2, Eldridge Drive, MANCHESTER, M40 2DF

Prepared for:
Mr L Hollinworth
Whittaker Design
169 St John Street
Lees
Oldham
Lancashire
OL4 3DS

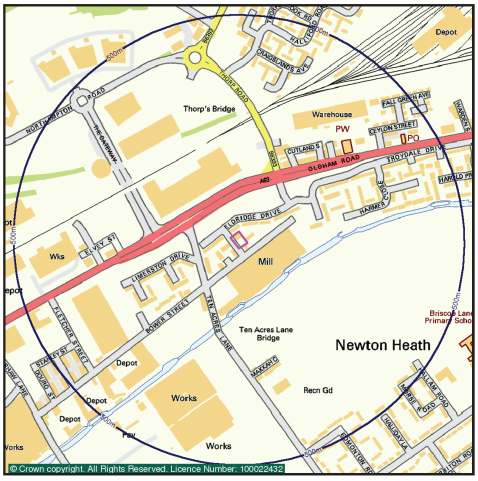
Report Reference: SAS_43043307_1_1

Report Date: 06-DEC-2012

Customer Reference: Grosvenor Arms 3188

National Grid Reference: 387200 400400

Site Area: 770 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

Sitecheck® Assess

argyll environmental

Professional Opinion

on environmental risk

PASSED

The Sitecheck report dated 06-DEC-2012 and reference SAS_43043307_1_1 for 2, Eldridge Drive, MANCHESTER, M40 2DF 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 of Mining Instability
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



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

CIWEM

iema corporate member

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.

Sitecheck® Assess

Contents

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	11
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	17
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	20
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	21
This section contains information which may be of use when interpreting the report.	
Useful Contacts	22
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.	

Sensitivity Pathways	Page No.	Reference Number (Map ID)
Groundwater Vulnerability		
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 11 South Pennines, Contact Ref: 1	19	-

Other Factors Geological	Page No.	Reference Number (Map ID)
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	20	-
Mining Instability		
Risk: Inconclusive Coal Mining,	20	-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	20	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	20	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	20	-
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	20	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	20	-
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	20	-



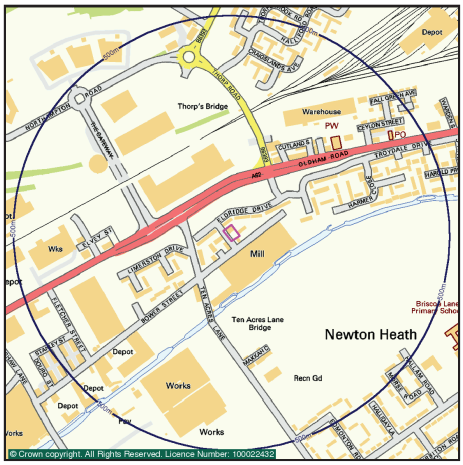
Site
2, Eldridge Drive,MANCHESTER,M40 2DF

Grid Reference
387200, 400400

Report Reference
SAS_43043307_1_1

Customer Reference
Grosvenor Arms 3188

Size of Site
770 m²



If you would like any further assistance regarding this report then please contact
Landmark on (Tel) 0844 844 9966, (Fax) 0844 844 9980, Email: helpdesk@landmark.co.uk



Site
2, Eldridge Drive,MANCHESTER,M40 2DF

Grid Reference
387200, 400400

Report Reference
SAS_43043307_1_1

Customer Reference
Grosvenor Arms 3188

Size of Site
770 m²



Current Land Use	On Site	0-250m	250-500m
Contaminants	**0**	**4**	**24**
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	1
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	1	0
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	1
Statutory Authorisations			
Local Authority Pollution Prevention and Controls	0	0	7
Contaminated Land Register Entries and Notices	0	0	0
Registered Radioactive Substances	0	0	0
Discharge Consents			
Discharge Consents	0	0	0
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 Contaminants	On Site 0	0-250m 4	250-500m 24
Potentially Contaminative Uses			
Contemporary Trade Directory Entries	0	2	15
Fuel Station Entries	0	0	0
Miscellaneous			
BGS Recorded Mineral Sites	0	1	0

Historical Land Use Contaminants	On Site 0	0-250m 18	250-500m 54
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities	0	6	25
Potentially Contaminative Industrial Uses (Past Land Use)	0	9	12
Potentially Infilled Land			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	1	2
Potentially Infilled Land (Water)	0	2	15

Sensitivity Pathways and Receptors	On Site 1	0-250m 1	250-500m 2
Pathways			
Groundwater Vulnerability	1	n/a	n/a
Drift Deposits	0	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 Pathways and Receptors	On Site 1	0-250m 1	250-500m 2
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	2
Protected Countryside Areas			
Forest Parks	0	0	0
National Parks	0	0	0
National Scenic Areas	0	0	0

If you would like any further assistance regarding this report then please contact
Landmark on (Tel) 0844 844 9966, (Fax) 0844 844 9980, Email: helpdesk@landmark.co.uk

Other Factors	On Site	0-250m	250-500m
Geological	**9**	**0**	**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	0	0	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	0	n/a
Potential for Running Sand Ground Stability Hazards	1	0	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0	n/a



General

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

Miscellaneous

- BGS Recorded Mineral Site

Potentially Contaminative Use

- Potentially Contaminative Use
- Potentially Contaminative Use (High Risk)

Waste/Landfill Sites

- 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
- 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

Contraventions

- 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

Storage Of Hazardous Substances

- COMAH
- Planning Hazardous Substance Consent
- Explosive Site
- NHHS

Industrial Processes

- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Integrated Pollution Control Registered Waste Site
- Local Authority Integrated Pollution Prevention and Control

Statutory Authorisations

- Local Authority Pollution Prevention and Control
- Contaminated Land Register Entry or Notice (Point)
- Contaminated Land Register Entry or Notice
- Registered Radioactive Substance

Discharge Consents

- Discharge Consent
- Water Industry Act Referral

If you would like any further assistance regarding this report then please contact
Landmark on (Tel) 0844 844 9966, (Fax) 0844 844 9980, Email: helpdesk@landmark.co.uk

Contaminants Waste / Landfill Sites	Ref No.	Search Buffer	Direction
Local Authority Landfill Coverage			
Name: Manchester City Council, - Had landfill data but passed it to the relevant environment agency, Contact Ref: 5	-	On Site	N
Licensed Waste Management Facilities (Locations)			
Location: Land/premises At, Bower Street, Newton Heath, Manchester, M40 2AF, Licence Number: 53488, Site Category: Material Recycling Treatment Facilities, Licence Status: Modified,IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	-	250-500m	SW
Registered Landfill Sites			
H Evers (Messrs), Mitchell Street, Newton Heath, Manchester, Greater Manchester, Reference: 00013, Status: Licence lapsed/cancelled/defunct/not applicable/surrendered, Cancelled, Positional Accuracy: Positioned by the supplier, Boundary Quality: Moderate, Contact Ref: 1	2	0-250m	SE
Registered Waste Treatment or Disposal Sites			
Drummer Boy Trading Co Ltd, Bower Street, Newton Heath, MANCHESTER, Greater Manchester, M10 6BX, Reference: 00782, Status: Operational as far as is known, Operational, Positional Accuracy: Located by supplier to within 100m,Boundary Quality: Not Supplied Contact Ref: 1	-	250-500m	SW

Statutory Authorisations	Ref No.	Search Buffer	Direction
Local Authority Pollution Prevention and Controls			
Weir Pumps, Park Works, Newton Heath, Manchester, Lancashire, M40 2ba, Part B - Metal Industry Sector, Reference: 37/93, Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 2	-	250-500m	S
Weir Pumps, Park Works, Newton Heath, MANCHESTER, Lancashire, M40 2BA, Part B - Metal Industry Sector, Reference: 37/93, Status: Authorised, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 2	-	250-500m	S
Manchester Cabins Ltd, Harden Works, Oldham Road, MANCHESTER, Lancashire, M40 8AG, Part B - Other Industries, Reference: 64/93, Status: Authorisation revoked, Revoked, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	W
Mathers Foundry Ltd, Park Works, Ten Acres Lane/Briscoe Lane, Newton Heath, M40 2BA, Part B - Metal Industry Sector, Reference: PPC/B/26/05/AW, Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 2	-	250-500m	SW
Mathers Foundry Ltd, Park Works, Ten Acres Lane/Briscoe Lane, Newton Heath, M10 6ba, Part B - Metal Industry Sector, Reference: PPC/B/26/05/AW, Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 2	-	250-500m	SW
Olympia Furniture Ltd, Holt Street, Off Oldham Road, Newton Heath, Manchester, Lancashire, M10 9ax, Part B - Other Industries, Reference: PPC/67/94, Status: Authorisation revoked, Revoked, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	W

Contaminants Statutory Authorisations	Ref No.	Search Buffer	Direction
Local Authority Pollution Prevention and Controls			
Drummer Boy Trading Company, Bower Street, Newton Heath, Manchester, M12 6BL, Part B - Other Industries, Reference: PPC/96/97, Status: Authorisation revoked, Revoked, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	SW

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
Sunde Technologies Ltd, Thorp Rd, Manchester, Lancashire, M40 5BJ, Computer Manufacturers, Status: Active, Positional Accuracy: Manually positioned within the geographical locality	3	0-250m	N
Uk Basements Ltd, 24, Kerswell Walk, Manchester, Lancashire, M40 2AH, Damp & Dry Rot Control, Status: Inactive, Positional Accuracy: Automatically positioned to the address	4	0-250m	NE
Specialised Transmission Services, Unit 1 Worrall St,Newton Heath, Manchester, M40 2ED, Garage Services, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	5	250-500m	NE
Van Parts Ltd, Thorp Mill,Thorp Rd, Manchester, Lancashire, M40 5BL, PVC-U Products - Manufacturers & Suppliers, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	N
Orion Upholstery, Thorp Rd, Manchester, Lancashire, M40 5BJ, Upholstery Manufacturers, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	N
Welding Engineers (Mersey) Ltd, Unit 2, Navigation Trading Estate, Bower Street, Newton Heath, Manchester, M40 2AR, Door Manufacturers - Industrial, Status: Active, Positional Accuracy: Automatically positioned to the address	6	250-500m	SW
New Road Service Station, Elvey House, 15, Baltimore Street, Manchester, M40 5AL, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Wintan Easy Foods Ltd, Unit 6, Holt Street, MANCHESTER, M40 5AX, Food Products - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Howdens, Unit 5, Holt Street, Manchester, M40 5AX, Builders' Merchants, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Manchester Drums, Bower Street, Newton Heath, Manchester, M40 2AF, Drums, Kegs, Barrels & Casks, Status: Active, Positional Accuracy: Automatically positioned in the proximity of the address	-	250-500m	SW
Drummer Boy Trading Co Ltd, Bower Street, Newton Heath, Manchester, M40 2AF, Drums, Kegs, Barrels & Casks, Status: Inactive, Positional Accuracy: Automatically positioned in the proximity of the address	-	250-500m	SW
Ensign, Ensign Garage, Robert Street, Manchester, M40 2DX, Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	W

Contaminants Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
G J D Fabrications Ltd, Unit 3-4, Holt Street, Manchester, Lancashire, M40 5AX, Aluminium Fabricators, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
S B Motorbodies (Mc) Ltd, 2a Bower Street, Manchester, Lancashire, M40 2AF, Garage Services, Status: Active, Positional Accuracy: Manually positioned to the address or location	-	250-500m	SW
Maltech, 4, Riley Street, Stockton-on-Tees, Cleveland, TS18 4AD, Garage Services, Status: Active, Positional Accuracy: Manually positioned to the address or location	-	250-500m	SW
United Aluminium Ltd, Holt St, Manchester, M40 5AX, Aluminium Fabricators, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	W
Travis Perkins Trading Co Ltd, Holt St, Manchester, Lancashire, M40 5AX, Builders' Merchants, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	W

Miscellaneous	Ref No.	Search Buffer	Direction
BGS Recorded Mineral Sites			
Newton Brick Works, , Newton, Manchester, Lancashire, Status: Ceased, Reference: 95120, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	7	0-250m	S

If you would like any further assistance regarding this report then please contact
Landmark on (Tel) 0844 844 9966, (Fax) 0844 844 9980, Email: helpdesk@landmark.co.uk



General

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

Potentially Contaminative Use

- Point Feature
- Point Feature (High Risk)
- Area Feature
- Area Feature (High Risk)
- Line Feature
- Line Feature (High Risk)

Potentially Infilled Land

- Point Feature
- Point Feature (High Risk)
- Area Feature
- Area Feature (High Risk)
- Line Feature
- Line Feature (High Risk)

If you would like any further assistance regarding this report then please contact
Landmark on (Tel) 0844 844 9966, (Fax) 0844 844 9980, Email: helpdesk@landmark.co.uk

Contaminants Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Historical Tanks And Energy Facilities			
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971	8	0-250m	S
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1971	9	0-250m	E
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1949 - 1961	10	0-250m	W
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1951	11	0-250m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1951	11	0-250m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1980	11	0-250m	N
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1961	12	250-500m	W
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1951	-	250-500m	NE
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1951	-	250-500m	NE
Gas Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1949	13	250-500m	SW
Gas Industry Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1951	13	250-500m	SW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1949 - 1966	-	250-500m	S
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1951	-	250-500m	S
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1970	-	250-500m	S
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1970	-	250-500m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1990	-	250-500m	SW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1951 - 1970	-	250-500m	S
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1949 - 1966	-	250-500m	S
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1949 - 1990	-	250-500m	SW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1970	-	250-500m	SW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1951	-	250-500m	SW
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1961	-	250-500m	W
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1990	-	250-500m	W
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1951	-	250-500m	NE
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1949	-	250-500m	S
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1951	-	250-500m	S
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1951	-	250-500m	NE

Contaminants Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Historical Tanks And Energy Facilities			
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1949	-	250-500m	SW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1951	-	250-500m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1951	-	250-500m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1949	-	250-500m	SW
Potentially Contaminative Industrial Uses (Past Land Use)			
Factory or works - use not specified, Date of Mapping: 1894 - 1990	1	0-250m	SE
Clay bricks & tiles [manufacture], Date of Mapping: 1894 - 1923	14	0-250m	SE
Railways, Date of Mapping: 1848 - 1990	15	0-250m	NW
Road haulage, Date of Mapping: 1990	16	0-250m	NW
Factory or works - use not specified, Date of Mapping: 1990	17	0-250m	S
Transport manufacturing and repair, Date of Mapping: 1894 - 1956	18	0-250m	NW
Railways, Date of Mapping: 1894 - 1990	19	0-250m	N
Factory or works - use not specified, Date of Mapping: 1894 - 1923	20	0-250m	E
Chemical manufacturing general, Date of Mapping: 1894 - 1923	21	0-250m	E
Railways, Date of Mapping: 1894 - 1990	22	250-500m	N
Machinery: engines, building and general industrial [manufacture], Date of Mapping: 1909 - 1956	23	250-500m	S
Clay bricks & tiles [manufacture], Date of Mapping: 1909 - 1956	-	250-500m	E
Railways, Date of Mapping: 1894 - 1990	-	250-500m	N
Factory or works - use not specified, Date of Mapping: 1909 - 1990	-	250-500m	W
Metal casting/foundries, Date of Mapping: 1894 - 1923	-	250-500m	W

Contaminants Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Potentially Contaminative Industrial Uses (Past Land Use)			
Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1909	-	250-500m	SW
Dyes & pigments [manufacture], Date of Mapping: 1894 - 1923	-	250-500m	SW
Metal casting/foundries, Date of Mapping: 1909 - 1923	-	250-500m	W
Mineral railway, Date of Mapping: 1909 - 1923	-	250-500m	S
Mineral railway, Date of Mapping: 1956	-	250-500m	S
Dyes & pigments [manufacture], Date of Mapping: 1848	-	250-500m	N

Potentially Infilled Land	Ref No.	Search Buffer	Direction
Potentially Infilled Land (Non-Water)			
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1990	24	0-250m	SE
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1990	-	250-500m	E
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1990	-	250-500m	SW
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	25	0-250m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	26	0-250m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	27	250-500m	NW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1923	-	250-500m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1923	-	250-500m	E

Contaminants Potentially Infilled Land	Ref No.	Search Buffer	Direction
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	28	250-500m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1909	-	250-500m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	W
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1909	-	250-500m	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1909	-	250-500m	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1923	-	250-500m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1956	-	250-500m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	SW

Map Details

The following maps have been analysed for Historical Tanks and Energy Facilities		
1:1,250	**Mapsheet**	**Published**
Ordnance Survey Plan	SD8700SW	1951
Ordnance Survey Plan	SD8700SW	1971
1:2,500	**Mapsheet**	**Published**
Ordnance Survey Plan	SD8700	1951

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information		
1:10,000	**Mapsheet**	**Published**
Ordnance Survey Plan	SD80SE	1990
1:10,560	**Mapsheet**	**Published**
Lancashire And Furness	104_00	1848
Cheshire	003A_00	1882
Lancashire And Furness	104_NE	1894
Lancashire And Furness	104_NE	1909
Lancashire And Furness	104_NE	1923
Ordnance Survey Plan	SD80SE	1956

If you would like any further assistance regarding this report then please contact
Landmark on (Tel) 0844 844 9966, (Fax) 0844 844 9980, Email: helpdesk@landmark.co.uk

Flood Map



General

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

Area of Floodplain

- Areas Benefiting from Flood Defences
- Flood Water Storage Areas
- Flood Defences
- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)

If you would like any further assistance regarding this report then please contact
Landmark on (Tel) 0844 844 9966, (Fax) 0844 844 9980, Email: helpdesk@landmark.co.uk

Sensitivity Map



General

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

Environmentally Sensitive Land Use

- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- Nearest Surface Water Feature
- Water Abstractions

Protected Coutryside Areas

- Forest Park
- National Park
- National Scenic Area

If you would like any further assistance regarding this report then please contact
Landmark on (Tel) 0844 844 9966, (Fax) 0844 844 9980, Email: helpdesk@landmark.co.uk

Pathways and Receptors Pathways	Ref No.	Search Buffer	Direction
Groundwater Vulnerability			
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 11 South Pennines, Contact Ref: 1	-	On Site	N
Drift Deposits			
None	-		-
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: 105m	29	0-250m	SE
Water Abstractions			
Cochrane & Gibbs Ltd, Rochdale Canal, Bower Street, Newton Heath, MANCHESTER, Abstractions Industrial, Reference: 2569006022,Permit Version: Not SuppliedAuthorised Start: Not SuppliedAuthorised End: Not Supplied Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	-	250-500m	SW
Watney Mann (North) Ltd, Two Boreholes, NEWTON HEATH, Abstractions Industrial, Reference: 2569005004,Permit Version: Not SuppliedAuthorised Start: Not SuppliedAuthorised End: Not Supplied Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	-	250-500m	NW

Other Factors Geological	Search Buffer	Direction
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	N
Mining Instability		
Risk: Inconclusive Coal Mining,	On Site	N
Non Coal Mining Areas of Great Britain		
No Hazard		-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	N
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	N
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	On Site	N
Potential for Compressible Ground Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	N
Potential for Ground Dissolution Stability Hazards		
No Hazard		-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	On Site	N
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	On Site	N
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	On Site	N

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

The Mining Instability data was obtained on Licence from Ove Arup + Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such data is to be made without the prior written consent of Ove Arup + Partners Limited. The information and data supplied in the Product are derived from publicly available records and other third party sources and neither Ove Arup + Partners nor Landmark warrant the accuracy or completeness of such information or data.

The information in this Sitecheck Assess Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this report Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this report in conjunction with the Product User Guide and your attention is drawn to the scope of the report section within this guide.

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

Landmark Information Group Limited 2011. All Rights Reserved. The copyright on the information and data and its format as contained in this Siteche Assess Report ("Report") is the property of Landmark Information Group Limited ("Landmark") and several other Data Providers, including (but not limited to) Ordnance Survey, British Geological Survey, the Environment Agency and Natural England and must not be reproduced in whole or in part by photocopying or any other method, except as allowed by Landmark's Terms and Conditions. The Report is supplied under Landmark's Terms and Conditions accepted by the customer. The Copyright, design rights and any other intellectual rights shall remain the exclusive property of Landmark and/or other Data Providers, whose copyright material has been included in this Report.

Ordnance Survey® Licensed Partner
Environment Agency
SEPA Scottish Environment Protection Agency
Landmark® Information Group
THE COAL AUTHORITY
British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
SearchCode™
COPSO

Contact Names and Addresses

1 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 08708 506 506

enquiries@environment-agency.gov.uk

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

2 Manchester City Council Environmental Health Department

PO Box 463
Town Hall Extension
Albert Square
Manchester
Greater Manchester
M60 3NY

Telephone 0161 234 4884 / 234 4873.
Fax 0161 234 4508

www.manchester.gov.uk

3 British Geological Survey Enquiry Service

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG

Telephone 0115 936 3143
Fax 0115 936 3276

enquiries@bgs.ac.uk
www.bgs.ac.uk

4 The Coal Authority Mining Report Service

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

Telephone 0845 7626848

thecoalauthority@coal.gov.uk

5 Manchester City Council Planning Department

Town Hall
Manchester
Greater Manchester
M60 2LA

Telephone 0161 234 5000
Fax 0161 234 4508

www.manchester.gov.uk

Other Contacts

Institution of Civil Engineering Surveyors

26 Market Street
ALTRINCHAM
Cheshire
WA14 1PF

Telephone 0161 928 8074

www.ices.org.uk/ices.asp

The Association of Geotechnical and Geoenvironmental Specialists

Foreham Street
83 Copers
Cope Road
Beckenham
Kent
BR3 1NR

Telephone 020 86588212

www.ags.org.uk/

The Environmental Auditors Registration Association

Welton House
Limekiln Way
Lincoln
LN2 4US

Telephone 01522 540069

www.greenchannel.com/iea/earahome.htm

The Environmental Industries Commission

45 Weymouth Street
London
W1N 3LD

Telephone 020 79351675

www.eic-uk.co.uk/

The Institution of Civil Engineers

One Great George Street
Westminster
LONDON
SW1P 3AA

Telephone 0207 222 7722
Fax 0207 222 7500

www.ice.org.uk

The Royal Institution of Chartered Surveyors

12 Great George Street
Parliament Square
London
SW1P 3AD

Telephone 020 7222 7000

www.rics.org.uk/

Argyll Environmental Ltd

Lees House
21-33 Dyke Road
Brighton
BN1 3FE

Telephone 0845 458 5250
Fax 0845 458 5260

info@argyllenviro.com
www.argyllenvironmental.com

Landmark Information Group Limited

Legal and Financial
The Smith Centre
Fairmile
Henley-on-Thames
Oxon
RG9 6AB

Telephone 0844 844 9966
Fax 0844 844 9980

info@landmarkinfo.co.uk
www.landmarkinfo.co.uk

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.

The Code's core principles

Firms which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- 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.

LANDMARK CONVEYANCING TERMS & CONDITIONS

Full Terms and Conditions can be found on the following link:

http://www.landmarkinfo.co.uk/Terms/Show/432

© Landmark Information Group Limited.