Sources

Potentially Contaminative Uses

Contemporary Trade Directory Entries

Ref. No.	**1**		
Name	Denton Car Sales	**Distance**	82
Location	1499,Ashton Old Road,Manchester,M11 1HH	**Grid Reference**	389870E 397360N
Classification	Car Dealers - Used	**Direction**	SW
Status	Active		
Positional Accuracy	Automatically positioned to the address		

Ref. No.	**2**		
Name	L & S Motors	**Distance**	82
Location	1499,Ashton Old Road,Manchester,M11 1HH	**Grid Reference**	389870E 397360N
Classification	Car Dealers - Used	**Direction**	SW
Status	Inactive		
Positional Accuracy	Automatically positioned to the address		

Ref. No.	**3**		
Name	Russ Kerfoot	**Distance**	131
Location	31,Albany Avenue,Manchester,M11 1HQ	**Grid Reference**	390010E 397270N
Classification	Road Haulage Services	**Direction**	S
Status	Inactive		
Positional Accuracy	Automatically positioned to the address		

Ref. No.	**4**		
Name	St Annes Service Station	**Distance**	147
Location	1555-1571,Ashton Old Road,Manchester,M11 1GR	**Grid Reference**	390100E 397340N
Classification	Petrol Filling Stations	**Direction**	SE
Status	Active		
Positional Accuracy	Automatically positioned to the address		

Ref. No.	**5**		
Name	G B Services	**Distance**	155
Location	50 Burman St,Droylsden,Manchester,Lancashire,M43 6TE	**Grid Reference**	389820E 397530N
Classification	Crane Hire, Sales & Service	**Direction**	NW
Status	Active		
Positional Accuracy	Manually positioned to the road within the address or location		

Ref. No.	**6**		
Name	Royal Carpet Cleaners	**Distance**	246
Location	8,Rayleigh Avenue,Openshaw,Manchester,M11 1GU	**Grid Reference**	389940E 397150N
Classification	Carpet, Curtain & Upholstery Cleaners	**Direction**	S
Status	Active		
Positional Accuracy	Automatically positioned to the address		

Ref. No.	**7**		
Name	Lynx	**Distance**	342
Location	1,Bank Street,Droylsden,Manchester,M43 6TF	**Grid Reference**	389730E 397700N
Classification	Fencing Manufacturers	**Direction**	NW
Status	Active		
Positional Accuracy	Automatically positioned to the address		

Current Land Use

Ref. No.	**8**		
Name	Links Furniture	**Distance**	342
Location	1,Bank Street,Droylsden,Manchester,M43 6TF	**Grid Reference**	389730E 397700N
Classification	Furniture Manufacturers - Home & Office	**Direction**	NW
Status	Active		
Positional Accuracy	Automatically positioned to the address		

Ref. No.	**9**		
Name	The Launderette	**Distance**	366
Location	1406,Ashton Old Road,Manchester,M11 1HL	**Grid Reference**	389580E 397330N
Classification	Laundries & Launderettes	**Direction**	W
Status	Active		
Positional Accuracy	Automatically positioned to the address		

Ref. No.	**10**		
Name	King Tanktechnic Ltd	**Distance**	379
Location	155,Fairfield Road,Droylsden,Manchester,M43 6AX	**Grid Reference**	389630E 397650N
Classification	Tank Cleaning & Repairing	**Direction**	NW
Status	Active		
Positional Accuracy	Automatically positioned to the address		

Ref. No.	**11**		
Name	Ar (Services) Ltd	**Distance**	460
Location	1380,Ashton Old Road,Manchester,M11 1JU	**Grid Reference**	389490E 397330N
Classification	Damp & Dry Rot Control	**Direction**	W
Status	Active		
Positional Accuracy	Automatically positioned to the address		

Ref. No.	**12**		
Name	Abbey Recovery	**Distance**	460
Location	Orchard Cottage,Ackroyd Avenue,Manchester,M18 8TL	**Grid Reference**	389830E 396950N
Classification	Car Breakdown & Recovery Services	**Direction**	S
Status	Active		
Positional Accuracy	Automatically positioned in the proximity of the address		

Ref. No.	**13**		
Name	Photoscreen	**Distance**	479
Location	1378,Ashton Old Road,Manchester,M11 1JU	**Grid Reference**	389470E 397310N
Classification	Screen Process Printers	**Direction**	W
Status	Active		
Positional Accuracy	Automatically positioned to the address		

Ref. No.	**14**		
Name	Mini International	**Distance**	489
Location	Fairfield Rd,Droylsden,Manchester,Lancashire,M43 6AR	**Grid Reference**	389490E 397620N
Classification	Freight Forwarders	**Direction**	NW
Status	Active		
Positional Accuracy	Manually positioned to the road within the address or location		

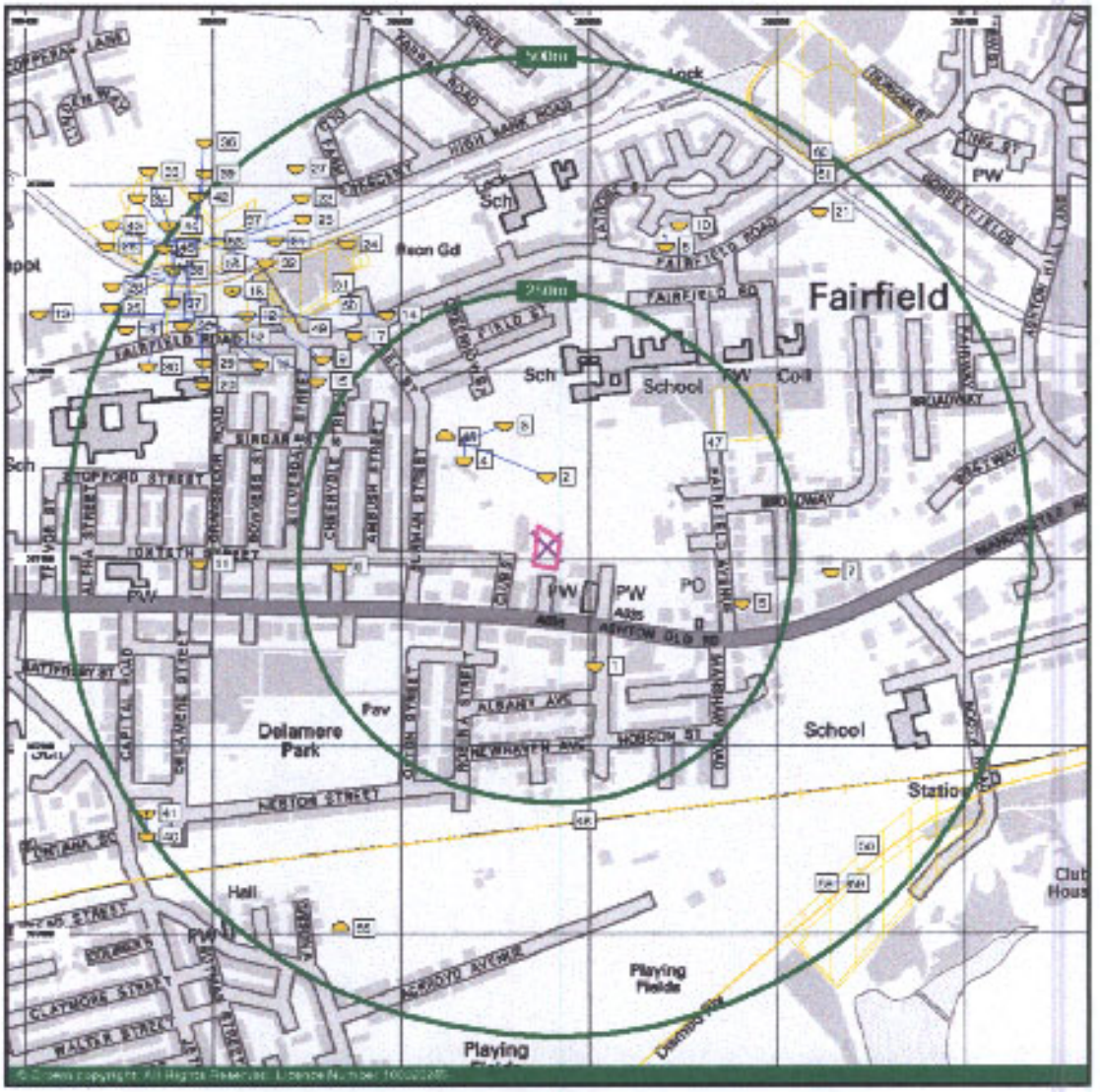
Ref. No.	**15**		
Name	Openshaw Radiator Services	**Distance**	500
Location	Unit 9,Sedgley Buildings,Market Street,Droylsden,Manchester,M43 6DL	**Grid Reference**	390180E 397880N
		Direction	NE
Classification	Car Radiator Servicing & Repairs		
Status	Inactive		
Positional Accuracy	Automatically positioned to the address		

Ref. No.	**16**		
Name	Openshaw Radiator Services	**Distance**	500
Location	Unit 9,Sedgley Buildings,Market Street,Droylsden,Manchester,Lancashire,M43 6DL	**Grid Reference**	390180E 397880N
		Direction	NE
Classification	Car Radiator Servicing & Repairs		
Status	Active		
Positional Accuracy	Automatically positioned to the address		

Fuel Station Entries

Ref. No.	**17**		
Name	St Annes Service Station	**Distance**	146
Location	1555-1571 Ashton Old Road,Droylsdon,Manchester,M11 1GR	**Grid Reference**	390100E 397340N
Brand	Spot	**Direction**	SE
Premises Type	Petrol Station		
Status	Open		
Positional Accuracy	Automatically positioned to the address		

Historical Land Use



Legend

- Site Boundary
- Reference Number

Potentially Contaminative Use

- Point Feature
- Area Feature
- Line Feature
- Historical Tanks and Energy Facilities
- Potentially Contaminative Features from Historical Building Plans

Sources

Potentially Contaminative Uses

Historical Tanks And Energy Facilities

Ref. No.	1		
Use	Electrical Sub Station Facilities	**Distance**	112
Mapping Scale	1:1,250	**Grid Reference**	390010E 397290N
Date of Mapping	1990	**Direction**	S
Ref. No.	2		
Use	Tanks	**Distance**	121
Mapping Scale	1:2,500	**Grid Reference**	389870E 397520N
Date of Mapping	1951	**Direction**	NW
Ref. No.	3		
Use	Tanks	**Distance**	121
Mapping Scale	1:1,250	**Grid Reference**	389870E 397520N
Date of Mapping	1950	**Direction**	NW
Ref. No.	4		
Use	Tanks	**Distance**	122
Mapping Scale	1:1,250	**Grid Reference**	389870E 397530N
Date of Mapping	1973	**Direction**	NW
Ref. No.	5		
Use	Potential Tanks	**Distance**	202
Mapping Scale	1:2,500	**Grid Reference**	390160E 397350N
Date of Mapping	1962	**Direction**	E
Ref. No.	6		
Use	Electrical Sub Station Facilities	**Distance**	208
Mapping Scale	1:1,250	**Grid Reference**	389730E 397390N
Date of Mapping	1973	**Direction**	W
Ref. No.	7		
Use	Electrical Sub Station Facilities	**Distance**	291
Mapping Scale	1:1,250	**Grid Reference**	390260E 397390N
Date of Mapping	1990	**Direction**	E
Ref. No.	8		
Use	Electrical Sub Station Facilities	**Distance**	338
Mapping Scale	1:1,250	**Grid Reference**	390080E 397750N
Date of Mapping	1990	**Direction**	N
Ref. No.	9		
Use	Tanks	**Distance**	355
Mapping Scale	1:1,250	**Grid Reference**	389660E 397650N
Date of Mapping	1973	**Direction**	NW

Ref. No.	**10**		
Use	Electrical Sub Station Facilities	**Distance**	356
Mapping Scale	1:1,250	**Grid Reference**	390100E 397760N
Date of Mapping	1974	**Direction**	N

Ref. No.	**11**		
Use	Potential Tanks	**Distance**	357
Mapping Scale	1:1,250	**Grid Reference**	389580E 397400N
Date of Mapping	1973	**Direction**	W

Ref. No.	**12**		
Use	Tanks	**Distance**	384
Mapping Scale	1:1,250	**Grid Reference**	389640E 397660N
Date of Mapping	1973	**Direction**	NW

Ref. No.	**13**		
Use	Tanks	**Distance**	393
Mapping Scale	1:1,250	**Grid Reference**	389620E 397660N
Date of Mapping	1950	**Direction**	NW

Ref. No.	**14**		
Use	Tanks	**Distance**	394
Mapping Scale	1:2,500	**Grid Reference**	389620E 397660N
Date of Mapping	1951	**Direction**	NW

Ref. No.	**15**		
Use	Tanks	**Distance**	407
Mapping Scale	1:1,250	**Grid Reference**	389600E 397650N
Date of Mapping	1950 - 1973	**Direction**	NW

Ref. No.	**16**		
Use	Tanks	**Distance**	408
Mapping Scale	1:2,500	**Grid Reference**	389600E 397650N
Date of Mapping	1951	**Direction**	NW

Ref. No.	**17**		
Use	Tanks	**Distance**	411
Mapping Scale	1:2,500	**Grid Reference**	389620E 397690N
Date of Mapping	1951	**Direction**	NW

Ref. No.	**18**		
Use	Tanks	**Distance**	412
Mapping Scale	1:1,250	**Grid Reference**	389620E 397690N
Date of Mapping	1950	**Direction**	NW

Historical Land Use

Ref. No.	**19**		
Use	Electrical Sub Station Facilities	**Distance**	421
Mapping Scale	1:1,250	**Grid Reference**	389590E 397660N
Date of Mapping	1950 - 1973	**Direction**	NW
Ref. No.	**20**		
Use	Electrical Sub Station Facilities	**Distance**	423
Mapping Scale	1:2,500	**Grid Reference**	389590E 397660N
Date of Mapping	1951	**Direction**	NW
Ref. No.	**21**		
Use	Potential Tanks	**Distance**	447
Mapping Scale	1:1,250	**Grid Reference**	390250E 397770N
Date of Mapping	1961	**Direction**	NE
Ref. No.	**22**		
Use	Tanks	**Distance**	450
Mapping Scale	1:1,250	**Grid Reference**	389620E 397740N
Date of Mapping	1950	**Direction**	NW
Ref. No.	**23**		
Use	Tanks	**Distance**	451
Mapping Scale	1:2,500	**Grid Reference**	389610E 397740N
Date of Mapping	1951	**Direction**	NW
Ref. No.	**24**		
Use	Tanks	**Distance**	461
Mapping Scale	1:1,250	**Grid Reference**	389600E 397740N
Date of Mapping	1950	**Direction**	NW
Ref. No.	**25**		
Use	Tanks	**Distance**	462
Mapping Scale	1:2,500	**Grid Reference**	389580E 397710N
Date of Mapping	1951	**Direction**	NW
Ref. No.	**26**		
Use	Tanks	**Distance**	462
Mapping Scale	1:1,250	**Grid Reference**	389580E 397710N
Date of Mapping	1950	**Direction**	NW
Ref. No.	**27**		
Use	Electrical Sub Station Facilities	**Distance**	462
Mapping Scale	1:1,250	**Grid Reference**	389690E 397820N
Date of Mapping	1973	**Direction**	NW

Ref. No.	**28**		
Use	Tanks	**Distance**	462
Mapping Scale	1:2,500	**Grid Reference**	389600E 397740N
Date of Mapping	1951	**Direction**	NW
Ref. No.	**29**		
Use	Tanks	**Distance**	469
Mapping Scale	1:2,500	**Grid Reference**	389570E 397710N
Date of Mapping	1951	**Direction**	NW
Ref. No.	**30**		
Use	Tanks	**Distance**	472
Mapping Scale	1:1,250	**Grid Reference**	389560E 397710N
Date of Mapping	1950	**Direction**	NW
Ref. No.	**31**		
Use	Tanks	**Distance**	473
Mapping Scale	1:1,250	**Grid Reference**	389590E 397740N
Date of Mapping	1950	**Direction**	NW
Ref. No.	**32**		
Use	Tanks	**Distance**	475
Mapping Scale	1:2,500	**Grid Reference**	389580E 397740N
Date of Mapping	1951	**Direction**	NW
Ref. No.	**33**		
Use	Tanks	**Distance**	476
Mapping Scale	1:1,250	**Grid Reference**	389570E 397720N
Date of Mapping	1950	**Direction**	NW
Ref. No.	**34**		
Use	Tanks	**Distance**	477
Mapping Scale	1:2,500	**Grid Reference**	389570E 397720N
Date of Mapping	1951	**Direction**	NW
Ref. No.	**35**		
Use	Tanks	**Distance**	483
Mapping Scale	1:1,250	**Grid Reference**	389580E 397750N
Date of Mapping	1950	**Direction**	NW
Ref. No.	**36**		
Use	Tanks	**Distance**	484
Mapping Scale	1:2,500	**Grid Reference**	389580E 397750N
Date of Mapping	1951	**Direction**	NW

Ref. No.	**37**		
Use	Tanks	**Distance**	484
Mapping Scale	1:1,250	**Grid Reference**	389560E 397730N
Date of Mapping	1950	**Direction**	NW

Ref. No.	**38**		
Use	Tanks	**Distance**	486
Mapping Scale	1:2,500	**Grid Reference**	389560E 397730N
Date of Mapping	1951	**Direction**	NW

Ref. No.	**39**		
Use	Tanks	**Distance**	489
Mapping Scale	1:1,250	**Grid Reference**	389580E 397760N
Date of Mapping	1950	**Direction**	NW

Ref. No.	**40**		
Use	Electrical Sub Station Facilities	**Distance**	490
Mapping Scale	1:2,500	**Grid Reference**	389530E 397130N
Date of Mapping	1951	**Direction**	SW

Ref. No.	**41**		
Use	Electrical Sub Station Facilities	**Distance**	490
Mapping Scale	1:1,250	**Grid Reference**	389530E 397130N
Date of Mapping	1950 - 1973	**Direction**	SW

Ref. No.	**42**		
Use	Tanks	**Distance**	491
Mapping Scale	1:2,500	**Grid Reference**	389580E 397760N
Date of Mapping	1951	**Direction**	NW

Ref. No.	**43**		
Use	Tanks	**Distance**	495
Mapping Scale	1:2,500	**Grid Reference**	389550E 397730N
Date of Mapping	1951	**Direction**	NW

Ref. No.	**44**		
Use	Tanks	**Distance**	495
Mapping Scale	1:1,250	**Grid Reference**	389550E 397730N
Date of Mapping	1950	**Direction**	NW

Ref. No.	**45**		
Use	Tanks	**Distance**	498
Mapping Scale	1:1,250	**Grid Reference**	389550E 397730N
Date of Mapping	1973	**Direction**	NW

Historical Building Plan Extents

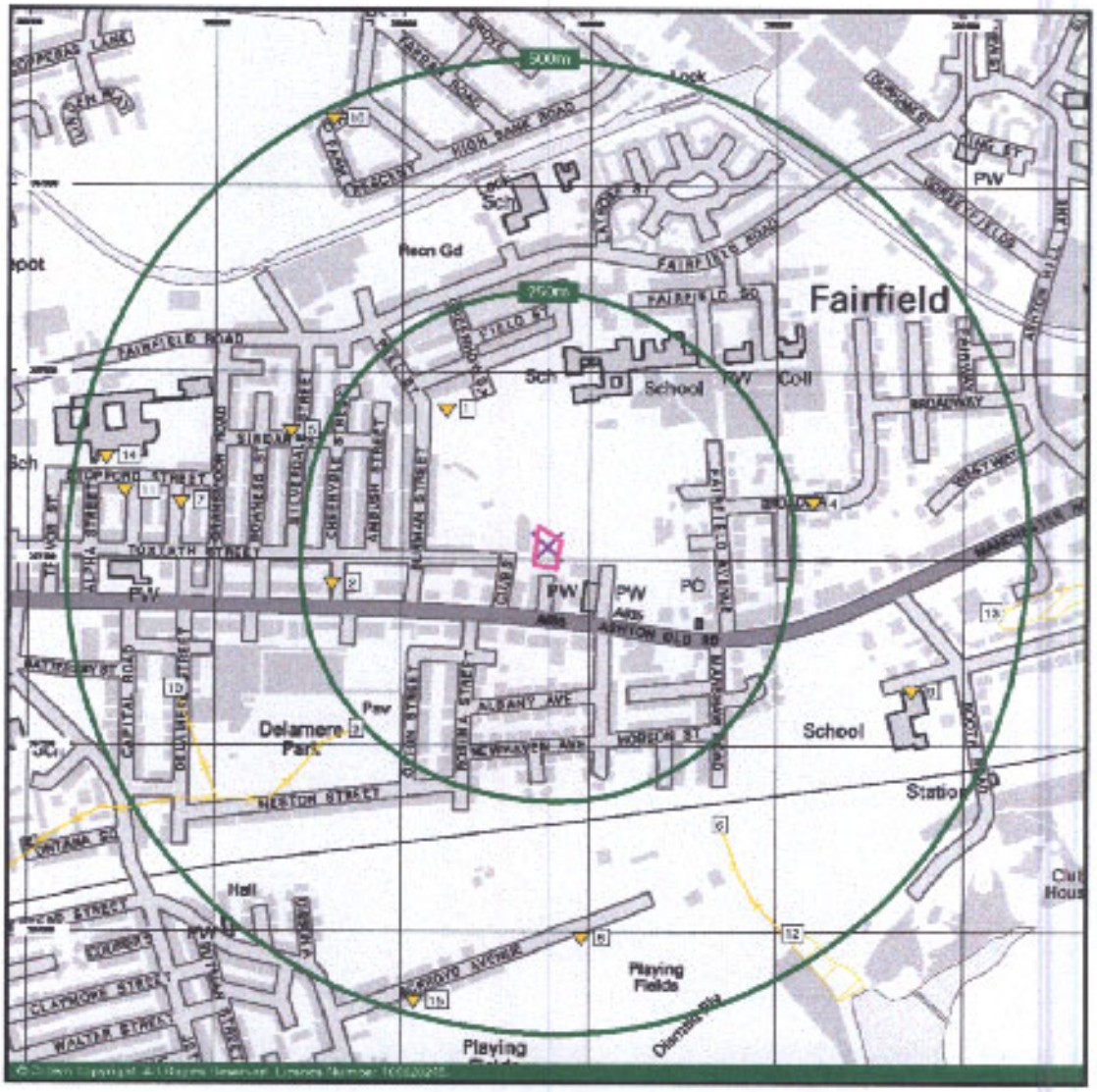
Description No data available

Potentially Contaminative Industrial Uses (Past Land Use)

Ref. No.	**46**		
Use	Laundries & dry cleaning	**Distance**	138
Date of Mapping	1910-1922	**Grid Reference**	389850E 397530N
		Direction	NW
Ref. No.	**47**		
Use	Cemetery or Graveyard	**Distance**	196
Date of Mapping	1848-1922	**Grid Reference**	390130E 397520N
		Direction	NE
Ref. No.	**48**		
Use	Railways	**Distance**	271
Date of Mapping	1848-1991	**Grid Reference**	390000E 397120N
		Direction	S
Ref. No.	**49**		
Use	Factory or works - use not specified	**Distance**	314
Date of Mapping	1993	**Grid Reference**	389710E 397650N
		Direction	NW
Ref. No.	**50**		
Use	Chemical manufacturing general	**Distance**	319
Date of Mapping	1922	**Grid Reference**	389750E 397680N
		Direction	NW
Ref. No.	**51**		
Use	Dyes & pigments [manufacture]	**Distance**	333
Date of Mapping	1910	**Grid Reference**	389740E 397690N
		Direction	NW
Ref. No.	**52**		
Use	Dyes & pigments [manufacture]	**Distance**	360
Date of Mapping	1848	**Grid Reference**	389650E 397640N
		Direction	NW
Ref. No.	**53**		
Use	Factory or works - use not specified	**Distance**	429
Date of Mapping	1922	**Grid Reference**	389620E 397720N
		Direction	NW
Ref. No.	**54**		
Use	Dyes & pigments [manufacture]	**Distance**	429
Date of Mapping	1894	**Grid Reference**	389620E 397720N
		Direction	NW

Ref. No.	**55**		
Use	Factory or works - use not specified	**Distance**	439
Date of Mapping	1910-1922	**Grid Reference**	389740E 397010N
		Direction	SW
Ref. No.	**56**		
Use	Railways	**Distance**	444
Date of Mapping	1894-1954	**Grid Reference**	390300E 397090N
		Direction	SE
Ref. No.	**57**		
Use	Heap, unknown constituents	**Distance**	446
Date of Mapping	1910	**Grid Reference**	389640E 397760N
		Direction	NW
Ref. No.	**58**		
Use	Railways	**Distance**	458
Date of Mapping	1894-1954	**Grid Reference**	390280E 397050N
		Direction	SE
Ref. No.	**59**		
Use	Road haulage	**Distance**	465
Date of Mapping	1991	**Grid Reference**	390290E 397050N
		Direction	SE
Ref. No.	**60**		
Use	Factory or works - use not specified	**Distance**	483
Date of Mapping	1922	**Grid Reference**	390250E 397810N
		Direction	NE
Ref. No.	**61**		
Use	Natural and man-made textile manufacture and products	**Distance**	483
Date of Mapping	1848-1910	**Grid Reference**	390250E 397810N
		Direction	NE

Historical Land Use



Sources

Potentially Infilled Land

Potentially Infilled Land (Water)

Ref. No.	1		
Use	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	**Distance**	160
Date of Mapping	1894	**Grid Reference**	389850E 397560N
		Direction	NW
Ref. No.	2		
Use	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	**Distance**	217
Date of Mapping	1848	**Grid Reference**	389730E 397370N
		Direction	W
Ref. No.	3		
Use	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	**Distance**	259
Date of Mapping	1848	**Grid Reference**	389750E 397220N
		Direction	SW
Ref. No.	4		
Use	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	**Distance**	273
Date of Mapping	1910	**Grid Reference**	390240E 397460N
		Direction	E
Ref. No.	5		
Use	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	**Distance**	285
Date of Mapping	1894	**Grid Reference**	389680E 397540N
		Direction	NW
Ref. No.	6		
Use	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	**Distance**	326
Date of Mapping	1848	**Grid Reference**	390140E 397120N
		Direction	SE
Ref. No.	7		
Use	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	**Distance**	388
Date of Mapping	1894	**Grid Reference**	389560E 397460N
		Direction	W
Ref. No.	8		
Use	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	**Distance**	397
Date of Mapping	1894	**Grid Reference**	389990E 396990N
		Direction	S
Ref. No.	9		
Use	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	**Distance**	401
Date of Mapping	1954	**Grid Reference**	390340E 397260N
		Direction	E

Ref. No.	**10**		
Use	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	**Distance**	406
Date of Mapping	1848	**Grid Reference**	389560E 397260N
		Direction	W

Ref. No.	**11**		
Use	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	**Distance**	444
Date of Mapping	1894	**Grid Reference**	389500E 397470N
		Direction	W

Ref. No.	**12**		
Use	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	**Distance**	466
Date of Mapping	1848	**Grid Reference**	390220E 397000N
		Direction	SE

Ref. No.	**13**		
Use	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	**Distance**	467
Date of Mapping	1848	**Grid Reference**	390430E 397340N
		Direction	E

Ref. No.	**14**		
Use	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	**Distance**	470
Date of Mapping	1894	**Grid Reference**	389480E 397510N
		Direction	W

Ref. No.	**15**		
Use	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	**Distance**	484
Date of Mapping	1894	**Grid Reference**	389810E 396930N
		Direction	S

Ref. No.	**16**		
Use	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	**Distance**	490
Date of Mapping	1922	**Grid Reference**	389730E 397870N
		Direction	NW

Map Details

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

1:2,500	Mapsheet	Published Date
National Grid	SJ8996	1951
National Grid	SJ8997	1951
National Grid	SJ9096	1962
National Grid	SJ9097	1962
1:1,250	**Mapsheet**	**Published Date**
National Grid	SJ8996NE	1950
National Grid	SJ8997NE	1950
National Grid	SJ8997NW	1950
National Grid	SJ8997SE	1950
National Grid	SJ8997SW	1950
National Grid	SJ9097NW	1961
National Grid	SJ9097SW	1961
National Grid	SJ9096NW	1962
National Grid	SJ8997NW	1958
National Grid	SJ8996NE	1973
National Grid	SJ8997NE	1973
National Grid	SJ8997SW	1973
National Grid	SJ9096NW	1973
National Grid	SJ8997SE	1973
National Grid	SJ9097NW	1974
National Grid	SJ9097SW	1990
National Grid	SJ8997SW	1987
National Grid	SJ8997NW	1988
National Grid	SJ9097NW	1990

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

1:10,560	Mapsheet	Published Date
Lancashire And Furness	105_00	1848
Cheshire	003A_00	1882
Lancashire And Furness	105_SW	1894
Cheshire	003A_SE	1899
Lancashire And Furness	105_SW	1910
Cheshire	003A_SE	1911
Lancashire And Furness	105_SW	1922
Cheshire	003A_SE	1938
National Grid	SJ99NW	1954
National Grid	SJ89NE	1956
1:10,000	**Mapsheet**	**Published Date**
National Grid	SJ99NW	1991
National Grid	SJ89NE	1993

The following maps have also been reviewed by RPS during the Risk Assessment process.

1:2,500	Mapsheet	Published Date
Lancashire And Furness	105_09	1894
Lancashire And Furness	105_09	1909
Lancashire And Furness	105_09	1922
1:10,560	**Mapsheet**	**Published Date**
National Grid	SJ89NE	1968
National Grid	SJ99NW	1970

Historical Land Use

1:10,000	Mapsheet	Published Date
National Grid	SJ89NE	1981
National Grid	SJ99NW	1982
National Grid	SJ89NE	1987
National Grid	SJ89NE	2004
National Grid	SJ99NW	2004

1:1,250	Mapsheet	Published Date
National Grid	SJ8996NE	1992
National Grid	SJ9096NW	1992
National Grid	SJ9097SW	1992
National Grid	SJ9097NW	1992
National Grid	SJ8997NW	1992
National Grid	SJ8997SE	1992
National Grid	SJ8997SW	1992
National Grid	SJ8997NE	1992
National Grid	SJ8997NE	1994
National Grid	SJ8997NW	1979
National Grid	SJ8997SW	1981
National Grid	SJ9097NW	1983
National Grid	SJ9097SW	1983
National Grid	SJ8996NE	1984
National Grid	SJ8997NE	1984
National Grid	SJ8997SE	1984
National Grid	SJ8997SW	1984
National Grid	SJ9097SW	1986
National Grid	SJ8997NE	1988
National Grid	SJ8997NW	1990
National Grid	SJ8996NE	1991
National Grid	SJ8997SE	1991
National Grid	SJ8997NE	1991
National Grid	SJ8997SW	1991
National Grid	SJ8997NW	1991

Pathways and Receptors

Pathways

Groundwater Vulnerability

Ref. No.	-		
Geological Classification	Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes	**Distance**	0
		Grid Reference	389960E 397410N
		Direction	-
Soil Classification	Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise	**Contact Number**	1
Map Sheet	Sheet 17 Derbyshire & North Staffordshire		
Scale	1:100,000		

Drift Deposits

Ref. No.	-		
Drift Deposit	Low permeability drift deposits occuring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium	**Distance**	0
		Grid Reference	389960E 397410N
		Direction	-
Map Sheet	Sheet 17 Derbyshire & North Staffordshire	**Contact Number**	1
Scale	1:100,000		

Extreme Flooding from Rivers or Sea without Defences

Description No

Flooding from Rivers or Sea without Defences

Description No

Areas Benefiting from Flood Defences

Description No

Flood Water Storage Areas

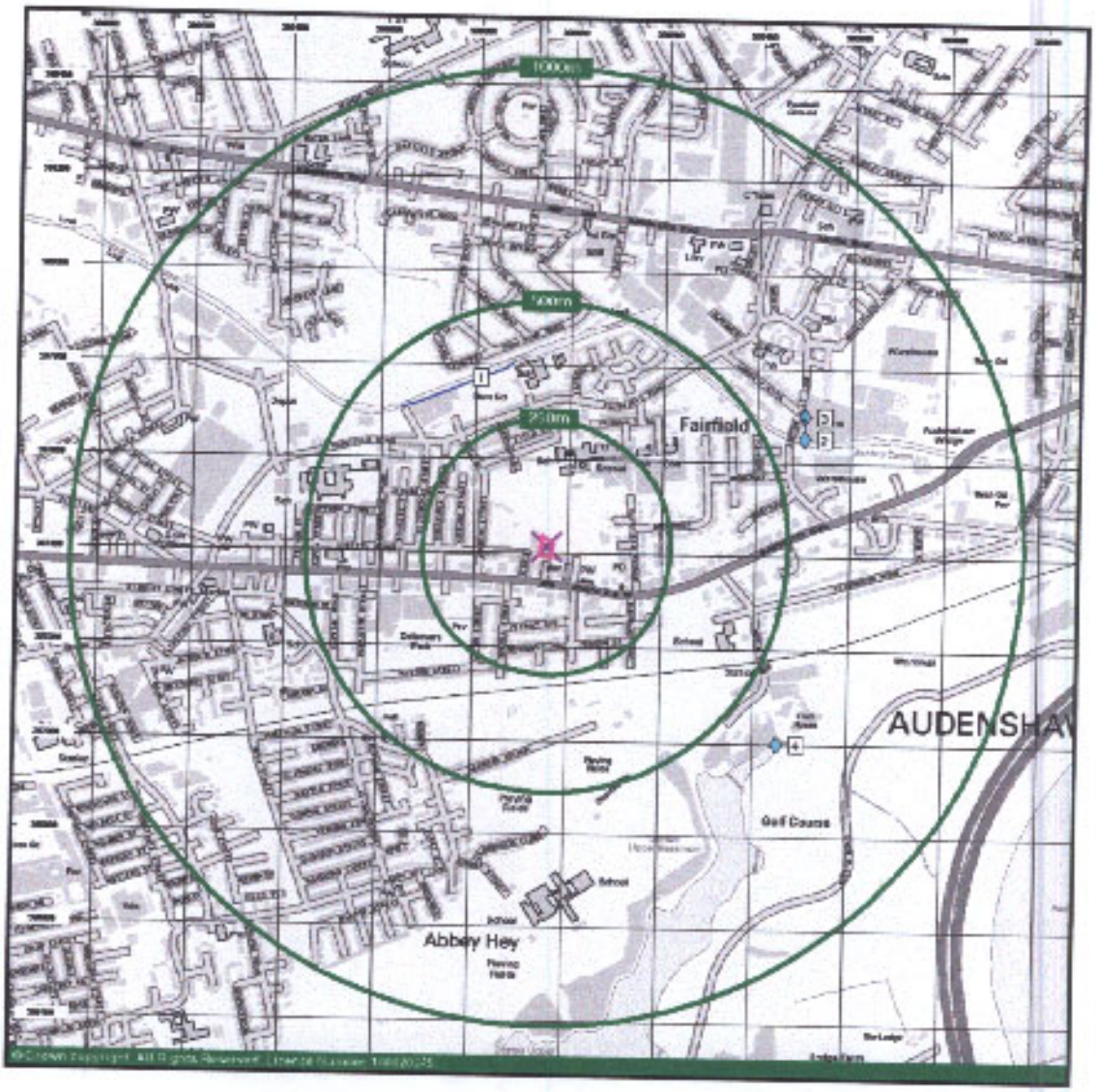
Description No

Flood Defences

Description No

River Quality Biology Sampling Points

Ref. No.	-		
Name	Ashton Canal	**Distance**	579
Reach	Robertsons To Rochdale Canal	**Grid Reference**	390500E 397650N
Estimated Distance	Not Supplied	**Direction**	NE
Positional Accuracy	Located by supplier to within 10m	**Contact Number**	1
Year	1990		
GQA Grade	Not Supplied		
Year	1995		
GQA Grade	Not Supplied		
Year	2000		
GQA Grade	Not Supplied		
Year	2002		
GQA Grade	Not Supplied		
Year	2003		
GQA Grade	Not Supplied		
Year	2004		
GQA Grade	Not Supplied		



Legend

- Site Boundary
- Reference Number
- Marine Nature Reserve
- Ramsar Site
- Nearest Surface Water Feature
- Water Abstraction

Pathways and Receptors

Environmentally Sensitive Receptors (Water Related)

Nearest Surface Water Feature

Ref. No.	**1**
Distance	364
Grid Reference	389810E 397770N
Direction	N

Water Abstractions

Ref. No.	**2**
Operator	British Waterways Board
Licence Number	2569006998
Permit Version	Not Supplied
Location	Ashton Canal,MANCHESTER
Authority	Environment Agency, North West Region
Abstraction	Cooling
Abstraction Type	Not Supplied
Source	Canal
Daily Rate (m3)	0
Yearly Rate (m3)	90920
Details	Licence Status: Revoked
Authorised Start	Not Supplied
Authorised End	Not Supplied
Permit Start Date	Not Supplied
Permit End Date	Not Supplied
Positional Accuracy	Located by supplier to within 100m
Distance	598
Grid Reference	390500E 397700N
Direction	NE
Contact Number	1

Ref. No.	**3**
Operator	British Waterways Board
Licence Number	2569006030
Permit Version	Not Supplied
Location	MANCHESTER
Authority	Environment Agency, North West Region
Abstraction	Not Supplied
Abstraction Type	Not Supplied
Source	Canal
Daily Rate (m3)	0
Yearly Rate (m3)	0
Details	Ashton Canal
Authorised Start	Not Supplied
Authorised End	Not Supplied
Permit Start Date	Not Supplied
Permit End Date	Not Supplied
Positional Accuracy	Located by supplier to within 100m
Distance	600
Grid Reference	390500E 397700N
Direction	NE
Contact Number	1

Ref. No.	4		
Operator	Fairfield Golf And Sailing Club	**Distance**	623
Licence Number	2569006039	**Grid Reference**	390450E 397000N
Permit Version	100	**Direction**	SE
Location	Upper Gorton Reservoir, Audenshaw, Manchester	**Contact Number**	1
Authority	Environment Agency, North West Region		
Abstraction	Golf Courses: Spray Irrigation - Direct		
Abstraction Type	Water may be abstracted from a single point		
Source	Surface		
Daily Rate (m3)	11		
Yearly Rate (m3)	1100		
Details	Land @ Fairfield Golf & Sailing Club		
Authorised Start	01 May		
Authorised End	31 October		
Permit Start Date	20th November 1996		
Permit End Date	Not Supplied		
Positional Accuracy	Located by supplier to within 10m		

BGS 1:50,000 Geological Mapping Coverage

Ref. No.	-		
Map Sheet No	085	**Distance**	0
Map Name	Manchester	**Grid Reference**	389960E 397410N
Map Date	1975	**Direction**	-
Bedrock Geology	Available	**Contact Number**	5
Superficial Geology	Available		
Artificial Geology	Not Available		
Faults	Available		
Landslip	Not Available		
Rock Segments	Available		

BGS 1:50,000 Superficial Deposits

Ref. No.	-		
LEX Code	TILLD	**Distance**	0
Rock Name	Till, Devensian	**Grid Reference**	389960E 397410N
Rock Type	Diamicton	**Direction**	-
Min Age	Devensian	**Contact Number**	5
Max Age	Devensian		

BGS 1:50,000 Bedrock Geology

Ref. No.	-		
LEX Code	CS	**Distance**	0
Rock Name	Collyhurst Sandstone Formation	**Grid Reference**	389960E 397410N
Rock Type	Sandstone	**Direction**	-
Min Age	Lower Permian	**Contact Number**	5
Max Age	Lower Permian		

Brine Compensation Areas

Description	No

Coal Mining Affected Areas

Ref. No.	-		
Description	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 of this report.	**Distance**	0
		Grid Reference	389960E 397410N
		Direction	-
		Contact Number	6

Mining Instability

Ref. No.	-		
Mining Evidence	Inconclusive Coal Mining	**Distance**	0
Source	Ove Arup & Partners	**Grid Reference**	389960E 397410N
Boundary Quality	As Supplied	**Direction**	-

Radon Affected Areas

Ref. No.	-		
Description	Less than 1% of homes are above the Action Level	**Distance**	0
Source	Health Protection Agency	**Grid Reference**	389960E 397410N
		Direction	-
		Contact Number	7

Ref. No.	-		
Description	Less than 1% of homes are above the Action Level	**Distance**	31
Source	Health Protection Agency	**Grid Reference**	390000E 397410N
		Direction	E
		Contact Number	7

Radon Protection Measures

Ref. No.	-		
Type	No radon protective measures are necessary in the construction of new dwellings or extensions	**Distance**	0
Source	British Geological Survey, National Geoscience Information Service	**Grid Reference**	389960E 397410N
		Direction	-
		Contact Number	5

Ref. No.	-		
Type	No radon protective measures are necessary in the construction of new dwellings or extensions	**Distance**	31
Source	British Geological Survey, National Geoscience Information Service	**Grid Reference**	390000E 397410N
		Direction	E
		Contact Number	5

Potential for Collapsible Ground Stability Hazards

Description No Hazard

Potential for Compressible Ground Stability Hazards

Ref. No.	-		
Hazard Potential	No Hazard	**Distance**	0
Source	British Geological Survey, National Geoscience Information Service	**Grid Reference**	389960E 397410N
		Direction	-
		Contact Number	5

Ref. No.	-		
Hazard Potential	No Hazard	**Distance**	31
Source	British Geological Survey, National Geoscience Information Service	**Grid Reference**	390000E 397410N
		Direction	E
		Contact Number	5

Potential for Ground Dissolution Stability Hazards

Description No Hazard

Potential for Landslide Ground Stability Hazards

Ref. No.	-		
Hazard Potential	Very Low	**Distance**	0
Source	British Geological Survey, National Geoscience Information Service	**Grid Reference**	389960E 397410N
		Direction	-
		Contact Number	5

Ref. No.	-		
Hazard Potential	Very Low	**Distance**	31
Source	British Geological Survey, National Geoscience Information Service	**Grid Reference**	390000E 397410N
		Direction	E
		Contact Number	5

Potential for Running Sand Ground Stability Hazards

Ref. No.	-		
Hazard Potential	Very Low	**Distance**	0
Source	British Geological Survey, National Geoscience Information Service	**Grid Reference**	389960E 397410N
		Direction	-
		Contact Number	5

Ref. No.	-		
Hazard Potential	Very Low	**Distance**	31
Source	British Geological Survey, National Geoscience Information Service	**Grid Reference**	390000E 397410N
		Direction	E
		Contact Number	5

Potential for Shrinking or Swelling Clay Ground Stability Hazards

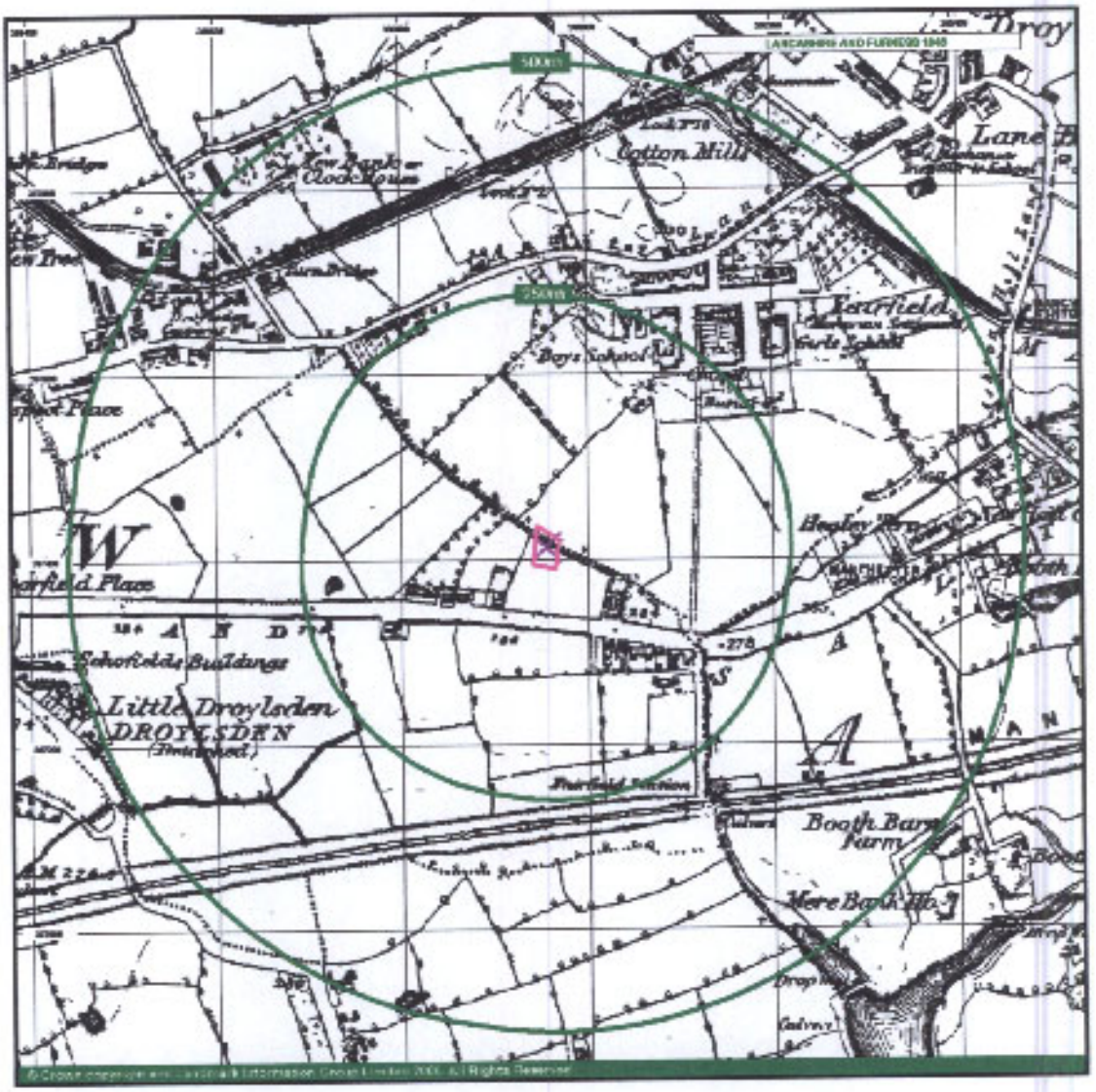
Ref. No.	-		
Hazard Potential	Very Low	**Distance**	0
Source	British Geological Survey, National Geoscience Information Service	**Grid Reference**	389960E 397410N
		Direction	-
		Contact Number	5

Ref. No.	-		
Hazard Potential	Very Low	**Distance**	31
Source	British Geological Survey, National Geoscience Information Service	**Grid Reference**	390000E 397410N
		Direction	E
		Contact Number	5

Shallow Mining Hazards

Description No Hazard

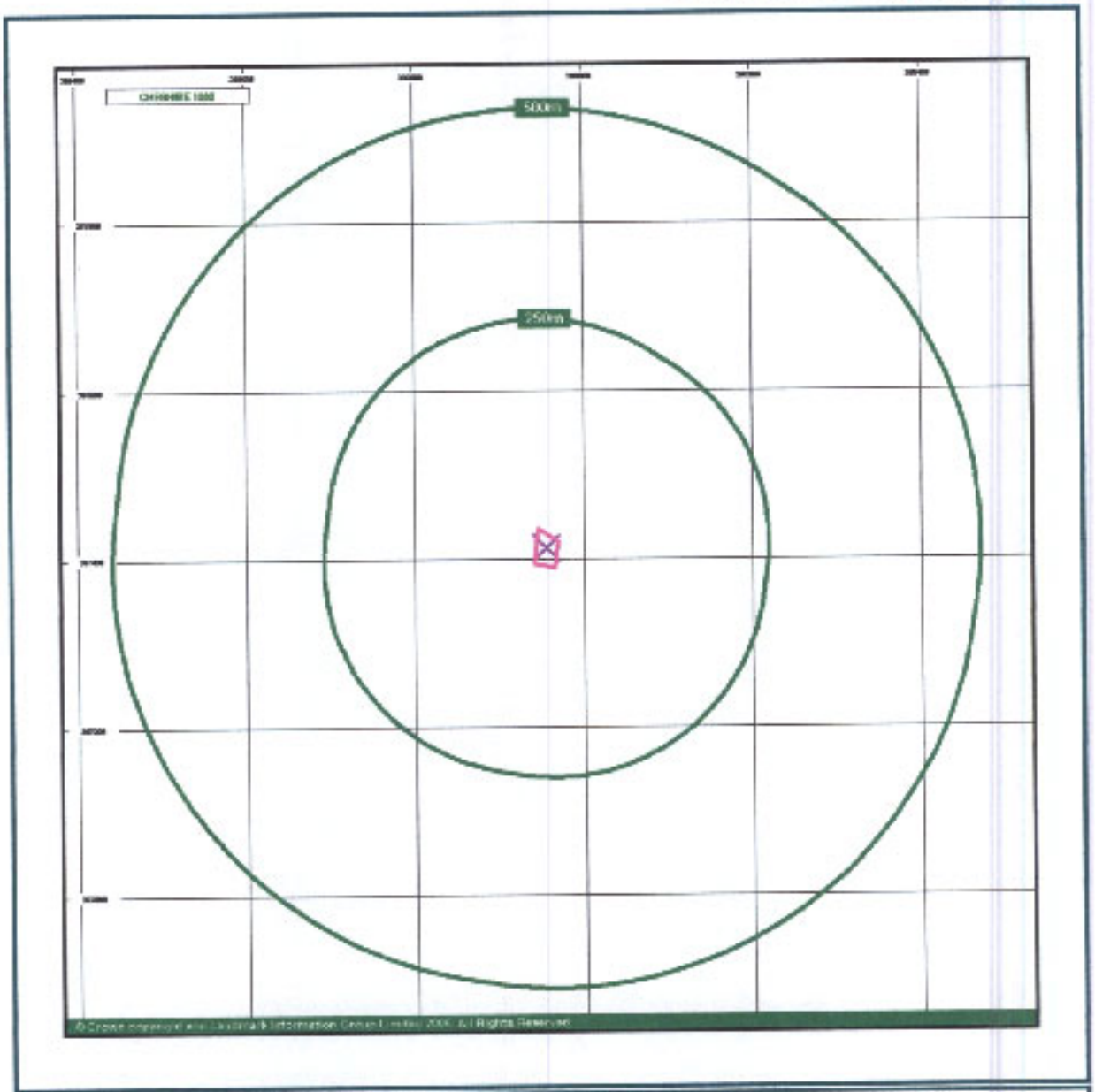
Historical Maps (1848)



Map Legend

- Map Sheet or County/Date
- Map Sheet Boundary
- Site Boundary
- Quarry
- Gravel Pit
- Sand Pit
- Shingle
- Other Pits
- Railway over Road
- Road over Railway
- Level Crossing
- Railway over River
- Sunken Road
- Raised Road
- Road over Stream
- Road over River or Canal
- Arrow denotes flow of Water
- Instrumental Contour
- Sketched Contour
- Rough Pasture
- Road over Stream
- Osiers
- Reeds
- Marsh
- Furze

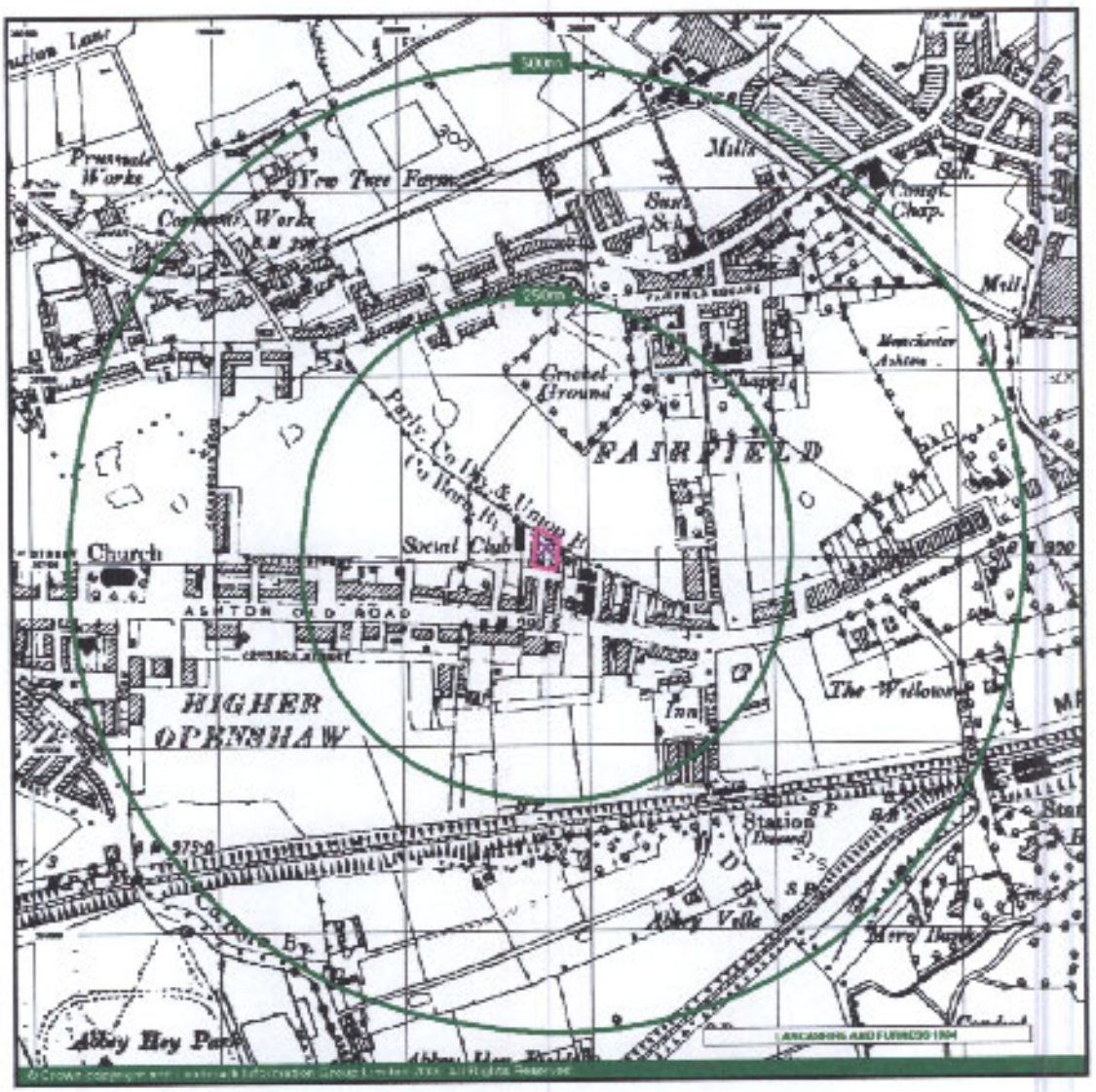
Historical Maps (1882)



Map Legend

Map Sheet or County/Date
Map Sheet Boundary
Site Boundary
Quarry
Gravel Pit
Sand Pit
Shingle
Other Pits
Railway over Road
Road over Railway
Level Crossing
Railway over River
Sunken Road
Raised Road
Road over Stream
Road over Stream
Road over River or Canal
Arrow denotes flow of Water
Instrumental Contour
Sketched Contour
Rough Pasture
Osiers
Reeds
Marsh
Furze

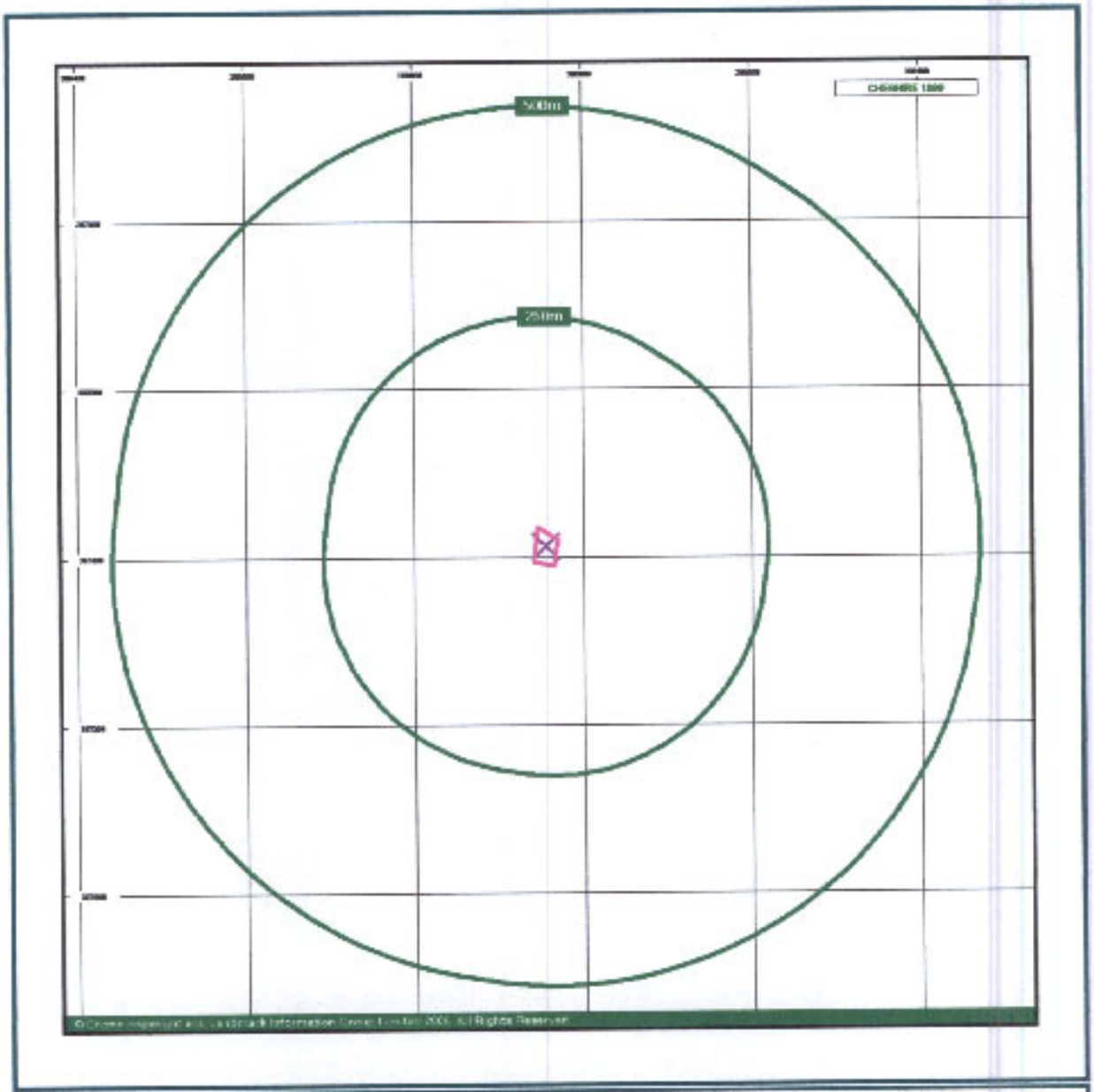
Historical Maps (1894)

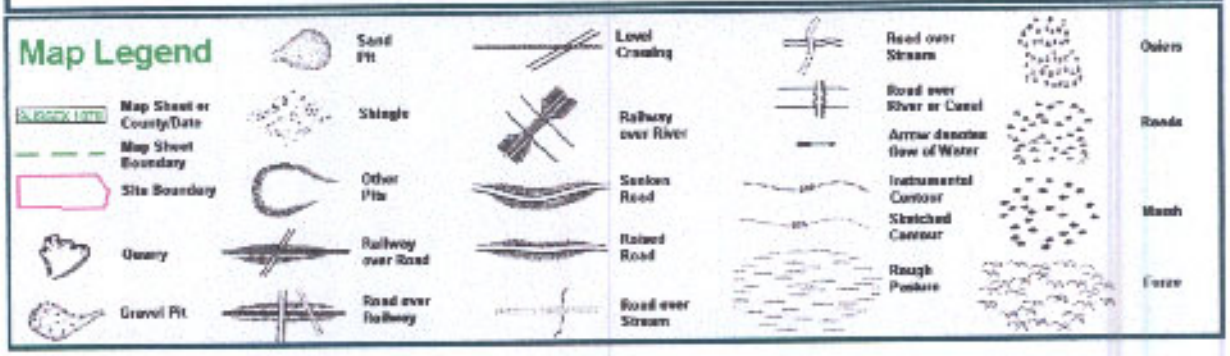


Map Legend

- Map Sheet or County/Date
- Map Sheet Boundary
- Site Boundary
- Quarry
- Gravel Pit
- Sand Pit
- Shingle
- Other Pits
- Railway over Road
- Road over Railway
- Level Crossing
- Railway over River
- Sunken Road
- Raised Road
- Road over Stream
- Road over Stream
- Road over River or Canal
- Arrow denoting flow of Water
- Instrumental Contour
- Sketched Contour
- Rough Pasture
- Orchard
- Scrub
- Marsh
- Furze

Historical Maps (1899)





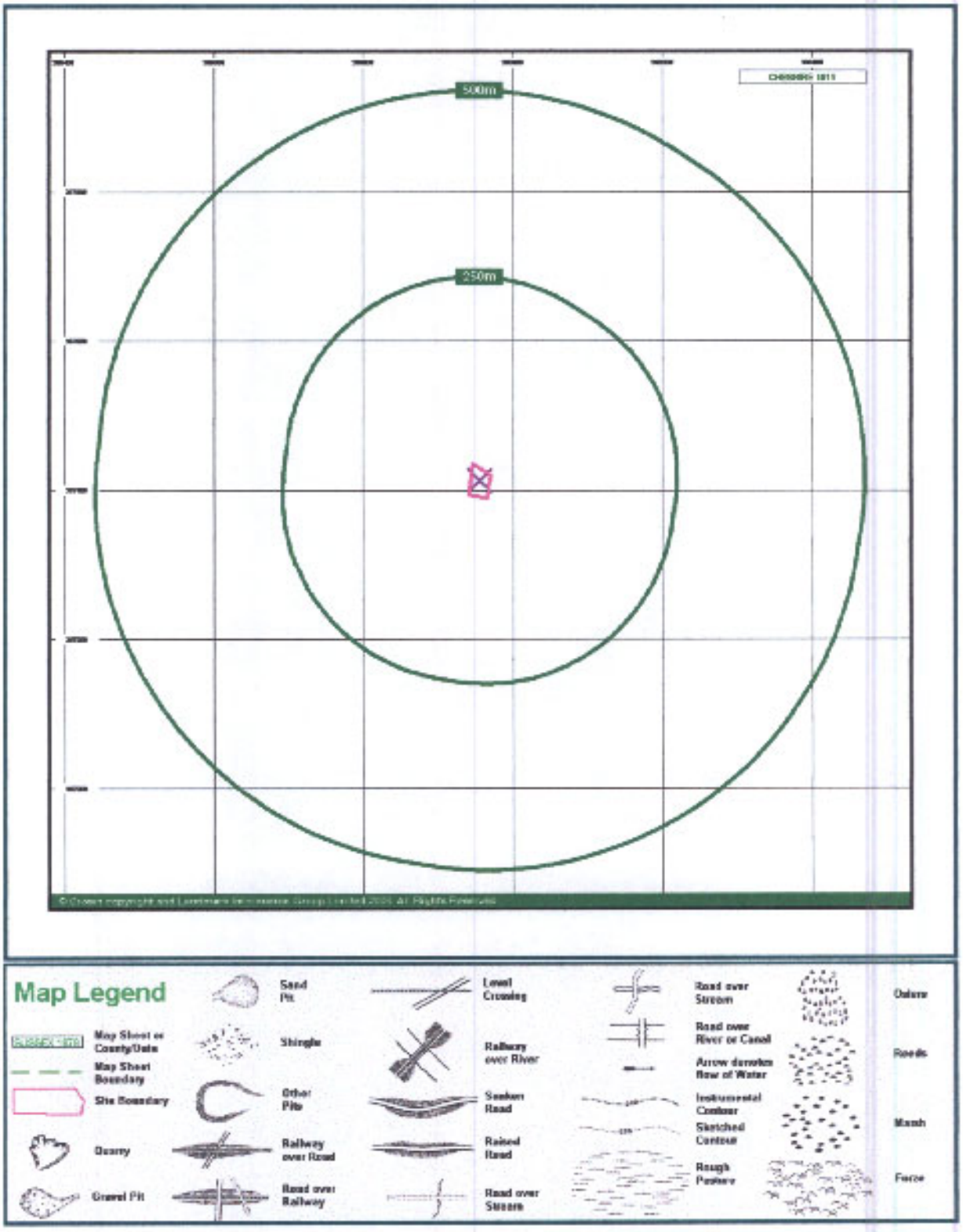
Historical Maps (1910)



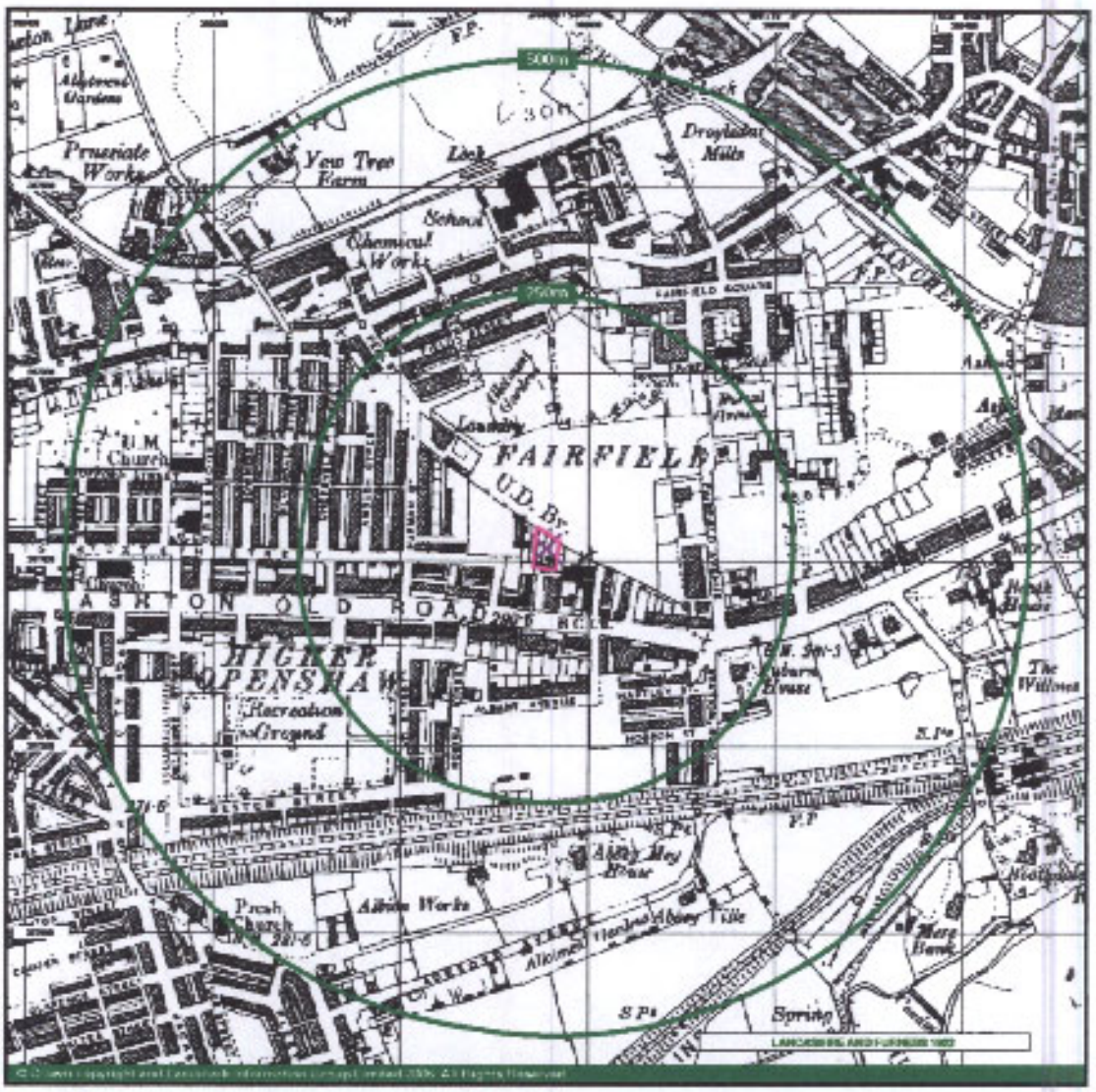
Map Legend

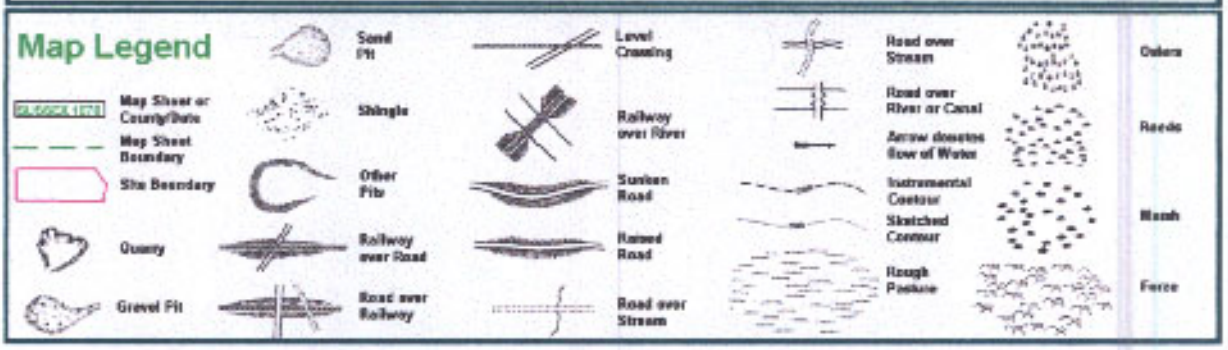
- Map Sheet or County/Date
- Map Sheet Boundary
- Site Boundary
- Quarry
- Gravel Pit
- Sand Pit
- Shingle
- Other Pits
- Railway over Road
- Road over Railway
- Level Crossing
- Railway over River
- Sunken Road
- Raised Road
- Road over Stream
- Road over Stream
- Road over River or Canal
- Arrow denotes flow of Water
- Instrumental Contour
- Stretched Contour
- Rough Pasture
- Osiers
- Reeds
- Marsh
- Furze

Historical Maps (1911)

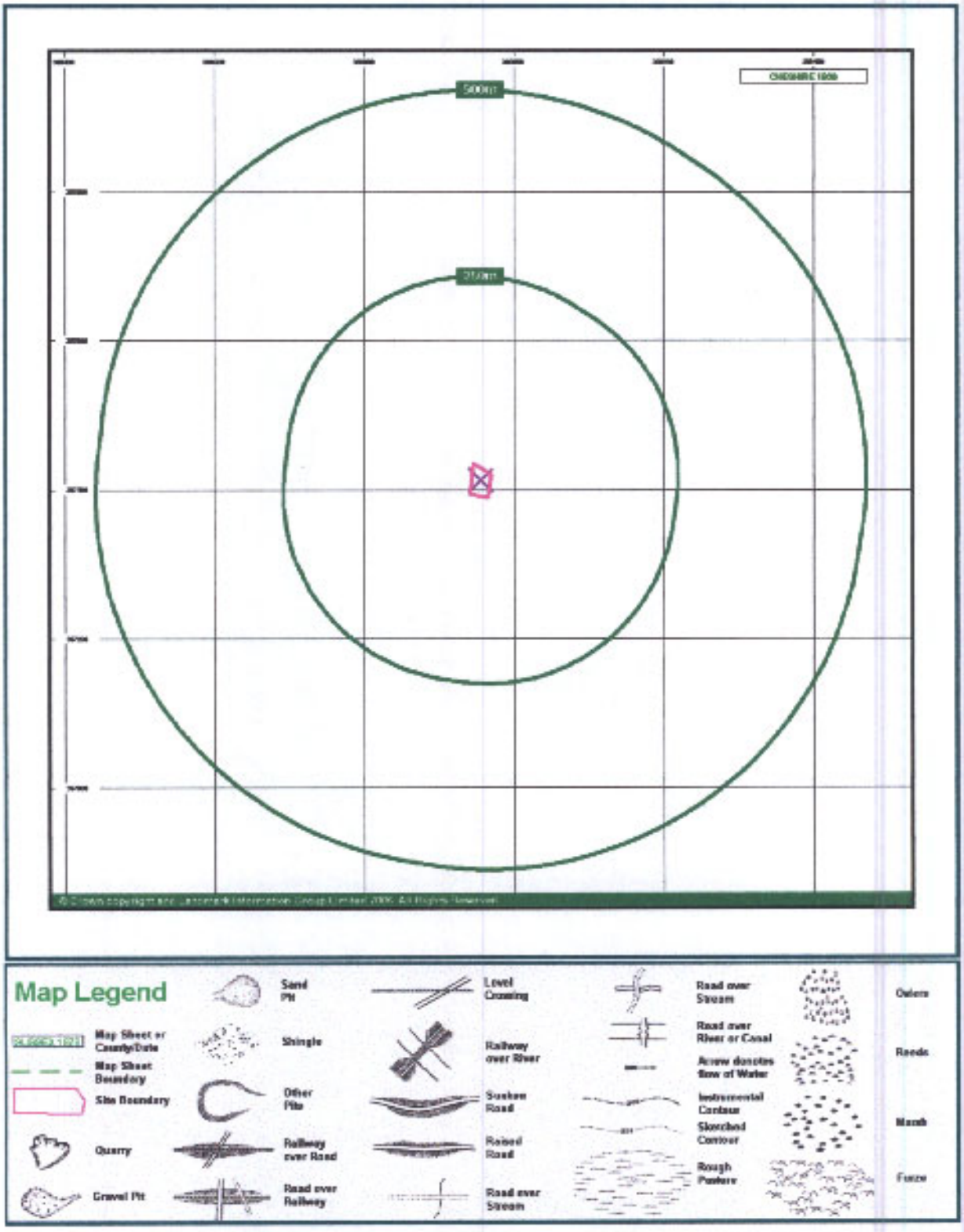


Historical Maps (1922)



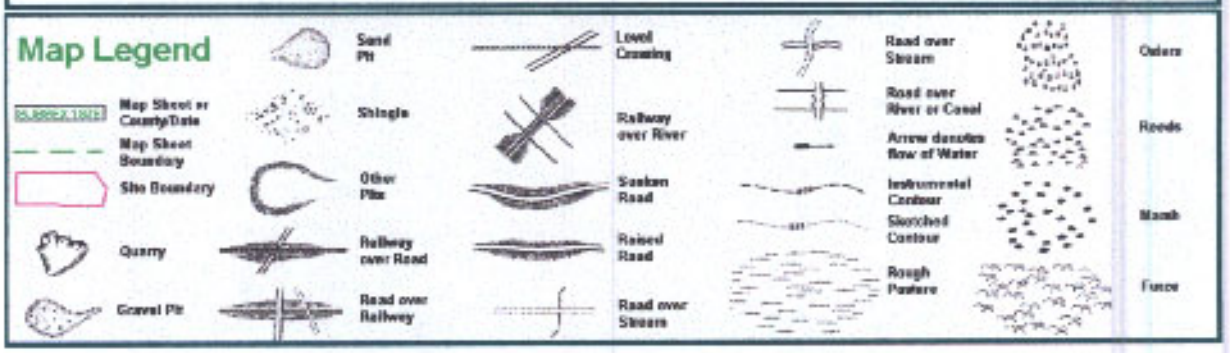


Historical Maps (1938)

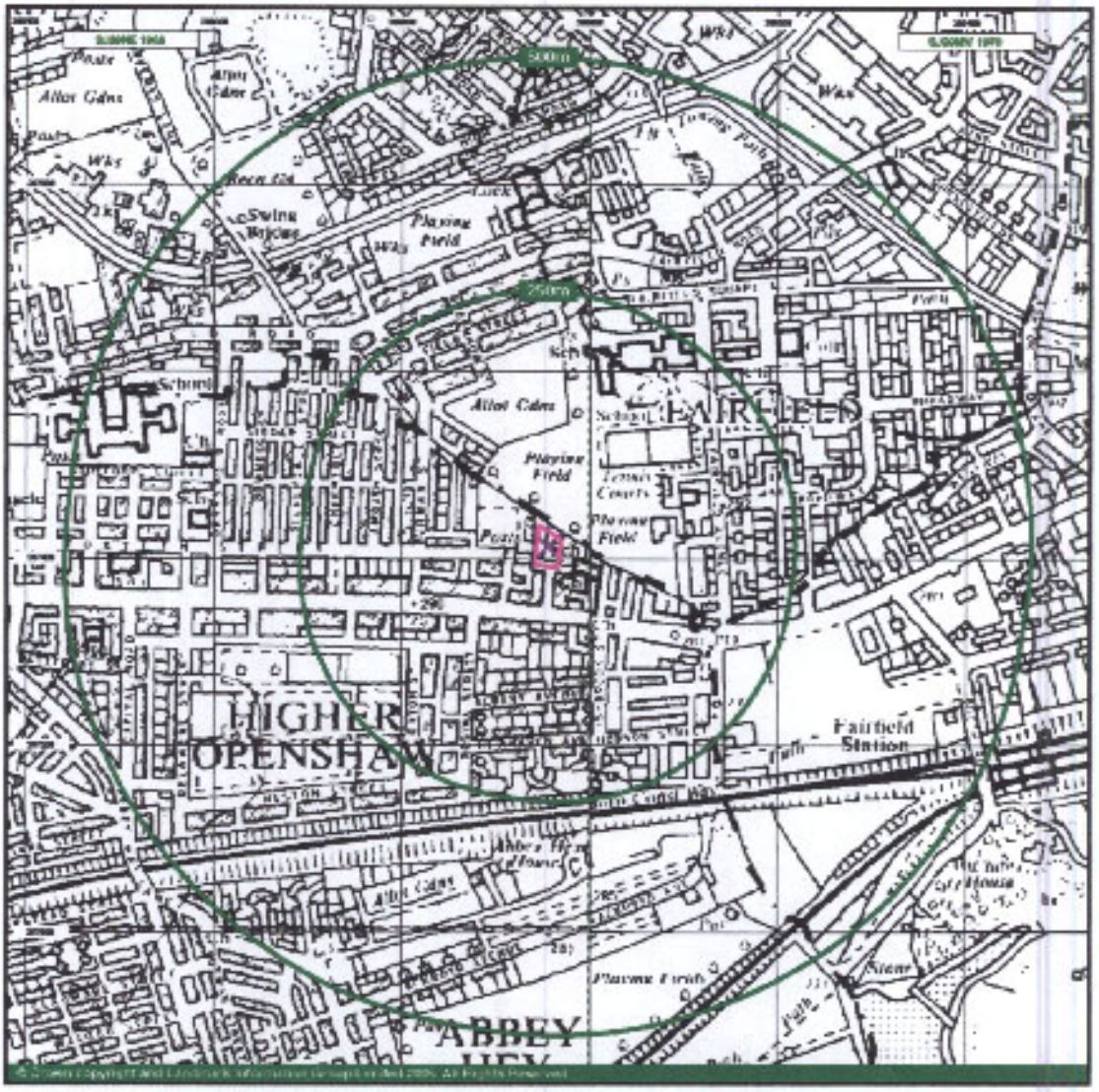


Historical Maps (1954 - 1956)





Historical Maps (1968 - 1970)



Map Legend

Map Sheet or County/Date
Map Sheet Boundary
Site Boundary

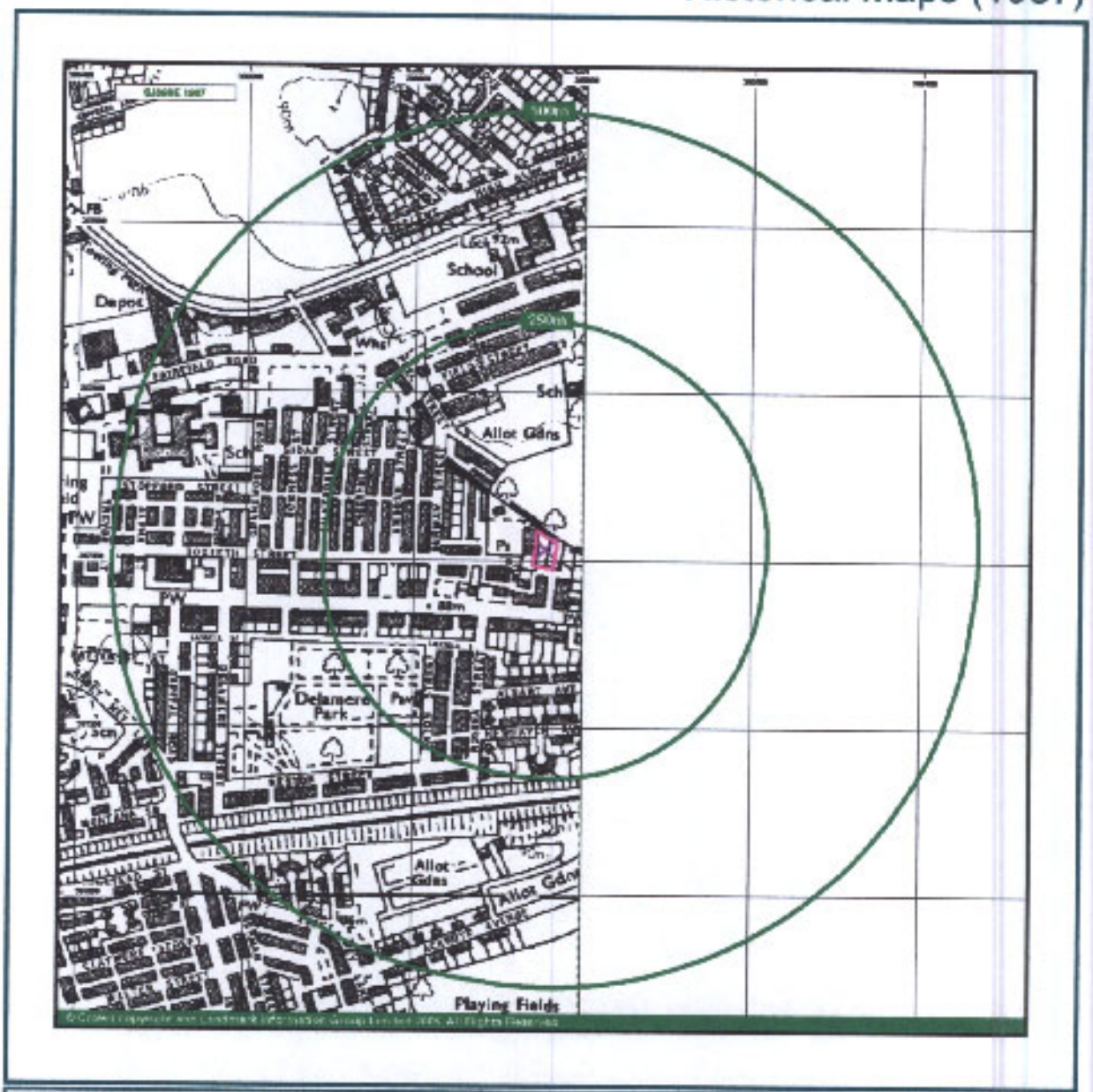
Historical Maps (1981 - 1982)



Map Legend

- Map Sheet or County/Date
- Map Sheet Boundary
- Site Boundary
- Chalk/Clay Pit or Quarry
- Gravel Pit
- Sand Pit
- Disused Pit or Quarry
- Refuse or Slag Heap
- Non-coniferous Trees
- Coniferous Trees
- Pylon
- Electricity Transmission Line
- Pole
- Bushes
- Scrub
- Lake, Loch or Pond
- Heath
- Rough Grassland
- Reeds
- Cutting
- Embankment
- Standard Gauge Multiple Track
- Standard Gauge Single Track
- Road Under
- Road Over
- Level Crossing
- Foot Bridge
- Siding, Tramway or Mineral Line
- Narrow Gauge
- Direction of Flow of Water
- Shingle
- Sand
- Saltings
- Marsh

Historical Maps (1987)



Map Legend

- Map Sheet or County/Date
- Map Sheet Boundary
- Site Boundary
- Chalk/Clay Pit or Quarry
- Gravel Pit
- Sand Pit
- Disused Pit or Quarry
- Refuse or Slag Heap
- Non-coniferous Trees
- Coniferous Trees
- Pylon
- Electricity Transmission Line
- Pole
- Bracken
- Scrub
- Lake, Loch or Pond
- Heath
- Rough Grassland
- Reeds
- Cutting
- Embankment
- Standard Gauge Multiple Track
- Road Under
- Road Over
- Level Crossing
- Foot Bridge
- Standard Gauge Single Track
- Siding, Tramway or Mineral Line
- Narrow Gauge
- Direction of Flow of Water
- Shingle
- Sand
- Saltings
- Marsh

Historical Maps (1991 - 1993)



Map Legend

- Map Sheet or County/Date
- Map Sheet Boundary
- Site Boundary
- Chalk/Clay Pit or Quarry
- Gravel Pit
- Sand Pit
- Disused Pit or Quarry
- Refuse or Slag Heap
- Non-coniferous Trees
- Coniferous Trees
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- Electricity Transmission Line
- Pole
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- Direction of Flow of Water
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- Sand
- Saltings
- Marsh

Guidance Notes for Practitioner

RPS

RPS Consultants Ltd ('RPS') is part of the RPS Group plc, the largest European Environmental Consultancy with over 3,000 staff and a network of offices throughout the UK, Europe and key offices worldwide. As a leading advisor to the financial and property sector on potential environmental liabilities it has over thirty years experience advising on contaminated and 'brownfield' sites in the UK, and acts as a panel advisor to the majority of the UK's clearing banks, property developers/agents and the legal profession.

The expertise of RPS staff together with the company's in-depth knowledge and experience in the marketplace can help you find economic solutions for even the most difficult sites.

Purpose of the Assessment

The purpose of the RPS Risk Assessment is to assist parties involved in property transactions in assessing the implications of certain environmental risks identified in the Report. Implementation of Part IIA of the Environmental Protection Act 1990 places liability for contaminated land on the current owner or occupier where the 'polluter' cannot be found. In June 2001 The Law Society warned all Solicitors to be aware of the liabilities attached to contaminated land. Further details and guidance are available in The Environmental Handbook, Fifth Edition, published by The Law Society. The Environment Agency, Local Authorities and other statutory bodies do not provide all the necessary range of information required to determine risks for environmental issues in property transactions. As a consequence, an expert assessment, of the type contained in this report, is essential. The RPS Risk Assessment determines if a sufficient risk is present for the site to be defined as contaminated, and provides a clear set of recommendations and actions where necessary. The client also has access to a technical helpline offering free initial advice and consultation by the RPS panel of environmental consultants who provide the assessments.

RPS Risk Assessment Methodology and Scope

The RPS Risk Assessment is based on the site boundary defined by the client. It is provided by a panel of consultants following a detailed manual review of the Report and a review of potentially contaminative historical land uses identified from published 1:1250 (where available), 1:2500, 1:10,000 and 1:10,560-scale historical mapping and unpublished "Supply of Unpublished Survey Information" (SUSI), "SIM" and "Large Scale National Grid Data" for the site and its immediate surrounding area.

RPS uses the Source-Pathway-Receptor framework to make assessments regarding land contamination. The 'source' refers to a potential source of contamination, 'pathway' to a potential route it may take, and 'receptor' to the end point. For a potential liability to arise each stage of the complete pollution linkage must be present. The RPS Risk Assessment uses information contained in the Report relating to the 'source' of contamination through a study of statutory registers, current and historical land use. Analysis of the environmental information (including the geology, ground and surface water) is used to detect 'pathway' and 'receptor' stages.

Importantly, the RPS Risk Assessment is also based upon the current and proposed use of the site, which enables a more accurate assessment of the pollution linkage and implication of potential contamination. Without accurate land use information, the land is more likely to be designated as contaminated because all possible uses would have to be considered.

RPS Risk Ratings

The classes of risk referred to within the RPS Risk Assessment take into account the land use (current and proposed) and the environmental site setting. The risk ratings can be defined as follows:

Low risk - it is considered unlikely that ground contamination will give rise to a liability/cost for the owner of the site.

Moderate risk - it is possible but not certain that ground contamination will give rise to a liability/cost for the owner of the site.

High risk - there is a high potential that ground contamination will give rise to a liability/cost for the owner of the site.

Asbestos

Under the Control of Asbestos at Work Regulations 2002, and HSE Guidance Note MDHS 100, any property where asbestos may be present legally requires an appropriate survey, and an asbestos register. This is normally taken to mean any buildings of pre-1985 construction. If the property was constructed prior to 1985 you can contact RPS for further advice.

Ground Investigation, Remediation, Tax Advice/Credit

Should there be a significant risk of ground contamination, RPS can provide the necessary additional services to ensure the risk is assessed and placed in an appropriate commercial context as well as providing all necessary geotechnical assessments. RPS is the largest planning consultancy in the UK and can advise on the requirements for obtaining planning permission for any form of development. RPS can also advise on opportunities to obtain both contaminated land qualifying relief at 150% of the capital cost as well as landfill tax exemptions during remediation. Their contact details can be found below.

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Guidance Notes for Practitioner

Contact Information

Sitecheck - for queries regarding the contents of the Report, please contact the **Sitecheck customer helpdesk on 0870 606 1700** .

RPS - for further information regarding the RPS assessment, or for general environmental consultancy advice including remediation, site inspections and tax, please contact **RPS on 020 7261 1091** .

Limits of the report

If you have any queries regarding the information in this report and how to use it, please do not hesitate to contact the Sitecheck helpdesk.

The RPS Risk Assessment comments upon the potential risk of the land being defined as 'contaminated land' as defined in Part IIA of the Environmental Protection Act 1990. It is based on the Sitecheck Review Report and information supplied by the client. It is not based on any physical inspection of the site or condition of the land.

In addition to the risk assessment, the Report includes data on risks such as Flooding, Radon Gas, Natural Subsidence and Coal Mining. These are set out, together with appropriate guidance, in the Notes Section of the report. (These risks are outside the definition of 'contaminated land' because they are outside the scope of Part IIA of the Environmental Protection Act 1990.)

Where higher levels of risk are identified within the report, it does not necessarily mean that a site will be designated as contaminated land or as a special site. Such designation requires that the Local Authority (or environment agency) carry out a detailed inspection to determine whether or not the land is contaminated.

RPS use the best available public sources of information to identify possible risks and sources of land use. However, we cannot guarantee that all potentially contaminative land uses or features, whether past or current, will be identified in this report using these sources.

Useful Information

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 100 metre "buffer" is shown on the map as a brown cross-hatched circle and the 250 metre 'buffer' as an orange cross-hatched circle. These are referred to in the map legend as Potential Landfill Buffers. 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.

Ordnance Survey® Licensed Partner

Environment Agency

SEPA

LANDMARK® Information Group

THE COAL AUTHORITY

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Useful Contacts

Contact Name and Address

1 Environment Agency National Customer Contact Centre (NCCC)
PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 08708 506 506

enquiries@environment-agency.gov.uk

2 Manchester City Council Planning Department
Town Hall
Manchester
Greater Manchester
M60 2LA

Telephone 0161 234 5000
Fax 0161 234 4508

www.manchester.gov.uk

3 Tameside Metropolitan Borough Council
Wellington Road
Ashton-under-Lyne
Lancashire
OL6 6DL

Telephone 0161 342 8355
Fax 0161 342 3070

www.tameside.gov.uk

4 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

5 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

6 The Coal Authority Mining Report Service
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

Telephone 0845 7626848

thecoalauthority@coal.gov.uk

7 Health Protection Agency
Chilton
Didcot
Oxfordshire
OX11 0RQ

Telephone 01235 831600
Fax 01235 833891

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

Useful Contacts

Contact Name and Address

Other Contacts

Landmark Information Group Limited
The Smith Centre
Fairmile
Henley On Thames
Oxfordshire
RG9 6AB

Telephone 01491 413030
Fax 01491 413031

customerservice@promap.co.uk
www.landmarkinfo.co.uk

LANDMARK TERMS AND CONDITIONS

Definitions

"Authorised Reseller" means an agent or reseller of Landmark whom Landmark has duly appointed to resell its Reports and Services.

"Content" means any data, computing and information services and software, and other content and documentation or support materials and updates included in and/or supplied by or through the Websites, in Reports or Services or in any other way by Landmark and shall include Landmark developed and Third Party Content.

"First Purchaser" means the first person, or legal entity to purchase the Property Site following provision of a Report.

"First Purchaser's Lender" means the funding provider for the First Purchaser.

"Information Pack" means a pack compiled by or on behalf of the owner or prospective buyer of the Property Site, designed to aid the marketing or purchase of the Property Site and containing information provided by or on behalf of the owner or prospective buyer of the Property Site.

"Intellectual Property Rights" means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right.

"Order" means the request for Services from Landmark by You.

"Property Site" means a land site on which Landmark provides a Service.

References to **"We"**, **"Us"** and **"Our"** are references to Landmark Information Group Limited ("Landmark"), whose registered office is 7 Abbey Court, Eagle Way, Exeter, EX2 7HY. Where You are not ordering the Services directly from Landmark, but from an Authorised Reseller, references to "Landmark" or "We", "Us" and "Our" shall be construed so as to mean either Landmark and/or the Authorised Reseller as the context shall indicate.

References to **"You/Your/Yourself"** refer to the contracting party who accesses the Website or places an Order with Landmark.

"Report" includes any information that Landmark supplies to You including all reports, services, datasets, software or information contained in them.

"Services" means the provision of any service by Landmark pursuant to these Terms, including without limitation, any Report.

"Landmark Fees" means any charges levied by Landmark for Services provided to You.

"Suppliers" means any organisation who provides data or information of any form to Landmark.

"Terms" means these Terms & Conditions.

"Third Party Content" means the services, software, information and other content or functionality provided by third parties and linked to or contained in the Services.

"Websites" means websites hosted by Landmark and includes the Content and any report, service, document, data-set, software or information contained therein, derived there from or thereby.

1. Terms & Conditions

a. These Terms govern the relationship between You and Landmark whether You are an unregistered visitor to the Website or are purchasing Services. Where these Terms are not expressly accepted by You they will be deemed to have been accepted by You, and You agree to be bound by these Terms when You place any Order, or pay for any Services provided.

b. If the person communicating with Landmark is an Authorised Reseller, they must ensure that You agree to these Terms.

c. The headings in these Terms are for convenience only and shall not affect the meaning or interpretation of any part of these Terms.

d. Landmark may modify these Terms, and may discontinue or revise any or all other aspects of the Services at our sole discretion, with immediate effect and without prior notice, including without limitation changing the Services available at any given time. Any amendment or variation to these Terms shall be posted on our Websites. Continued use of the Services by You shall be deemed an acceptance by You to be bound by any such amendments to the Terms.

e. These Terms, together with the prices and delivery details set out on our Websites, Landmark's Privacy Policy and Your Order comprise the whole agreement relating to the supply of Services to You by Landmark. No prior stipulation, agreement, promotional material or statement whether written or oral made by any sales or other person or representative on our behalf should be understood as a variation of these Terms. Save for fraud or misrepresentation, Landmark shall have no liability for any such representation being untrue or misleading.

f. These Terms shall prevail at all times to the exclusion of all other terms and conditions including any terms and conditions which You may purport to apply even if such other provisions are submitted in a later document or purport to exclude or override these Terms and neither the course of conduct between parties nor trade practice shall act to modify these Terms.

2. Services

a. Landmark will use reasonable care and skill in providing the Services to You, however, the Services are provided on the express basis that the information and data supplied in the Services are derived from third party sources and Landmark does not warrant the accuracy or completeness of such information or data. Such information is derived solely from those sources specifically cited in the Services and Landmark does not claim that these sources represent an exhaustive or comprehensive list of all sources that might be consulted.

3. Intellectual Property

a. You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either Landmark or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.

b. Subject always to these Terms You may, without further charge, make the Services available to;
   i. the owner of the Property at the date of the Report,
   ii. any person who purchases the whole of the Property Site,
   iii. any person who provides funding secured on the whole of the Property Site,
   iv. any person for whom You act in a professional or commercial capacity,
   v. any person who acts for You in a professional or commercial capacity; and
   vi. prospective buyers of the Property Site as part of an Information Pack but for the avoidance of doubt, Landmark shall have no liability to such prospective buyer unless the prospective buyer subsequently purchases the Property Site, and the prospective (or actual) buyer shall not be entitled to make the Service available to any other third party.
   Accordingly Landmark shall have the same duties and obligations to those persons in respect of the Services as it has to You.

c. Each of those persons referred to in clause 3.b. shall have the benefit and the burden of Your rights and obligations under these Terms. The limitations of Landmark's liability as set out in clause 6 shall apply to all users of the Service in question in aggregate and Landmark shall not be liable to any other person.

d. All parties given access to the Services agree that they will treat as strictly private and confidential the Services and all information which they obtain from the Services and shall restrict any disclosure to employees or professional advisors to enable the relevant party to conduct its internal business. The requirement in this clause to treat the Services as confidential shall include a requirement to maintain adequate security measures to safeguard the Services from unauthorised access, use or copying.

e. Each recipient of the Services agrees (and agrees it will cause its employees, agents or contractors who may from time to time have access to the Services to agree) it will not, except as permitted herein or by separate agreement with Landmark:-
   i. effect or attempt to effect any modification, merger or change to the Service, nor permit any other person to do so; or
   ii. copy, use, market, re-sell, distribute, merge, alter, add to or carry on any redistribution, reproduction, translation, publication, reduction to any electronic medium or machine readable form or commercially exploit or in any other way deal with or utilise or (except as expressly permitted by applicable law) reverse engineer, decompile or disassemble the Services, Content or Website; or
   iii. remove, alter or in any way change any trademark or proprietary marking in any element of the Services and You shall acknowledge the ownership of the Content, where such Content is incorporated or used into Your own documents, reports, systems or services whether or not these are supplied to any third party.
   iv. create any product which is derived directly or indirectly from the data contained in the Services

f. The mapping contained in any Services is protected by Crown Copyright and must not be used for any purpose outside the context of the Services or as specifically provided by these Terms.

4. Charges

a. VAT at the prevailing rate shall be payable in addition to the Landmark Fees. You shall pay any other applicable indirect taxes related to Your use of the Services.

b. An individual or a monthly invoice showing all Orders created by You will be generated subject to these Terms. You will pay the Landmark Fees at the rates set out in Landmark's or its Authorised Reseller's invoice. The Landmark Fees are payable in full within 30 days without deduction, counterclaim or set off. You acknowledge that time is of the essence with respect to the payment of such invoices. Landmark reserve the right to amend the Landmark Fees from time to time and the Services will be charged at the Landmark Fee applicable at the date on which the Service is ordered.

c. We may charge interest on late payment at a rate equal to 3% per annum above the base lending rate of National Westminster Bank plc.

d. Landmark or its Authorised Reseller shall not be obliged to invoice any party other than You for the provision of Services, but where Landmark or its Authorised Reseller does so invoice any third party at Your request, and such invoice is not accepted or remains unpaid, Landmark or its Authorised Reseller shall have the option at any time to cancel such invoice and invoice You direct for such Services. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by Landmark or its Authorised Reseller to provide an element or elements of the Services shall not prejudice Landmark's or its Authorised Reseller's ability to require payment in respect of the Services delivered to You.

5. Termination

a. Landmark may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:-
   i. You fail to make any payment due in accordance with clause 4;
   ii. You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
   iii. You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so; additionally, without prejudice to the foregoing, Landmark may remedy the breach and recover the costs thereof from You.

b. If Your rights are terminated under this clause and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us in relation to the value of Services previously purchased.

c Landmark reserves the right to refuse to supply any or all Services to You without notice or reason.

6. Liability

a. We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.

b Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or wilful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.

c. As most of the information contained in the Services is provided to Landmark by others, Landmark cannot control its accuracy or completeness, nor is it within the scope of Landmark's Services to check the information on the ground. Accordingly, Landmark will only be liable to You for any loss or damage caused by its negligence or wilful default and neither Landmark nor any person providing information contained in any Services shall in any other circumstances be liable for any inaccuracies, faults or omissions in the Services nor shall Landmark have any liability if the Services are used otherwise than in accordance with these Terms.

d. Save as precluded by law, Landmark shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by Landmark.

e. In any event, and notwithstanding anything contained in these Terms, Landmark's liability in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever arising by reason or in connection with this Contract (except in relation to death or personal injury) shall be limited to an aggregate amount not exceeding £1 million if the complaint is in relation to a Report on residential property and an aggregate amount not exceeding £10 million in respect of any other Report or Service purchased from Landmark.

f. Landmark will not be liable for any defect, failure or omission relating to Services that is not notified to Landmark within six months of the date of the issue becoming apparent and in any event, within twelve years of the date of the Service.

g. You acknowledge that:-
   i. You shall have no claim or recourse against any Third Party Content supplier nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts of omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Service) in connection with the Services (for the avoidance of doubt Landmark is not a Third Party Content supplier). Landmark does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Landmark will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;
   ii Landmark's only obligation is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;
   iii. no physical inspection of the Property Site reported on is carried out as part of any Services offered by Landmark and Landmark do not warrant that all land

uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site for any particular purpose nor should it be relied upon for determining saleability or value or used as a substitute for any physical investigation or inspection. Landmark recommends that You inspect and take other advice in relation to the Property Site and not rely exclusively on the Services.

iv. Landmark shall not be responsible for error or corruption in the Services resulting from inaccuracy or omission in primary or secondary information and data, inaccurate processing of information and data by third parties, computer malfunction or corruption of data whilst in the course of conversion, geo-coding, processing by computer or electronic means, or in the course of transmission by telephone or other communication link, or printing.

v. Landmark will not be held liable in any way if a Report on residential property is used for commercial property or more than the one residential property for which it was ordered.

vi. the Services have not been prepared to meet Your or anyone else's individual requirements; that You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same, and You confirm You are solely responsible for the selection or omission of any specific part of the Content;

vii. Landmark offer no warranty for the performance of any linked internet service not operated by Landmark;

viii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;

ix Any support or assistance provided to You in connection with these Terms is at Your risk.

h. All liability for any insurance products purchased by You rests solely with the insurer. Landmark does not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property.

i. If Landmark provides You with any additional service obtained from a third party, including but not limited to any professional opinion, interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Landmark will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those Third Parties. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Wilbourn Associates Limited. Copies of their terms and conditions are available on request from Landmark.

j. In any event no person may rely on a Service more than 12 months after its original date.

k. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Landmark shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.

l. Time shall not be of the essence with respect to the provision of the Services.

m. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.

n. Where Landmark provides its own risk assessment in connection with any Report, Landmark shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, save where Landmark conducted the same negligently, in which case the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause 6n apply solely to risk assessments conducted by Landmark, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6i above.

7. Contribution

a. Save where expressly provided, this clause 7 shall apply solely to Envirosearch Residential Reports (regardless of the result of such Report). Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.

b. Landmark are prepared to offer, at their sole discretion, and without any admission or inference of liability a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution")

c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part II(A) of the Environmental Protection Act 1990 ("the Notice") Landmark will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:

i. the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;

ii. the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;

iii. the Contribution is strictly limited to the cost of works at the Property Site and at no other site.

iv. the Contribution will not be paid in respect of any of the following:

Radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.

Asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures.

Naturally occurring materials arising from the presence or required removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration.

Intentional non-compliance arising from the intentional disregard of or knowing wilful or deliberate non-compliance by any owner or occupier of the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority.

Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report.

Any condition which is caused by acts of War or an Act of Terrorism.

Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure.

Any fines liquidated damages punitive or exemplary damages.

Any bodily injury including without limitation, death, illness or disease, mental injury, anguish or nervous shock.

Any financial loss in respect of any loss of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption.

Any losses incurred following a material change in use of, alteration or development of the Property Site.

d. The maximum sum that shall be contributed by Landmark in respect of any Contribution shall be limited to £50,000. In the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.

e. Landmark shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.

f. Any rights to a Contribution under this Clause 7 are not assignable in the event of a sale of the Property Site and Landmark will not make any Contribution after the date of completion of such sale.

g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Landmark in writing within 2 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Landmark with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Landmark's prior written consent to any estimates for such works or complying with any other reasonable request by Landmark, Landmark shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Landmark the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.

h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under PartII(A) of the Environmental Protection Act 1990 they will advise Landmark within a maximum period of two months from receipt of such communication. This clause 7h and the service of any notice under it shall not affect the provisions of clauses 7 e and g, and any such communications, even if advised to Landmark will not operate as notice under clause 7e.

i. Landmark reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7 g) above, to withdraw the offer of payment of Contributions without further notice.

8. Events Beyond Our Control

a. You acknowledge that Landmark shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or checking data, corruption of data whilst in the course of conversion, geo-coding, processing by computer in the course of electronic communication, or printing.

9. Severability

a. If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.

10. Governing Law

a. These terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts If any dispute arises out of or in connection with this agreement (a "Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required. by written notice initiating that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.

11. General

a. Landmark may assign its rights and obligations under these Terms without prior notice or any limitation.

b. Landmark may authorise or allow our contractors and other third parties to provide to Landmark and/or to You services necessary or related to the Services and to perform Landmark's obligations and exercise Landmark's rights under these Terms, which may include collecting payment on Landmark's behalf.

c. No waiver on Landmark's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.

d. Unless otherwise stated in these Terms, all notices from You to Landmark must be in writing and sent to the Landmark registered office (or in the case of an Authorised Reseller, to its registered office address) and all notices from Landmark to You will be displayed on our Websites from time to time.

e. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Landmark shall not be liable to any such third party in respect of any Services supplied.

f. Landmark's Privacy Policy as displayed on the Website governs the use made of any information You supply to Landmark.

Landmark Information Group Limited, 7 Abbey Court, Eagle Way, Exeter, EX2 7HY Email: info@landmarkinfo.co.uk

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