

NORTHERN GARAGE, HOUGHTON ROAD, NORTH ANSTON, ROTHERHAM, S25 4JJ

Professional opinion



Contaminated Land

Moderate:Acceptable
Environmental Risk (Barclays)

This opinion reflects the Barclays Bank commercial assessment of the potential environmental risk to them as lender. It should not be relied upon by other Banks, lenders or third parties. Guidance and recommendations on next page.

Site plan



Further Guidance



Flooding
Moderate

page 23

Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Acceptable environmental risk

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Acceptable environmental risk

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Acceptable environmental risk

Guidance and recommendations

Current Use	Industrial
Proposed Use	Industrial
Redevelopment planned? (not refurbishment)	No
Underground storage tanks? (e.g. fuel tanks, septic tanks)	No
Distance to surface water feature	Adjacent
Distance to residential properties	None within 250m
Valuation Exchange (XK) Reference No:	XK222632
Name of Barclays customer	The Northern Bus Retirement Benefit Scheme
Barclays contact	Andy Roberts 07881318172
Estimated property/building age	1970s
Known concerns regarding environmental risk?	No



Contaminated Land

As part of the Barclays Bank Siteguard Plus process Groundsure has determined this property as acceptable security from an environmental risk perspective for Barclays Bank (having initially identified the property to be In Need of Further Assessment).

Next Steps: If you concur with this assessment complete a Barclays Land Use Questionnaire and complete your valuation report. Should you wish to discuss your case further with Barclays please contact ermu-LUQ@barclays.com.



Flooding

Flooding

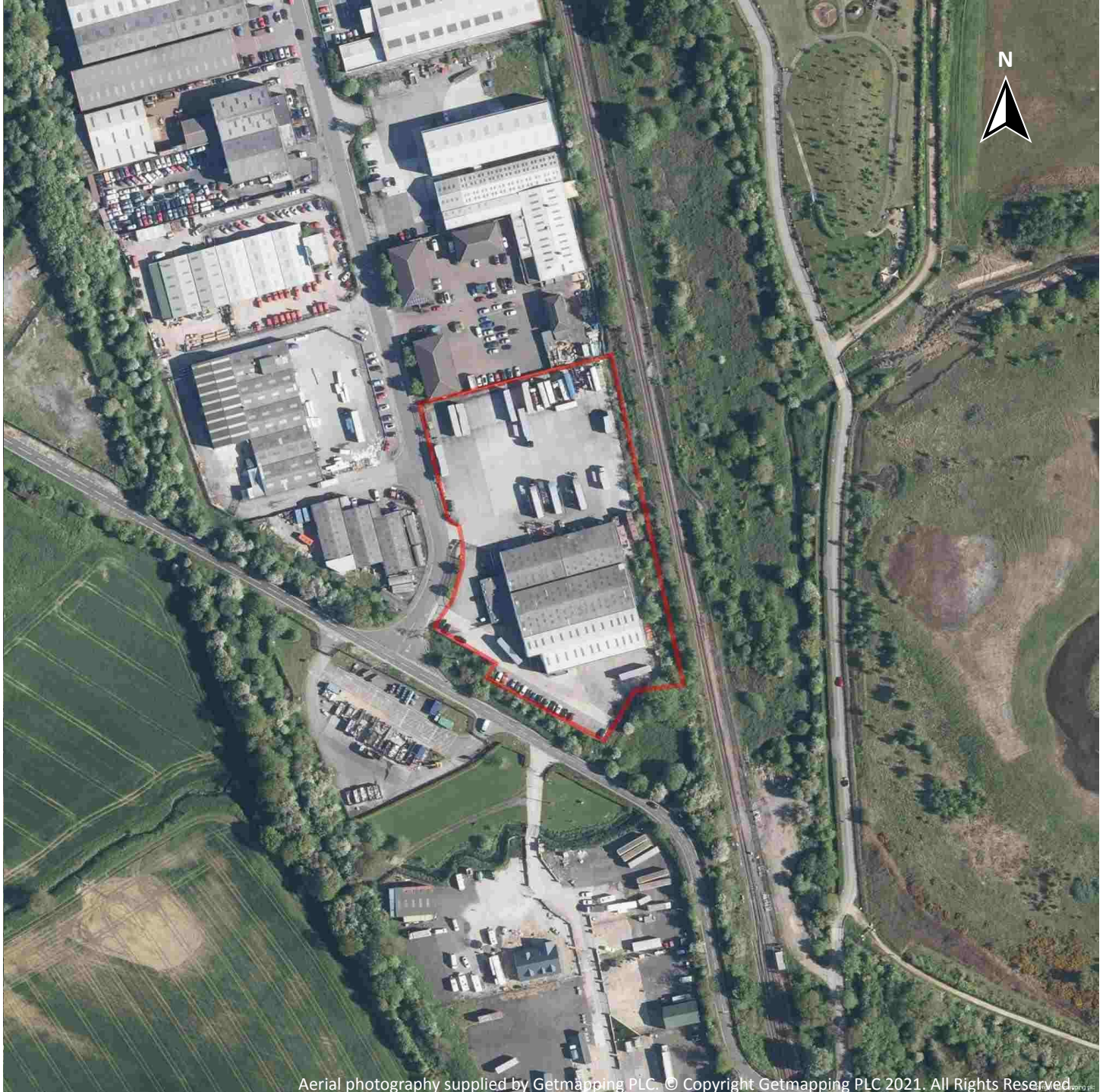
An elevated level of flood risk has been identified at the property.



Next steps for consideration:

- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- the assessment in this report is based on the highest flood risk found within the site boundary. The detailed maps within the flood section clearly highlight which parts of the site are affected by flooding, allowing you to visualise whether flood risk affects the buildings or the associated land. If you would prefer an assessment that provides separate flood ratings for the main dwelling and the associated land, Groundsure can provide this for a fee of £35 plus VAT
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2021. All Rights Reserved.

Capture Date: 14/06/2018

Site Area: 1.17ha

Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	6	1	15
Former tanks	0	0	8
Former energy features	0	5	1
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	1
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	1
Active or recent licensed waste sites	0	4	4
Waste Exemptions	0	0	1
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	1	3	6
Current or recent petrol stations	0	0	1
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	1
Pollutant release to surface waters	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	1	0	2

Contaminated land / Past land use



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

Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Mineral Railway Sidings	1931
0	on site	Railway Sidings	1948
0	on site	Mineral Railway Sidings	1951
0	on site	Mineral Railway Sidings	1967
0	on site	Mineral Railway Sidings	1979

Distance	Direction	Use	Date
0	on site	Mineral Railway Sidings	1988
9 m	SW	Unspecified Commercial/Industrial	1948
90 m	SE	Cuttings	1948
93 m	SE	Cuttings	1931
97 m	SE	Cuttings	1951
102 m	N	Unspecified Tank	1979
102 m	N	Unspecified Tank	1988
190 m	S	Cuttings	1951
192 m	S	Cuttings	1931
192 m	S	Cuttings	1948
204 m	S	Cuttings	1967
204 m	S	Cuttings	1979
204 m	S	Cuttings	1988
244 m	W	Brick Works	1901
246 m	W	Brick Works	1924
246 m	W	Brick Works	1924
250 m	W	Brick Works	1914

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
111 m	N	Tanks	1990
111 m	N	Tanks	1990
111 m	N	Tanks	1992
112 m	N	Tanks	1993

Distance	Direction	Use	Date
112 m	N	Tanks	1996
112 m	N	Tanks	1996
112 m	N	Tanks	1996
112 m	N	Tanks	1999

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

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

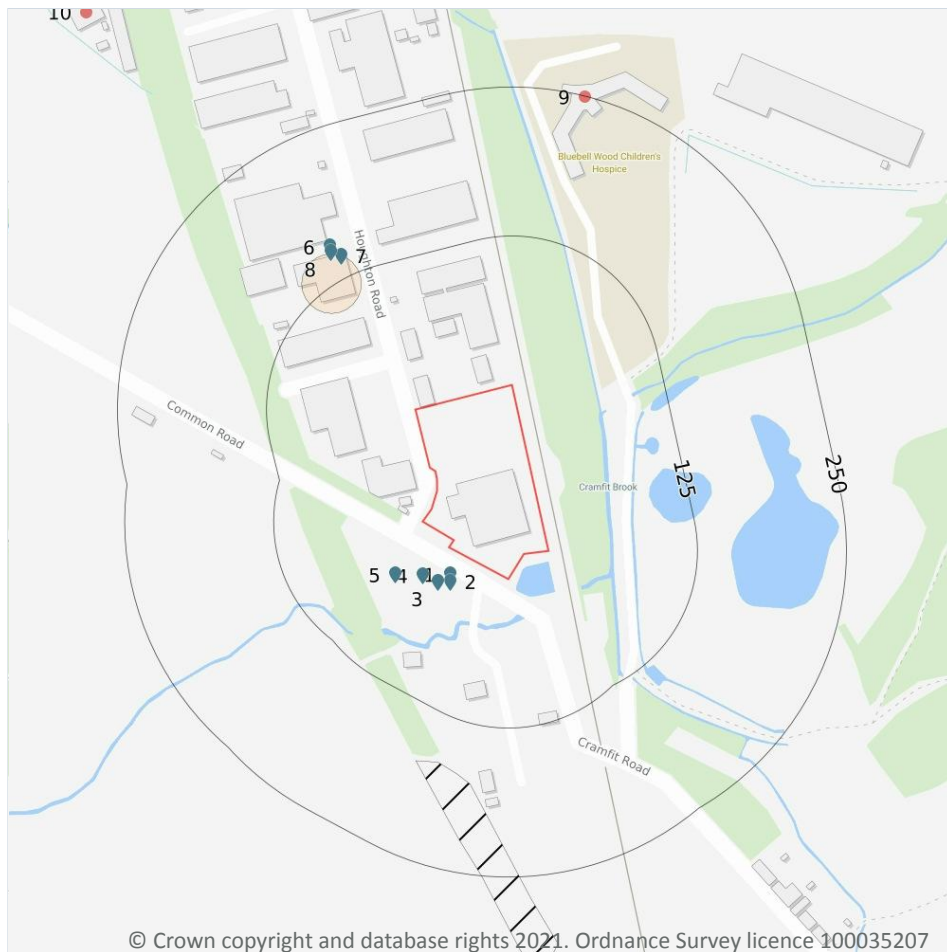
Please see **page 2** for further advice.

Distance	Direction	Use	Date
38 m	N	Electricity Substation	1993
38 m	N	Electricity Substation	1996
38 m	N	Electricity Substation	1996
38 m	N	Electricity Substation	1996
38 m	N	Electricity Substation	1999
241 m	N	Electricity Substation	1996

This data is sourced from Ordnance Survey/Groundsure.



Contaminated land / Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Former Landfill (EA records)
- Waste site no longer in use
- Active or recent licensed waste sites
- Waste Exemptions

Waste site no longer in use

These are records of former waste storage, treatment or transfer sites that have been identified from high detailed historical maps or Local Authority planning records. Depending on the nature of the waste that was handled and stored at these facilities, there may be a risk of ground contamination.

Please see **page 2** for further advice.

Distance	Direction	Details		
102 m	NW	Type of Site: Recycling Facilities Site Address: MVS Recovery, Stainforth, Works, Houghton Road, North, Anston Trading Estate, North, SHEFFIELD, South Yorkshire, S25 4JJ	Further Details: Scheme comprises use of premises for depolluting end of the life vehicles. An application (ref: RB2007/0078) for detailed planning permission was granted by Rotherham B.C. Planning decision obtained Data Source: Historic Planning Application Data Type: Point	Details: RB2007/0078 Date: -

This data is sourced from Ordnance Survey/Groundsure/Local Authorities.

Waste Exemptions

A waste exemption permit is given to a premises when there is a waste operation at the site that is exempt from needing an environmental permit. Each exemption has specific limits and conditions that the holder must operate within.

ID	Distance	Direction	Details		
9	249 m	N	Site Address: CRAMFIT ROAD, NORTH ANSTON, SHEFFIELD, S25 4AJ Permission ref: WEX215704	Holder: Bluebell Wood Children's Hospice Agricultural/Non-agricultural: Not on a farm	Permission category: Treating waste exemption Permission description: Sorting and de-naturing of controlled drugs for disposal

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

Former landfill (from Environment Agency Records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Please see **page 2** for further advice.

Distance	Direction	Details		
165 m	S	Site Address: Railway Cutting, Railway Cutting, Cramfit Road, North Anston, Worksop, Nottinghamshire Waste Licence: - Site Reference: 4400/0207 Waste Type: Commercial, Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: - Licence Surrendered: - Licence Holder Address: -	First Input: 31/12/1964 Last Input: 31/12/1974 Control Measures: -

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

Active or recent licensed waste sites

These are records of waste sites that are operated under licence. Waste operations require an environmental permit (from Environment Agency or Natural Resources Wales) if the business uses, recycles, treats, stores or disposes of waste or mining waste. The permit can be for activities at one site or for a mobile plant used at many sites. Depending on the nature of waste being accepted by these facilities, there could be risk of ground contamination. Some waste sites can also cause nuisance problems due to noise, dust and odour.

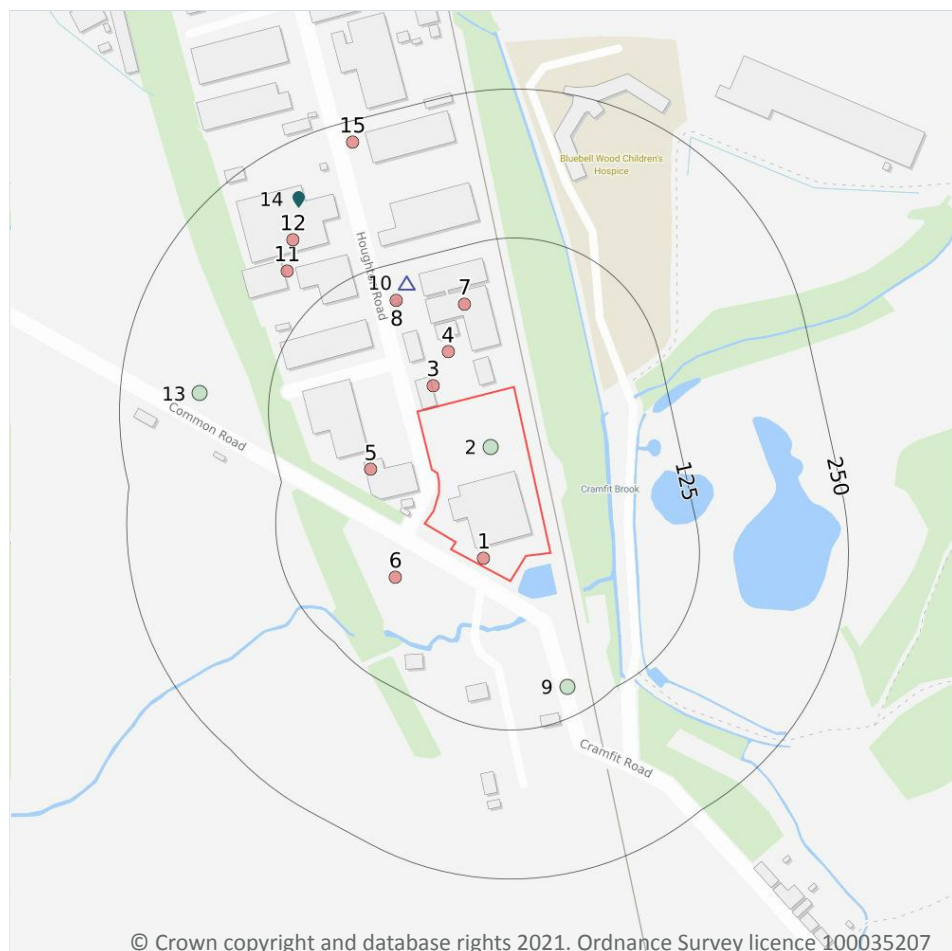
Please see **page 2** for further advice.

ID	Distance	Direction	Address	Type	Size	Status
1	20 m	SW	Magilla Dumpit Site, Common Road, North Anston, Rotherham	Household, Commercial & Industrial Waste T Stn	Medium	Transferred
2	20 m	SW	Magilla Dumpit Site, Common Road, North Anston, Rotherham, South Yorkshire, S25 4AH	Household, Commercial & Industrial Waste T Stn	Medium	Transferred
3	21 m	SW	Magilla Dumpit Site, Common Road, North Anston, Rotherham	Household, Commercial & Industrial Waste T Stn	Medium	Transferred
4	33 m	SW	Magilla Dumpit Site, Common Road, North Anston, Rotherham, South Yorkshire, S25 4AH	Household, Commercial & Industrial Waste T Stn	Medium	Transferred
5	51 m	SW	Magilla H W R C, Common Road, North Anston, Rotherham, South Yorkshire, S25 4AH	Household, Commercial & Industrial Waste T Stn	Medium	Modified
6	154 m	NW	Houghton Road, North Anston Trading Est, North Anston Sheffield, South Yorkshire, S25 4JJ	ELV Facility	Small	Issued
7	154 m	NW	M V S Recovery, Houghton Road, North Anston Trading Est, Sheffield, South Yorkshire, S25 4JJ	ELV Facility	Small	Revoked
8	154 m	NW	Houghton Road, North Anston Trading Esta, Norhanston Sheffield, South Yorkshire, S25 4JJ	-	Small	Issued

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



Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- ◆ Local Authority licensed pollutant release
- Pollution incidents

Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see **page 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	Sewage Pumping Station - South Yorkshire, S25	Waste Storage, Processing and Disposal	Infrastructure and Facilities
3	18 m	N	Business Centre - South Yorkshire, S25	Business Parks and Industrial Estates	Industrial Features
4	42 m	N	Electricity Sub Station - South Yorkshire, S25	Electrical Features	Infrastructure and Facilities

ID	Distance	Direction	Company / Address	Activity	Category
5	50 m	W	Lemark Office Equipment - Unit 3, Universal Crescent, North Anston, Sheffield, South Yorkshire, S25 4NZ	Office and Shop Equipment	Industrial Products
6	51 m	SW	Magilla Recycling Centre - South Yorkshire, S25	Recycling Centres	Infrastructure and Facilities
7	78 m	N	Evenort Ltd - Houghton Road, North Anston, Sheffield, South Yorkshire, S25 4JJ	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
8	95 m	N	Electricity Sub Station - South Yorkshire, S25	Electrical Features	Infrastructure and Facilities
11	161 m	NW	Travelling Crane - South Yorkshire, S25	Travelling Cranes and Gantries	Industrial Features
12	178 m	NW	Travelling Crane - South Yorkshire, S25	Travelling Cranes and Gantries	Industrial Features
15	233 m	N	Electricity Sub Station - South Yorkshire, S25	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

Current or recent petrol stations

Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

Please see **page 2** for further advice.

ID	Distance	Direction	Company	Address	Status
10	107 m	N	UNBRANDED	Houghton Road, North Anston Trading Estate, Sheffield, South Yorkshire, S25 4JJ	Obsolete

This data is sourced from Experian Catalist.

Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

Please see **page 2** for further advice.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
14	205 m	NW	MAS Special Engineering Ltd, Houghton Road, North Anston, Rotherham, S25 4JJ	Rotherham Metropolitan Borough Council	Waste Oil Burner 0.4 MW	Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authorities.

Pollution incidents

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

Please see **page 2** for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
2	0	on site	20/12/2002	Category 4 (No Impact)	Category 3 (Minor)	Unidentified Oil
9	101 m	SE	17/06/2003	Category 4 (No Impact)	Category 4 (No Impact)	Crude Sewage
13	183 m	W	14/09/2001	Category 3 (Minor)	Category 4 (No Impact)	Metal Wastes

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

Superficial hydrogeology



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Unknown - These are rock layers where it has not been possible to classify the water storage potential.

Distance	Direction	Designation
115 m	S	Secondary Undifferentiated

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

Bedrock hydrogeology



- Site Outline
- Search buffers in metres (m)
- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

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Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Distance	Direction	Designation
0	on site	Secondary A

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
PENNINE UPPER COAL MEASURES FORMATION	PUCM-MDSS	MUDSTONE, SILTSTONE AND SANDSTONE

This data is sourced from British Geological Survey.

Hydrology



- Site Outline
- Search buffers in metres (m)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer
- Type of watercourse:
- At ground level - - - Elevated
- - - Underground — Unspecified

Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
22 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
33 m	SE	Name: Cramfit Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

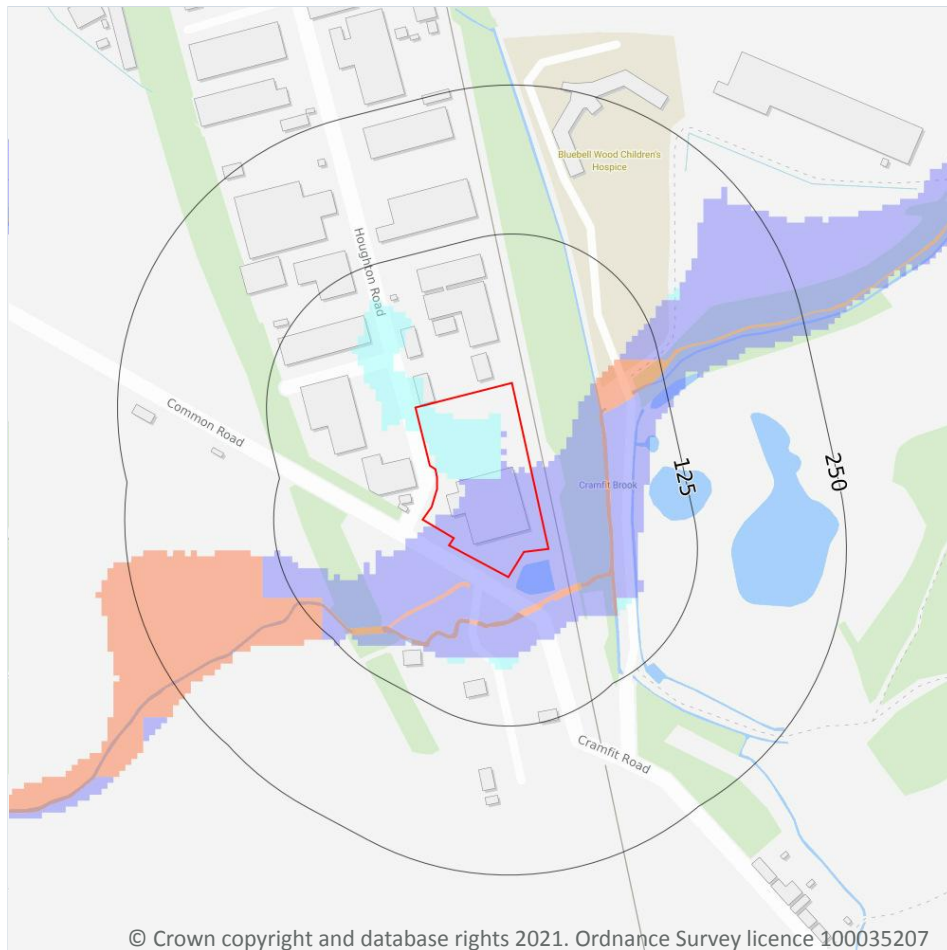
Distance	Direction	Details
33 m	S	Name: Cramfit Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
39 m	SE	Name: Cramfit Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
41 m	SE	Name: Cramfit Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
53 m	E	Name: Cramfit Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
57 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
57 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
68 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
68 m	E	Name: Cramfit Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
72 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
73 m	E	Name: Cramfit Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)

Distance	Direction	Details
73 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
74 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
77 m	E	Name: Cramfit Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
87 m	SW	Name: Cramfit Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
90 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
90 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
98 m	E	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
132 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
134 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
146 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

Distance	Direction	Details
229 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
229 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
230 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

Flooding / Risk of flooding from rivers and the sea



- Site Outline
- Search buffers in metres (m)
- Environment Agency river and coastal flooding:
 - High
 - Medium
 - Low
 - Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Proposed Flood Defence Scheme
- Flood Defences

Risk of flooding from rivers and the sea

The property has a Medium chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS) data. This could cause problems with insuring the property against flood risk.

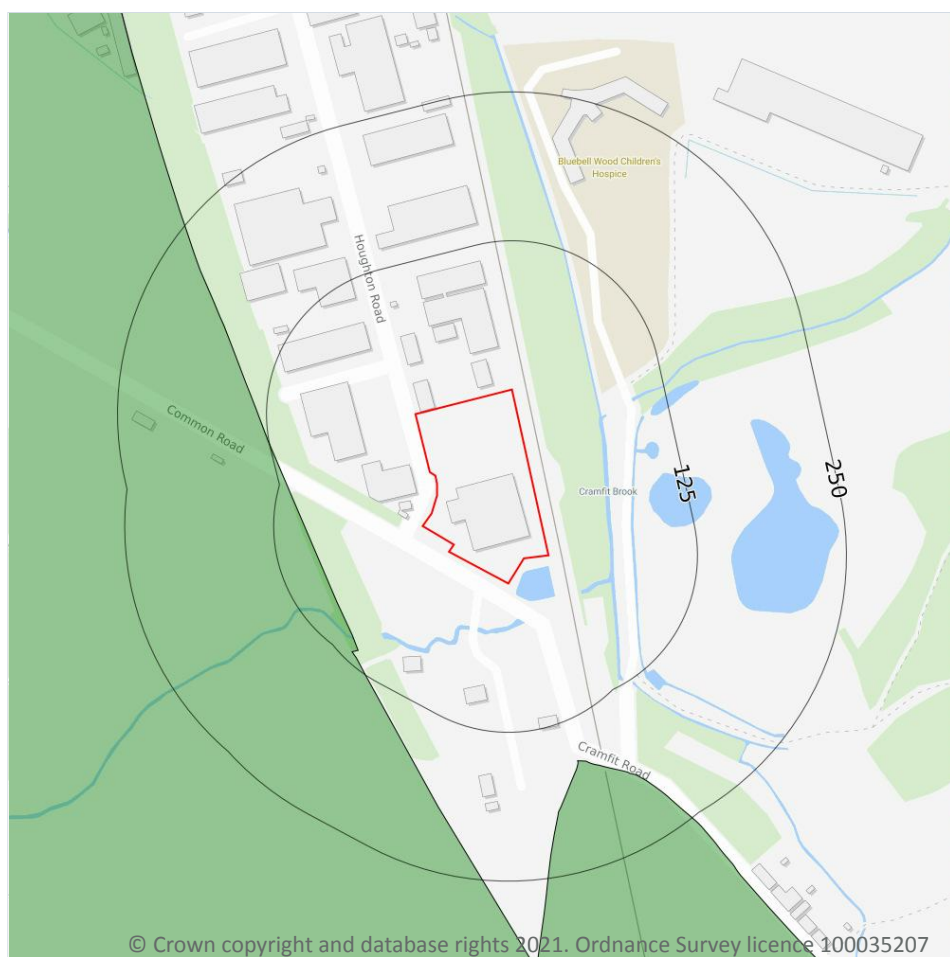
RoFRaS assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The RoFRaS model uses local water level and flood defence data to model flood risk. See below for explanation of the RoFRaS levels of flood risk.

Please see **page 2** for further advice.

Environment Agency RoFRaS risk ratings

Very Low	Low	Medium	High
The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.	The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.	The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.	The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

Planning constraints



- Site Outline**
- Search buffers in metres (m)**
- Listed buildings
 - Certificates of immunity from listing
 - Conservation areas
 - National Parks
 - Areas of Outstanding Natural Beauty
 - Registered parks and gardens
 - Scheduled Monuments
 - World Heritage Sites
 - Internationally important wetland sites (Ramsar Sites)
 - Sites of Special Scientific Interest
 - Designated Ancient Woodland
 - Green Belt
 - Local Nature Reserves
 - Special Areas of Conservation
 - National Nature Reserves
 - Special Protection Areas (for birds)

Green Belt

Green Belts are intended to prevent inappropriate development by keeping certain areas of land open. The fundamental purpose of Green Belt is to prevent continued growth and merging of urban areas, hence the majority of Green Belt land being located on the fringe of large towns and cities, extending into the countryside. Whilst development can happen in the Green Belt, it should be subject to greater controls on the type and size of the development. However, the presence of a Green Belt designation is not in itself a complete barrier to development and the Local Plan should be consulted if a purchaser is concerned about any potential

development in these areas.

Distance	Direction	Green Belt Name	Data Source
91 m	SW	South and West Yorkshire	Rotherham

This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2021). For more information please see

<https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land>

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified	Dangerous industrial substances (D.S.I. List 2)	Not identified
Former tanks	Identified	Pollution incidents	Identified
Former energy features	Identified	Superficial hydrogeology	
Former petrol stations	Not identified	Aquifers within superficial geology	Identified
Former garages	Not identified	Superficial geology	Not identified
Former military land	Not identified	Bedrock hydrogeology	
Former landfill (from Local Authority and historical mapping records)	Not identified	Aquifers within bedrock geology	Identified
Waste site no longer in use	Identified	Groundwater abstraction licences	Not identified
Waste Exemptions	Identified	Bedrock geology	Identified
Active or recent landfill	Not identified	Source Protection Zones and drinking water abstractions	
Former landfill (from Environment Agency Records)	Identified	Source Protection Zones	Not identified
Active or recent licensed waste sites	Identified	Source Protection Zones in confined aquifer	Not identified
Recent industrial land uses	Identified	Drinking water abstraction licences	Not identified
Current or recent petrol stations	Identified	Hydrology	
Sites designated as Contaminated Land	Not identified	Water courses from Ordnance Survey	Identified
Historical licensed industrial activities	Not identified	Surface water abstractions	Not identified
Current or recent licensed industrial activities	Not identified	Flooding	
Local Authority licensed pollutant release	Identified	Risk of flooding from rivers and the sea	Identified
Pollutant release to surface waters	Not identified	Historical flood areas	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified		

Planning constraints

Sites of Special Scientific Interest	Not identified
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Internationally important wetland sites (Ramsar Sites)	Not identified
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Special Areas of Conservation	Not identified
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Special Protection Areas (for birds)	Not identified
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National Nature Reserves	Not identified
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Local Nature Reserves	Not identified
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Designated Ancient Woodland	Not identified
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Green Belt	Identified
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World Heritage Sites	Not identified
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Areas of Outstanding Natural Beauty	Not identified
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National Parks	Not identified
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Conservation Areas	Not identified
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Listed Buildings	Not identified
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Certificates of Immunity from Listing	Not identified
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Scheduled Monuments	Not identified
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Registered Parks and Gardens	Not identified
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Contaminated Land Assessment Methodology and Limitations

Our risk assessment methodology and limitations can be found at [Risk Assessment methodology and Limitations - Groundsure](#)

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiantal Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiantal Risk Analytics.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by Environment Agency. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.



Conveyancing Information Executive and our terms & conditions

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

Complaints should be sent to:

Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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