itself to cope with any movement (e.g. age, foundation depth). This provides a more property-specific assessment of susceptibility to shrink-swell related subsidence than considering geology alone.

The Property Subsidence Assessment data provided by the BGS indicates that the property is classified as having a **Non-Plastic** hazards score. This indicates the underlying geology is non-plastic and therefore cannot undergo any change in volume and therefore cannot have shrink-swell related subsidence.

### 3.05 Geohazards | Running Sand

**PASS**

The British Geological Survey indicates that the property is within 50 metres of an area where there is a very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand.

### 3.08 Mining | Cheshire Brine Compensation Area

**PASS (WITH CONSIDERATIONS)**

According to the map published by Cheshire Brine Subsidence Compensation Board the property is within the Cheshire Brine Compensation District.

If a property has been damaged by brine subsidence and has been repaired and/or needs repair this should be highlighted by a building survey and appropriate action recommended.

Should the property be damaged by brine subsidence the compensation provisions of the Cheshire Brine Pumping (Compensation for Subsidence) Acts 1952 and 1964 should be available to the property.

However, if a previous owner of the property received a compensation payment but failed to complete the necessary repairs, the Cheshire Brine Compensation Board may consider future claims to have been 'commuted' and refuse to make further payment.

**CONSIDERATIONS:** The conveyancer/solicitor should make the purchaser aware of the Cheshire Brine Search warranty included in this report which will contribute up to £50,000 towards the cost of repairs and any attributable loss of value following a brine subsidence claim made to the Cheshire Brine Compensation Board where future claims have been 'commuted'. Please see the terms and conditions in the attached Cheshire Brine Search Warranty Certificate.

For any specific brine subsidence related queries the Cheshire Brine Subsidence Compensation Board can be contacted on 01782 276859, [info@cheshirebrine.com](mailto:info@cheshirebrine.com).

### 3.13 Natural Cavities & Soluble Rocks

**PASS (WITH CONSIDERATIONS)**



The British Geological Survey indicates that the property is within 50 metres of an area where soluble rocks are present within the ground. Numerous dissolution features may be present. Potential for difficult ground conditions should be investigated. Potential for localised subsidence is at a level where it should be considered.

**CONSIDERATIONS:** There will be a probable increase to insurance risk due to very significant soluble rocks being present and a high possibility of localised subsidence, especially in adverse conditions such as concentrated surface or subsurface water flow.

Specialist advice should be obtained to establish stabilisation work and land management needed to maintain stability. Surface drainage should be maintained and drainage into the ground prevented.

### 3.14 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.

- Property Subsidence Assessment - Clay Shrink-Swell
- Geohazards | Compressible Ground
- Mapped Landslides
- Mining | Cheshire Brine Compensation Area
- Mining | Hazards (Non-Coal)
- Modified Ground | Historical Analysis
- Geohazards | Collapsible Deposits
- Geohazards | Running Sand
- Landslips/slides | Slope Instability
- Mining | Mining Cavities (Non-Coal)
- Modified Ground | Artificial Deposits
- Natural Cavities & Soluble Rocks

SAMPLE

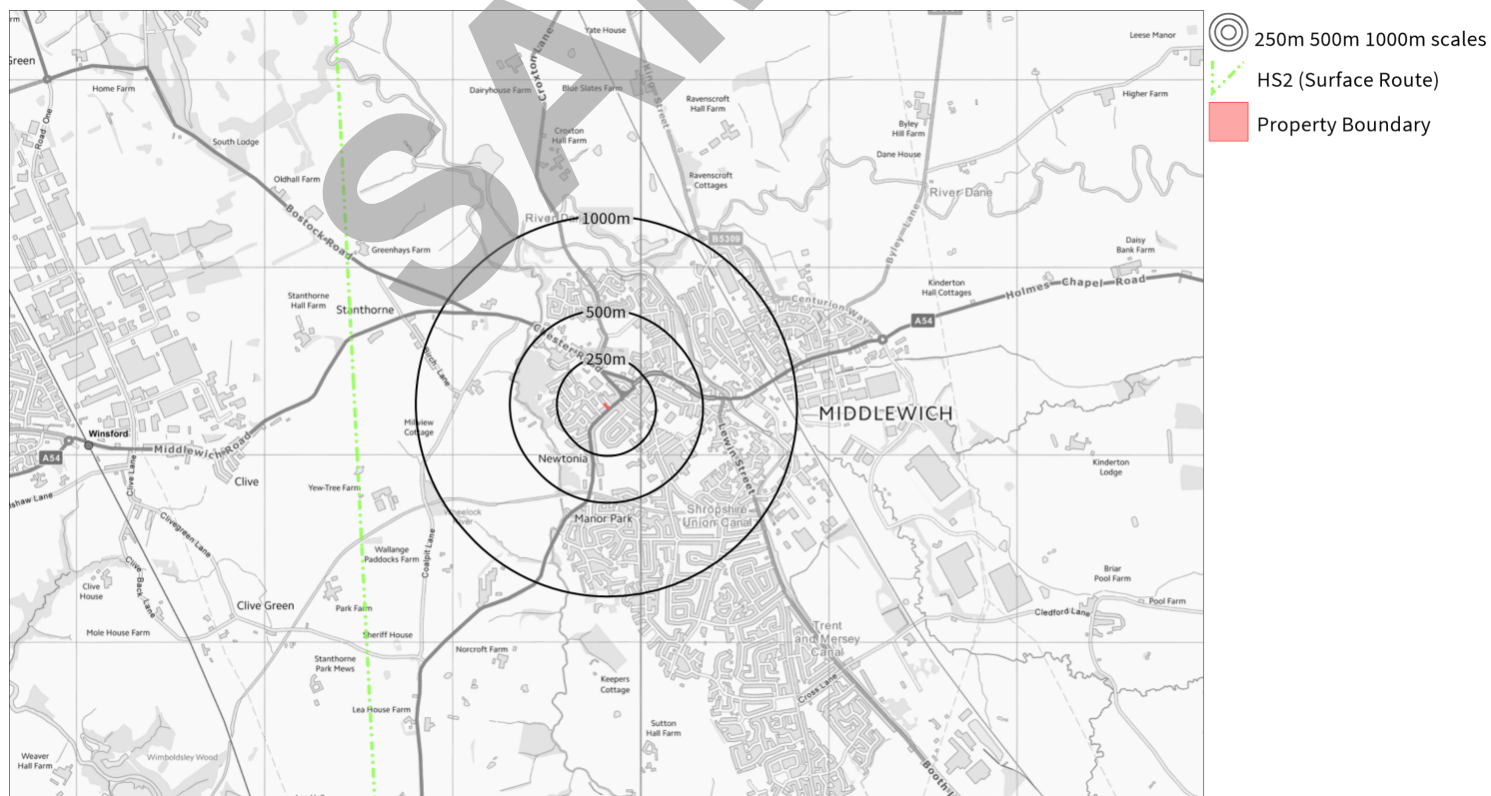


## 4. ENERGY & INFRASTRUCTURE

### 4.01 Energy Map



### 4.02 Infrastructure Map



### 4.13 Major Infrastructure Projects | HS2

PASS (WITH CONSIDERATIONS)





# EnviroPremium + CON29M

Environmental | Flood | Ground Stability | Energy & Infrastructure | Official Coal Mining Search

Data provided by High Speed 2 (HS2) indicates that the property is 1324 metres from the former Manchester Route (west leg) of HS2. On the 4th October 2023 the UK government announced the cancellation of this phase of the project. Further details are expected to be released on the implications of the cancellation in the coming months.

**CONSIDERATIONS:** For details about the HS2 Phases One and Two, background, compensation provisions and safeguarding, please visit [www.hs2.org.uk](http://www.hs2.org.uk). You can also contact the HS2 helpdesk directly on 020 7944 4908, or by email at [HS2enquiries@hs2.org.uk](mailto:HS2enquiries@hs2.org.uk).

## 4.15 Oil and Gas | Licensed Areas (inc. Shale Gas)

PASS

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is in or within 100 metres of an area that is licensed for onshore Petroleum Exploration and Development (which includes shale gas extraction, or 'fracking').

However, a Petroleum Exploration and Development Licence (PEDL) area can be quite large and is only a preliminary step for an energy production company to establish an operational site. A PEDL alone does not imply that a site will become operational and drilling will actually occur. An operator wishing to drill an exploratory well under a PEDL must first negotiate access with landowners, and obtain numerous consents, including planning permission and environmental permits. The BEIS will only give consent to drill once the planning authority has granted permission, and the relevant planning conditions have been discharged. Subsequently, an operator wishing to progress from exploration to actually start production must start afresh with the consents/permissions process.

If there is any information relating to a site which has obtained the necessary consents/permissions and begun operating under a PEDL, it will appear under 'OIL AND GAS | CURRENT AND HISTORIC SITES' section further down.

Additionally, please note that although PEDLs included the potential for energy production by fracking, the English and Welsh governments currently prohibit this activity on the basis of Scientific evidence presented by the Oil and Gas Authority (OGA) on the potential seismic impacts or tremors it may cause.

| Licence Reference | Organisation     | Source | Distance |
|-------------------|------------------|--------|----------|
| PEDL292           | INEOS INDUSTRIES | BEIS   | 0 m      |

## 4.16 Oil and Gas | Current and Historic Sites

PASS

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is within 5000 metres of one or more sites operated under a Petroleum Exploration and Development Licence (PEDL).

The existence of a current or historic oil or gas site does not necessarily mean that gas production is actually occurring or will occur.

The table below shows the latest or last date of each type of current or historic well drilled by the operator at a site.

| Site Name  | License Number | Operator            | Intent      | Start Date | End Date   | Distance | Source                |
|------------|----------------|---------------------|-------------|------------|------------|----------|-----------------------|
| WINSFORD 1 | EXL254         | BRABANT OIL LIMITED | Exploration | 01/06/1997 | 14/06/1997 | 2327 m   | Oil and Gas Authority |

## 4.18 Power Stations

PASS (WITH CONSIDERATIONS)

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS), indicates that the property is within 3000 metres of an active power station.

Any infrastructure project has the potential to create blight caused by the uncertainty as to the project outcomes and this can affect the ability to buy and sell property in the affected areas. If any related data is available it will appear below.

| Site Name                 | Company | Address                          | Technology       | Distance | Source                            |
|---------------------------|---------|----------------------------------|------------------|----------|-----------------------------------|
| Midpoint 18 Business Park | Covanta | Pochin Way, Middlewich, Cheshire | EfW Incineration | 1704 m   | Department for Business, Energy & |



# EnviroPremium + CON29M

Environmental | Flood | Ground Stability | Energy & Infrastructure | Official Coal Mining Search

|  |             |  |                     |        |   |
|--|-------------|--|---------------------|--------|---|
|  |             |  |                     |        | Industrial Strategy                                   |
| Higher Farm - Anaerobic Digestion Facility | Higher Farm | Higher Farm, Byley Lane, Byley, Middlewich | Anaerobic Digestion | 2862 m | Department for Business, Energy & Industrial Strategy |

**CONSIDERATIONS:** Electrical Infrastructure can emit Electric and Magnetic Fields (EMFs). National Grid operate an EMF Unit for those concerned about nearby electricity equipment. They can provide relevant information, and if necessary will undertake field measurements. For further information, contact the EMF Unit on 0845 702 3270 or by email at [emfhelpline@nationalgrid.com](mailto:emfhelpline@nationalgrid.com). However, you can also measure EMFs yourself with the use of a gaussmeter, which can be purchased online.

## 4.21 Solar Farms

## PASS (WITH CONSIDERATIONS)

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is within 3000 metres of one or more solar farm(s).

Any infrastructure project has the potential to create blight caused by the uncertainty as to the project outcomes and this can affect the ability to buy and sell property in the affected areas. If any related data is available it will appear below.

| Contractor/Applicant       | Site Name  | Address  | Status  | Distance | Source  |
|----------------------------|--|--|---|----------|---|
| Schoeller Allibert Limited | Schoeller Allibert Limited, Road One - Solar Panels System | Schoeller Allibert Limited, Road One, Winsford | Planning permission for this project has been granted | 2757 m   | Department for Business, Energy & Industrial Strategy |

**CONSIDERATIONS:** As part of your buying decision, you should consider whether Solar Farms will affect your quiet enjoyment of the property.

## 4.23 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.

|  |   |
|--|---|
| Carbon Capture & Storage                         | Electrical Infrastructure   Electricity Pylons        |
| Electrical Infrastructure   Overhead Power Lines | Electrical Infrastructure   Power Cables and Lines    |
| Electrical Infrastructure   Substations          | Hydropower   Existing                                 |
| Hydropower   Potential                           | Major Energy Infrastructure   Gas Pipe                |
| Major Energy Infrastructure   Gas Site           | Major Infrastructure Projects   Crossrail             |
| Major Infrastructure Projects   HS2              | Major Infrastructure Projects   Thames Tideway Tunnel |
| Oil and Gas   Licensed Areas (inc. Shale Gas)    | Oil and Gas   Current and Historic Sites              |
| Oil and Gas   Underground Coal Gasification      | Power Stations  |
| Power Stations   Nuclear Power                   | Railways  |
| Solar Farms                                      | Wind Farms  |

## 5. CON29M

These enquiries are the Law Society's CON29M Coal Mining search enquiries and are used with permission of the Law Society. The Law Society's CON29M Coal Mining search enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M Coal Mining search enquiries within this report or otherwise.



The Law Society

In the event of damage resulting from subsidence or settlement associated with coal mining, property owners can normally make a claim against the mine owner or responsible person (usually The Coal Authority). Further details are provided in the Notes & Guidance.

### 5.01 Past Underground Coal Mining

PASS

*Is the property within the zone of likely physical influence on the surface of past underground coal workings?*

The property is not within the zone of likely physical influence on the surface of recorded underground coal workings.

The property is not within an area where unrecorded shallow underground coal workings are suspected to be present.

### 5.02 Present Underground Coal Mining

PASS

*Is the property within the zone of likely physical influence on the surface of present underground coal workings?*

No.

### 5.03 Future Underground Coal Mining

PASS

*(a): Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?*

No.

*(b): Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?*

No.

*(c): Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?*

No.

*(d): Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?*

No.

### 5.04 Mine Entries - Shafts & Adits

PASS

*Are there any mine entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?*



No.

## 5.05 Coal Mining Geology

PASS

*Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?*

No.

## 5.06 Past Opencast Coal Mining

PASS

*Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?*

No.

## 5.07 Present Opencast Coal Mining

PASS

*Is the property within 200 metres of the boundary of a licence area from which coal is being removed by opencast methods?*

No.

## 5.08 Future Opencast Coal Mining

PASS

*(a): Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?*

No.

*(b): Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?*

No.

## 5.09 Coal Mining Subsidence

PASS

*(a): Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?*

No.

*(b): In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them (Whether the claim was accepted, rejected, or whether liability is still being determined)?*

Not Applicable.

*(c): In respect of any such notice or acceptance has the remedial obligation or claim been discharged?*



Not Applicable.

*(d): Are there any current 'Stop Notice' concerning the deferment of remedial works or repairs affecting the property?*

No.

*(e): Has any request been made to execute preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991?*

No.

## 5.10 Mine Gas Emissions

PASS

*Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?*

No.

## 5.11 Hazard Incidents

PASS

*Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?*

No.

## 5.12 Development Considerations

NOTE

The property is not located within a Development Risk Zone, and is not considered to be at risk of subsidence if redeveloped.

## 6. NOTES & GUIDANCE

### 6.01 Report Notes

#### METHODOLOGY

This report is a desk study risk assessment, and no site or ground inspection or physical investigation has been carried out. The impacts of the risks addressed in this report are normally measured in terms of quiet enjoyment, saleability, mortgageability, and the value of the property; the risk assessment in this report is provided by Dye & Durham (UK) Limited (formerly Future Climate Info Limited).

### 6.02 Contaminated Land

#### METHODOLOGY

The contaminated land risk assessment used in this report takes account of statutory Contaminated Land as well as information on the various land uses or processes which may have the potential to create Contaminated Land. These include, for example, relevant former industrial land uses shown on historical maps, current industrial land uses, and relevant industrial processes. Risks such as waste sites, licensed discharge consents, radioactive substances, pollution prevention and control licences, explosives, and dangerous substance inventory, Control of Major Accidents and Hazards (COMAH), and Notification of Installations Handling Hazardous Substances (NIHHS), and Planning Hazardous Substance sites are all very highly regulated and as such are excluded from the Contaminated Land risk assessment. Such features at or nearby the property are features that may be considered in the survey or valuation.

### 6.03 Flood Insurance Considerations

#### METHODOLOGY

Insurance considerations are given in this report based solely on JBA Floodability data. This shows the combined flood hazard, in 5 metre grid cells, from multiple sources i.e. river, sea and surface water flooding. It is estimated that over 85% of insurers use JBA data when assessing flood risk. The JBA Floodability Rating is represented by colour indicators (black, red, amber, green or clear). For locations rated Black 1 (High) and Black 2 (Very High) a residential property is more likely to be ceded into Flood Re (see below for further information) by a participating insurer. These indicators however provide no assurance or guarantee that insurance / insurance covering flood risk will or will not be available, no reliance should be placed upon the colour indicators, and appropriate additional enquiries should be made as to the actual availability (or not) of insurance / insurance covering flood risk. Every insurance application is unique, so other perils, risks or a previous claims history may mean that insurance is not available in any event.

Flood Re is a flood re insurance scheme which was launched 1st April 2016. Flood Re has been set up to help those households who live in a flood risk area find affordable home insurance. Flood Re should make no difference to purchasing home insurance, whether that's through a price comparison site, directly from an insurer or through a broker. There is no need to contact Flood Re directly. Flood Re is intended to give peace of mind that, even after a flood claim, flood insurance should still be available with affordable premiums and excesses. Not every residential property is eligible to benefit from Flood Re, for full information about the scheme, including eligibility, see <http://www.floodre.co.uk/Flood>. Please note that Flood Re is due to expire 2039 and subsequently the insurance market will be expected to take a risk-reflective approach to property acceptance and premiums.



## 6.04 Flood Assessment

## METHODOLOGY

The flood assessment in this report is based on river, sea, surface water and groundwater flooding data. This includes data supplied by the Environment Agency, Natural Resources Wales and JBA Risk Management. Recorded historic flood events, dam break and proximity to surface water features are presented within the report for information purposes, however, are not factored into the risk assessment.

Where a property boundary is provided at the point of order (not a point-based location), this flood assessment also considers the location of flood risk in relation to existing building footprints. The building footprint(s) are determined using Ordnance Survey data. Only building (or partial building) footprints which fall within the provided property boundary are included in the assessment. These building footprints can include main buildings and dwellings, as well as secondary or outbuildings such as garages. Please note that the precise building footprints outlined and used within this report may not include new build properties/developments where construction was completed within the previous 5 months or in some cases changes to an existing property (e.g. an extension).

The flood assessment professional opinion results can be summarised as followed:

A '**Negligible**' result is given where there is no identified flood risk affecting the property, based on the flood data sources assessed, and no further action is required.

A '**Low**' result is given where there is an identified flood risk affecting the property but not requiring further action.

A '**Moderate**' result is given where there is an identified flood risk affecting the property which should be noted, and further actions may be considered.

A '**High**' result given where there is an identified flood risk affecting the property and further action is recommended.

A '**Very High**' result given where there is high flood risk affecting the property and further action is strongly recommended.

RICS advises that flood risk does reduce the value of a property, compared with a similar property without such a risk. A Very High or High is more likely to have a negative impact on value, however this depends on the specific circumstances of the property, any history of flooding, and the provision of flood defences. For some 'at risk' property, for example, the reduction in value may be offset by an increase due to the property's amenity value close to a river, stream or coast.

Please note, although this report has been compiled using comprehensive data and assessment methods, the flood assessment is based on theoretical risk models and there is always the possibility that exceptional weather conditions and/or failure of flood defences can cause flooding that was not anticipated. No site visit has taken place.

## 6.01 Flood Planning, Flood Warning and Reporting, and Flood Resistance and Resilience Measures

### CONSUMER INFORMATION

Detailed advice on flooding and resistance and resilience measures, flood risk planning and costs, and flood warning and reporting systems, is available from the following websites:

English Government: <https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>

Natural Resources Wales: <https://naturalresources.wales/flooding?lang=en>

Insurance Industry: <https://www.abi.org.uk/Insurance-and-savings/Topics-and-issues/Flooding>

## 6.02 CON29M

### ADDITIONAL INFORMATION

This official CON29M report is a property specific interpretation of coal mining activity considering past, current and future underground and surface coal mining in terms of the recorded presence and likely impact of any such workings. For the avoidance of doubt, the CON29M element of this report does not consider non-coal mining risks except where such non-coal mineral features are recorded within the data supplied to Dye & Durham (UK) Limited (formerly Future Climate Info Limited) by the Coal Authority for the purposes of compiling the CON29M under Law Society guidance.

It should be noted that coal mining features may exist which are unrecorded at the time of this report being published. Dye & Durham (UK) Limited (formerly Future Climate Info Limited) cannot be held liable for any detrimental effect to the property due to the subsequent discovery of such features or where such previously unrecorded features cause subsidence or damage to the property. However, this report includes a Coal Search Warranty providing cover up to £100,000, the certificate and terms for which is appended. This report is also backed by Dye & Durham (UK) Limited's (formerly Future Climate Info Limited) £10 million Professional Indemnity Insurance.

The coal mining search enquiries within this report comprise an official CON29M (2018) report produced by Dye & Durham (UK) Limited (formerly Future Climate Info Limited) under Licence from the Law Society. This report is prepared in accordance with the Law Society's Guidance Notes 2018, User Guide 2018, and Terms and Conditions 2018 (available at: <https://www.lawsociety.org.uk/topics/property/con29-forms>) and Dye & Durham (UK) Limited's (formerly Future Climate Info Limited) own Terms and Conditions.

In the event of damage resulting from subsidence or settlement associated with coal mining, property owners can normally make a claim against the mine owner or responsible person (usually The Coal Authority) under the provisions of the Coal Mining Subsidence Act 1991 (the 1991 Act). In such an event the mine owner or responsible person will take remedial action and arrange for repairs to the property to be carried out to the reasonable satisfaction of the owner. The Coal Authority operates a 24 hour, 7 day a week call out service on 01623 646 333 for reporting surface hazards caused by coal mining.

A guide setting out the property owners' rights and the obligations of the Coal Authority (or other responsible persons under the 1991 Act) can be obtained by telephoning 0345 762 6848 or visiting: <https://www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form/coal-mining-subsidence-damage-a-guide-to-your-rights>.

It should be noted that the 1991 Act does not cover subsidence damage caused by the extraction of coal where the working and getting of the coal was ancillary to the working of other minerals; or where the coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean or any other part of the Hundred of St. Briavels, which is in the county of Gloucestershire. Although records relating to other minerals are in the Coal Authority data and may be presented in this report, the protection of the 1991 Act may not apply in respect of workings in other minerals unless deemed ancillary to the working of coal or registered with the Coal Commission under the Coal Act 1938.

## 6.03 Terms of Use

## T&Cs, QUERIES & COMPLAINTS

This report is supplied by Dye & Durham (UK) Limited (formerly Future Climate Info Limited) subject to Terms and Conditions of Business, available at <https://futureclimateinfo.com/wp-content/uploads/2023/02/FCI-terms-and-conditions-v0223.pdf>. In the event of product and content queries please contact [insight-info@dyedurham.com](mailto:insight-info@dyedurham.com). Our formal complaints procedure can be found at <http://www.futureclimateinfo.com/complaints>.

## 6.04 Search Code

## CONSUMER INFORMATION

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Dye & Durham (UK) Limited (formerly Future Climate Info Limited), Imperium, Imperial Way, Reading, Berkshire, RG2 0TD, Telephone 0330 900 7500, Email: [insight-info@dyedurham.com](mailto:insight-info@dyedurham.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.

#### The Search Code:

- 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.

#### The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports.
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

#### Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

#### TPOs 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](mailto:admin@tpos.co.uk), Web: <https://www.tpos.co.uk/> You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**

## 6.01 Report Licensing

## METHODOLOGY

© Crown copyright and database rights  
2023 Ordnance Survey 100049731



## 6.10 CON29M Licensing

## METHODOLOGY

These enquiries are the Law Society’s CON29M Coal Mining search enquiries and are used with permission of the Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.



This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of Coal Authority Data in this report is made by Dye & Durham (UK) Limited (formerly Future Climate Info Limited), and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Dye & Durham (UK) Limited (formerly Future Climate Info Limited) Ltd prior to any re-use.

SAMPLE

## 7. USEFUL CONTACTS

Local Authority : Cheshire East Council  
Tel: 0300 123 55 00  
Visit: <http://www.cheshireeast.gov.uk>

Environment Agency | 1 North Lutra House, Dodd Way, Off Seedlee Road, Bamber Bridge, Preston. PR5 8BX  
Tel: 08708 506 506  
Visit: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

JBA Risk Management Ltd | 1 Broughton Park, Old Lane North, Broughton, Skipton, North Yorkshire. BD23 3FD  
Tel: 01756 799919

Public Health England | Wellington House, 133-155 Waterloo Road, London. SE1 8UG  
Tel: 020 7654 8000  
Visit: <https://www.gov.uk/government/organisations/public-health-england>  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)

The Coal Authority | 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG  
Tel: 0345 762 6848  
Emergency Call Out: 01623 646 333  
Visit: [www.groundstability.com](http://www.groundstability.com)  
Email: [groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)

The British Geological Survey | Environmental Research Centre, Keyworth, Nottingham, NG12 5GG  
Tel: 0115 936 3143  
Visit: <http://www.bgs.ac.uk/>  
Email: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)

Ordnance Survey | Customer Services Ordnance Survey Adanac Drive Southampton SO16 0AS  
Tel: Please contact our helpline on 08456 05 05 05 between 8:30am and 5:30pm, Monday to Friday.  
Visit: If you are calling from outside the UK, please call us on +44 8456 05 05 05 (international calls are charged at the standard rate).  
[www.ordnancesurvey.co.uk/](http://www.ordnancesurvey.co.uk/)

Department for Business, Energy & Industrial Strategy | 1 Victoria Street London SW1H 0ET  
Tel: 020 7215 5000  
Email: [enquiries@beis.gov.uk](mailto:enquiries@beis.gov.uk)



# WARRANTY CERTIFICATE

## - CON29M LOSS OF VALUE -

**SEARCH REPORT NUMBER:** GESI 0043711CV/ 301027

In the unlikely event that data sourced from the Coal Authority and used to compile the Official CON29M within this search report is later found to be inaccurate, out of date at the time of issue or improperly interpreted, such that there is a detrimental effect on the fair market value of the subject property, subject to the full terms and conditions of this warranty, Dye & Durham (UK) Limited (formerly Future Climate Info Limited) will indemnify the owner of the property for loss up to a value of £100,000 in the aggregate in respect of the subject property.

**This warranty is made available subject to Terms and Conditions** which are available via the link provided in the *Notes & Guidance: T&Cs Queries & Complaints* section of this report.

---

### KEY COVER DETAILS

#### Who benefits from this Warranty?

- The person for whom this search report was obtained (e.g. the person buying the property) and their mortgagee.
- The person who purchased the property from the person for whom this search report was originally obtained, as part of a sellers pack or via auction (and their mortgagee).
- The existing owner of the property (and their mortgagee) if they are re-mortgaging, or the existing owner if they themselves have chosen to instruct and obtain this search report.
- The estate and beneficiaries to whom the property would pass if the owner of the property dies whilst covered by this warranty.

#### What location is covered?

The property shown by the red-line boundary on the front page map of this search report, being residential and <100Ha in size.

#### What circumstances are covered?

Actual financial loss suffered by the owner of the property relating to the loss in fair market value of the property, brought about by any matter that would or should have been disclosed in a CON29M search report, but was not because:

- The data within the Coal Authority registers used to compile the search report was inaccurate or incorrect;
- The interpretation of the Coal Authority data by Dye & Durham (UK) Limited (formerly Future Climate Info Limited) was incorrect;
- The Coal Authority updated its records after the date of publication of this search report.

#### What is the limit of loss covered?

£100,000 in the aggregate in respect of the property.

#### When does cover start, and end?

The cover will start from the date of issue of this search report and warranty. It will cease when the person benefitting from the cover no longer has an interest in the property. *Please note, cover will also cease if this search report is cancelled or payment for the search report is not made within the appropriate timeframe.*

#### What should I do if I need to make a claim?

You must contact Dye & Durham (UK) Limited (formerly Future Climate Info Limited) in writing as soon as you have any reason to believe that you may have a claim on this warranty. Contact details are shown with the body of the search report.

#### Are there any exclusions to this Warranty?

Yes. You should familiarise yourself with the full terms of the warranty including the exclusions and any obligations on a claimant.

#### Where can I view the full Terms and Conditions relating to this Warranty?

You should familiarise yourself with the full terms and conditions applicable to this warranty. The full terms and conditions can be accessed via the link provided in the following section of this search report: *Notes & Guidance: T&Cs Queries & Complaints*.





# WARRANTY CERTIFICATE

## - CHESHIRE BRINE -

**SEARCH REPORT NUMBER:** GESI 0043709CV/ 301027

If the property suffers subsidence caused by brine pumping, and the Cheshire Brine Compensation Board refuse to make payment for remedial works to the property because a previous owner has already received such compensation and remedial works were not carried out, or a payment has previously been made and future claims relating to the property have been commuted, then subject to the full terms and conditions of this warranty Dye & Durham (UK) Limited (formerly Future Climate Info Limited) will indemnify the owner of the property for loss up to a value of £50,000 in the aggregate in respect of the subject property.

**This warranty is made available subject to Terms and Conditions** which are available via the link provided in the *Notes & Guidance: T&Cs Queries & Complaints* section of this report.

---

### KEY COVER DETAILS

#### Who benefits from this Warranty?

- The person for whom this search report was obtained (e.g. the person buying the property) and their mortgagee.
- The person who purchased the property from the person for whom this search report was originally obtained, as part of a sellers pack or via auction (and their mortgagee).
- The existing owner of the property (and their mortgagee) if they are re-mortgaging, or the existing owner if they themselves have chosen to instruct and obtain this search report.
- The estate and beneficiaries to whom the property would pass if the owner of the property dies whilst covered by this warranty.

#### What location is covered?

The property shown by the red-line boundary on the front-page map of this search report, being residential and <15Ha in size.

#### What circumstances are covered?

Actual financial loss suffered by the owner of the property relating to the loss in fair market value of the property, or the cost of repairs, brought about by subsidence caused by brine pumping, where the Cheshire Brine Subsidence Board refuses to make payment for remedial works because the Cheshire Brine Compensation Board have either:

- previously made payment and future claims relating to the property have been commuted; or
- previously made payment to a previous owner of the property and the required remedial work was not carried out or carried out improperly.

#### What is the limit of loss covered?

£50,000 in the aggregate in respect of the property.

#### When does cover start, and end?

The cover will start from the date of issue of this search report and warranty. It will cease when the person benefitting from the cover no longer has an interest in the property or until the date of a subsequent search report containing Cheshire Salt data, whichever is sooner. *Please note, cover will also cease if this search report is cancelled or payment for the search report is not made within the appropriate timeframe.*

#### What should I do if I need to make a claim?

You must contact Dye & Durham (UK) Limited (formerly Future Climate Info Limited) in writing as soon as you have any reason to believe that you may have a claim on this warranty. Contact details are shown with the body of the search report.

#### Are there any exclusions to this Warranty?

Yes. You should familiarise yourself with the full terms of the warranty including the exclusions and any obligations on a claimant.

**Where can I view the full Terms and Conditions relating to this Warranty?** You should familiarise yourself with the full terms and conditions applicable to this warranty. The full terms and conditions can be accessed via the link provided in the following section of this search report: **Notes & Guidance: T&Cs Queries & Complaints.**