

Groundsure Screening (0 - 15 ha)



Search Details

Prepared for: Bury Metropolitan Borough Council
Matter: MT/059755
Client address: Town Hall, Knowsley Street, Bury, BL9 0SW

Property:
Land On The North Side of, Milton Road, Radcliffe

Local Authority:
Groundsure
Nile House, Nile Street, Brighton, BN1 1HW

Date Returned:
19/01/2026

Property type:
Commercial

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Screening



Land On The North Side of, Milton Road,
Radcliffe



Reference:
IT-105076745

Grid reference:
377118 407732

Your reference:
IT-105076745

Date:
19 January 2026

Consultant's guidance and recommendations inside.

Written by:



M Ayala Paviour BSc Geog

m.ayalapaviour@groundsure.com

Professional opinion

Key results



Contaminated land

Acceptable risk
with guidance

Page 3 →

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



Flood

Negligible

Page 16 →

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

Building assessment

Not applicable

Page 16 →

Other results



Ground stability

Identified

Page 18 →



Radon

Passed

Page 26 →



Planning constraints

Not identified

Page 27 →



Energy

Identified

Page 28 →



Transportation

Identified

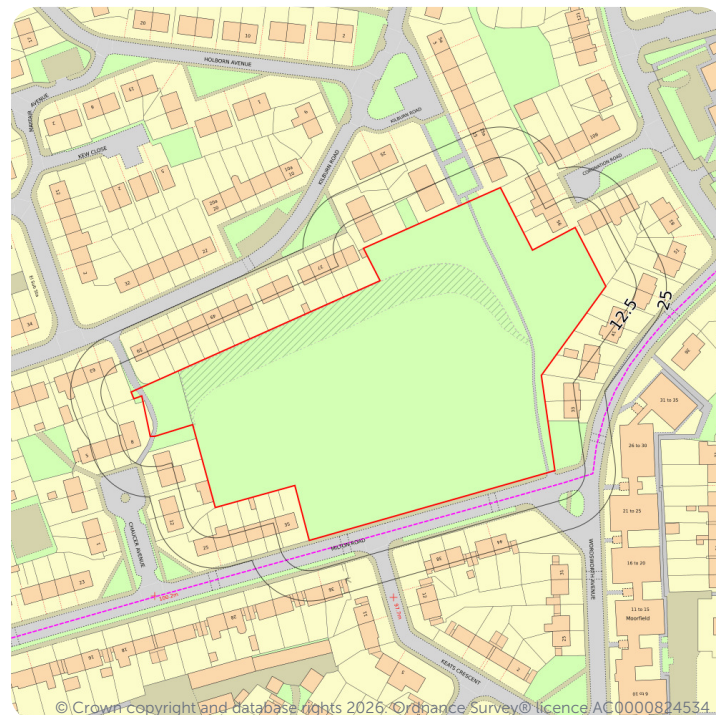
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A full assessment of these features is available in our [Energy & Transportation report](#). Contact Groundsure or your search provider for further details.

All recommendations

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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 2026. All Rights Reserved.

Capture Date: 07/04/2023

Site Area: 1.52ha



Contaminated land

Acceptable risk with guidance

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 →

Past land use

Acceptable risk with guidance



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 although some potentially contaminative land uses have been identified. These land uses are not considered a significant risk if the site remains in its current use.

The risk assessment in this report does not consider the implications of redevelopment. If the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. In this case, contact the Local Authority Planning Department to clarify the required assessments and planning conditions.

If you require further advice, 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](#) →

[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

The site is currently a plot of undeveloped open space.

Historical land use

On-site

Potentially contaminative land uses have been identified, although they are not considered to be of significant concern.

Surrounding area

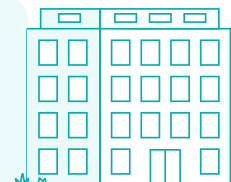
Potentially contaminative land uses have been identified near to the site, although they are not considered to be of significant concern.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers, groundworkers during redevelopment.

Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship though this is unlikely to 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)	7	2	11
Former tanks	0	0	2
Former energy features	0	0	27
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	4
National Geographic Database (NGD) - Current or recent tanks	0	0	0
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	2



Contaminated land
Past land use ?

Acceptable risk with guidance

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

Section links

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

Back to section summary →



- Site Outline
- Search buffers in metres (m)
- Former industrial land uses
- Former tanks
- Former energy features

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	Brick Works	1891
0	on site	Unspecified Pit	1891
0	on site	Unspecified Pit	1908

Screening



Distance	Direction	Use	Date
0	on site	Unspecified Pit	1927
0	on site	Unspecified Pit	1938
0	on site	Unspecified Pit	1955
0	on site	Unspecified Pit	1965
9 m	S	Brick Works	1908
24 m	S	Unspecified Pit	1908
119 m	S	Unspecified Pit	1927
119 m	S	Unspecified Pit	1938
124 m	S	Unspecified Heap	1927
124 m	S	Unspecified Heap	1938
171 m	SW	Unspecified Old Shaft	1908
182 m	SW	Unspecified Old Shaft	1927
182 m	SW	Unspecified Old Shaft	1938
227 m	SW	Unspecified Mills	1891
227 m	SW	Unspecified Mills	1908
227 m	SW	Unspecified Mills	1927
227 m	SW	Unspecified Mills	1938

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
162 m	NW	Unspecified Tank	1956
162 m	NW	Unspecified Tank	1955

This data is sourced from Ordnance Survey®/Groundsure.



Former energy features

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

Distance	Direction	Use	Date
60 m	NW	Electricity Substation	1967
61 m	NW	Electricity Substation	1980
61 m	NW	Electricity Substation	1987
61 m	NW	Electricity Substation	1987
61 m	NW	Electricity Substation	1987
61 m	NW	Electricity Substation	1987
168 m	SW	Electricity Substation	1970
169 m	SW	Electricity Substation	1967
170 m	SW	Electricity Substation	1980
170 m	SW	Electricity Substation	1987
170 m	SW	Electricity Substation	1987
170 m	SW	Electricity Substation	1987
170 m	SW	Electricity Substation	1987
184 m	N	Electricity Substation	1992
187 m	N	Electricity Substation	1981
187 m	N	Electricity Substation	1987
187 m	N	Electricity Substation	1987
187 m	N	Electricity Substation	1988
187 m	N	Electricity Substation	1971
241 m	S	Electricity Substation	1987
242 m	S	Electricity Substation	1976
242 m	S	Electricity Substation	1989
243 m	S	Electricity Substation	1992
244 m	S	Electricity Substation	1956
244 m	S	Electricity Substation	1956
249 m	S	Electricity Substation	1957
249 m	S	Electricity Substation	1970

Screening



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 →
- Past land use →
- Current/recent land use →
- Hydrogeology →



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	66 m	NW	Electricity Sub Station - Greater Manchester, M26	Electrical Features	Infrastructure and Facilities
2	166 m	SW	Electricity Sub Station - Greater Manchester, M26	Electrical Features	Infrastructure and Facilities

Screening



ID	Distance	Direction	Company / Address	Activity	Category
4	191 m	NE	Electricity Sub Station - Greater Manchester, M26	Electrical Features	Infrastructure and Facilities
6	247 m	S	Electricity Sub Station - Greater Manchester, M26	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.

Pollution incidents

Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
3	183 m	NE	25/06/2001	Category 4 (No Impact)	Category 2 (Significant)	Other Contaminated Water
5	233 m	NE	04/07/2009	Category 4 (No Impact)	Category 2 (Significant)	Not Identified

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

Contaminated land

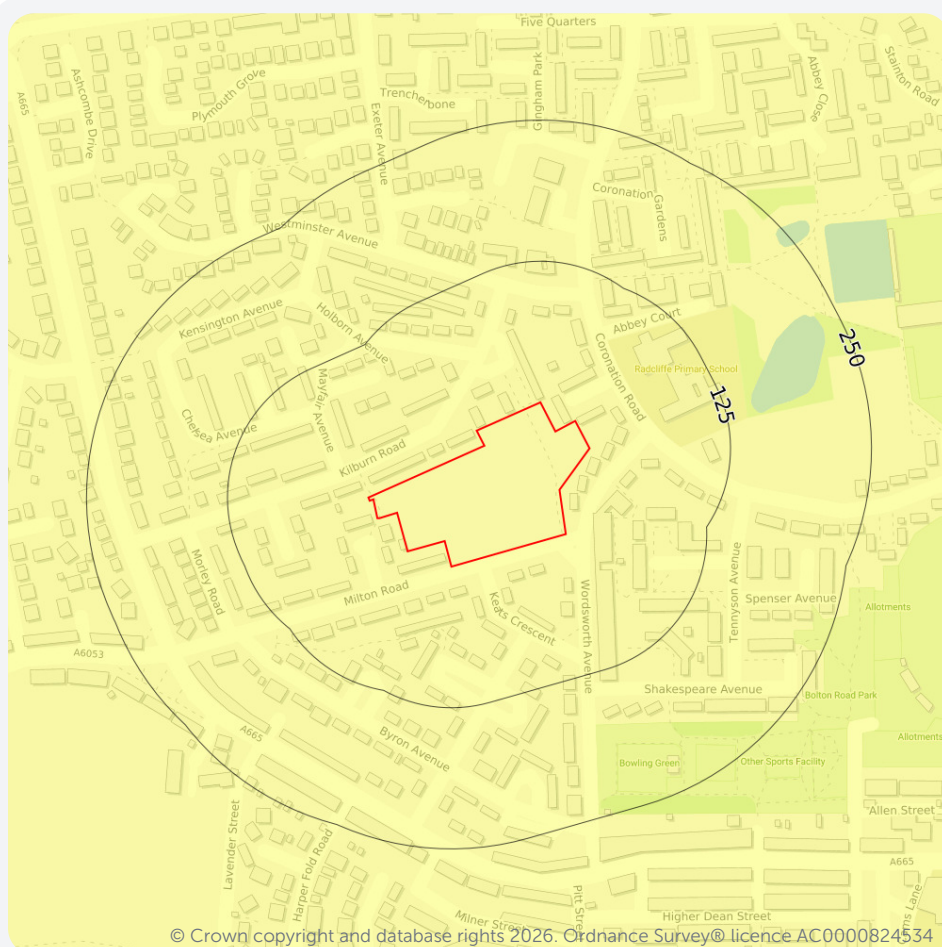
Superficial hydrogeology ?

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](#) →



— 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.



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

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

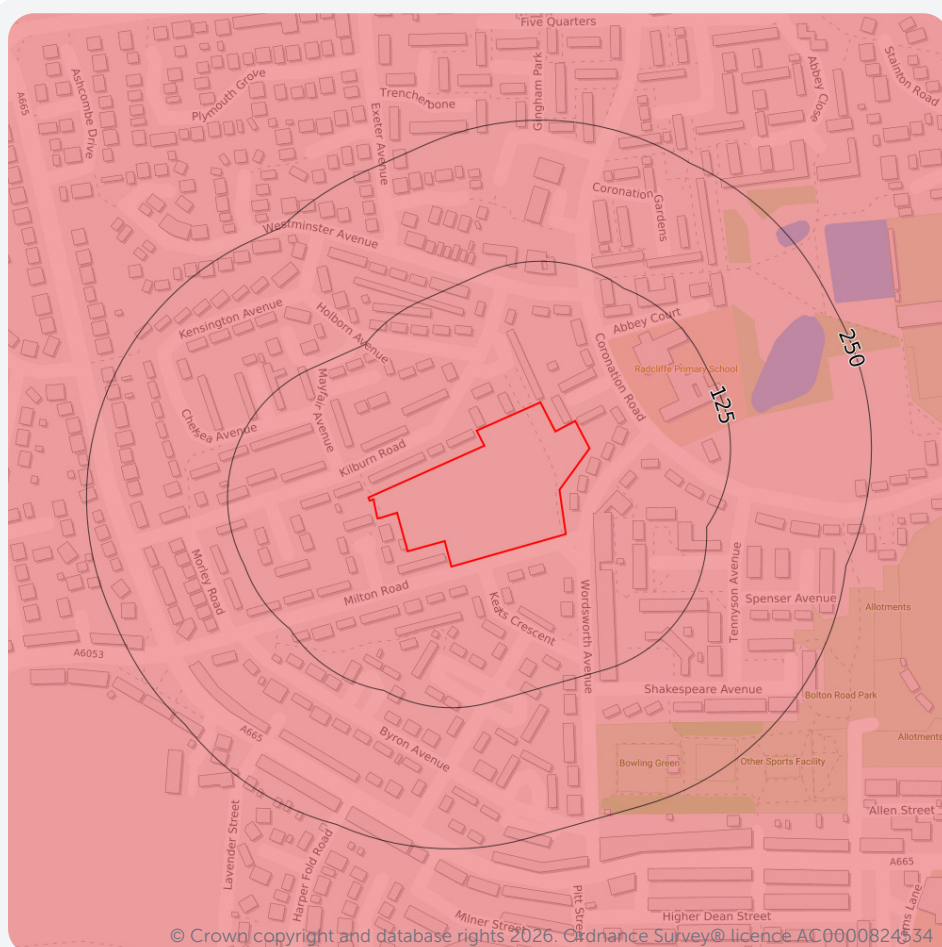
Bedrock hydrogeology ?

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](#) →



— 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 Middle Coal Measures Formation	PMCM-MDSS	Mudstone, siltstone and sandstone
Peel Hall Rock	PR-SDST	Sandstone

This data is sourced from British Geological Survey.

Screening



Flooding ?

Negligible

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

Risk to site

River and coastal flooding

Very Low

Surface water flooding

Negligible

Groundwater flooding

Low

Past flooding

Not identified

Flood storage areas

Not identified

Risk to building(s)

Not applicable

Not applicable

Not applicable

Not applicable

Not applicable

! No buildings or structures have been identified at the site.

- Data from the Ordnance Survey® National Geographic Database (NGD) does not indicate the presence of any buildings or selected structures at the site. As a result we have not been able to provide a building-level flood risk assessment in this instance;
- The site may not have any building on-site, constitute an empty development plot or the buildings on-site may have been recently developed and Ordnance Survey® has not yet captured them in the data. For more information on this data and its limitations please click [here](#) ↗.

FloodScore™ insurance rating

Very Low

Next steps

Flooding

None required.



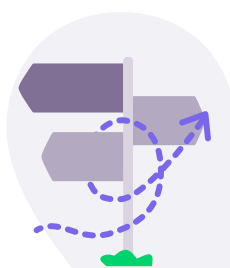
National Planning Policy Framework (NPPF)

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.



To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 38](#) →.



Ground stability

Identified

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

Section links

Non-natural



Natural ground stability

Negligible-Very low

Non-natural ground stability

Identified



Next steps

Ground stability

The property is indicated to lie within an area that could be affected by 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

Non-natural ground stability ?

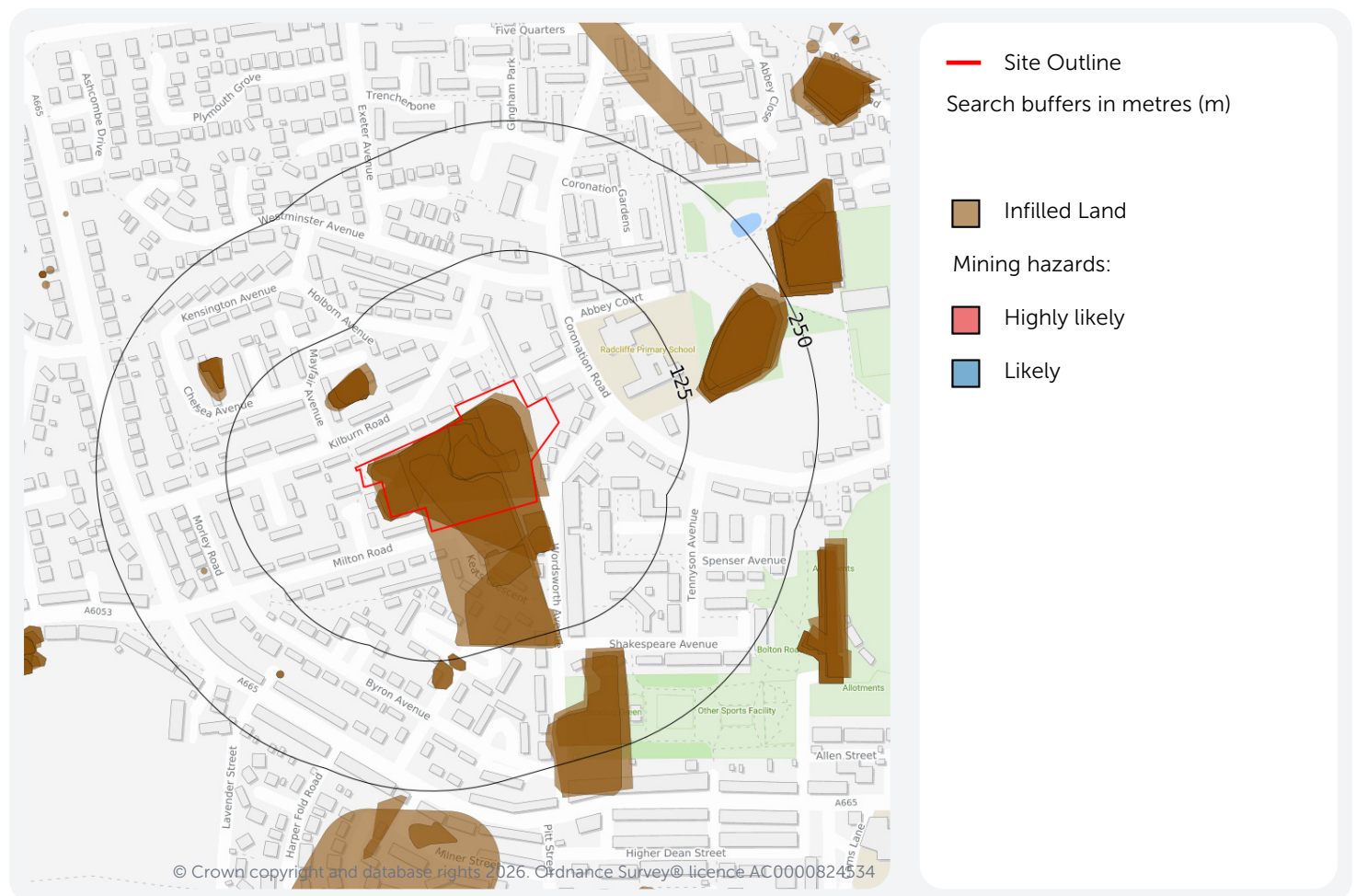
Identified

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](#) →

[Non-natural](#) →



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	1965
0	on site	Unspecified Pit	1955
0	on site	Unspecified Pit	1938
0	on site	Unspecified Pit	1927
0	on site	Unspecified Pit	1908
0	on site	Brick Works	1891
0	on site	Unspecified Pit	1891
0	on site	Reservoir	1955
0	on site	Pond	1938
0	on site	Pond	1908
0	on site	Ponds	1891
9 m	S	Brick Works	1908
24 m	S	Unspecified Pit	1908

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

Advice available



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

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[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

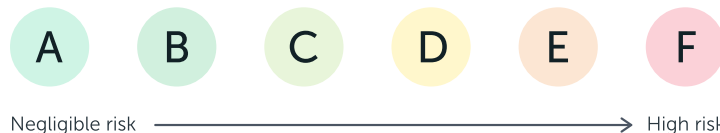
Negligible

A

30 years

Negligible

Rating key



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

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[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.

i We have not been able to find an EPC relating to the property.

There are a number of potential reasons why a valid EPC has not been found for the property:

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings and places of worship but full details can be found [here](#)
- An EPC is not required for the building(s) on the site;
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's [Find an energy certificate](#) service to search for the EPC for more detail;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

Consideration should be given to the feasibility and cost of any improvement works that are recommended in the EPC, if any exemptions apply and also to when a new assessment might be required.

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.

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 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.



Groundsure
LOCATION INTELLIGENCE



Date:
Reference:
Your reference:

19 January 2026
IT-105076745
IT-105076745

Grid reference:
Address:

377118 407732
Land On The North Side of,
Milton Road, Radcliffe

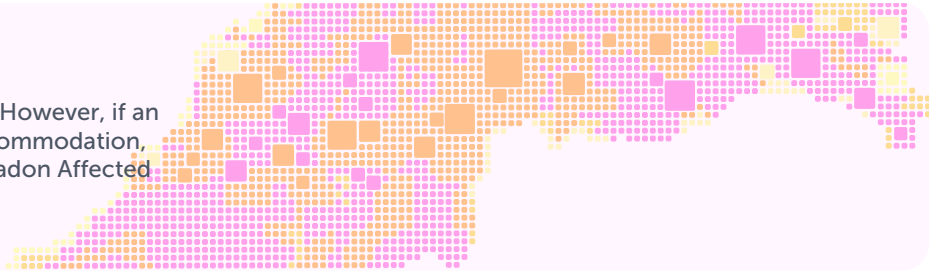
Screening



Radon

Passed

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.



Next steps

Radon

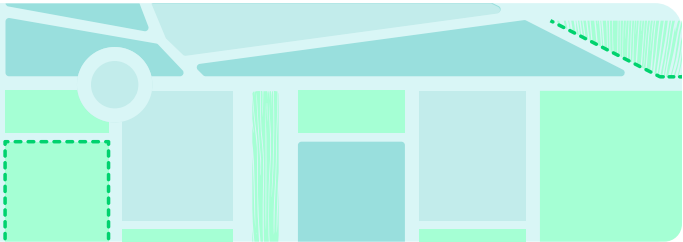
None required.



Planning constraints

Not identified

No protected areas have been identified within 250 metres of the property. Protected areas include nature reserves and other conservation areas.



Next steps

Planning constraints

None required.



Energy

Identified

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

Section links

Wind and solar → Energy →

Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas

Not identified

Oil and gas wells

Not 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

Not identified

Proposed solar farms

Identified →

Existing solar farms

Identified →

Energy Infrastructure

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

Power stations

Identified →

Energy infrastructure

Identified →

Projects

Not identified

Next steps

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



Next steps continued

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

Power stations

One or more Power Stations have been identified within 5km of the property.

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

Energy

Wind and solar ?

Identified

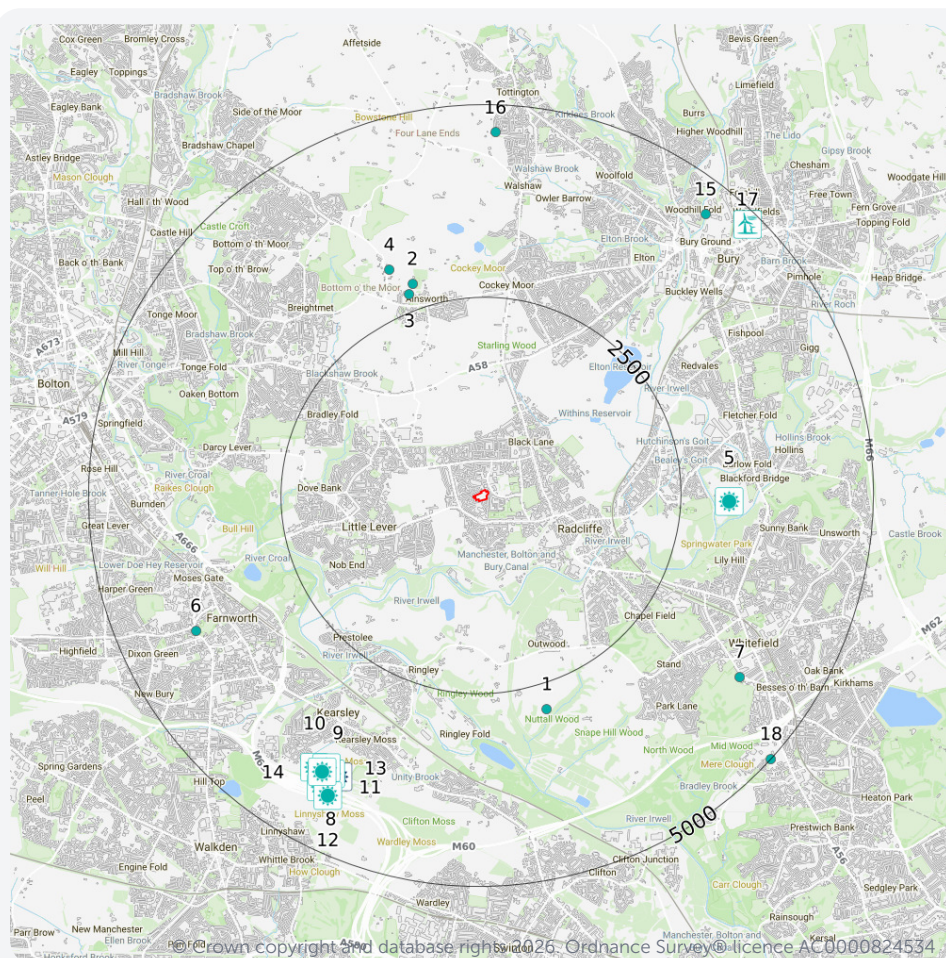
The data summarised in this section relates to the location of current and planned wind farms/turbines and solar farms.

Section links

[Back to section summary](#) →

[Wind and solar](#) →

[Energy](#) →



— Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

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
17	4-5 km	NE	<p>Site Name: Tesco Stores Ltd Woodfields Retail Park, Peel Way, Bury, Greater Manchester, BL9 5BY</p> <p>Planning Application Reference: 50650</p> <p>Type of Project: 2 Wind Turbines</p> <p>Application Date: 2008-10-29</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises installation of two 10.6m high micro wind turbines and associated works for a period of 15 years.</p> <p>Approximate Grid Reference: 380570, 411256</p>

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
1	2-3 km	S	<p>Site Name: Keepers Cottage Ringley Road West, Radcliffe, Manchester, M26 1DU</p> <p>Planning Application Reference: 52609</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2010-05-14</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of wind turbine.</p> <p>Approximate Grid Reference: 377964, 404968</p>
2	2-3 km	N	<p>Site Name: Brown Hill Farm Knowsley Road, Ainsworth, Bolton, Greater Manchester, BL2 5QA</p> <p>Planning Application Reference: 55930</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2013-02-07</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises construction of 20kW wind turbine with a 20m hub height and 27.1m tip height.</p> <p>Approximate Grid Reference: 376217, 410486</p>
3	2-3 km	N	<p>Site Name: Brown Hill Boarding Kennels, Knowsley Road, Ainsworth, Bolton, Bury, Greater Manchester, BL2 5QA</p> <p>Planning Application Reference: 56175</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2013-06-20</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises construction of 20KW wind turbine with a 20m hub height and 27.1m tip height with ancillary works (resubmission of 55930).</p> <p>Approximate Grid Reference: 376228, 410512</p>

Screening



ID	Distance	Direction	Details
4	3-4 km	NW	<p>Site Name: Veterans Farm Arthur Lane, Ainsworth, Bolton, Greater Manchester, BL2 5PW</p> <p>Planning Application Reference: 54703</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2011-12-21</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of 27.1 metre high vertical wind turbine.</p> <p>Approximate Grid Reference: 375916, 410670</p>
6	4-5 km	SW	<p>Site Name: 3 - 5 Albert Road, Farnworth, Bolton, Bolton, Greater Manchester, BL4 7BA</p> <p>Planning Application Reference: 79167/08</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2008-01-04</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises construction of wind turbine in rear garden.</p> <p>Approximate Grid Reference: 373403, 405984</p>
7	4-5 km	SE	<p>Site Name: Whitefield Golf Club, Higher Lane, Whitefield, Manchester, M45 7EZ</p> <p>Planning Application Reference: 58874</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2015-06-30</p> <p>Planning Stage: Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of one 30m (hub) high, 45m (tip) high wind turbine plus ancillary development.</p> <p>Approximate Grid Reference: 380469, 405386</p>
15	4-5 km	NE	<p>Site Name: Chamber Hall Weir, Harvard Roa, Magdalene Road, Bury, Greater Manchester, BL8 1UP</p> <p>Planning Application Reference: 59021</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2015-08-06</p> <p>Planning Stage: Detail Plans Granted</p> <p>Project Details: Scheme comprises excavation of channel adjacent to weir and installation of an archimedes screw turbine and associated turbine house. including grid connection and crushed stone access track and security access gate.</p> <p>Approximate Grid Reference: 380023, 411390</p>
16	4-5 km	N	<p>Site Name: 46 Moorside Road, Tottington, Bury, Bury, Greater Manchester, BL8 3HP</p> <p>Planning Application Reference: 47251</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2006-11-20</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of wind turbine on north west gable.</p> <p>Approximate Grid Reference: 377293, 412449</p>
18	5-6 km	SE	<p>Site Name: Tesco Stores Ltd, Valley Park Road, Prestwich, Manchester, Bury, Greater Manchester, M25 3TG</p> <p>Planning Application Reference: 49526</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2008-02-12</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of one 10.6m high wind turbine for a period of 15 years.</p> <p>Approximate Grid Reference: 380876, 404322</p>



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
9	4-5 km	SW	Bent Spur Solar Farm, Bent Spur Farm, Bent Spur Road, Kearsley, Bolton, BL4 8SJ	Contractor: Active Renewables LPA Name: Bolton Capacity (MW): 5 Application Date: 24/08/2015 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 31/03/2016

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
5	3-4 km	E	Bury Waste Water Treatment Works, Crossfield Street, Bury, BL9 9TF	Applicant name: _ Application Status: Registered Application Date: 06/07/2020 Application Number: 65690 Lawful development certificate for existing development of ground mounted solar array.
8	4-5 km	SW	Bent Spur Farm, Bent Spur Road, Kearsley, Bolton, BL4 8SJ	Applicant name: Ar Partners Ltd Application Status: Discharge of Condition Application Date: 01/12/2015 Application Number: 95403/15 Discharge of Conditions 2, 3 and 4 on Planning Application 94654/15 (siting of Solar Farm together with associated infrastructure.)

Screening



ID	Distance	Direction	Address	Details	
10	4-5 km	SW	Bent Spur Farm, Bent Spur Road, Kearsley Bolton, BL4 8SJ	Applicant name: Cs Bent Spur Solar Farm Ltd Application Status: Non-Material Change to Existing App Application Date: 27/04/2016 Application Number: 96415/16	Non-material amendment to app 94654/15 to reposition PV panels, relocate inverter cabins, erect customer substation, remove internal road, reposition DBI substation and perimeter fence and erect CCTV cameras on 2.4m high poles
11	4-5 km	SW	Bent Spur Farm, Bent Spur Road, Kearsley, Bolton, BL4 8SJ	Applicant name: AR Partners Ltd Application Status: Full Planning Application Application Date: 24/08/2015 Application Number: 94654/15	Siting of Solar Farm together with associated infrastructure
12	4-5 km	SW	Bent Spurs Farm, Bent Spur Road, Kearsley, Bolton, BL4 8SJ	Applicant name: Alex Allen Application Status: Article 16 application Application Date: 21/09/2015 Application Number: 15/67025/ART16	Article 16 Consultation received from Bolton Council (application Ref 94654/15) for the siting of solar farm together with associated infrastructure
13	4-5 km	SW	Bent Spur Farm, Bent Spur Road, Kearsley, Bolton, BL4 8SJ	Applicant name: AR Partners Ltd Application Status: Discharge of Condition Application Date: 13/01/2016 Application Number: 95638/16	Discharge of conditions 5, 6 and 7 on planning application 94654/15 (siting of solar farm together with associated infrastructure)
14	4-5 km	SW	Bent Spur Farm, Bent Spur Road, Kearsley Bolton, BL4 8SJ	Applicant name: Alex Allen Application Status: Article 16 application Application Date: 11/11/2015 Application Number: 15/67307/ART16	Article 16 consultation received from Bolton Council (94654/15) Siting of solar farm together with associated infrastructure.

This data is sourced from Serac Tech and Glenigan.

Energy

Energy infrastructure ?

Identified

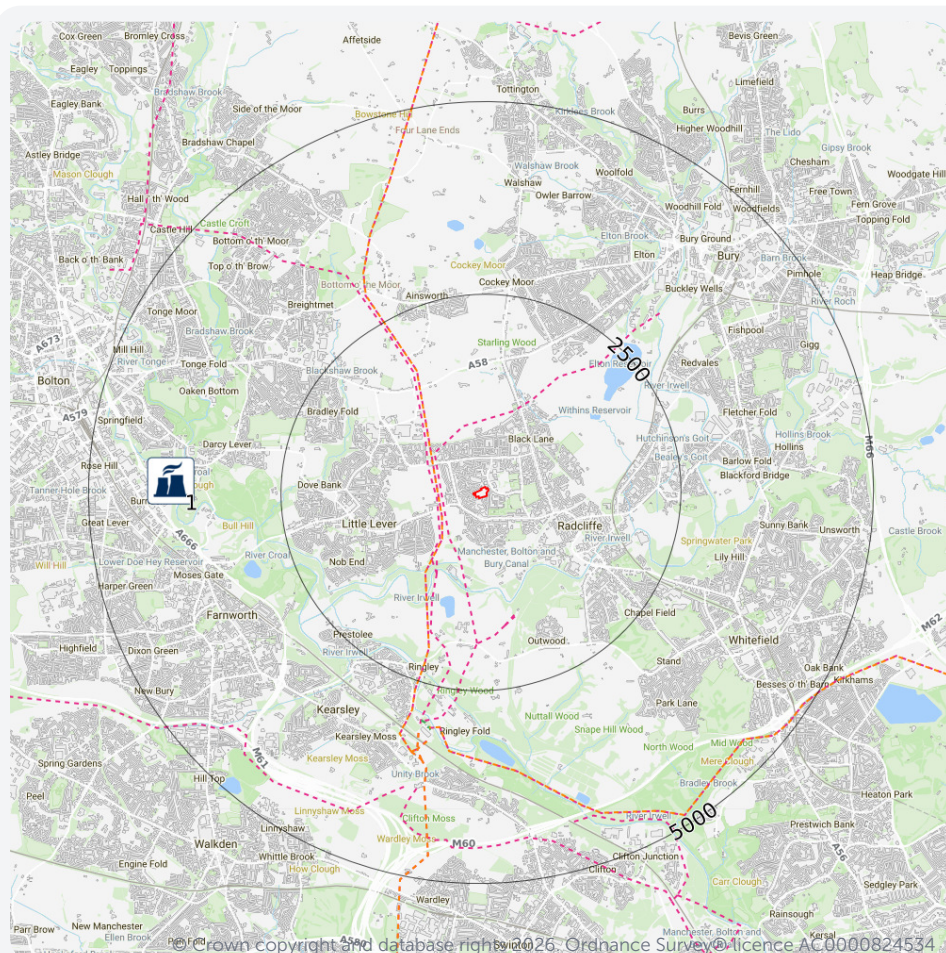
The data summarised in this section relates to the location of large energy infrastructure such as power stations, transmission lines or proposed large energy developments.

Section links

Back to section summary →

Wind and solar →

Energy →



— 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 408m 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.



Power stations

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

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

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

ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	3-4 km	W	Viridor Waste Management	Bolton EFW	Conventional Steam	8	1971

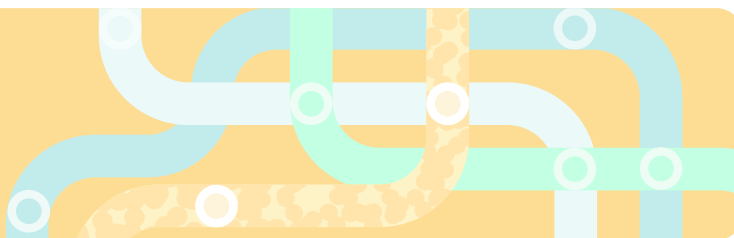
This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.



Transportation

Identified

The property has been identified to lie within the search radius of one or more 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

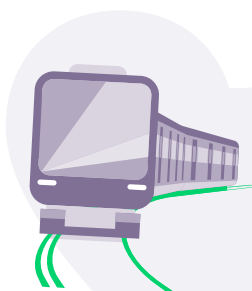
The property is not within 250 metres of the Crossrail 2 project.

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

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels. The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Active railways and tunnels	Not identified
Historical railways and tunnels	Identified
Railway and tube stations	Not identified
Underground	Not identified



Next steps

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase our [Energy and Transportation report](#) via your preferred searches provider.



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	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	Not 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	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®	Not 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

Screening



Flooding		Planning constraints	
Flood defences	Not identified	Internationally important wetland sites (Ramsar Sites)	Not identified
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	Not identified
Natural ground subsidence	Not identified	Green Belt	Not 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	Not 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	Not identified
Radon	Not identified	Proposed wind farms	Identified
Planning constraints		Proposed wind turbines	Identified
Sites of Special Scientific Interest	Not identified	Existing and agreed solar installations	Identified
		Proposed solar installations	Identified



Energy	
Electricity transmission lines and pylons	Identified
National Grid energy infrastructure	Not identified
Power stations	Identified
Nuclear installations	Not identified
Large Energy Projects	Not identified



Appendix



Contaminated land

Page 3 →

Acceptable risk with guidance

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities although some potentially contaminative land uses have been identified. These land uses are not considered a significant risk if the site remains in its current use.

The risk assessment in this report does not consider the implications of redevelopment. If the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. In this case, contact the Local Authority Planning Department to clarify the required assessments and planning conditions.

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



Flooding

Page 16 →

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 18 →

Identified

Next steps

Ground stability

The property is indicated to lie within an area that could be affected by 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



Next steps continued

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



ClimateIndex™

Page 21 →

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.



Energy

Page 28 →

Identified

Next steps

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

Power stations

One or more Power Stations have been identified within 5km of the property.

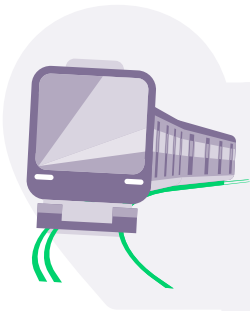
- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding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



Transportation

Page 37 →

Identified



Next steps

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase our [Energy and Transportation report](#) via your preferred searches provider.



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

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

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 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 Standards.

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

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

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

We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms & Conditions can be viewed here: www.groundsure.com/terms-and-conditions-april-2023/

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