

Mill Lane, Wetley Rocks, STOKE-ON-TRENT, ST9 0BN

Prepared for:

Mrs E Sammons
Sammons Architectural Ltd
10 Cawdry Buildings
Fountain Street
Leek
Staffordshire
ST13 6JP

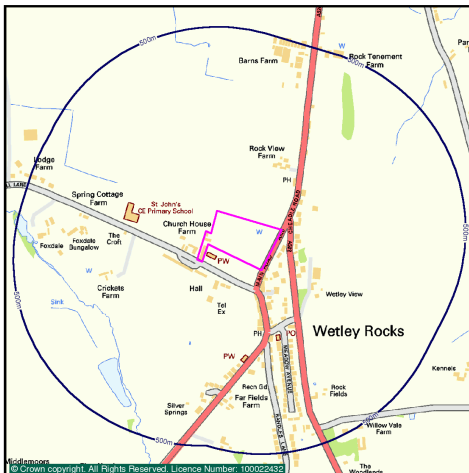
Report Reference: SAS_42029301_1_1

Report Date: 18-OCT-2012

Customer Reference: 2010-1714

National Grid Reference: 396460 349340

Site Area: 19849 m²



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

Telephone: 0844 844 9966
Fax: 0844 844 9980
Email: info@landmarkinfo.co.uk
Website: www.sitecheck.co.uk

PASSED

The Sitecheck report dated 18-OCT-2012 and reference SAS_42029301_1_1 for Mill Lane, Wetley Rocks, STOKES-ON-TRENT, ST9 0BN has examined the sources of potential contamination in terms of historical land use, environmental data and current land uses where known.

INTRODUCTION

This professional opinion determines the level of environmental risk, as to whether a pollutant linkage exists which is created when there is a source of contamination, a pathway for it to travel along and receptors, which may be harmed. This risk-based approach underpins the government approach to contaminated land. If a pollutant linkage exists the property may be regarded by the local authority as being "Contaminated Land" for the purposes of Part 2A of the Environmental Protection Act 1990.

In completing this report, Argyll Environmental has undertaken a review of data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Argyll Environmental. No information as to the age, value and type of property has been made available. It is important to note that it is not known by Argyll Environmental for what purpose the report has been commissioned.

CONCLUSIONS

In the professional opinion of Argyll Environmental, the level of risk associated with the information disclosed in the associated Sitecheck report:

- 1) is unlikely to have an adverse effect on the value of the property, and
- 2) is not such that the property would be designated "Contaminated Land" within the meaning of Part 2A of the Environmental Protection Act 1990.

OTHER ENVIRONMENTAL FACTORS

In this case the following environmental factors have been identified which a client may wish to be investigated before proceeding further:

An area affected by radon
An area of Mining Instability
An area of Occasional Non-coal Mining Hazard
An area of Subsidence Hazard Potential
An area which may be affected by coal mining activity

Please refer to the relevant section in the report for each of the above factors.

Approved by



Professional Opinion
on environmental risk

A handwritten signature in black ink, appearing to read "Chris Taylor".

Christopher S. Taylor BSc (Hons), MSc, AIEMA
Chartered Water and Environmental Manager
Technical Director, Argyll Environmental Limited



Professional Opinion on environmental risk

SOURCES OF ADDITIONAL PROFESSIONAL GUIDANCE:

If the report is for valuation, or investment, or other forms of lending decision making there may be issues arising from the current occupation, which need to be examined. The Royal Institution of Chartered Surveyors has provided guidance with respect to such matters and specific reference should be made to the guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients' published April 2010. This guidance note is referred to in UKGN1.1 paragraph 2.2 of the RICS Valuation Standards (6th Edition) (The "Red Book").

It is recommended that the client reviews the outputs of any valuation report, which should include a Property Observation Checklist, contained at Appendix A for commercial property or Appendix B for rural property in the Royal Institution of Chartered Surveyors guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients'. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover. Any contamination, which is observed on the site by the surveyor during the normal course of their inspection, can also be recorded.

If the property is let, the landlord or the tenant (as appropriate) should take legal advice as to whether the covenants in the lease constitute legal or financial burdens. The Law Society's "Environmental Law Handbook-6th Edition" provides valuable assistance.

In leases with no express covenants dealing with environmental matters, lawyers and surveyors need to be aware of the extent to which the repairing of covenants can be applied and, when advising tenant clients in particular, will need to draw attention to the client's obligations to comply with enacted legislation.

Should contamination have been observed on site a suitably qualified, insured and experienced professional, preferably with the Specialist in Land Condition (SiLC) accreditation, should quantify whether this could give rise to an action by a regulator or any other party. A suitable management plan for action incorporated in a Land Quality Statement in accordance with RICS guidance should be put in place and appropriate matters taken up with the tenant / occupier.

In terms of development this report should be seen as a precursor to a thorough investigation of the property for planning control purposes. The DTI funded guidance published by the Construction Industry Research and Information Association (CIRIA) Brownfields-managing the development of previously developed land-a clients guide may be a useful starting point.

This professional opinion forms part of the Sitecheck Assess report and is subject to Landmark Information Group's Terms and Conditions of Business in force from time to time. Further information on the methodology and the datasets examined in this professional opinion is included in the Sitecheck Asses Practitioner Guide.

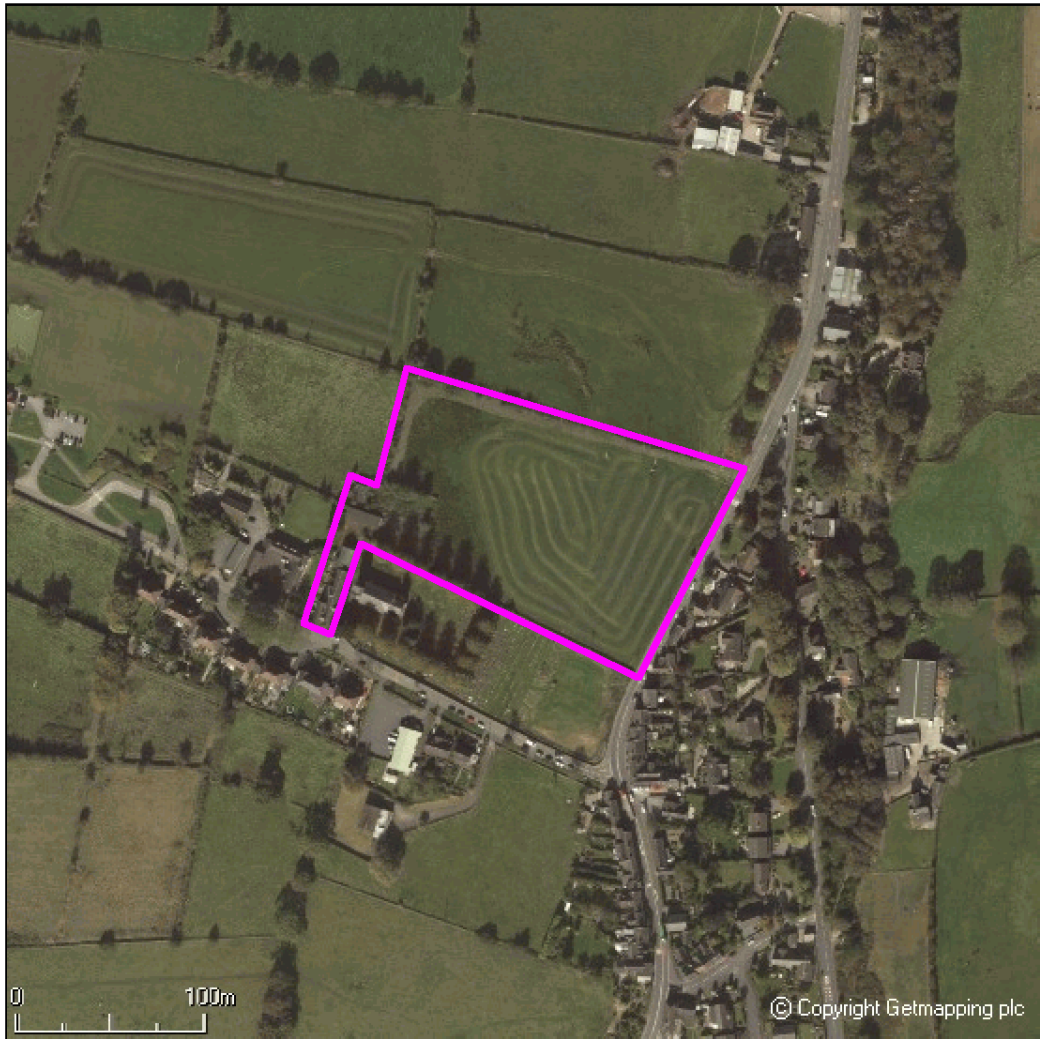
Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	10
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
Sensitivity	13
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	16
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	18
This section contains information which may be of use when interpreting the report.	
Useful Contacts	19
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

Historical Land Use	Page No.	Reference Number (Map ID)
Potentially Contaminative Uses		
Potentially Contaminative Industrial Uses (Past Land Use)		
Cemetery or Graveyard, Date of Mapping: 1890	11	1

Sensitivity	Page No.	Reference Number (Map ID)
Pathways		
Groundwater Vulnerability		
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (H3)- Coarse textured or moderately shallow soils which readily transmit non-absorbed pollutants and liquid discharges but which have some ability to attenuate absorbed pollutants because of their large clay or organic matter contents, Map Scale: 1:100,000, Map Name: Sheet 17 Derbyshire & North Staffordshire, Contact Ref: 3	15	-
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment, Map Scale: 1:100,000, Map Name: Sheet 17 Derbyshire & North Staffordshire, Contact Ref: 3	15	-
Drift Deposits		
Drift Deposit: Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium, Contact Ref: 3	15	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
Coal Mining Affected Areas		
In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section., Contact Ref: 4	16	-
Mining Instability		
Risk: Inconclusive Coal Mining,	16	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
Non Coal Mining Areas of Great Britain		
Hazard Potential: Highly Unlikely, Contact Ref: 2	16	-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a radon affected area, as between 1 and 3% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	16	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	16	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 2	16	-
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	16	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	17	-
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	16	-



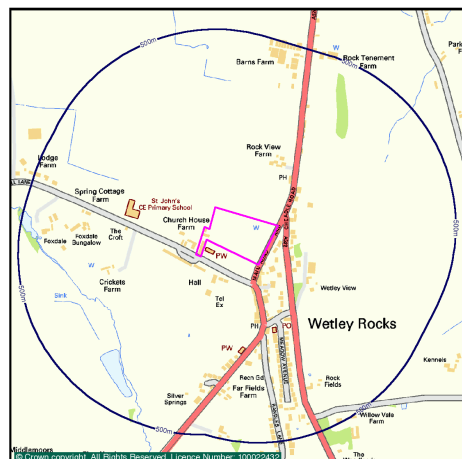
Site
Mill Lane, Wetley Rocks, ST9 0BN

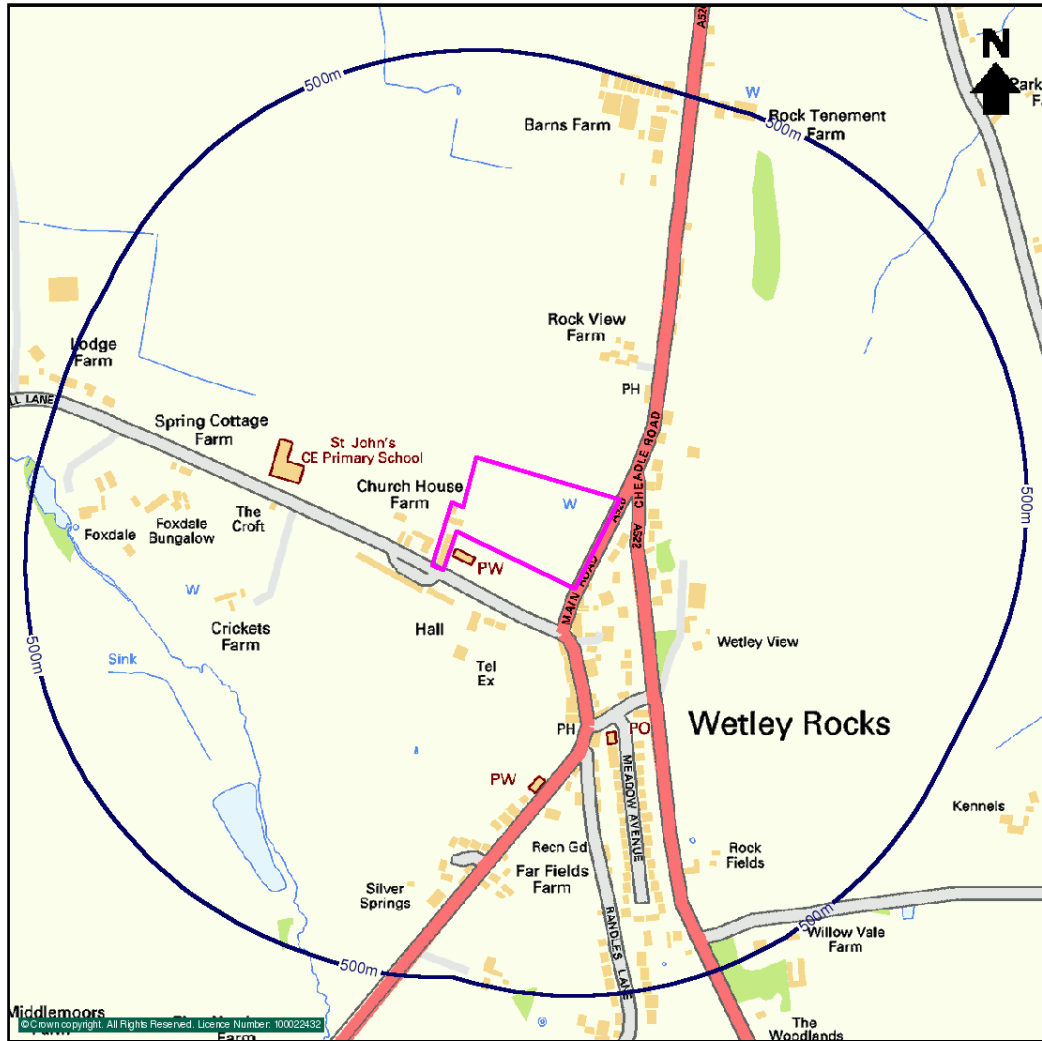
Grid Reference
396460, 349340

Report Reference
SAS_42029301_1_1

Customer Reference
2010-1714

Size of Site
19849 m²





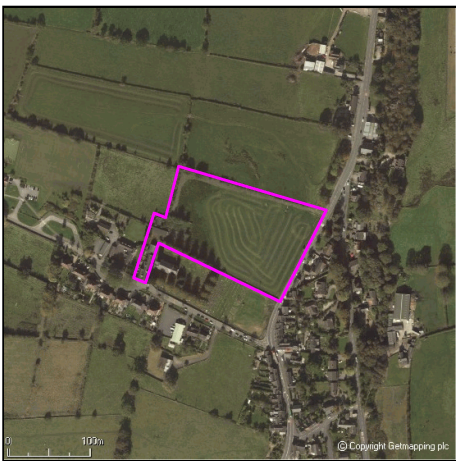
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Mill Lane, Wetley Rocks, ST9 0BN

Grid Reference
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Report Reference
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Size of Site
19849 m²



Current Land Use	On Site	0-250m	250-500m
Contaminants	0	6	3
Waste / Landfill Sites			
BGS Recorded Landfill Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0
Statutory Authorisations			
Local Authority Pollution Prevention and Controls	0	1	0
Contaminated Land Register Entries and Notices	0	0	0
Registered Radioactive Substances	0	0	0
Discharge Consents			
Discharge Consents	0	0	1
Water Industry Act Referrals	0	0	0
Industrial Processes			
Integrated Pollution Controls	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Integrated Pollution Prevention And Control	0	0	0
Local Authority Integrated Pollution Prevention And Control	0	0	0
Storage of Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contraventions			
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0
Substantiated Pollution Incident Register	0	0	0

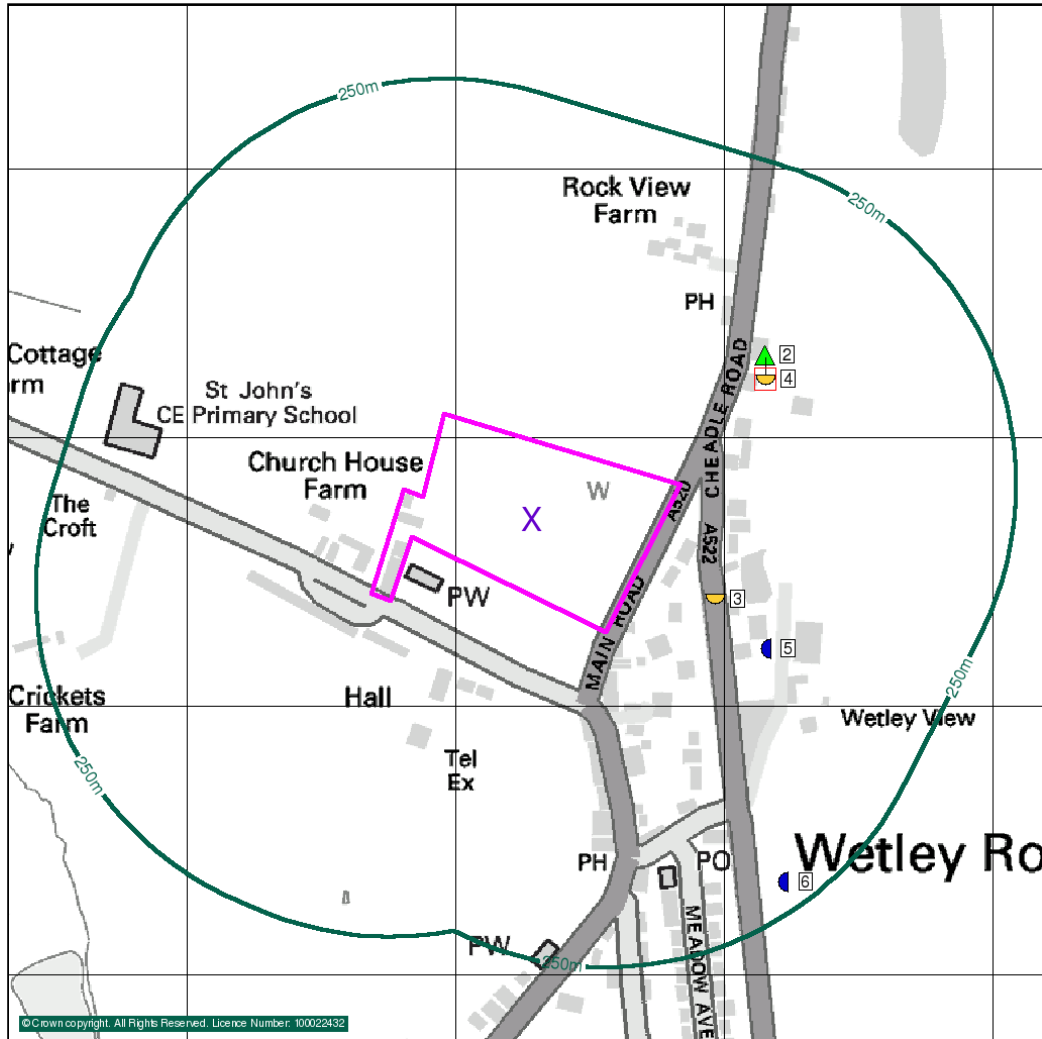
Current Land Use	On Site	0-250m	250-500m
Contaminants	0	6	3
Potentially Contaminative Uses			
Contemporary Trade Directory Entries	0	2	1
Fuel Station Entries	0	1	0
Miscellaneous			
BGS Recorded Mineral Sites	0	2	1

Historical Land Use	On Site	0-250m	250-500m
Contaminants	1	6	4
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities	0	0	0
Potentially Contaminative Industrial Uses (Past Land Use)	1	4	2
Potentially Infilled Land			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	2	0
Potentially Infilled Land (Water)	0	0	2

Sensitivity	On Site	0-250m	250-500m
Pathways and Receptors	3	1	0
Pathways			
Groundwater Vulnerability	2	n/a	n/a
Drift Deposits	1	n/a	n/a
Historical Flood Liabilities	0	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0	n/a
Flooding from Rivers or Sea without Defences	0	0	n/a
Areas Benefiting from Flood Defences	0	0	n/a
Flood Water Storage Areas	0	0	n/a
Flood Defences	0	0	n/a

Sensitivity	On Site	0-250m	250-500m
Pathways and Receptors	3	1	0
Environmentally Sensitive Receptors			
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Local Nature Reserves	0	0	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
Nearest Surface Water Feature	0	1	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Source Protection Zones	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
Protected Countryside Areas			
Forest Parks	0	0	0
National Parks	0	0	0
National Scenic Areas	0	0	0

Other Factors	On Site	0-250m	250-500m
Geological	10	3	0
Brine Compensation Area	0	n/a	n/a
Coal Mining Affected Areas	1	n/a	n/a
Mining Instability	1	0	n/a
Man-Made Mining Cavities	0	0	0
Natural Cavities	0	0	0
Non Coal Mining Areas of Great Britain	1	1	n/a
Radon Potential - Radon Affected Areas	1	n/a	n/a
Radon Potential - Radon Protection Measures	1	n/a	n/a
Potential for Collapsible Ground Stability Hazards	1	0	n/a
Potential for Compressible Ground Stability Hazards	1	0	n/a
Potential for Ground Dissolution Stability Hazards	0	0	n/a
Potential for Landslide Ground Stability Hazards	1	1	n/a
Potential for Running Sand Ground Stability Hazards	1	0	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	1	n/a



General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations
<ul style="list-style-type: none"> Site Boundary Search Buffer Bearing Reference Point Reference Number 	<ul style="list-style-type: none"> BGS Recorded Landfill Site Licensed Waste Management Facilities (Landfill) Local Authority Recorded Landfill Site Registered Waste Transfer Site Registered Waste Treatment or Disposal Site Registered Landfill Site Point Location of Registered Landfill Site 	<ul style="list-style-type: none"> BGS Recorded Landfill Site (Point) Licensed Waste Management Facilities (Location) Local Authority Recorded Landfill Site (Point) Registered Waste Transfer Site (Point) Registered Waste Treatment or Disposal Site (Point) Registered Landfill Site Potential Landfill Buffer 	<ul style="list-style-type: none"> COMAH Planning Hazardous Substance Consent Explosive Site NHHS 	<ul style="list-style-type: none"> Local Authority Pollution Prevention and Control Contaminated Land Register Entry or Notice (Point) Contaminated Land Register Entry or Notice Registered Radioactive Substance
<ul style="list-style-type: none"> BGS Recorded Mineral Site 			<ul style="list-style-type: none"> Industrial Processes 	<ul style="list-style-type: none"> Discharge Consents Water Industry Act Referral
<ul style="list-style-type: none"> Potentially Contaminative Use Potentially Contaminative Use (High Risk) 		<ul style="list-style-type: none"> Local Authority Pollution Prevention and Control Enforcement Planning Hazardous Substance Enforcement Prosecution Relating to Authorised Processes Enforcement and Prohibition Notice Substantiated Pollution Incident Register Prosecution Relating to Controlled Waters 	<ul style="list-style-type: none"> Integrated Pollution Control Integrated Pollution Prevention Control Integrated Pollution Control Registered Waste Site Local Authority Integrated Pollution Prevention and Control 	

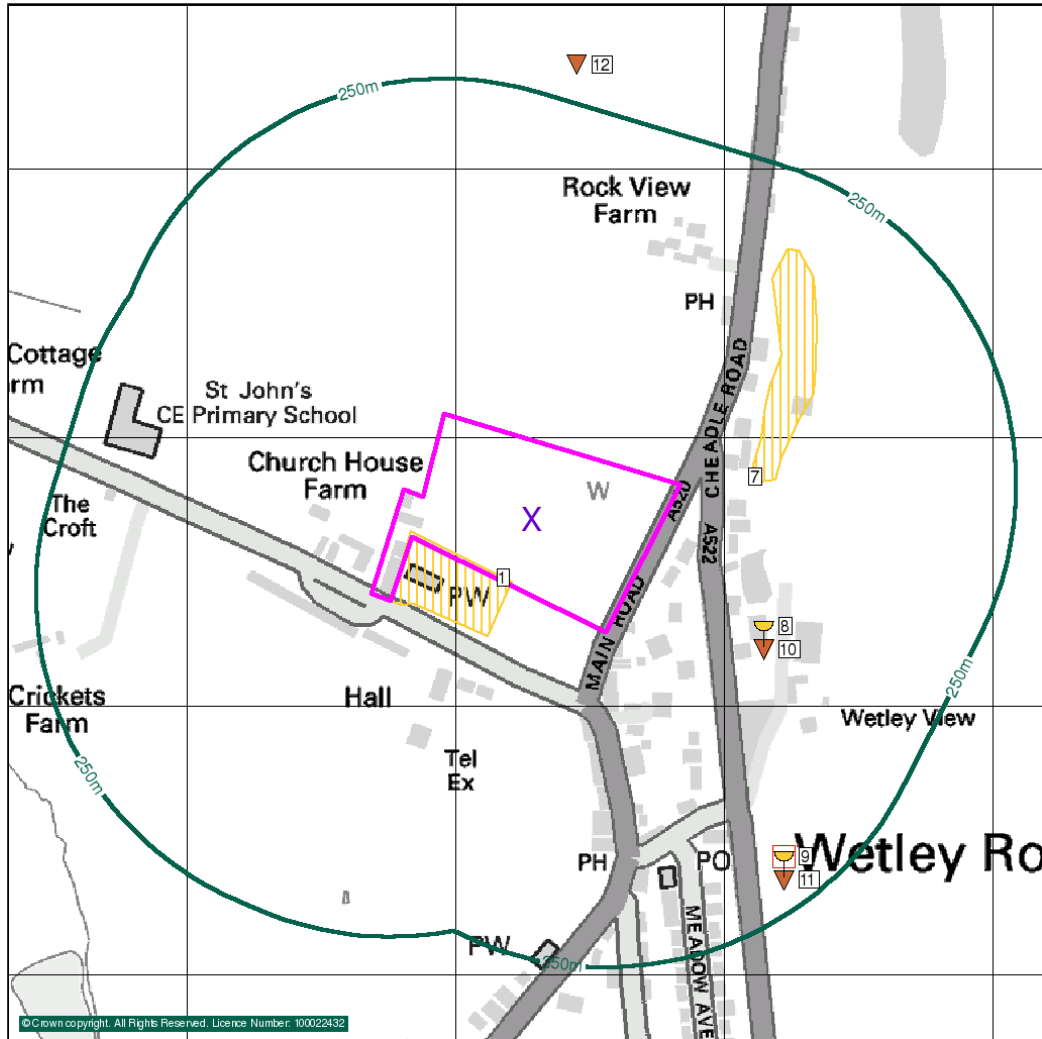
Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
Local Authority Landfill Coverage			
Name: Staffordshire County Council, - Has supplied landfill data, Contact Ref: 5	-	On Site	NW
Name: Staffordshire Moorlands District Council, - Landfill data has been supplied by another authority, Contact Ref: 1	-	On Site	NW

Statutory Authorisations	Ref No.	Search Buffer	Direction
Local Authority Pollution Prevention and Controls			
The Rocks Filling Station, Wetley Rocks, Leek, Staffordshire, ST9 0BB, Part B - Fuel and Power Industry Sector, Reference: PPC/SS/7/01, Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	2	0-250m	NE

Discharge Consents	Ref No.	Search Buffer	Direction
Discharge Consents			
Mrs Joan Brassington, Rock Cottage, Cheadle Road, WETLEY ROCKS, Staffordshire, Sewerage Discharge, Reference: WQ/72/1889/1, Version: Not Supplied Status: Not Supplied Positional Accuracy: Located by supplier to within 100m, Contact Ref: 3	-	250-500m	S

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
F Tams & Sons, Barn Farm, Cheadle Rd, Wetley Rocks, Stoke-on-Trent, Staffordshire, ST9 0BB, Pet Foods & Animal Feeds, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	3	0-250m	SE
Londis, 679, Cheadle Road, Wetley Rocks, Stoke-on-Trent, ST9 0BA, Petrol Filling Stations, Status: Active, Positional Accuracy: Automatically positioned to the address	4	0-250m	NE
M M Bagnall, Crossfields, Randles Lane, Wetley Rocks, Stoke-on-Trent, ST9 0AT, Boilers - Servicing, Replacements & Repairs, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Fuel Station Entries			
Mpk Wetley Rocks Service Station, 679, Cheadle Road, Wetley Rocks, Stoke-on-Trent, ST9 0BA, Fuel Station, Status: Open, Positional Accuracy: Automatically positioned to the address,	4	0-250m	NE

Contaminants Miscellaneous	Ref No.	Search Buffer	Direction
BGS Recorded Mineral Sites			
Rock House, Rock Househeadle Road, Wetley Rocks, Stoke-On-Trent, Staffordshire, Status: Ceased, Reference: 63325, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	5	0-250m	SE
Wetley Rocks, Cheadle Road, Wetley Rocks, Stoke-On-Trent, Staffordshire, Status: Ceased, Reference: 63326, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	6	0-250m	SE
Barns Farm, Cheadle Road, Wetley Rocks, Stoke-On-Trent, Staffordshire, Status: Ceased, Reference: 63327, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	NE



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General	Potentially Contaminative Use	Potentially Infilled Land
Site Boundary	Point Feature	Point Feature (High Risk)
Search Buffer	Area Feature	Point Feature (High Risk)
Bearing Reference Point	Line Feature	Area Feature (High Risk)
Reference Number	Line Feature (High Risk)	Area Feature (High Risk)
	Line Feature (High Risk)	Line Feature (High Risk)

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Potentially Contaminative Industrial Uses (Past Land Use)			
Cemetery or Graveyard, Date of Mapping: 1890	1	On Site	SW
General quarrying, Date of Mapping: 1890	7	0-250m	E
General quarrying, Date of Mapping: 1890 - 1955	8	0-250m	SE
Heap, unknown constituents, Date of Mapping: 1991	9	0-250m	SE
General quarrying, Date of Mapping: 1890	9	0-250m	SE
Brewing & malting, Date of Mapping: 1890	-	250-500m	W
General quarrying, Date of Mapping: 1890 - 1900	-	250-500m	NE

Potentially Infilled Land	Ref No.	Search Buffer	Direction
Potentially Infilled Land (Non-Water)			
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1991	10	0-250m	SE
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1991	11	0-250m	SE
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1955	12	250-500m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1955	-	250-500m	N

Map Details

The following maps have been analysed for Historical Tanks and Energy Facilities

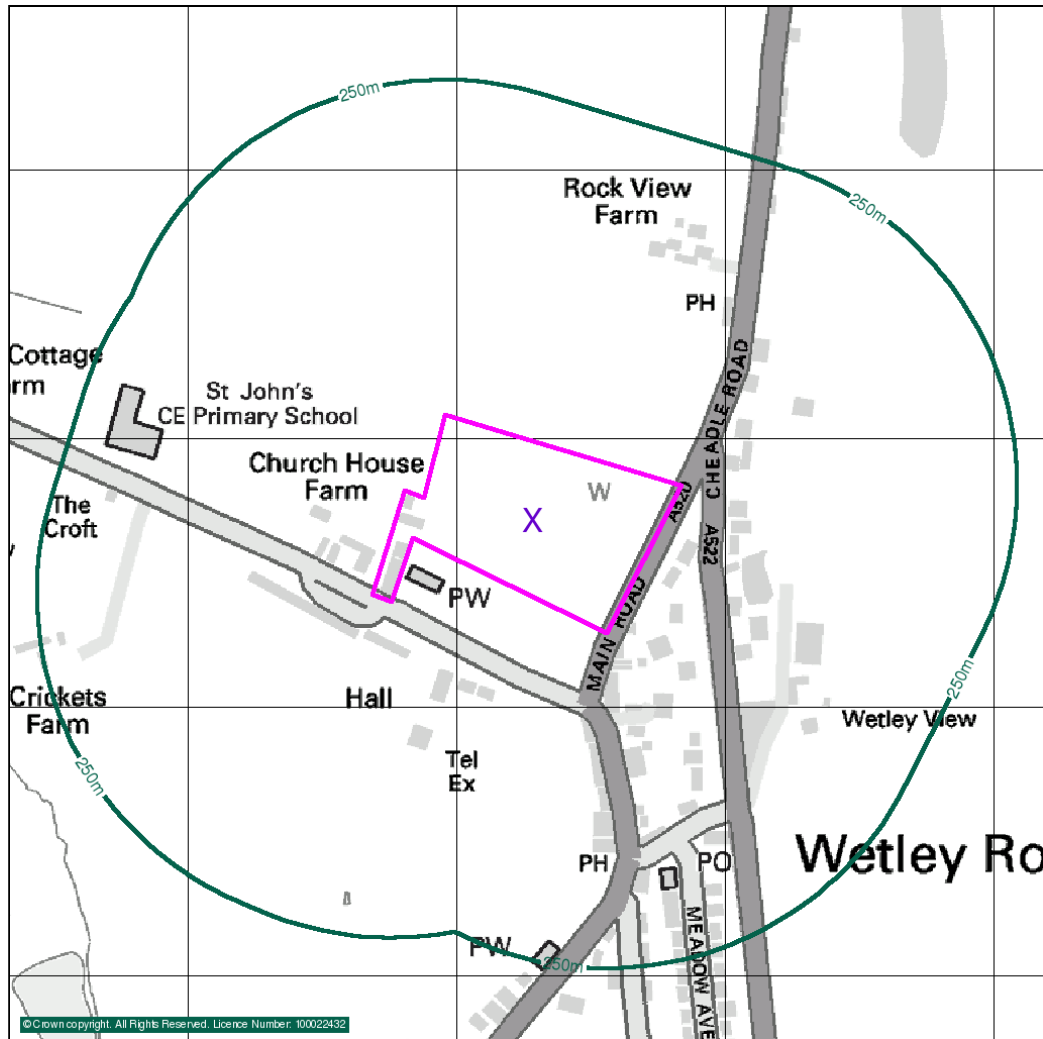
1:2,500	Mapsheet	Published
Ordnance Survey Plan	SJ9649	1963

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

1:10,000	Mapsheet	Published
Ordnance Survey Plan	SJ94NE	1991

1:10,560	Mapsheet	Published
Staffordshire	013_SW	1890
Staffordshire	013_SW	1900
Staffordshire	013_SW	1925
Staffordshire	013_SW	1945
Ordnance Survey Plan	SJ94NE	1955

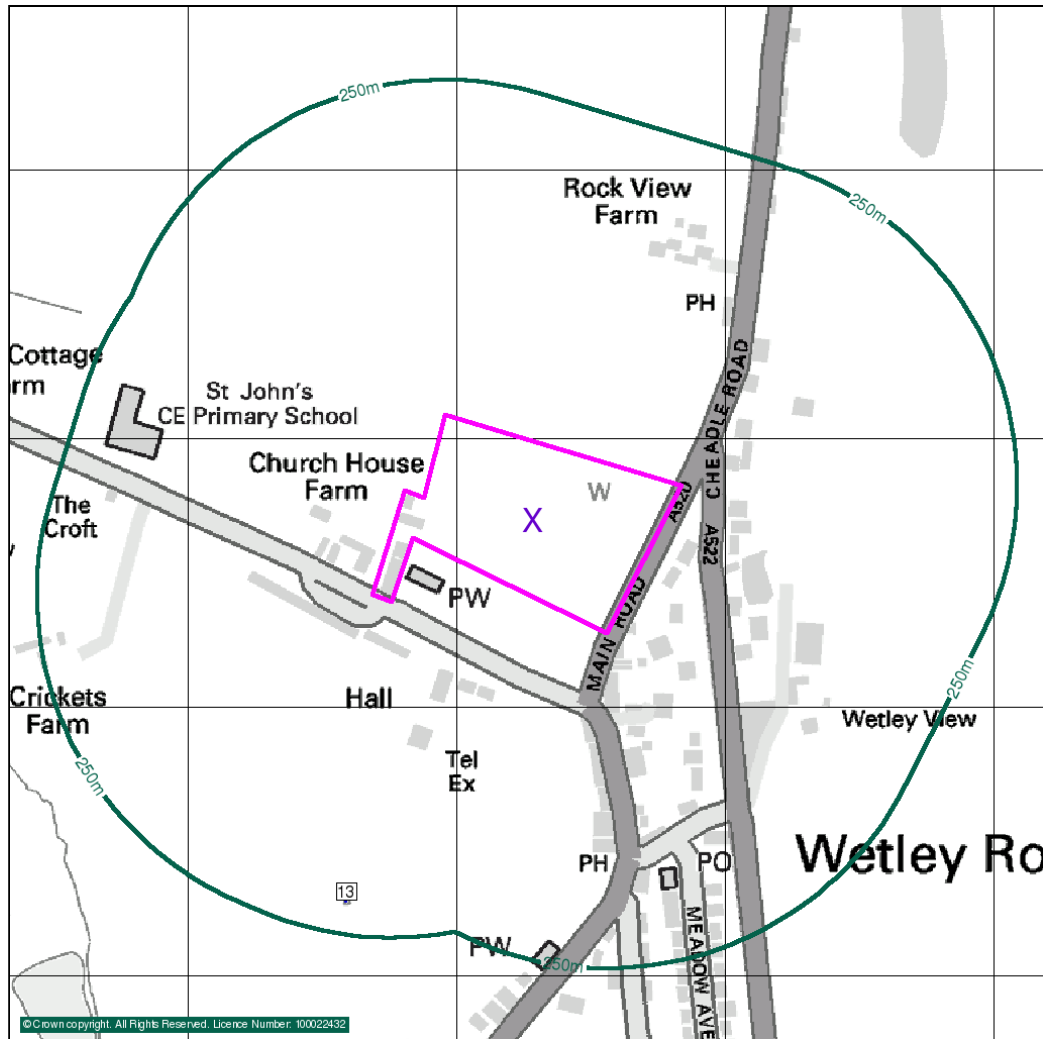
Flood Map



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General		Area of Floodplain	
Site Boundary	Areas Benefiting from Flood Defences	Extreme Flooding from Rivers or Sea without Defences (Zone 2)	Flooding from Rivers or Sea without Defences (Zone 3)
Search Buffer	Flood Water Storage Areas	Flooding from Rivers or Sea without Defences (Zone 2)	Flooding from Rivers or Sea without Defences (Zone 3)
Bearing Reference Point	Flood Defences		
Reference Number			

Sensitivity Map



General	Environmentally Sensitive Land Use	Protected Countryside Areas
Site Boundary	Area of Outstanding Natural Beauty	Site of Special Scientific Interest
Search Buffer	Environmentally Sensitive Area	Forest Park
Bearing Reference Point	Local Nature Reserve	National Park
Reference Number	Marine Nature Reserve	National Scenic Area
	National Nature Reserve	
	Ramsar Site	
	Site of Special Scientific Interest	
	Special Area of Conservation	
	Special Protection Area	
	Nearest Surface Water Feature	
	Water Abstractions	

Pathways and Receptors	Ref No.	Search Buffer	Direction
Pathways			
Groundwater Vulnerability			
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (H3)- Coarse textured or moderately shallow soils which readily transmit non-absorbed pollutants and liquid discharges but which have some ability to attenuate absorbed pollutants because of their large clay or organic matter contents, Map Scale: 1:100,000, Map Name: Sheet 17 Derbyshire & North Staffordshire, Contact Ref: 3	-	On Site	NW
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment, Map Scale: 1:100,000, Map Name: Sheet 17 Derbyshire & North Staffordshire, Contact Ref: 3	-	On Site	W
Drift Deposits			
Drift Deposit: Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium, Contact Ref: 3	-	On Site	W
Extreme Flooding from Rivers or Sea without Defences			
None	-		-
Flooding from Rivers or Sea without Defences			
None	-		-
Areas Benefiting from Flood Defences			
None	-		-
Flood Water Storage Areas			
None	-		-
Flood Defences			
None	-		-

Environmentally Sensitive Receptors	Ref No.	Search Buffer	Direction
Nearest Surface Water Feature			
Distance: 219m	13	0-250m	SW

Other Factors	Search Buffer	Direction
Geological		
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section., Contact Ref: 4	On Site	NW
Mining Instability		
Risk: Inconclusive Coal Mining,	On Site	NW
Non Coal Mining Areas of Great Britain		
Hazard Potential: Highly Unlikely Contact Ref: 2	On Site	NW
Hazard Potential: Rare Contact Ref: 2	0-250m	E
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a radon affected area, as between 1 and 3% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	E
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	E
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	NW
Potential for Compressible Ground Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 2	On Site	NW
Potential for Ground Dissolution Stability Hazards		
No Hazard		-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 2	On Site	E
Hazard Potential: Moderate, Contact Ref: 2	0-250m	E
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	NW

Other Factors	Search Buffer	Direction
Geological		
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	NW
Hazard Potential: No Hazard, Contact Ref: 2	0-250m	E

Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets. In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

Mining Instability Data

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The Sitecheck Assess User guide is available free of charge from our website www.sitecheck.co.uk

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2 British Geological Survey Enquiry Service

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Telephone 0115 936 3143
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enquiries@bgs.ac.uk
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3 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
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Please note that the Environment Agency/SEPA have a charging policy in place for enquiries.

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The Environmental Industries Commission

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Landmark Information Group Ltd, The Smith Centre, Fairmile, Henley on Thames, Oxon, RG9 6AB. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

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- Display the Code logo prominently on their search reports.
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- At all times maintain adequate and appropriate insurance to protect consumers.
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- Handle complaints speedily and fairly.
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- Monitor their compliance with the Code.

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your 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 it finds that you have suffered actual loss 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

You can get more information about the PCCB from www.propertycodes.org.uk.

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

Search Code



COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
The Smith Centre
Fairmile
Henley-On-Thames
RG9 6AB

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

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 his final decision.

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