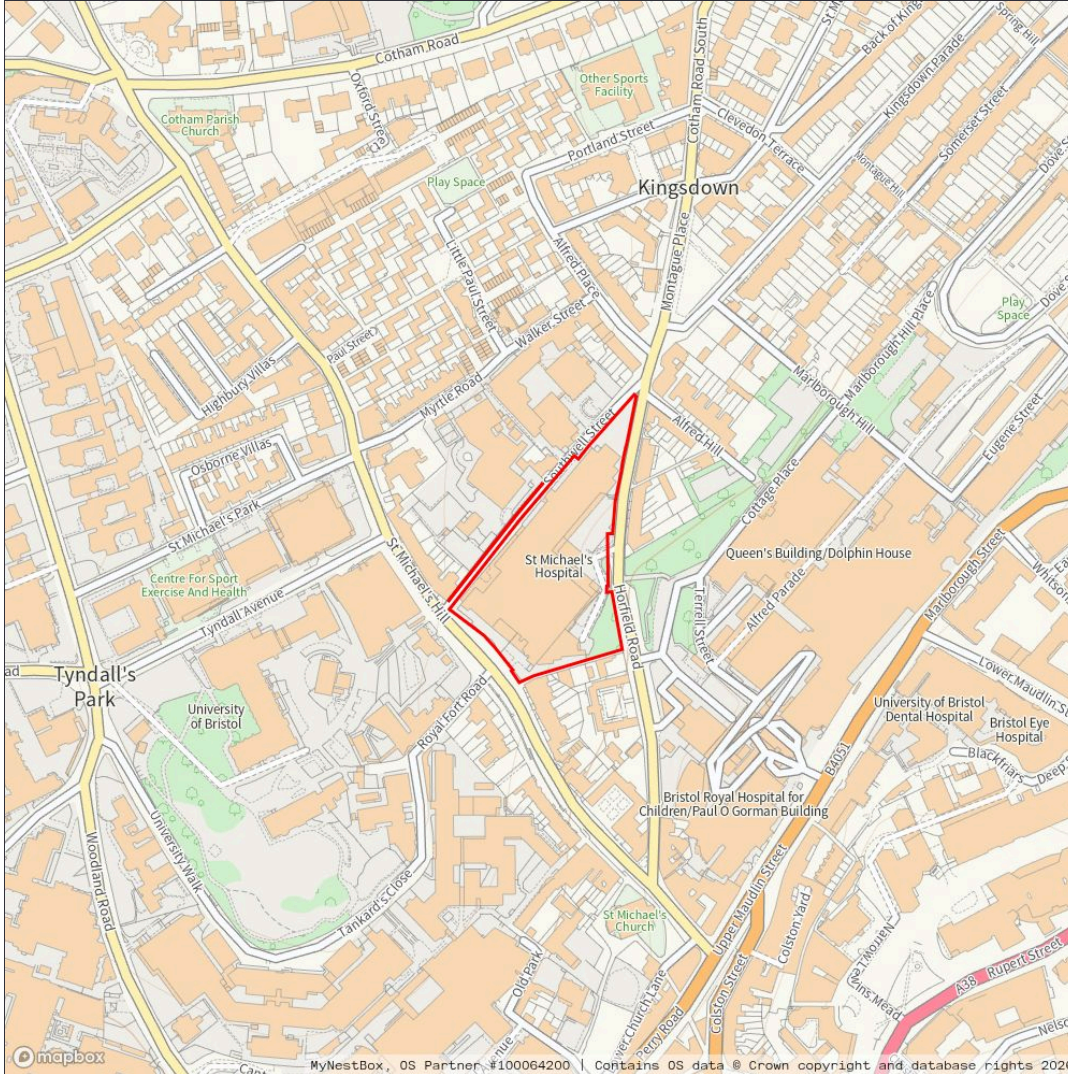


ADDRESS  
Saint Michael's Hospital, 20-19 Southwell St, Bristol BS2 8EG

COMMERCIAL+LITE  
CMRA+ENVIRO+CLIMATE

REFERENCE  
Sample - Commercial Lite Enviro, and Climate



## NO ACTION REQUIRED

**CONTAMINATED LAND**  
POTENTIAL ISSUES

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**FLOOD RISK**  
POTENTIAL ISSUES

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**PLANNING CONSTRAINTS**  
POTENTIAL ISSUES

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**RADON**  
POTENTIAL ISSUES

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**TRANSPORTATION**  
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**ENERGY AND INFRASTRUCTURE**  
POTENTIAL ISSUES

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**GROUND STABILITY**  
POTENTIAL ISSUES

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**MINING HAZARD AREAS**  
POTENTIAL ISSUES

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**ENVIRONMENTAL SENSITIVITY**  
POTENTIAL ISSUES

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**CLIMATE CHANGE**  
POTENTIAL ISSUES

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# Summary

## Commercial+Lite+CMRA+Enviro+Climate

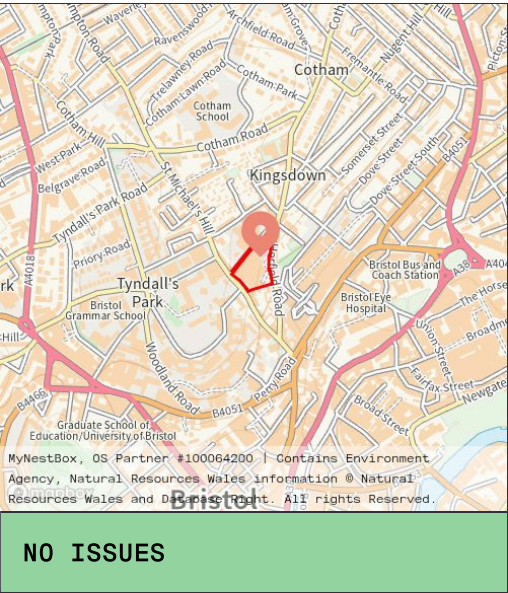
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>CONTAMINATED LAND<br/>POTENTIAL ISSUES</div><div><ul style="list-style-type: none"><li>● ACTIVE LANDFILL</li><li>● FORMER LANDFILL</li><li>● ACTIVE PETROL OR FUEL STATIONS</li><li>● FORMER PETROL OR FUEL STATIONS</li><li>● PUBLIC REGISTER OF CONTAMINATED LAND</li><li>● CONTAMINATED LAND DESIGNATED AS SPECIAL SITES</li><li>● CONSENTED DISCHARGES TO CONTROLLED WATERS (WITH CONDITIONS)</li><li>● ENVIRONMENTAL POLLUTION INCIDENTS</li><li>● MANUFACTURING AND PRODUCTION OF INDUSTRIAL PRODUCTS</li><li>● FORMER MILITARY SITES</li><li>● REGULATED SITES</li><li>● HISTORIC LAND USE</li></ul></div></div> | <div><div>FLOOD RISK<br/>POTENTIAL ISSUES</div><div><ul style="list-style-type: none"><li>● FLUVIAL (UNDEFENDED)</li><li>● GROUNDWATER</li><li>● TIDAL (UNDEFENDED)</li><li>● PLUVIAL</li><li>○ FLOOD DEFENCES AND BENEFITING AREAS</li><li>● FLOOD STORAGE AREAS</li><li>● HISTORICAL FLOOD AREAS</li></ul></div></div> | <div><div>PLANNING CONSTRAINTS<br/>POTENTIAL ISSUES</div><div><ul style="list-style-type: none"><li>● GREEN BELT</li><li>● AREAS OF OUTSTANDING NATURAL BEAUTY</li><li>● NATIONAL PARKS</li><li>● SPECIAL AREAS OF CONSERVATION</li><li>● SPECIAL PROTECTION AREAS</li><li>● SITES OF SPECIAL SCIENTIFIC INTEREST</li><li>● RAMSAR</li><li>● NATURE RESERVES</li><li>● LISTED BUILDINGS</li><li>● SCHEDULED MONUMENTS</li><li>○ CERTIFICATES OF IMMUNITY</li><li>● ANCIENT WOODLAND</li><li>● REGISTERED PARKS AND GARDENS</li><li>● WORLD HERITAGE SITES</li><li>● OPEN ACCESS</li></ul></div></div> <div><div>RADON<br/>POTENTIAL ISSUES</div><div><ul style="list-style-type: none"><li>● RADON</li></ul></div></div> | <div><div>TRANSPORTATION<br/>NO ISSUES</div><div><ul style="list-style-type: none"><li>● OVERGROUND RAIL</li><li>● OVERGROUND RAIL - ELIZABETH LINE</li><li>● LONDON UNDERGROUND</li><li>● HS2</li><li>● HS2 SAFEGUARDING ZONES</li></ul></div></div> <div><div>ENERGY AND INFRASTRUCTURE<br/>POTENTIAL ISSUES</div><div><ul style="list-style-type: none"><li>● NATIONAL GRID</li><li>● PETROLEUM EXPLORATION AND DEVELOPMENT LICENCES</li><li>● POWER STATIONS</li><li>● SOLAR RENEWABLE ENERGY SITES</li><li>● WIND RENEWABLE ENERGY SITES</li><li>● OTHER RENEWABLE ENERGY SITES</li><li>● COMAH ESTABLISHMENTS</li></ul></div></div> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| GROUND STABILITY<br>POTENTIAL ISSUES                                                                                                                                                                                                              | MINING HAZARD AREAS<br>POTENTIAL ISSUES                                                                                           | ENVIRONMENTAL SENSITIVITY<br>POTENTIAL ISSUES                                                                                                                                                                                                                                                                     | CLIMATE CHANGE<br>POTENTIAL ISSUES                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>● SHRINK-SWELL CLAYS</li><li>● RUNNING SANDS</li><li>● COMPRESSIBLE GROUND</li><li>● COLLAPSIBLE DEPOSITS</li><li>● ARTIFICIAL GROUND</li><li>● DISSOLUTION OF SOLUBLE ROCKS</li><li>● LANDSLIDES</li></ul> | <ul style="list-style-type: none"><li>● COAL MINING REPORTING AREA</li><li>● OTHER MINES &amp; MINERALS REPORTING AREAS</li></ul> | <ul style="list-style-type: none"><li>● SOURCE PROTECTION ZONES</li><li>○ BEDROCK GEOLOGY</li><li>○ SUPERFICIAL DEPOSITS</li><li>● AQUIFER DESIGNATION</li><li>● GROUNDWATER VULNERABILITY</li><li>○ GEOLOGICAL PERMEABILITY</li><li>● ENVIRONMENTALLY SENSITIVE SITES</li><li>● SURFACE WATER FEATURES</li></ul> | <ul style="list-style-type: none"><li>● SHRINK SWELL</li><li>● FLOODING</li><li>● HEAT STRESS</li><li>● WILDFIRE</li><li>● DROUGHT</li><li>○ ENERGY PERFORMANCE CERTIFICATE (EPC)</li><li>● COASTAL EROSION EXTENT (SHORELINE MANAGEMENT PLANS)</li><li>● COASTAL EROSION EXTENT (NO FUTURE INTERVENTION)</li><li>● COASTAL EROSION SUSCEPTIBILITY</li></ul> |



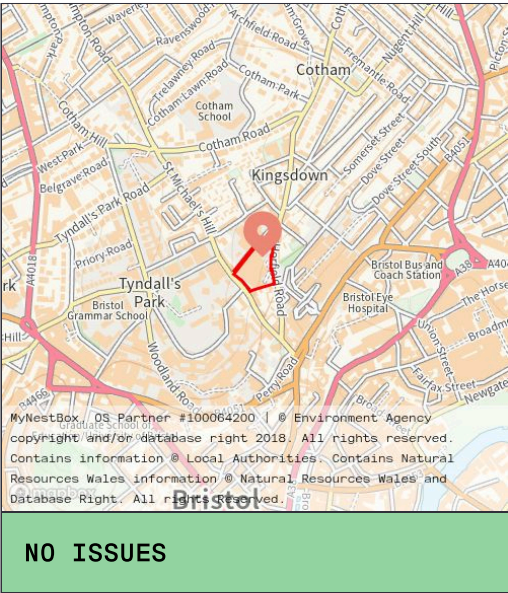
# Contaminated Land

Issues identified in the Regulated Sites section are unlikely to affect lending or insurance considerations. The buyer should review the [guidance](#) → in this report.



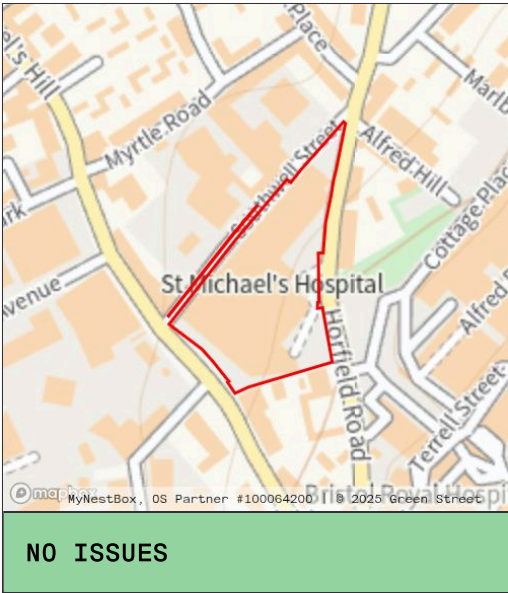
### ACTIVE LANDFILL

The property is more than 1 km from any active landfill site. The risk of water and soil contamination, or poor air quality from an active landfill site, is likely low or very low.



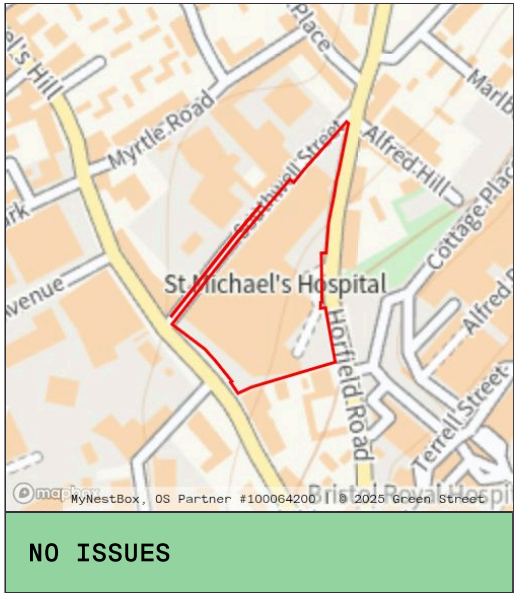
### FORMER LANDFILL

The property is more than 10 metres from any former landfill site. The risk of potential water and soil contamination, or poor air quality, arising from proximity to a former landfill site is likely low or very low.



### ACTIVE PETROL OR FUEL STATIONS

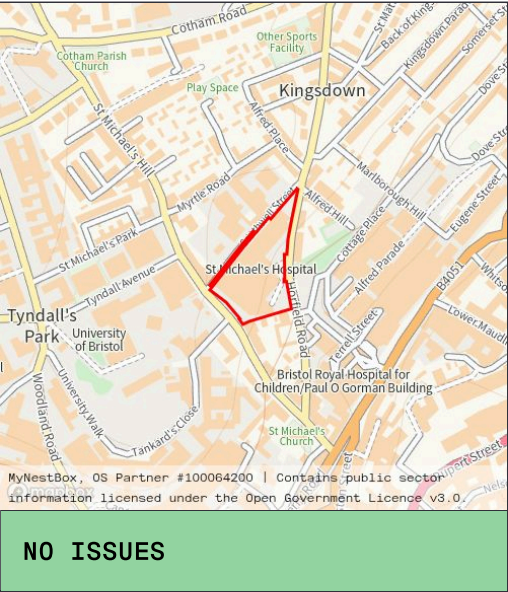
The property is more than 50 metres from any active petrol or fuel station. The risk of potential water and soil contamination or ground gas emissions arising from proximity to an active petrol or fuel station is likely low or very low.



### FORMER PETROL OR FUEL STATIONS

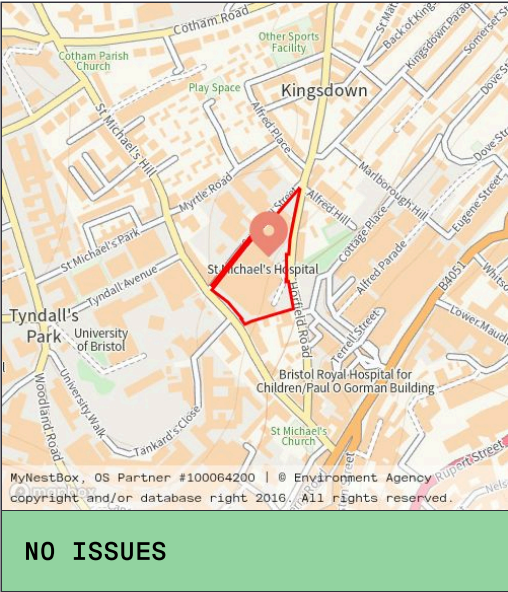
The property is more than 25 metres from any former petrol or fuel station. The risk of potential water and soil contamination, or ground gas emissions, arising from proximity to a former petrol or fuel station is likely low or very low.

# Contaminated Land



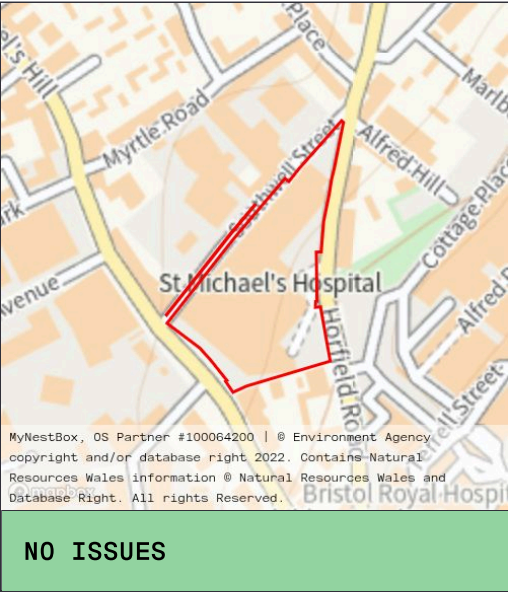
## PUBLIC REGISTER OF CONTAMINATED LAND

The property is more than 250 metres from any site designated as contaminated land by the local authority. The risk of potential water and soil contamination, or poor air quality, arising from proximity to a site designated as contaminated land is likely low or very low.



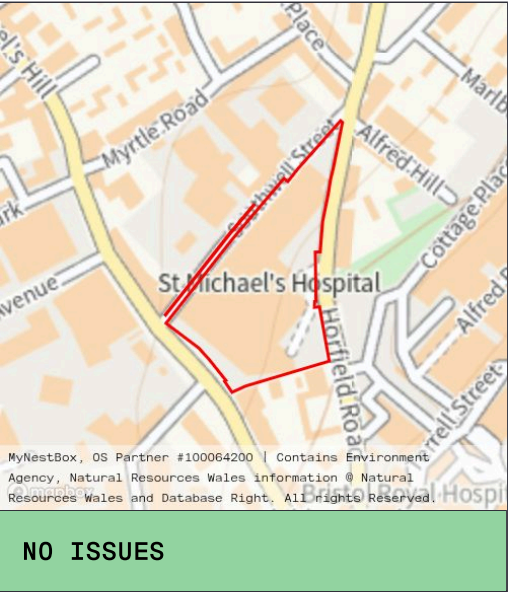
## CONTAMINATED LAND DESIGNATED AS SPECIAL SITES

The property is more than 250 metres from any Environment Agency-designated Special Site. The risk of potential water and soil contamination, or poor air quality, arising from proximity to a Special Site is likely low or very low. It is unlikely that any regulatory controls or future remediation actions would be mandated.



## CONSENTED DISCHARGES TO CONTROLLED WATERS (WITH CONDITIONS)

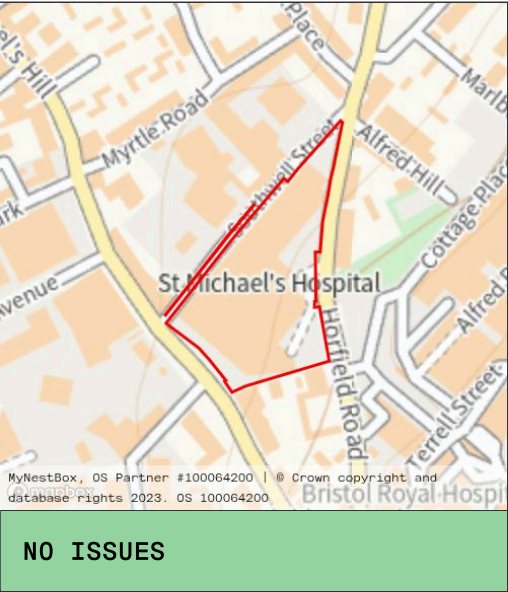
The property is more than 50 metres from any site with licensed consent for discharging effluent into controlled waters. The risk of water contamination arising from proximity to a licensed discharge is likely low or very low.



## ENVIRONMENTAL POLLUTION INCIDENTS

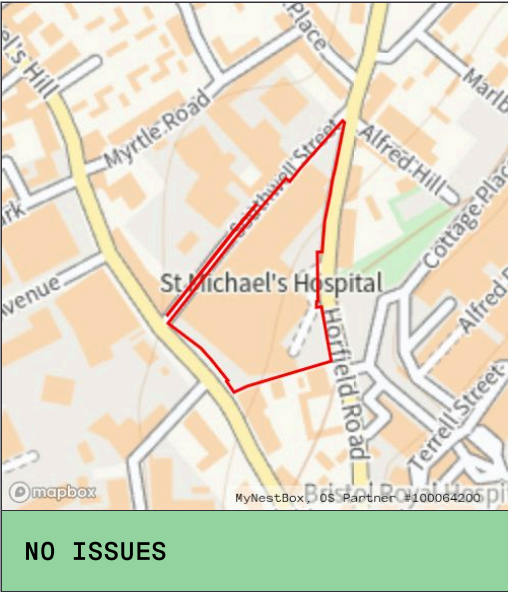
The property is more than 50 metres from any significant pollution incident. The risk of water and soil contamination, or poor air quality, arising from reported pollution incidents is likely low or very low.

# Contaminated Land



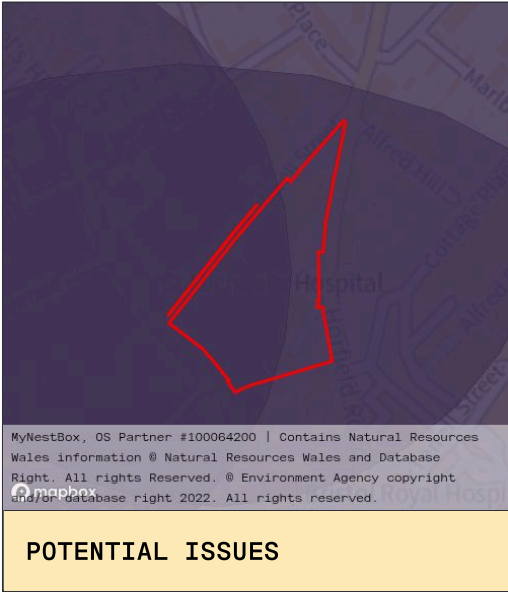
## MANUFACTURING AND PRODUCTION OF INDUSTRIAL PRODUCTS

The property is more than 10 metres from any site licensed for industrial use of the land. The risk of potential water and soil contamination, or ground gas emissions, arising from proximity to a site of a site licensed for industrial land use is likely low or very low.



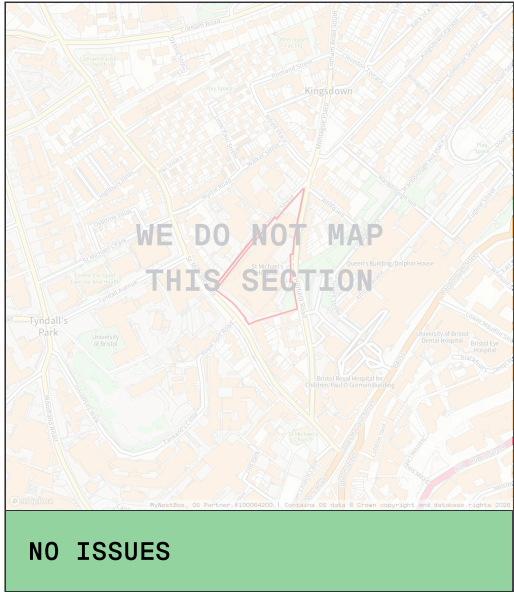
## FORMER MILITARY SITES

The property is more than 500 metres from any known former military site. The risk of potential water or soil contamination, poor air quality, or unexploded ordnance, is likely low or very low.



## REGULATED SITES

The property is near one or more regulated sites. These include closed mining areas, end-of-life vehicle treatment sites (operational for 7 years or more), open waste permitted sites, radioactive substance permitted sites, and industrial installations. The risk of potential water and soil contamination, or poor air quality, arising from proximity to a regulated site is elevated.



## HISTORIC LAND USE

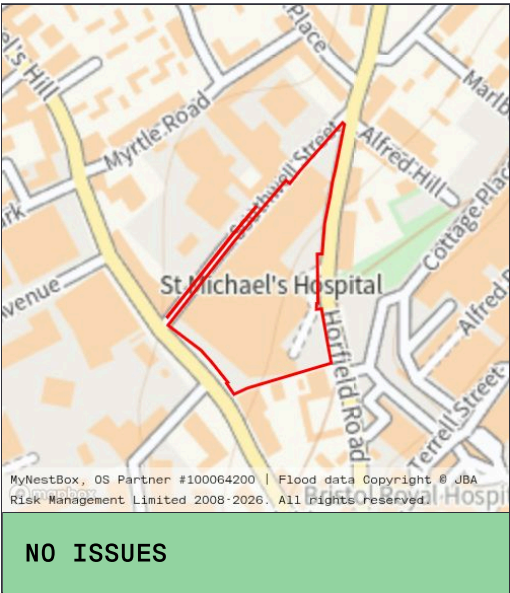
The property is more than 25 metres from any area of past industrial land use. The risk posed by contaminants, e.g. heavy metals, chemicals, or hydrocarbons, arising from former industrial land use is likely low or very low.

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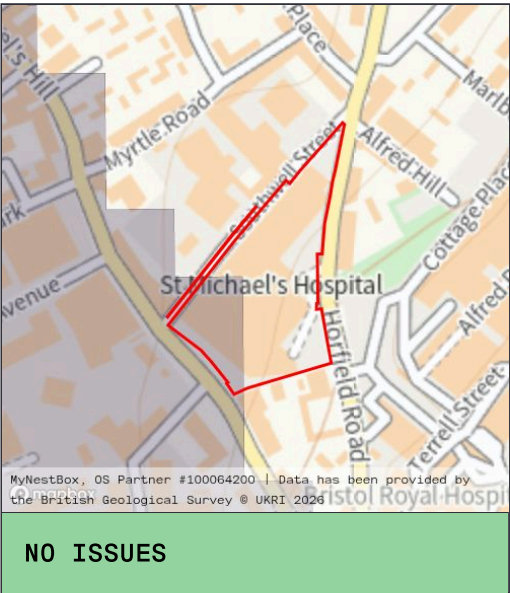
# Flood Risk

Issues identified in the Historical Flood Areas section are unlikely to affect lending or insurance considerations. The buyer should review the [guidance](#) → in this report.



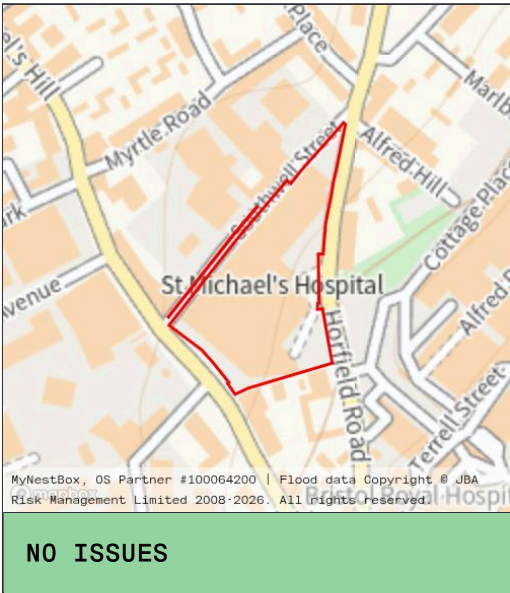
## FLUVIAL (UNDEFENDED)

Flood risk modelling indicates no or low fluvial flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from fluvial flooding are low or very low.



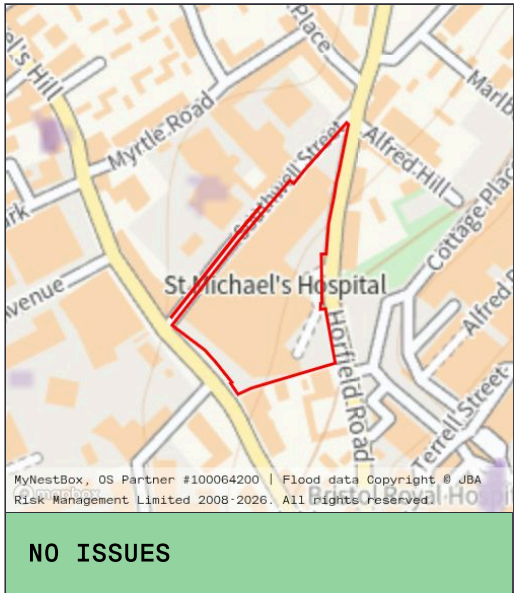
## GROUNDWATER

Hydrogeological modelling does not indicate that the property is in an area where groundwater flooding may affect below-ground spaces or occur at the surface. On this basis, groundwater flood risk to the property is considered low or very low.



## TIDAL (UNDEFENDED)

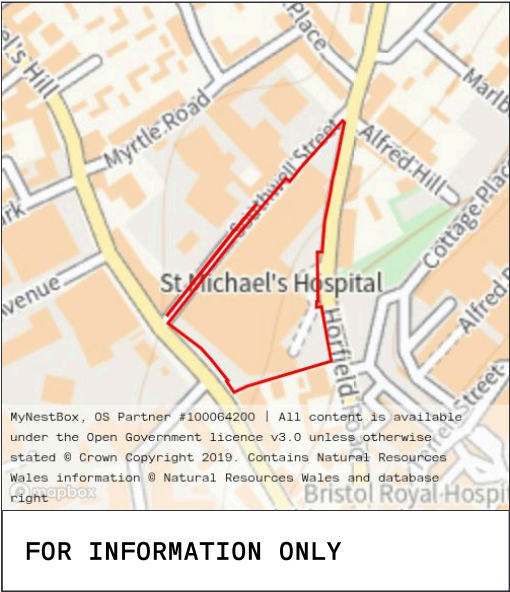
Flood risk modelling indicates no or low tidal flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from tidal flooding are low or very low.



## PLUVIAL

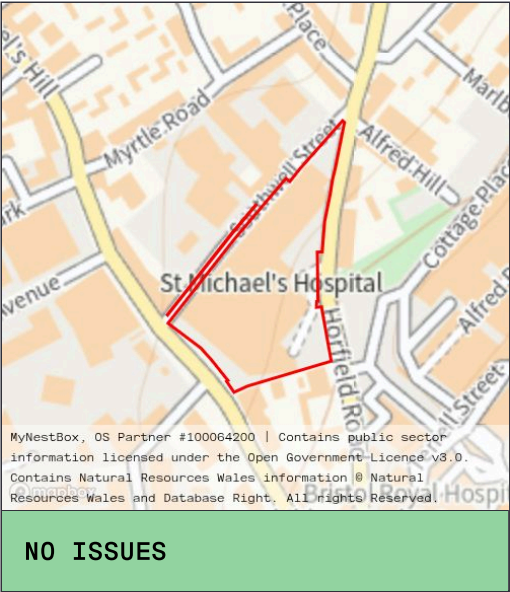
Flood risk modelling indicates no or low pluvial flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from pluvial flooding are low or very low.

# Flood Risk



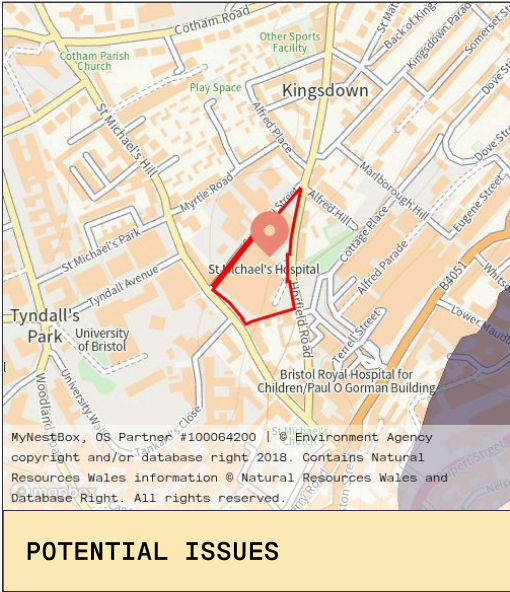
## FLOOD DEFENCES AND BENEFITING AREAS

When a property is within an area benefiting from flood defences (ABFD), the risk of fluvial or tidal flooding could be significantly reduced, provided the defences are effectively maintained. The absence of ABFD does not necessarily mean the property is at risk from flooding.



## FLOOD STORAGE AREAS

The property is more than 250 metres away from an area which is used for flood water storage (balancing reservoir, storage basin or balancing pond). Any risk to property or possessions arising from overflowing flood storage areas are considered low or very low in likelihood and severity.



## HISTORICAL FLOOD AREAS

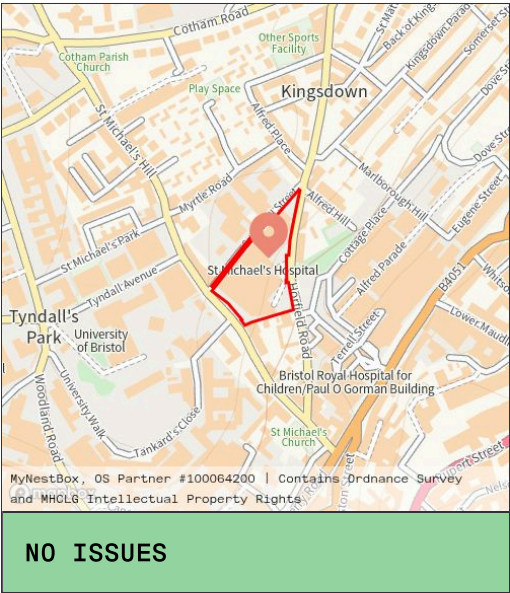
The property is within 250 metres of an area with a history of flooding.



# Planning Constraints

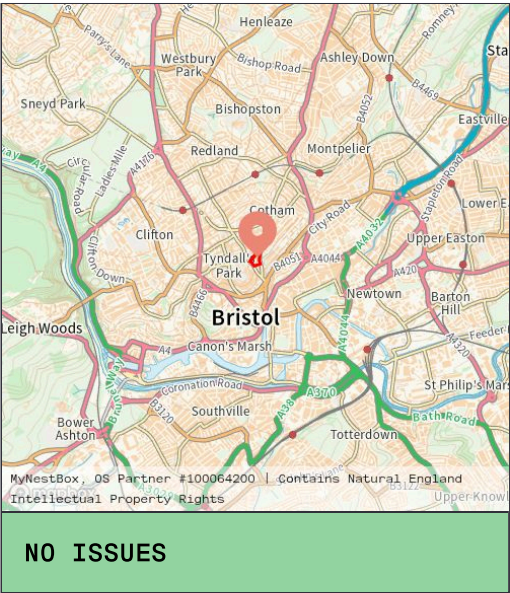
SUMMARY ↑

Issues identified in the Listed Buildings section are unlikely to affect lending or insurance considerations.



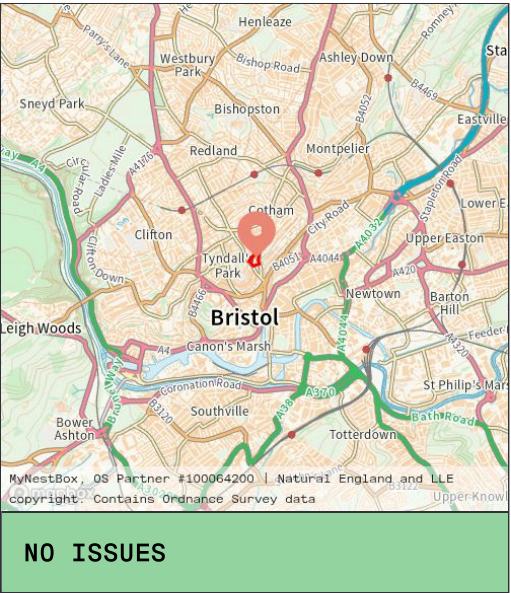
**GREEN BELT**

The property is more than 250 metres from one or more designated green belt areas. The risk of planning restrictions or other obligations on the property arising from proximity to a designated green belt area is likely low or very low.



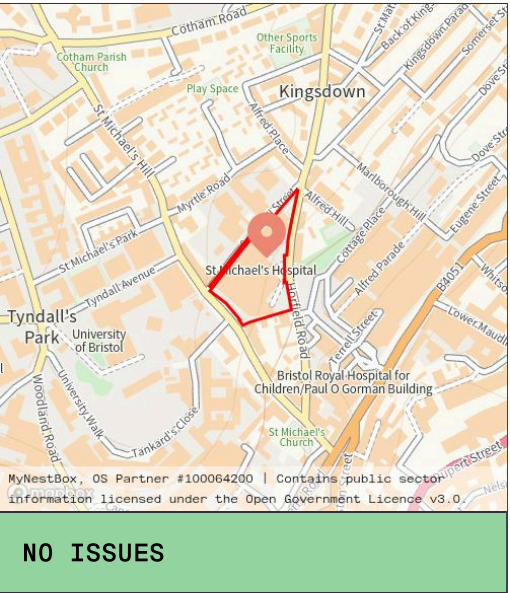
**AREAS OF OUTSTANDING NATURAL BEAUTY**

The property is more than 250 metres from one or more Areas of Outstanding Natural Beauty (AONB). The risk of planning restrictions or other obligations on the property arising from proximity to an Area of Outstanding Natural Beauty (AONB) is likely low or very low.



**NATIONAL PARKS**

The property is not within a national park. The risk of planning restrictions or other obligations arising from being within a national park are likely low or very low.

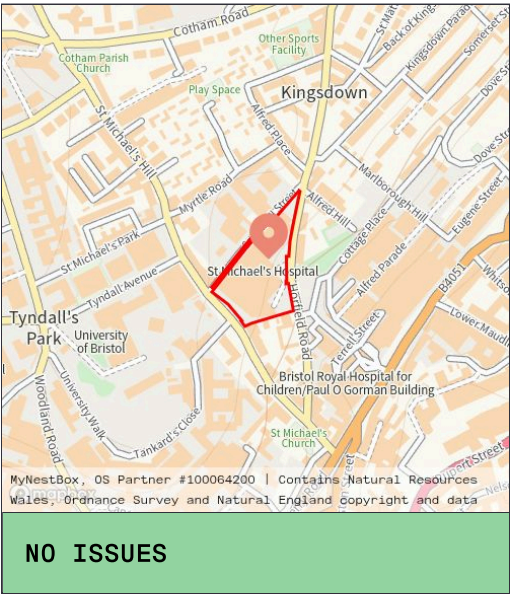


**SPECIAL AREAS OF CONSERVATION**

The property is more than 250 metres from one or more Special Areas of Conservation (SAC). The risk of planning restrictions or other obligations on the property arising from proximity to a Special Area of Conservation (SAC) is likely low or very low.

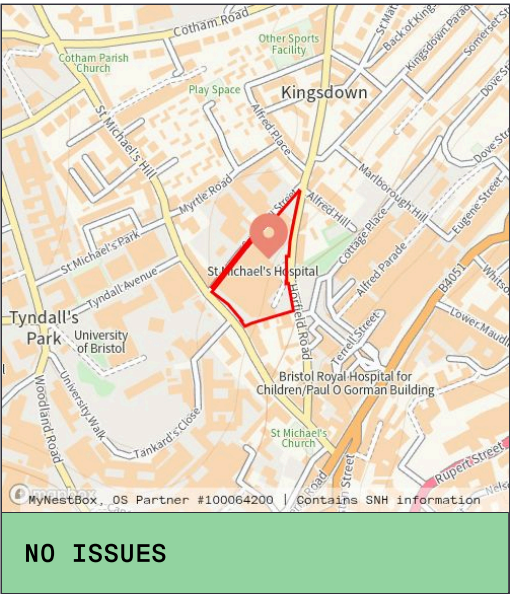
# Planning Constraints

SUMMARY ↑



## SPECIAL PROTECTION AREAS

The property is more than 250 metres from one or more Special Protection Areas (SPA). The risk of planning restrictions or other obligations on the property arising from proximity to a Special Protection Area (SPA) is likely low or very low.



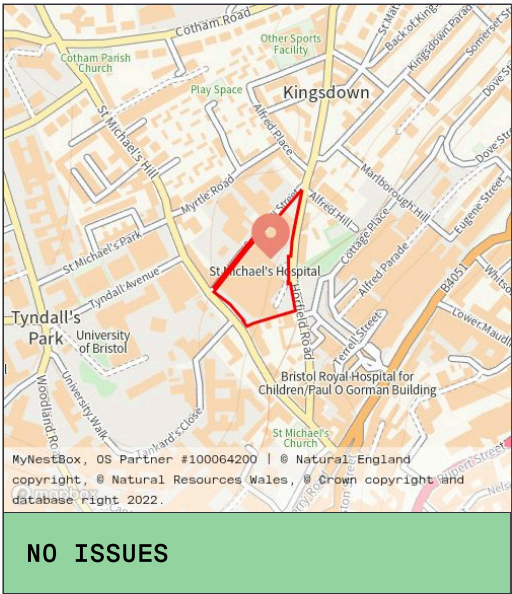
## SITES OF SPECIAL SCIENTIFIC INTEREST

The property is more than 250 metres from one or more Sites of Special Scientific Interest (SSSI). The risk of planning restrictions or other obligations on the property arising from proximity to a Site of Special Scientific Interest (SSSI) is likely low or very low.



## RAMSAR

The property is more than 250 metres from one or more Ramsar sites. The risk of planning restrictions or other obligations on the property arising from proximity to a Ramsar site is likely low or very low.



## NATURE RESERVES

The property is more than 250 metres from one or more local or national nature reserves. The risk of planning restrictions or other obligations on the property arising from proximity to a local or national nature reserve is likely low or very low.

# Planning Constraints

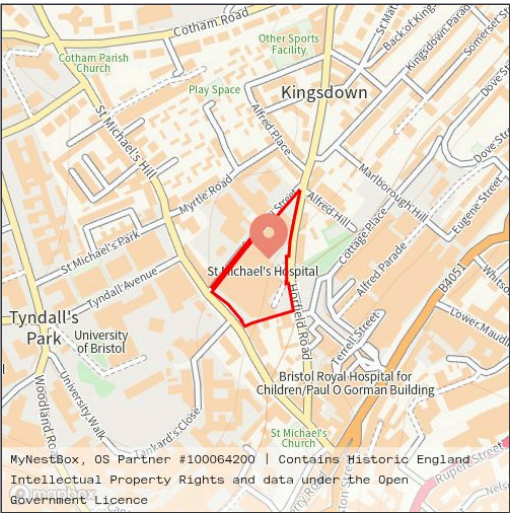
SUMMARY ↑



**POTENTIAL ISSUES**

## LISTED BUILDINGS

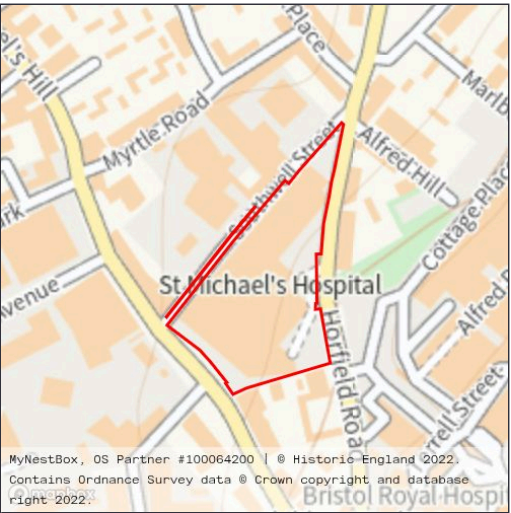
The property is within 250 metres of one or more listed buildings. The risk of planning restrictions or other obligations on the property arising from proximity to a listed building is likely elevated.



**NO ISSUES**

## SCHEDULED MONUMENTS

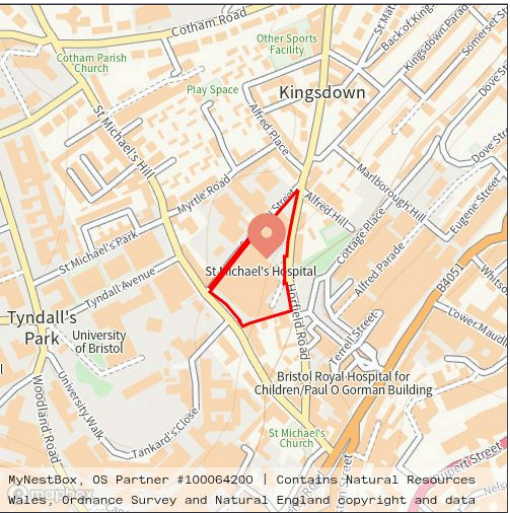
The property is more than 250 metres from one or more scheduled monuments. The risk of planning restrictions or other obligations on the property arising from proximity to a scheduled monument is likely low or very low.



**FOR INFORMATION ONLY**

## CERTIFICATES OF IMMUNITY

A Certificate of Immunity (COI) allows specific alterations without violating planning regulations, typically for listed buildings or structures with historical significance.



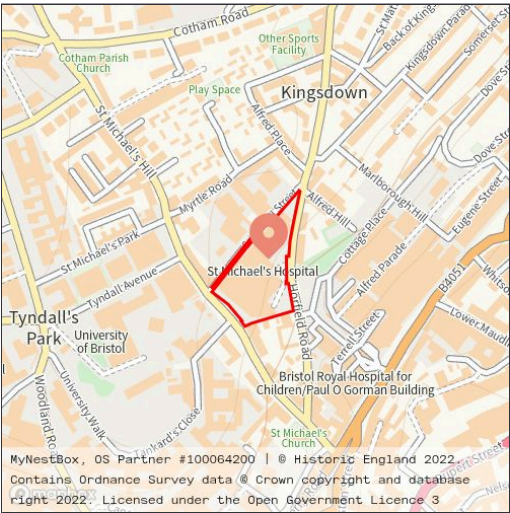
**NO ISSUES**

## ANCIENT WOODLAND

The property is more than 250 metres from one or more ancient woodlands. The risk of planning restrictions or other obligations on the property arising from proximity to an ancient woodland is likely low or very low.



# Planning Constraints

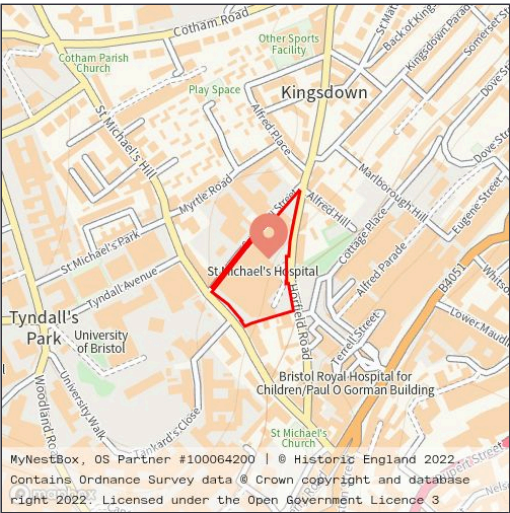


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**NO ISSUES**

## REGISTERED PARKS AND GARDENS

The property is more than 250 metres from one or more registered parks or gardens. The risk of planning restrictions or other obligations on the property arising from proximity to a registered park or garden is likely low or very low.

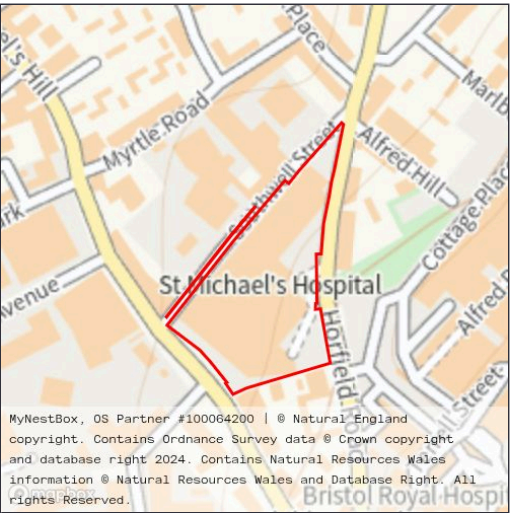


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**NO ISSUES**

## WORLD HERITAGE SITES

The property is more than 250 metres from one or more World Heritage Sites. The risk of planning restrictions or other obligations on the property arising from proximity to a World Heritage Site is likely low or very low.



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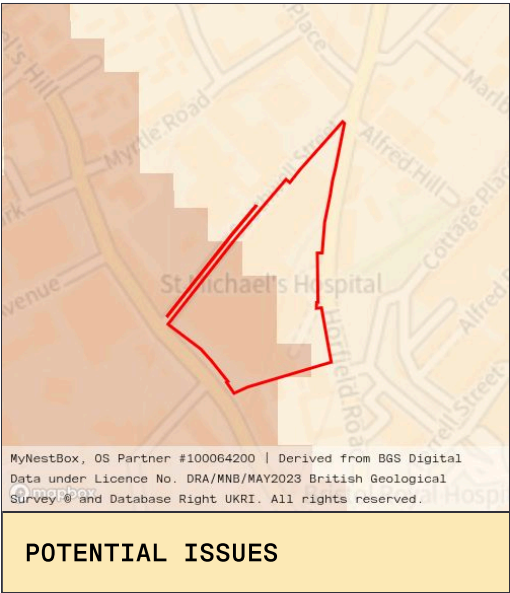
**NO ISSUES**

## OPEN ACCESS

The property is not within an area designated as common land or open country. The risk of issues relating to access, maintenance or other restrictions arising from the property being in an open access area are likely low or very low.

# Radon

The identified issue or issues are unlikely to affect lending or insurance considerations. The buyer should review the [guidance →](#) in this report.



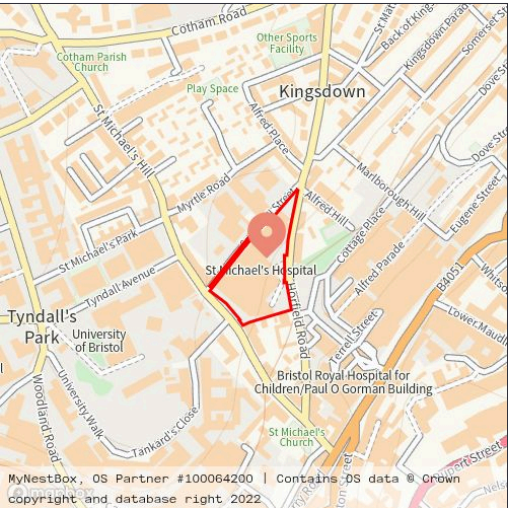
## RADON

The property is in a Radon Affected Area where 1% to 3% of buildings are estimated to be at or above the Action Level. The risk of health implications or planning restrictions arising from radon exposure are likely elevated.

# Transportation

SUMMARY ↑

No issues have been identified in this category.

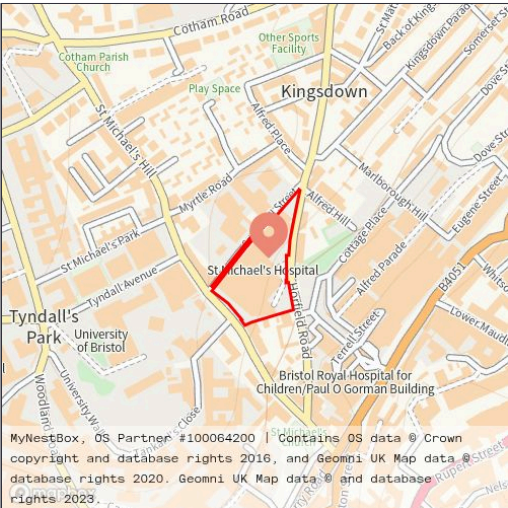


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**NO ISSUES**

## OVERGROUND RAIL

The property is more than 250 metres from any railway station or track. Impact on building structures from prolonged exposure to vibrations is likely low or very low.

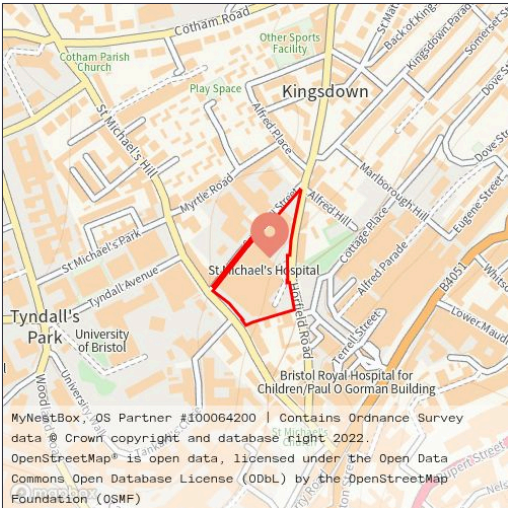


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**NO ISSUES**

## OVERGROUND RAIL - ELIZABETH LINE

The property is more than 250 metres from any railway station or track along the Elizabeth Line. Impact on building structures from prolonged exposure to vibrations is likely low or very low.

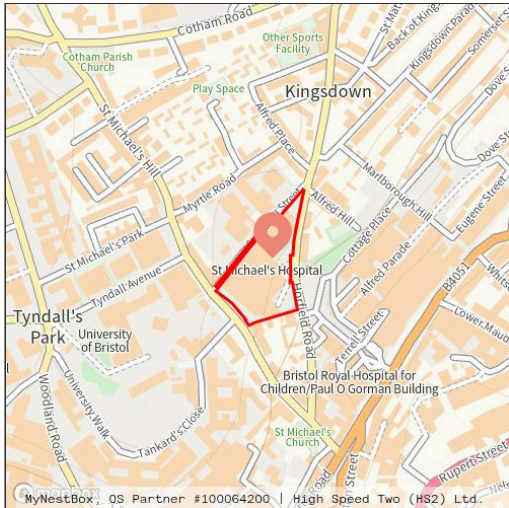


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**NO ISSUES**

## LONDON UNDERGROUND

The property is more than 250 metres from any London Underground station or track. Impact on building structures from prolonged exposure to vibrations is likely low or very low.



MyNestBox, OS Partner #100064200 | High Speed Two (HS2) Ltd.

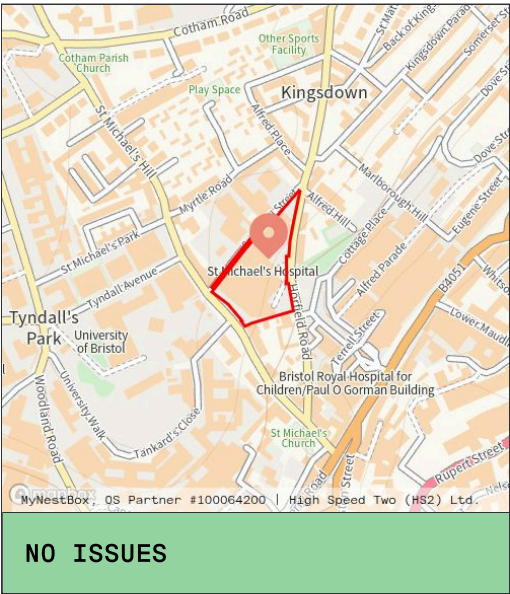
**NO ISSUES**

## HS2

The property is more than 300 metres from any proposed HS2 station or route. Impact on building structures from prolonged exposure to vibrations is likely low or very low.



# Transportation



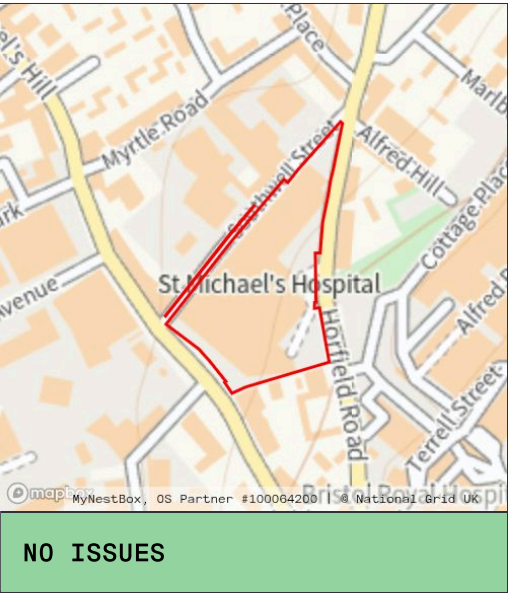
## HS2 SAFEGUARDING ZONES

The property is not within a HS2 Safeguarding Zone. The risk of the property being subject to restrictions and potential compulsory purchase orders is low or very low.

# Energy and Infrastructure

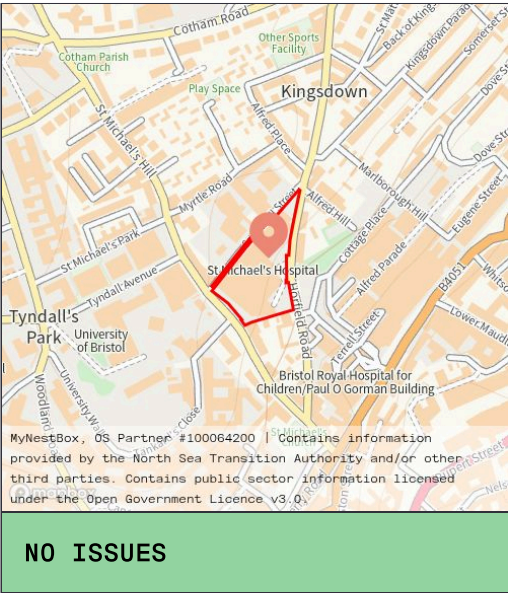
SUMMARY ↑

Issues identified in the Solar Renewable Energy Sites section are unlikely to affect lending or insurance considerations.



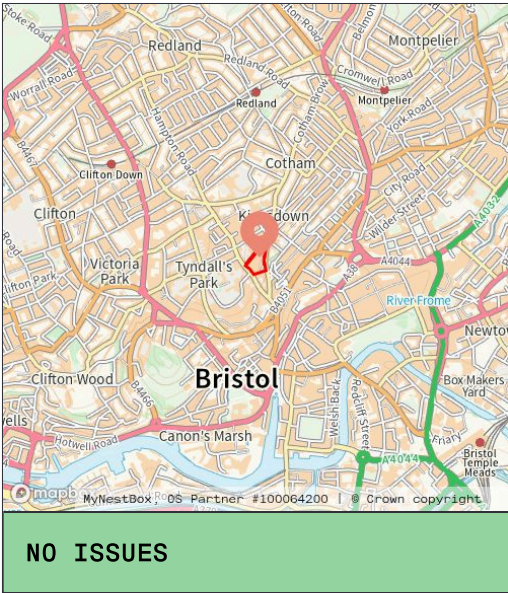
## NATIONAL GRID

The property is more than 100 metres from the nearest National Grid cable, overhead line, substation or tower used in high voltage (above 132kV) electricity transmission. Any risks associated with increased exposure to electromagnetic fields, or issues with access, are likely low or very low.



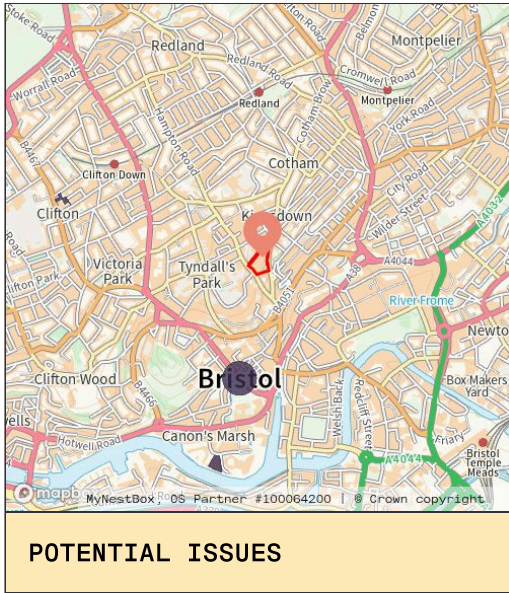
## PETROLEUM EXPLORATION AND DEVELOPMENT LICENCES

The property is more than 250 metres from any area where oil and gas exploration or production is licensed. The risk of potential water and soil contamination, or poor air quality, arising from proximity to a licensed area is likely low or very low.



## POWER STATIONS

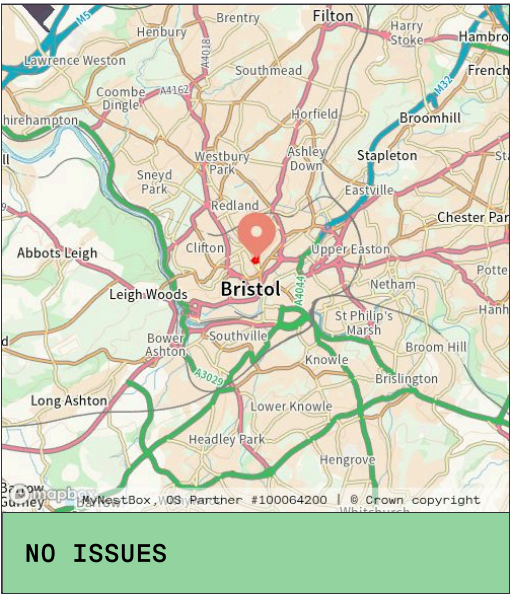
The property is more than 250 metres from any power station, including nuclear power stations. The risks associated with poor air quality, thermal pollution or other contamination arising from proximity to a power station are likely low or very low.



## SOLAR RENEWABLE ENERGY SITES

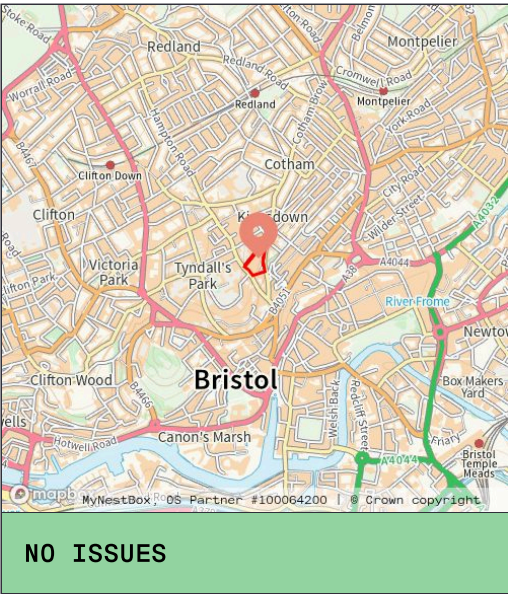
The property is within 1 km of one or more current or proposed solar energy generation sites. The risks of the property value being impacted or land use change restrictions being imposed due to proximity to a renewable energy site are likely elevated.

# Energy and Infrastructure



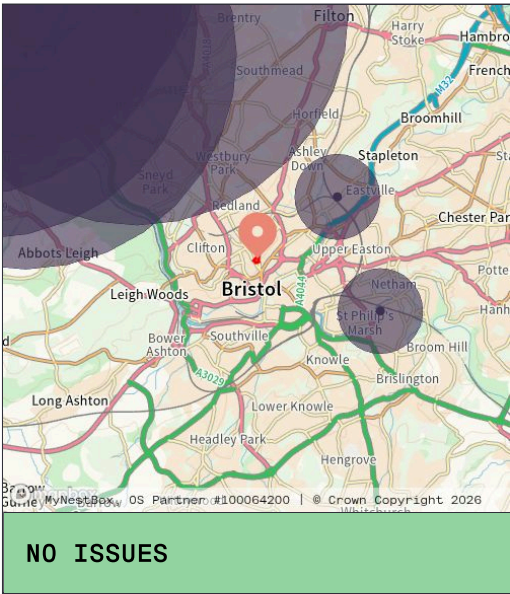
WIND RENEWABLE ENERGY SITES

The property is more than 5 km from any current or proposed wind energy generation site. The risks of the property value being impacted or land use change restrictions being imposed due to proximity to a renewable energy site are likely low or very low.



OTHER RENEWABLE ENERGY SITES

The property is more than 1 km from any current or proposed renewable energy site, excluding solar and wind. The risks of the property value being impacted or land use change restrictions being imposed due to proximity to a renewable energy site are likely low or very low.



COMAH ESTABLISHMENTS

The property is not within 5 km of any upper-tier COMAH site or within 1 km of any lower-tier COMAH site. The risk of impact in the event of an accident is likely low or very low.



# Ground Stability

Issues identified in the Landslides section are unlikely to affect lending or insurance considerations. The buyer should review the [guidance](#) → in this report.



## SHRINK-SWELL CLAYS

The ground at the property is either non-plastic or has low plasticity, meaning the risk of ground movement due to shrink-swell clays is low to very low.



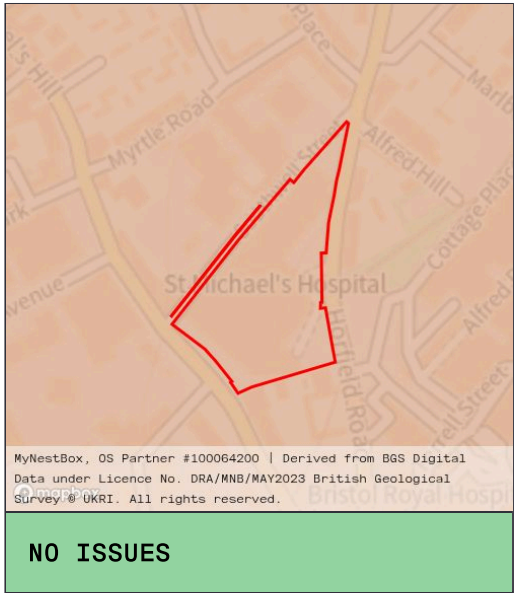
## RUNNING SANDS

There is no or very low potential for running sand issues at the property. The risk of ground instability caused by leaks, heavy rainfall, or flooding is low to very low.



## COMPRESSIBLE GROUND

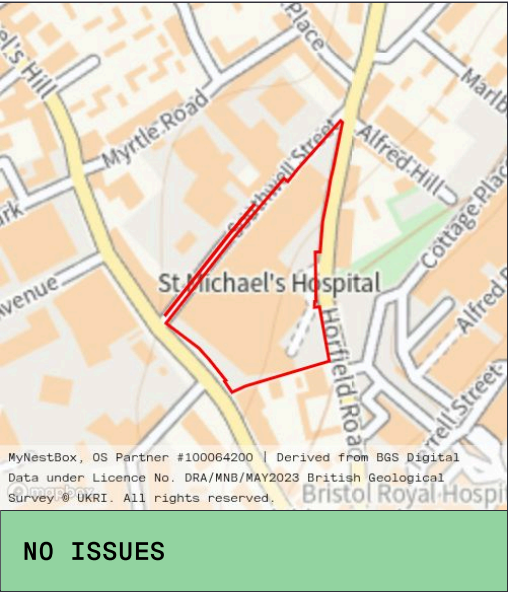
There are no significant signs of compressible ground at the property. The risk of issues related to changes in ground conditions, such as water levels or building loads, is considered low to very low.



## COLLAPSIBLE DEPOSITS

There are no or very low signs of collapsible deposits at the property. The risk of ground stability, water infiltration, or structural stability issues due to collapsible deposits is expected to be low to very low.

# Ground Stability



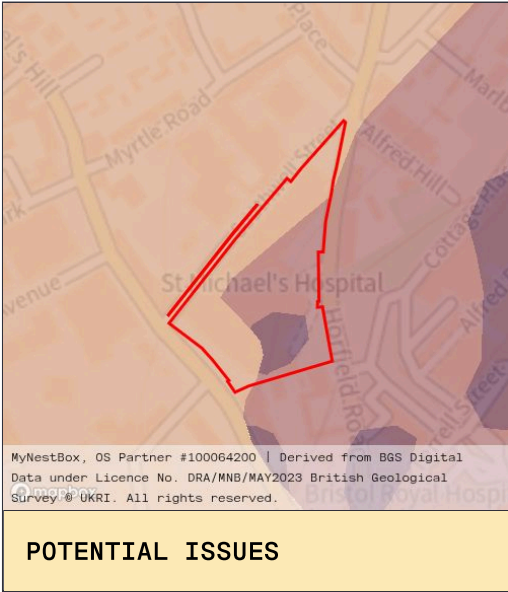
## ARTIFICIAL GROUND

There is no artificial ground recorded at the property based on available data, though some artificial ground of limited thickness is common in built-up areas. The risk of any ground stability or structural issues related to artificial ground is considered low to very low.



## DISSOLUTION OF SOLUBLE ROCKS

Soluble rocks are either not present at the property or are not prone to dissolution. The risk of natural subsidence caused by high water flow, either at the surface or underground, is low to very low.



## LANDSLIDES

There are significant indicators for slope instability at the property. The risk of landslides due to changes in ground conditions, such as drainage alterations or excavation, is likely high or very high.

# Mining Hazard Areas

The identified issue or issues are unlikely to affect lending or insurance considerations. The buyer should review the [guidance](#) → in this report.



A map showing a red-outlined polygon representing a Coal Mining Reporting Area. The area is located near St Michael's Hospital and Myrtle Road. The map includes labels for Myrtle Road, Alfred Hill, and Cottage Place. A small text box at the bottom left of the map area reads: "MyNestBox, OS Partner #100064200 | The Mining Remediation Authority".

POTENTIAL ISSUES

## COAL MINING REPORTING AREA

The property is within a Coal Mining Reporting Area. The risks associated with coal mining are likely elevated.



A map showing a red-outlined polygon representing an area known for other kinds of mining or mineral extraction. The area is located near King'sdown and Tyndall's Park. A large text overlay on the map reads: "WE DO NOT MAP THIS SECTION".

POTENTIAL ISSUES

## OTHER MINES & MINERALS REPORTING AREAS

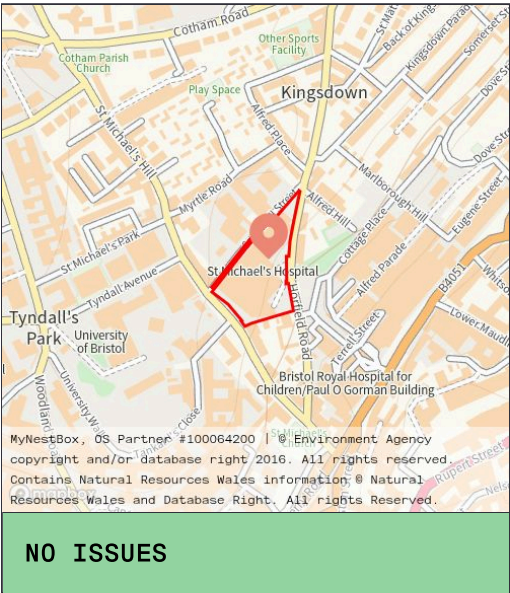
The property is within an area known for other kinds of mining or mineral extraction. The risks associated with other kinds of mining or mineral extraction may be elevated

CORNWALL MINING CONSULTANTS, BRITISH GEOLOGICAL SURVEY, LOCAL AUTHORITY MINERAL PLANNING DATA, AND OTHER PUBLIC MINING RECORDS



# Environmental Sensitivity

Issues identified in the Aquifer Designation and Groundwater Vulnerability sections are unlikely to affect lending or insurance considerations. The buyer should review the [guidance](#) → in this report.



**SOURCE PROTECTION ZONES**

The property is not within a source protection zone (SPZ). The risk of contaminating the drinking water supply with harmful substances arising from commercial activity (such as chemicals, pesticides, or waste) is low or very low.



**BEDROCK GEOLOGY**

The property intersects with the following rock types: mudstone, halite-stone, and sandstone.

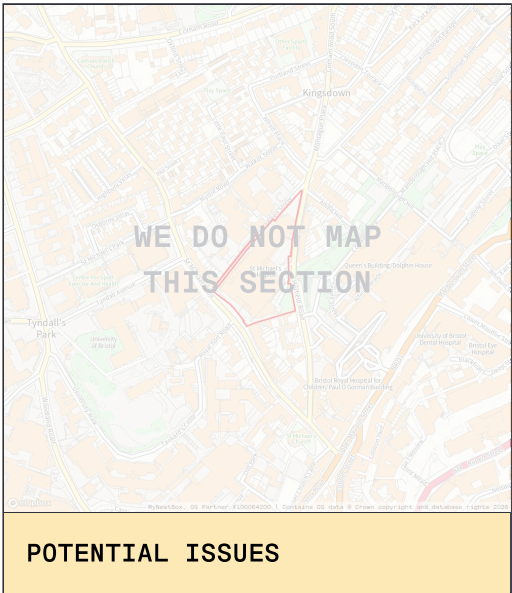
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**SUPERFICIAL DEPOSITS**

The property has no recorded superficial deposits.

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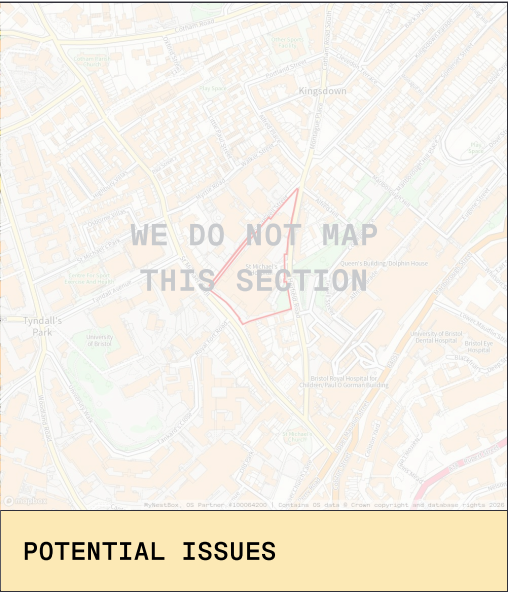


**AQUIFER DESIGNATION**

The property is within a Secondary A or Principal aquifer designation. The risk of contaminating the water supply with harmful substances arising from commercial activity (such as chemicals, pesticides, or waste) is likely elevated.

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# Environmental Sensitivity



**GROUNDWATER VULNERABILITY**

The property is within an area of medium to high groundwater vulnerability. The risk of contaminating the underground water supply with harmful substances arising from commercial activity (such as chemicals, pesticides, or waste) is likely elevated.

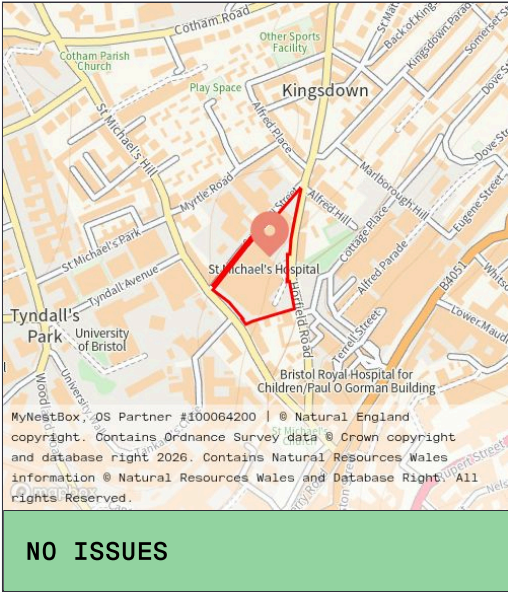
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**GEOLOGICAL PERMEABILITY**

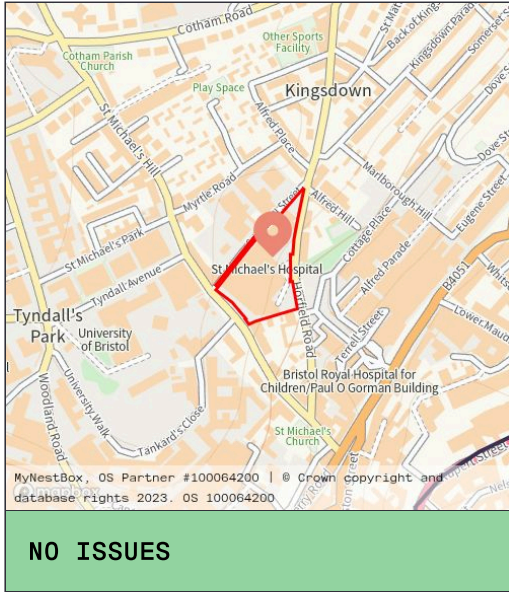
The property intersects with the following rock permeability ratings: low and high.

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**ENVIRONMENTALLY SENSITIVE SITES**

The property is more than 250 metres away from an environmentally sensitive site. The risk of contaminating a sensitive site with harmful substances arising from commercial activity (such as chemicals, pesticides, or waste) is low or very low.



**SURFACE WATER FEATURES**

The property is more than 250 metres away from any surface water features. The risk of contaminating water bodies with harmful substances arising from commercial activity (such as chemicals, pesticides, or waste) is low or very low.

# Climate Change

Projected climate hazards and long-term resilience. [Learn more ↗](#).

Issues identified in the Heat Stress and Drought sections are unlikely to affect lending or insurance considerations. The buyer should review the [guidance →](#) in this report.

|                                                                                          |                                                                        |                                                                       |                                                                       |
|------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------|
| <div>NEAR - TERM</div> <div>RCP 8.5 · 2030s · 50th Percentile</div> <div>NO CHANGE</div> | <div>NEAR - TERM</div> <div>RCP 4.5 · 2030s</div> <div>NO CHANGE</div> | <div>NEAR - TERM</div> <div>RCP 4.5 · 2030</div> <div>NO CHANGE</div> | <div>NEAR - TERM</div> <div>RCP 4.5 · 2030</div> <div>NO CHANGE</div> |
| <div>MID - TERM</div> <div>RCP 8.5 · 2070s · 50th Percentile</div> <div>NO CHANGE</div>  | <div>MID - TERM</div> <div>RCP 4.5 · 2050s</div> <div>NO CHANGE</div>  | <div>MID - TERM</div> <div>RCP 4.5 · 2055</div> <div>INCREASE</div>   | <div>MID - TERM</div> <div>RCP 4.5 · 2055</div> <div>NO CHANGE</div>  |
| NO ISSUES                                                                                | NO ISSUES                                                              | POTENTIAL ISSUES                                                      | NO ISSUES                                                             |

## SHRINK SWELL

The property is situated in an area where climate change is expected to have a low or very low impact on potential future increases in Shrink Swell hazard during the term of a typical 35 year mortgage.

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## FLOODING

The property is situated in an area where climate change is expected to have a low or very low impact on potential future increases in Flooding hazard during the term of a typical 35 year mortgage.

FLOOD DATA COPYRIGHT © JBA RISK MANAGEMENT LIMITED 2008-2026. ALL RIGHTS RESERVED.

## HEAT STRESS

The property is situated in an area where the likelihood of being hotter than surrounding areas due to heat stress is currently acceptable. Modelling of future climate conditions indicates heat stress risk to the property will increase and may become an issue within a typical mortgage term.

MAP IMPACT LIMITED

## WILDFIRE

The property is situated in an area where the susceptibility of nearby land cover to wildfire is currently acceptable. Modelling of future climate conditions indicates wildfire risk to the property will stay the same and remain acceptable within a typical mortgage term.

MAP IMPACT LIMITED



# Climate Change

|                                                                       |                                                                                    |                                                       |                                                       |
|-----------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------|
| <div>NEAR - TERM</div> <div>RCP 4.5 · 2030</div> <div>NO CHANGE</div> |  | <div>NEAR - TERM</div> <div>2015</div> <div>LOW</div> | <div>NEAR - TERM</div> <div>2015</div> <div>LOW</div> |
| <div>MID - TERM</div> <div>RCP 4.5 · 2055</div> <div>INCREASE</div>   |                                                                                    | <div>MID - TERM</div> <div>2055</div> <div>LOW</div>  | <div>MID - TERM</div> <div>2055</div> <div>LOW</div>  |
| <div>POTENTIAL ISSUES</div>                                           |                                                                                    | <div>NO ISSUES</div>                                  | <div>NO ISSUES</div>                                  |

**DROUGHT**

The property is situated in an area where the likelihood of experiencing reduced access to water and drier soil conditions due to drought is currently acceptable. Modelling of future climate conditions indicates drought risk to the property will increase and may become an issue within a typical mortgage term.

MAP IMPACT LIMITED

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

The property’s Energy Performance Certificate (EPC), as required by UK government legislation, provides a standardised energy rating that confirms the property’s current energy efficiency and includes recommendations for possible retrofits. To view the energy rating and suggested retrofits for this property, visit [Find an energy certificate ↗](#).

**COASTAL EROSION EXTENT (SHORELINE MANAGEMENT PLANS)**

The property is situated in an area where, given the currently proposed shoreline management plan, climate change projections indicate a low amount of coastal erosion relative to the current coastline during the term of a typical 35-year mortgage.

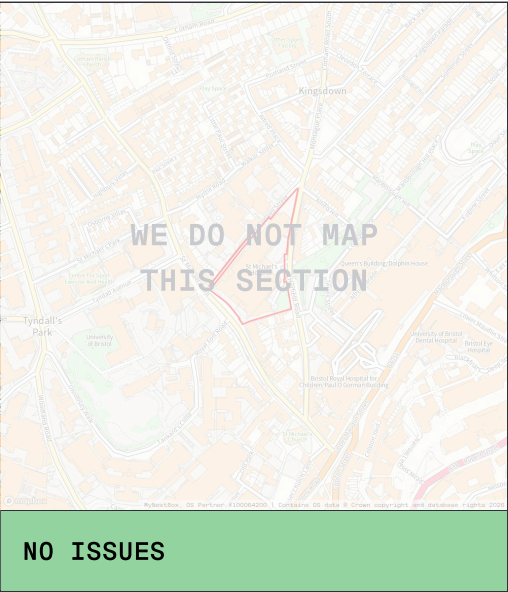
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**COASTAL EROSION EXTENT (NO FUTURE INTERVENTION)**

The property is situated in an area where, given no active intervention, climate change projections indicate a low amount of coastal erosion relative to the current coastline during the term of a typical 35-year mortgage.

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# Climate Change



## COASTAL EROSION SUSCEPTIBILITY

The property is located in an area with a low risk of coastal erosion. This suggests that either the property is situated near a cliff with low susceptibility to erosion, or it is more than 2 km from the coastline or the nearest cliff section. The risk to the property’s structural integrity from coastal erosion, including potential impacts from climate change, is expected to be low or very low.

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# Homebuyer Guidance

Guidance based on your Martello report. Where shown, Requirements are stop-and-check items to resolve with the relevant professional before proceeding. Resources provide authoritative information, and Recommendations are practical next steps you may choose to take.

---

## CONTAMINATED LAND ↑



### REGULATED SITES

Consider asking the seller if they're aware of any past contamination, remediation work, or environmental issues affecting the property or nearby land. If they are, ask whether it affected insurance, valuation, or required any clean-up.

If you have concerns about past contamination, let your surveyor know. While they won't test for pollution, they may spot signs during the inspection that are worth following up.

---

## FLOOD RISK ↑



### HISTORICAL FLOOD AREAS

Flooding can have an impact on the purchaser's ability to obtain insurance at standard prices, the purchaser should make enquiries as to whether the property can be insured on a standard basis.

There may be an increased chance of higher insurance premiums or specific conditions being applied to flood coverage.

---

## RADON ↑



### RADON

Basic radon protection measures may be required particularly if the property has poor ventilation, modern sealed windows and a cellar or basement. Further guidance is available from [UKradon](#).

Ask the seller's conveyancer whether any radon protection measures have been installed at the property.



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## GROUND STABILITY ↑



### LANDSLIDES

If your client is purchasing with a mortgage you should consult the [BSA](#) or [UK Finance handbook](#) to determine your lenders position on the insurability of the property.

Ground stability can have an impact on the purchaser's ability to obtain insurance at standard terms. We suggest that the buyer obtains at least three buildings insurance quotes to establish pricing.

If there is subsidence at the property a structural engineer will be able to advise on the extent and potential remediation measures.

Check with the Seller's Solicitors whether there has been any subsidence or ground movement at the property and if so has the seller be able to obtain insurance on standard terms.

Advise client that there may be ground stability risks at the property. Further advice on mitigation and potential issues can be found by your client on the [BGS Geosure website](#) under Property Hazard Information, or [BGS Geology Themes website](#).

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## MINING HAZARD AREAS ↑



### OTHER MINES & MINERALS REPORTING AREAS

A Mines and Minerals report should be ordered to surface potential hazards related to other mining or mineral extraction activity in the area.

---

## ENVIRONMENTAL SENSITIVITY ↑



### AQUIFER DESIGNATION



### GROUNDWATER VULNERABILITY

#### AQUIFER DESIGNATION AND GROUNDWATER VULNERABILITY

Consider environmental liability insurance for pollution risks, and check if any water discharge permits or consents are required especially if hazardous substances will be used on site. Regular water quality monitoring may be required.

Where hazardous materials will be used, it is advisory to perform routine integrity tests on storage tanks to prevent leaks, consider pollution prevention strategies, including filters, bunds, and closed-loop systems to handle wastewater safely, and ensure a spill prevention plan is in place.

AQUIFER DESIGNATION

Drainage systems with filters or containment measures to prevent pollutants from entering groundwater are recommended.

Regular groundwater testing to monitor for contaminants is advised, demonstrating due diligence and detecting potential issues early.

GROUNDWATER VULNERABILITY

Impermeable surfaces and effective drainage systems in high-risk areas are recommended to prevent contaminants from reaching the soil and groundwater.

Participation in local groundwater protection programs is encouraged to support water quality and show environmental responsibility.

---

CLIMATE CHANGE ↑

- HEAT STRESS
- DROUGHT

Resources

The following resources offer further information and guidance that may be of interest given the contents of this report

HEAT STRESS

Consider practical ways to reduce summer heat build-up, such as shading windows exposed to direct sun and improving ventilation. [Shade the UK's Overheating Adaptation Guide for Homes](#) gives practical examples for houses and flats.

DROUGHT

If you proceed, stay informed about local restrictions such as hosepipe bans and consider simple water-saving steps such as fixing leaks, using water-efficient fittings, and using water carefully in the garden. The [UKHSA's public drought guidance](#) is a useful starting point.

## Recommendations

The following suggestions are actions you may choose to consider taking based on the contents of this report

### HEAT STRESS

If you can, ask the seller whether any rooms become uncomfortably hot in summer, especially top-floor rooms or spaces with large south- or west-facing windows. This can help you judge whether extra shading or ventilation may be needed.

If you plan to improve the property, make sure summer comfort is considered alongside winter warmth. Energy efficiency measures do not automatically make overheating worse, but shading and ventilation should still be considered as part of the design.

### DROUGHT

Ask the seller whether prolonged dry periods create practical issues for the property, such as water-use restrictions affecting day-to-day use, extra garden maintenance, or concerns about local water supply. This may help you judge whether drought is becoming a practical issue, rather than just a general background risk.

Check whether the property depends on features that may be harder to manage during prolonged dry periods, such as a private water supply, extensive planting, large lawns, or other high outdoor water use. This can help you judge whether the property may become more awkward or costly to run in dry weather.

# Important Consumer Protection Information

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- Sets out minimum standards which firms compiling and selling search reports must meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services

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

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, <https://www.tpos.co.uk> email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)  
We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:  
Head of Business Operations  
MyNestBox Limited  
3 Wraxall Piece, Green Lane, Failand, Bristol BS8 3TW  
Tel: 01172 395 282  
[support@martello.app](mailto:support@martello.app)

You can get more information about the PCCB from  
[www.propertycodes.org.uk](http://www.propertycodes.org.uk).

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE  
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## PURPOSE OF THIS REPORT

This is a Commercial Lite report, all of our findings assume that this property is being purchased as one of the permitted land uses defined in 2.7.3 of our [report terms](#) with no agricultural use or planned change of use or significant alterations to the property. Lenders may impose additional conditions or refuse mortgages on properties which have been identified as having high environmental risks. Buyers should always confirm lending conditions before accepting an offer.

## BGS DISCLAIMER

Some of the responses contained herein are based on data and information provided by the United Kingdom Research and Innovation (UKRI) or its component body the British Geological Survey (BGS). Your use of any information contained herein which is derived from or based upon such data and information is at your own risk. Neither UKRI nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law.

## COAL AUTHORITY DISCLAIMER

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## REPORT SIGN OFF STATEMENT

The Ashfield Risk Team, comprising suitably qualified and experienced environmental consultants with expertise in environmental risk assessment and contaminated land, has reviewed the data, methodology and quality of Martello's Report and certifies that it meets the requirements of the PCCB Compliance Notes on Environmental Reports and Flooding, and the Law Society Practice Notes on Contaminated Land, Flooding, and Climate Change. All Contaminated Land sections have been assessed in accordance with Part 2A of the Environmental Protection Act 1990, using the Source–Pathway–Receptor model to evaluate potential environmental risks. The report has been prepared by Martello using a methodology and risk framework developed and overseen by the Ashfield Risk Team. The review and sign-off have been undertaken in accordance with applicable professional standards and internal quality assurance procedures. Please note that a negative search result does not confirm that the property is free from contamination, unless explicitly stated.

The Ashfield Risk Team

## CONTACT MARTELLO

If you have any questions about the findings in this report please contact the Martello customer support team by email: [support@martello.app](mailto:support@martello.app), or by phone: 0117 2395 282 and we'll be happy to help.