Siteview

Sample Site, Sample Street, Anytown, UK

Reference:
Sample_Siteview

Grid reference:
123456 123456

Your reference:
Sample

Date:
10 March 2025

Consultant's guidance and recommendations inside.

Written by:

J McColl MSc
j.mccoll@groundsure.com

Professional opinion

Key results

Action required

Contaminated land

Page 3

Groundsure has identified risks of significant concern relating to contaminated land liabilities under Part 2A of the EPA 1990.

Summary and data →

Negligible

Flooding

Page 27

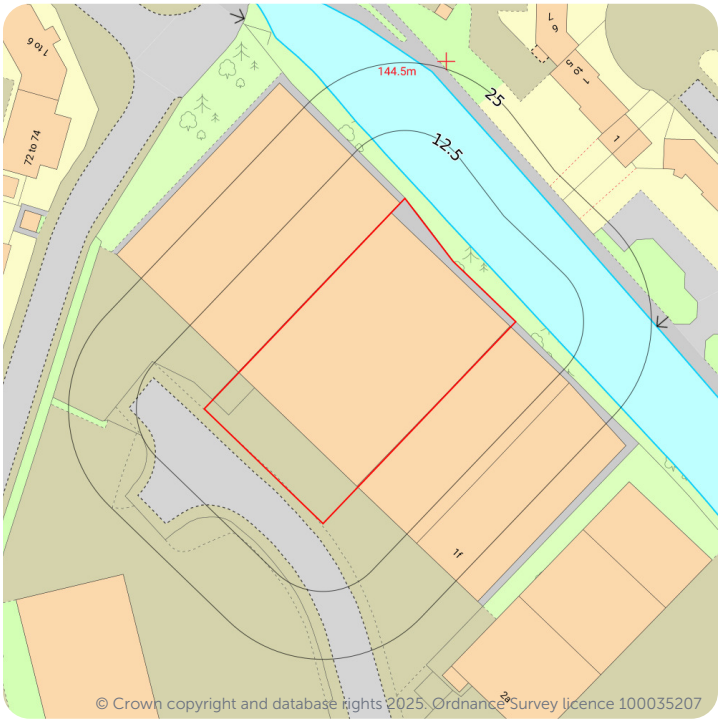
No flood risks of significant concern have been identified at the site.

Summary and data →

Other results

Ground stability Page 28	Identified	Summary →
Radon Page 31	Passed	Summary →
Planning constraints Page 32	Not identified	Summary →
Energy Page 33	Identified	Summary →
Transportation Page 34	Identified	Summary →

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



Recent aerial photograph

Capture Date: 30/04/2022

Site Area: 0.16ha

Siteview

Contaminated land

Action required

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Section links

Consultant's assessment →
Past land use →
Waste and landfill →
Current/recent land use →
Hydrogeology →
Hydrology →

Past land use — Action required →

Current/recent land use — Acceptable risk with guidance →

Waste and landfill — Acceptable risk →

Next steps

Groundsure recommends you contact the Contaminated Land Officer in the Environmental Health Department of the relevant Local Authority to enquire about the previous land use of concern in the area, as specified in the Consultant's assessment. Request written confirmation on whether the land has been designated as 'Contaminated Land' under Part 2A of the Environmental Protection Act 1990, and whether the Local Authority plans to take any further action. If further action is being considered, ask for details on the priority level assigned to this site and the anticipated timescale for investigation. Our experts can review the information from the Local Authority and, if appropriate, revise the report free of charge.

If speed is a priority, insurance might be the best option. Insurance cover should be checked with your broker to ensure it provides adequate cover for the risks identified. If you are considering this option you can contact Groundsure for further details.

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

Contaminated land

Consultant's assessment

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Section links

Back to section summary →

Consultant's assessment →
Past land use →
Waste and landfill →
Current/recent land use →
Hydrogeology →
Hydrology →

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Current land use

Groundsure has assumed the property is to be used for commercial purposes.

Historical land use

On-site

The following land uses of significant concern have been identified:

- **1886 - 1955** - Steel works.

Additionally, past/current and recent land uses of moderate concern have been identified at the site.

Surrounding area

The following potentially contaminative land uses of significant concern have been identified in proximity to the study site:

- **1886 - 1955** - The steel work on-site extending off-site to the north, south and west.

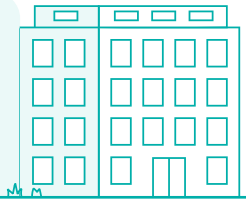
Additionally, past/current and recent land uses of moderate concern have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers, surface water features in proximity.

Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



Contaminated land data summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	13	14	134
Former tanks	2	1	19
Former energy features	0	6	24
Former petrol stations	0	0	0
Former garages	0	0	3
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	2
Waste site no longer in use	0	0	10
Active or recent licensed waste sites	0	0	0
Current and recent land use	**On-Site**	**0-50m**	**50-250m**
Recent industrial land uses	0	6	19
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
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	1
Pollution incidents	0	0	1

Contaminated land

Past land use

Action required

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

Section links

Back to section summary →

Consultant's assessment →
Past land use →
Waste and landfill →
Current/recent land use →
Hydrogeology →
Hydrology →

Site Outline

Search buffers in metres (m)

- Former industrial land uses
- Former tanks
- Former energy features
- Former garages

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

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

Distance	Direction	Use	Date
0	on site	Iron and Steel Works	1886
0	on site	Steel Works	1902
0	on site	Brick Works	1902

Distance	Direction	Use	Date
0	on site	Steel Works	1913
0	on site	Brick Works	1921
0	on site	Steel Works	1921
0	on site	Steel Works	1938
0	on site	Steel Works	1938
0	on site	Steel Works	1955
0	on site	Unspecified Works	1968
0	on site	Unspecified Works	1974
0	on site	Unspecified Depot	1983
0	on site	Unspecified Commercial/Industrial	1986
26 m	NE	Disused Colliery	1886
28 m	NE	Unspecified Ground Workings	1886
37 m	W	Kilns	1886
40 m	NE	Refuse Heap	1986
40 m	W	Unspecified Works	1974
40 m	W	Unspecified Commercial/Industrial	1983
42 m	W	Unspecified Works	1992
43 m	NE	Unspecified Pit	1902
43 m	NE	Unspecified Pit	1913
43 m	E	Unspecified Ground Workings	1955
48 m	W	Brick and Tile Works	1938
48 m	W	Brick and Tile Works	1938
50 m	W	Brick and Tile Works	1921
50 m	W	Brick and Tile Works	1921
61 m	N	Unspecified Ground Workings	1886
81 m	S	Unspecified Depots	1992
95 m	NE	Unspecified Heap	1955
98 m	W	Unspecified Pit	1913
98 m	W	Unspecified Ground Workings	1902
99 m	W	Unspecified Ground Workings	1938

Distance	Direction	Use	Date
100 m	W	Unspecified Ground Workings	1921
100 m	W	Unspecified Ground Workings	1921
100 m	E	Unspecified Works	1983
100 m	W	Unspecified Ground Workings	1938
101 m	W	Unspecified Pit	1921
101 m	W	Unspecified Ground Workings	1938
101 m	SW	Brick and Tile Works	1913
101 m	W	Unspecified Pit	1921
101 m	W	Unspecified Pit	1921
103 m	W	Ground Workings and Refuse Heap	1986
103 m	SE	Brick Works	1986
105 m	SE	Unspecified Works	1938
105 m	SW	Brick and Tile Works	1986
108 m	SW	Unspecified Heap	1955
108 m	W	Unspecified Heap	1921
109 m	S	Unspecified Heap	1886
110 m	W	Unspecified Ground Workings	1921
110 m	W	Unspecified Ground Workings	1921
112 m	SE	Unspecified Heap	1921
112 m	SE	Unspecified Heap	1921
114 m	S	Unspecified Heap	1986
114 m	SW	Unspecified Ground Workings	1886
116 m	SE	Unspecified Heap	1913
116 m	SE	Unspecified Heap	1902
117 m	NE	Unknown Filled Ground	1970
117 m	NE	Unspecified Ground Workings	1980
117 m	NE	Unspecified Ground Workings	1985
117 m	NE	Unspecified Ground Workings	1988
120 m	NW	Unspecified Depot	1980
127 m	NW	Unspecified Depot	1992

Siteview

Distance	Direction	Use	Date
146 m	SE	Boiler Works	1938
146 m	SE	Boiler Works	1921
146 m	SE	Unspecified Commercial/Industrial	1955
147 m	SE	Boiler Works	1921
148 m	SE	Boiler Works	1938
150 m	NW	Unspecified Pit	1955
153 m	NW	Unspecified Pit	1913
154 m	NW	Unspecified Pit	1921
154 m	NW	Unspecified Pit	1921
154 m	SE	Unspecified Works	1992
154 m	NW	Unspecified Pit	1938
154 m	NW	Unspecified Pit	1938
154 m	W	Old Coal Shafts	1902
158 m	SE	Unspecified Works	1968
158 m	W	Old Coal Shafts	1986
160 m	E	Boiler Works	1913
166 m	W	Old Coal Shafts	1902
167 m	E	Unspecified Commercial/Industrial	1955
171 m	W	Old Coal Shafts	1986
173 m	S	Unspecified Pit	1902
173 m	E	Unspecified Pit	1913
175 m	E	Unspecified Works	1992
176 m	S	Unspecified Ground Workings	1986
177 m	W	Unspecified Pit	1913
179 m	E	Engineering Works	1974
180 m	W	Unspecified Pit	1938
180 m	W	Unspecified Pit	1938
180 m	W	Unspecified Heap	1938
181 m	W	Unspecified Ground Workings	1921
181 m	W	Unspecified Ground Workings	1921

Distance	Direction	Use	Date
182 m	W	Unspecified Heap	1921
182 m	W	Unspecified Heap	1921
182 m	W	Unspecified Heap	1921
182 m	NW	Unspecified Pit	1886
183 m	NW	Unspecified Pit	1955
183 m	NW	Unspecified Pit	1921
184 m	W	Unspecified Ground Workings	1921
184 m	W	Brick and Tile Works	1921
186 m	S	Railway Sidings	1902
186 m	E	Unspecified Works	1968
186 m	E	Unspecified Works	1974
186 m	E	Unspecified Commercial/Industrial	1983
186 m	NW	Refuse Heap	1902
186 m	NW	Refuse Heap	1913
186 m	NW	Unspecified Pit	1938
186 m	NW	Unspecified Pit	1938
187 m	SW	Unspecified Ground Workings	1968
187 m	W	Unspecified Disused Shafts	1886
187 m	NW	Refuse Heap	1986
188 m	W	Brick and Tile Works	1902
189 m	W	Refuse Heap	1974
189 m	W	Unspecified Disused Shafts	1886
191 m	NW	Unspecified Pit	1921
191 m	NW	Unspecified Pit	1921
193 m	S	Railway Sidings	1986
194 m	W	Brick and Tile Works	1921
194 m	W	Brick and Tile Works	1921
196 m	S	Unspecified Ground Workings	1955
201 m	S	Unspecified Works	1955
202 m	E	Refuse Heap	1938

Distance	Direction	Use	Date
202 m	E	Refuse Heap	1938
205 m	E	Refuse Heap	1921
205 m	E	Refuse Heap	1921
207 m	E	Shale Tip	1986
209 m	E	Refuse Heap	1913
210 m	NW	Railway Sidings	1886
211 m	E	Unspecified Heap	1886
214 m	E	Gas Works	1886
214 m	SE	Brick Works	1886
215 m	E	Unspecified Works	1968
218 m	E	Unspecified Commercial/Industrial	1986
218 m	E	Unspecified Depot	1983
218 m	E	Unspecified Depot	1992
220 m	E	Unspecified Commercial/Industrial	1974
222 m	W	Unspecified Ground Workings	1886
222 m	E	Gas Works	1902
222 m	E	Unspecified Commercial/Industrial	1913
223 m	E	Unspecified Tanks	1955
224 m	NW	Bricks Works	1886
227 m	E	Unspecified Tanks	1968
227 m	E	Unspecified Tanks	1974
227 m	E	Unspecified Tanks	1983
227 m	E	Unspecified Tanks	1992
230 m	E	Boiler Works	1902
237 m	W	Unspecified Pit	1968
239 m	W	Unspecified Pits	1902
242 m	SW	Unspecified Ground Workings	1968
242 m	SW	Unspecified Ground Workings	1974
243 m	E	Unspecified Tank	1938
243 m	E	Refuse Heap	1986

Distance	Direction	Use	Date
244 m	E	Unspecified Tank	1938
244 m	W	Unspecified Ground Workings	1886
246 m	W	Unspecified Depot	1970
246 m	W	Unspecified Depot	1985
246 m	W	Unspecified Depot	1988
248 m	E	Gasometers	1886
249 m	E	Unspecified Tanks	1921
250 m	E	Unspecified Tanks	1921

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

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

Distance	Direction	Use	Date
0	on site	Tanks	1885
0	on site	Tanks	1885
46 m	W	Unspecified Tank	1938
130 m	N	Unspecified Tank	1916
179 m	SE	Tanks	1997
182 m	SE	Tanks	1980
182 m	SE	Tanks	1989
216 m	E	Gas Works	1885
218 m	SE	Tanks	1904
218 m	E	Gasholder Station	1971
219 m	SE	Tanks	1916
220 m	E	Gas Holder Station	1980
220 m	E	Gas Holder Station	1989
221 m	E	Gas Works	1904
231 m	E	Unspecified Tank	1997
232 m	E	Unspecified Tank	1957

Distance	Direction	Use	Date
233 m	E	Unspecified Tank	1957
233 m	E	Gasholder	1971
233 m	E	Gas Holders	1980
233 m	E	Gas Holders	1989
233 m	E	Tanks	1938
248 m	E	Gasometers	1885

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

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

Distance	Direction	Use	Date
21 m	W	Gas Governor	1980
21 m	W	Gas Governor	1989
27 m	W	Gas Governor	1997
32 m	S	Electricity Substation	1997
38 m	S	Electricity Substation	1980
38 m	S	Electricity Substation	1989
142 m	NW	Electricity Substation	1973
166 m	N	Electricity Substation	1992
167 m	N	Electricity Substation	1982
167 m	N	Electricity Substation	1988
167 m	N	Electricity Substation	1988
177 m	SW	Electricity Substation	1980
177 m	SW	Electricity Substation	1989
180 m	SW	Electricity Substation	1997
180 m	SW	Electricity Substation	1971
189 m	S	Electricity Substation	1997
190 m	S	Electricity Substation	1980
190 m	S	Electricity Substation	1989

Distance	Direction	Use	Date
191 m	S	Electricity Substation	1971
191 m	NW	Electricity Substation	1989
191 m	NW	Electricity Substation	1990
216 m	E	Gas Works	1885
218 m	E	Gasholder Station	1971
220 m	E	Gas Holder Station	1980
220 m	E	Gas Holder Station	1989
221 m	E	Gas Works	1904
233 m	E	Gasholder	1971
233 m	E	Gas Holders	1980
233 m	E	Gas Holders	1989
248 m	E	Gasometers	1885

This data is sourced from Ordnance Survey/Groundsure.

Former garages

These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Distance	Direction	Use	Date
130 m	NE	Garage	1982
130 m	NE	Garage	1988
158 m	NE	Garage	1973

This data is sourced from Ordnance Survey/Groundsure.

Contaminated land

Waste and landfill

Acceptable risk

The data summarised in this section relates to closed and active landfill sites in the area as well as any waste treatment or storage facilities. These land uses can cause significant ground contamination.

Section links

Back to section summary →

Consultant's assessment → | Current/recent land use →
Past land use → | Hydrogeology →
Waste and landfill → | Hydrology →

Site Outline

Search buffers in metres (m)

Former Landfill (EA records)

Landfill sites (Groundsure records)

Waste site no longer in use

Former landfill (from Local Authority and historical mapping 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.

Distance	Direction	Site Address	Source	Data Type
179 m	W	Refuse Tip	1964 mapping	Polygon
179 m	W	Refuse Tip	1964 mapping	Polygon

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

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.

Distance	Direction	Details
110 m	NE	**Type of Site:** Scrap Yard **Site Address:** N/A **Data Source:** Historic Mapping **Data Type:** Polygon **Details:** N/A **Date:** 1992 **Further Details:** N/A
167 m	N	**Type of Site:** Scrap Yard **Site Address:** N/A **Data Source:** Historic Mapping **Data Type:** Polygon **Details:** N/A **Date:** 1965 **Further Details:** N/A
178 m	N	**Type of Site:** Scrap Yard **Site Address:** N/A **Data Source:** Historic Mapping **Data Type:** Polygon **Details:** N/A **Date:** 1964 **Further Details:** N/A
203 m	N	**Type of Site:** Scrap Yard **Site Address:** N/A **Data Source:** Historic Mapping **Data Type:** Polygon **Details:** N/A **Date:** 1982 **Further Details:** N/A
203 m	N	**Type of Site:** Scrap Yard **Site Address:** N/A **Data Source:** Historic Mapping **Data Type:** Polygon **Details:** N/A **Date:** 1988 **Further Details:** N/A

Distance	Direction	Details
203 m	N	**Type of Site:** Scrap Yard **Site Address:** N/A **Data Source:** Historic Mapping **Data Type:** Polygon **Details:** N/A **Date:** 1988 **Further Details:** N/A
203 m	N	**Type of Site:** Scrap Yard **Site Address:** N/A **Data Source:** Historic Mapping **Data Type:** Polygon **Details:** N/A **Date:** 1973 **Further Details:** N/A
248 m	N	**Type of Site:** Scrap Yard **Site Address:** N/A **Data Source:** Historic Mapping **Data Type:** Polygon **Details:** N/A **Date:** 1982 **Further Details:** N/A
248 m	N	**Type of Site:** Scrap Yard **Site Address:** N/A **Data Source:** Historic Mapping **Data Type:** Polygon **Details:** N/A **Date:** 1988 **Further Details:** N/A
248 m	N	**Type of Site:** Scrap Yard **Site Address:** N/A **Data Source:** Historic Mapping **Data Type:** Polygon **Details:** N/A **Date:** 1988 **Further Details:** N/A

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

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.

Distance	Direction	Details		
149 m	W	**Site Address:** Accles And Pollock Playing Fields, Brades Rise, Tividale, Warley, West Midlands **Waste Licence:** - **Site Reference:** - **Waste Type:** Industrial **Environmental Permitting Regulations (Waste) Reference:** -	**Licence Issue:** - **Licence Surrendered:** - **Licence Holder Address:** -	**First Input:** - **Last Input:** - **Control Measures:** Gas control

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

Contaminated land

Current and recent land use

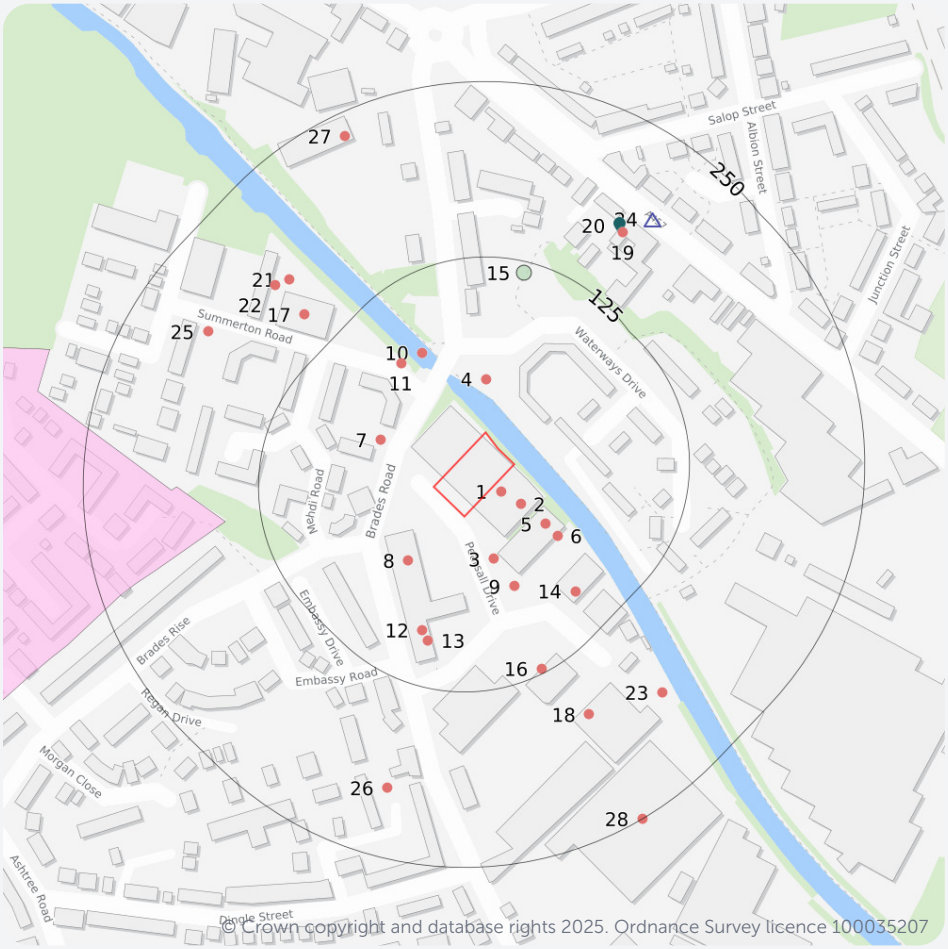
Acceptable risk with guidance

The data summarised in this section relates to current and recent commercial and industrial land uses and operations that could have the potential to cause ground contamination risks.

Section links

Back to section summary →

Consultant's assessment → | Current/recent land use →
Past land use → | Hydrogeology →
Waste and landfill → | Hydrology →



Recent industrial land uses

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

ID	Distance	Direction	Company / Address	Activity	Category
1	7 m	SE	Pegrex - Unit 1e, Pearsall Drive, Oldbury, West Midlands, B69 2RA	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
2	23 m	SE	W S T Commercial - Pearsall Drive, Oldbury, West Midlands, B69 2RA	Vehicle Repair, Testing and Servicing	Repair and Servicing

ID	Distance	Direction	Company / Address	Activity	Category
3	37 m	S	Electricity Sub Station - West Midlands, B69	Electrical Features	Infrastructure and Facilities
4	38 m	N	Electricity Sub Station - West Midlands, B69	Electrical Features	Infrastructure and Facilities
5	46 m	SE	Junction 2 Van Sales Ltd - Unit 2c, Pearsall Drive, Oldbury, West Midlands, B69 2RA	New Vehicles	Motoring
6	46 m	SE	junction2vansales.uk - Unit 2c, Pearsall Drive, Oldbury, West Midlands, B69 2RA	Secondhand Vehicles	Motoring
7	50 m	W	Electricity Sub Station - West Midlands, B69	Electrical Features	Infrastructure and Facilities
8	51 m	SW	Tyres on the Drive - Unit 2, Pearsall Drive, Oldbury, West Midlands, B69 2RA	Vehicle Parts and Accessories	Motoring
9	61 m	S	Industrial Estate - West Midlands, B69	Business Parks and Industrial Estates	Industrial Features
10	73 m	NW	Gantry - West Midlands, B69	Travelling Cranes and Gantries	Industrial Features
11	78 m	NW	Mast - West Midlands, B69	Telecommunications Features	Infrastructure and Facilities
12	87 m	S	Fleetline Tyre Services - Unit 1, Pearsall Drive, Oldbury, West Midlands, B69 2RA	Vehicle Parts and Accessories	Motoring
13	87 m	S	Fire Protection Recycling - Unit 1, Pearsall Drive, Oldbury, West Midlands, B69 2RA	Recycling, Reclamation and Disposal	Recycling Services
14	94 m	SE	Shocars - Unit 2f, Pearsall Drive, Oldbury, West Midlands, B69 2RA	New Vehicles	Motoring
16	122 m	S	Halfords Autocentre - Pearsall Drive, Oldbury, West Midlands, B69 2RA	Vehicle Repair, Testing and Servicing	Repair and Servicing
17	151 m	NW	Apex Machining Services - Summerton Road, Oldbury, West Midlands, B69 2EL	Precision Engineers	Engineering Services
18	167 m	SE	Taylor Special Steels Ltd - Taylor Stainless Steels, Pearsall Drive, Oldbury, West Midlands, B69 2RA	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
19	173 m	NE	Shell Sandwell Service Station - 200, Dudley Road East, Tividale, Oldbury, West Midlands, B69 3DS	Petrol and Fuel Stations	Road and Rail
21	177 m	NW	UK Labels - Euro Business Park, Summerton Road, Oldbury, West Midlands, B69 2EL	Office and Shop Equipment	Industrial Products
22	178 m	NW	Euro Business Park - West Midlands, B69	Business Parks and Industrial Estates	Industrial Features

ID	Distance	Direction	Company / Address	Activity	Category
23	189 m	SE	Tank - West Midlands, B69	Tanks (Generic)	Industrial Features
25	196 m	NW	Electricity Sub Station - West Midlands, B69	Electrical Features	Infrastructure and Facilities
26	201 m	S	Electricity Sub Station - West Midlands, B69	Electrical Features	Infrastructure and Facilities
27	233 m	N	Enterprise Rent-A-Car - 84-90, Brades Road, Oldbury, West Midlands, B69 2EP	Vehicle Hire and Rental	Hire Services
28	250 m	SE	Sytner Accident Repair Centre - Brades Road, Oldbury, West Midlands, B69 2HN	Vehicle Repair, Testing and Servicing	Repair and Servicing

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.

ID	Distance	Direction	Company	Address	Status
24	193 m	NE	SHELL	200, Dudley Road East, Oldbury, West Midlands, B69 3DS	Open

This data is sourced from Experian Catalist.

Sites designated as Contaminated Land

If land has been designated as "Contaminated" (as defined under Part 2A of the Environmental Protection Act 1990) it means that the contamination caused significant harm or there was a significant risk of the contamination causing significant harm. However, it is possible that the land has been remediated to make the ground safe again.

Distance	Direction	Description	Location	Category	Year Identified	Date of Update
151 m	W	Currently undergoing voluntary remediation through the planning system. Remediation has yet to be finalised.	Brades Rise, Tividale, West Midlands	Contaminated Land	2001	15/02/2022

This data is sourced from Local Authorities.

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.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
20	173 m	NE	SRF (786) Services Ltd t/a Sandwell Service Station, 200 Dudley Road East, Oldbury, West Midlands, B69 3DS	Sandwell Metropolitan Borough Council	Unloading of Petrol into Storage at Service Stations	Part B	**Enforcement:** No Enforcements Notified **Date of Enforcement:** No Enforcements Notified **Comment:** No Enforcements 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.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
15	117 m	N	22/04/2002	Category 3 (Minor)	Category 4 (No Impact)	Commercial Waste

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

Contaminated land

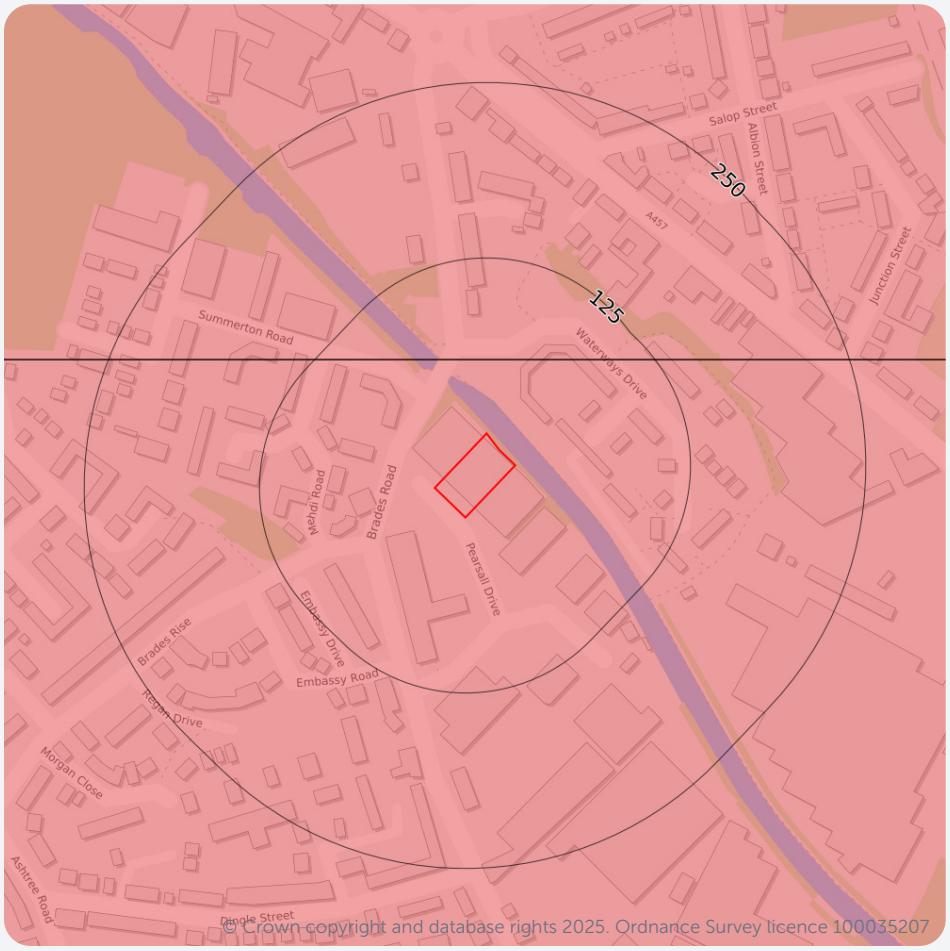
Bedrock hydrogeology

The data summarised in this section relates to underground water resources (aquifers) within bedrock geology that may be sensitive to any ground contamination.

Section links

Back to section summary →

Consultant's assessment →
Past land use →
Waste and landfill →
Current/recent land use →
Hydrogeology →
Hydrology →



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

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

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

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

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

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

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

Distance	Direction	Designation
0	on site	Secondary A
53 m	N	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
ETRURIA FORMATION	ETM-MDSC	MUDSTONE, SANDSTONE AND CONGLOMERATE

This data is sourced from British Geological Survey.

Contaminated land

Hydrology

The data summarised in this section relates to surface water resources such as rivers, lakes and ponds that may be sensitive to any ground contamination.

Section links

Back to section summary →

Consultant's assessment →
Past land use →
Waste and landfill →
Current/recent land use →
Hydrogeology →
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
11 m	NE	**Name:** Birmingham Canal **Type of water feature:** Canal. A manmade watercourse for inland navigation. **Ground level:** On ground surface **Permanence:** Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

Surface water abstractions

These are records of licences for water abstractions from the surface water features in the area. Abstractions of surface water can be for uses such as an industrial process that requires large amounts of water, irrigation and in some cases for drinking water. For national security purposes, the locational accuracy of some abstraction licences may be degraded.

ID	Distance	Direction	Details	
1	158 m	S	**Licence No:** MD/028/0008/018 **Licence status:** Active **Use of water:** Supply To A Canal For Throughflow **Direct source:** Surface Water Midlands Region **Abstraction point:** BRADES FEEDER **Data type:** Point	**Annual volume (m^3):** - **Max daily volume (m^3):** - **Original start date:** 26/09/2022 **Expiry Date:** 31/03/2038 **Version start date:** 26/09/2022 **Version end date:** -

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

Flooding

Negligible

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

River and coastal flooding	Very Low	Past flood events	Not identified
Groundwater flooding	Negligible	Flood storage areas	Not identified
Surface water flooding	Negligible	Floodscore™ insurance rating	Very Low

National Planning Policy Framework (NPPF)

Will any NPPF Flood Risk Assessment be required if the site is redeveloped? See overview

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Next steps

Flooding

None required.

Ground stability

Identified

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

Section links

Non-natural →

Natural ground stability Negligible-Very low

Non-natural ground stability Identified →

Next steps

Ground stability

The property is indicated to lie within an area that could be affected by infilled land. You should consider the following:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

Non-coal mining areas

The property is assessed to be in a non-coal mining area.

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

Ground stability

Non-natural ground stability

Identified

The data in this section relates to ground instability hazards that are a result of the non-natural activities in the areas, such as mining or infilled land.

Section links

Back to section summary →

Non-natural →

Site Outline

Search buffers in metres (m)

Infilled Land

Mining hazards:

Highly likely

Likely

Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Non-coal mining areas

The property is located in an area that may be affected by surface or sub-surface mining of materials other than coal. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

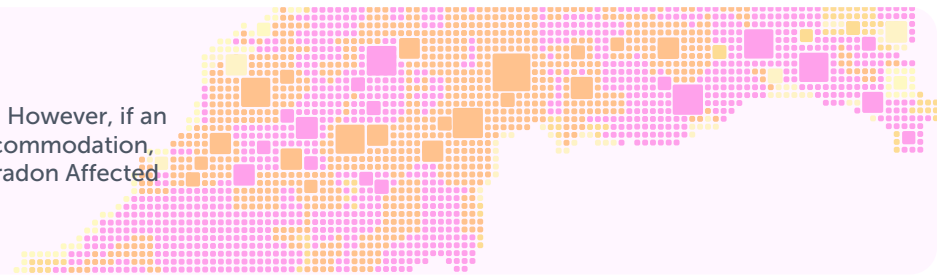
Distance	Direction	Use	Date
0	on site	Brick Works	1902
0	on site	Brick Works	1921
0	on site	Canal	1938
0	on site	Canal	1902
0	on site	Canal	1921
0	on site	Canal	1938
0	on site	Canal	1913
0	on site	Canal	1955
0	on site	Canal	1886
0	on site	Pond	1921
4 m	E	Canal	1968
5 m	N	Canal	1974
7 m	N	Canal	1992
9 m	N	Canal	1983

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

Radon

Passed

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



Next steps

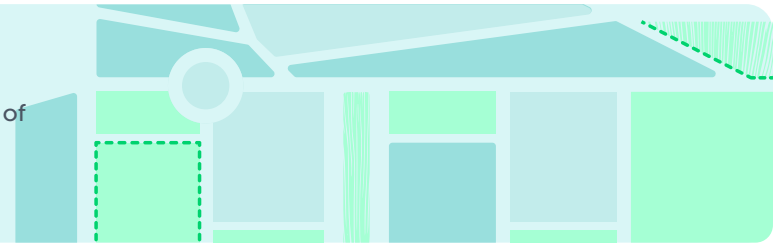
Radon

None required.

Planning constraints

Not identified

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



Next steps

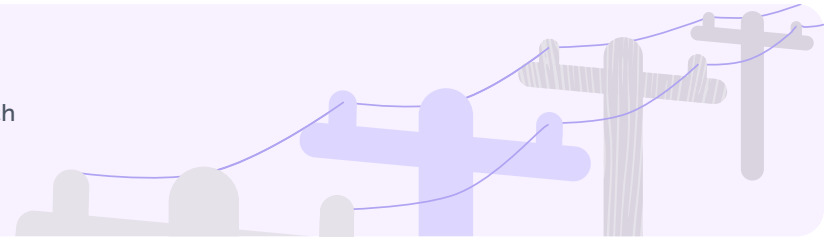
Planning constraints

None required.

Energy

Identified

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



Oil and gas

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

Oil and gas areas	Not identified
Oil and gas wells	Not identified

Wind and solar

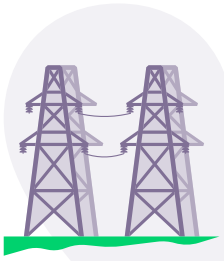
Our search of existing and planned renewable wind and solar infrastructure has identified results.

Planned multiple wind turbines	Identified
Planned single wind turbines	Identified
Existing wind turbines	Not identified
Proposed solar farms	Identified
Existing solar farms	Identified

Energy Infrastructure

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

Power stations	Identified
Energy infrastructure	Identified
Projects	Not identified



Next steps

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

Transportation

Identified

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

HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.
Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 route	Not identified
HS2 safeguarding	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise	Not assessed
HS2 visual impact	Not assessed

Crossrail

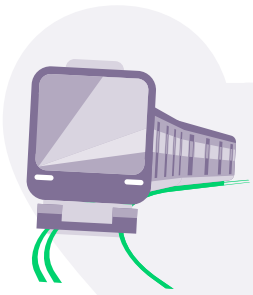
The property is not within 250 metres of the Crossrail 2 project.

Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 safeguarding	Not identified
Crossrail 2 headhouse	Not identified

Other railways

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

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



Next steps

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

Datasets searched

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

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Identified
Former energy features	Identified
Former petrol stations	Not identified
Former garages	Identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Identified
Waste site no longer in use	Identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Identified
Current or recent petrol stations	Identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified

Contaminated Land	
Pollution incidents	Identified

Superficial hydrogeology	
Aquifers within superficial geology	Not identified
Superficial geology	Not identified

Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified

Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified

Hydrology	
Water courses from Ordnance Survey	Identified
Surface water abstractions	Identified

Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified

Flooding	
Groundwater flooding	Not identified
Ambiental FloodScore™ insurance rating	Not identified
Flood map for planning	Not identified

Natural ground subsidence	
Natural ground subsidence	Not identified
Natural geological cavities	Not identified

Non-natural ground subsidence	
Coal mining	Identified
Non-coal mining areas	Identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Identified
Cheshire Brine	Not identified

Radon	
Radon	Not identified

Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified

Planning constraints	
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Siteview report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference.

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

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

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

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

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

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

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

Complaints should be sent to:
Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.
Email: info@groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk
We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation for full details.