



Report Reference:	PALI-5-336325
Your Reference:	PALI 7709 ROB WARD~2
Report Date:	November 20, 2007
Report Delivery Method:	Email - pdf
Client Fax:	
Client Email:	search@paliltd.com

GroundSure Risk Screening Report

Address: ORCHARD HEY SPORTS HALL & TENNIS COURTS & OUT BUILDINGS,
THE ORCHARD, LIVERPOOL, L36

Dear Sir/Madam,

Thank you for placing your order with PALI Limited. Please find enclosed the GroundSure Risk Screening Report as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08700 500 820 quoting the above report reference number.

Yours faithfully,

PALI Limited

Enc.
GroundSure Risk Screening Report

GroundSure Risk Screening Report

Address: ORCHARD HEY SPORTS HALL & TENNIS COURTS & OUT BUILDINGS, THE ORCHARD,
LIVERPOOL, L36

Date: November 20, 2007

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Aerial Photograph of Property



Aerial photography supplied by Getmapping PLC.
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Address: ORCHARD HEY SPORTS HALL & TENNIS COURTS & OUT
BUILDINGS, THE ORCHARD, LIVERPOOL, L36

Grid Reference: 344247,390430

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Expert Assessment

GroundSure's team of environmental consultants has manually reviewed the data contained within the GroundSure Risk Screening Report Ref: **PALI-5-336325**

This assessment and the Executive Summary on the following page has been **personally written** by a member of GroundSure's team of IEMA accredited environmental consultants.

Dated: November 20, 2007

Based on the information gathered in this investigation, GroundSure's environmental experts consider that the site at **ORCHARD HEY SPORTS HALL & TENNIS COURTS & OUT BUILDINGS, THE ORCHARD, LIVERPOOL, L36** is:

Suitable For Purchase¹

Please see the 'Executive Summary' section of this report for detailed guidance and any recommendations and further actions.

Other Hazards

Please note the following hazard has been identified:

The study site has been identified as lying on or in proximity to an area affected by surface or sub-surface mining. A Coal Mining Search is recommended. This can be ordered for £50 inclusive of VAT from the Coal Authority or online from www.miningreports.co.uk.

¹ This statement should not be relied upon without reading and understanding the Executive Summary on the next page and the 'GroundSure Risk Assessment Methodology'

Executive Summary

Consultant's Overview and Guidance

From the information available within this report, the property does not appear to have been used for any potentially contaminative land uses. In addition, no land uses of particular concern have been identified in proximity to the site.

GroundSure has not been advised of the current use of the property, however from information contained within this report, and the address provided, it appears that the site is used as a sports centre and it has been assumed that the property will continue in its current use.

On the basis of the information within this report the property represents a low environmental risk.

It is considered unlikely that a significant source – pathway – receptor pollutant linkage exists at the property. It is therefore considered that there is a low risk that direct or necessary remedial action may be required at the property under relevant legislation¹.

Recommendations

None required.

If you would like any further assistance regarding this report, then please contact the GroundSure Technical Helpline on (T) 01273 819700, (F) 01273 377902.

¹ These terms are defined in the 'GroundSure Risk Assessment Methodology' section.

Risk Rating and Guidance

Contaminative Risk

Risk Rating

On-Site Sources	Low
Off-Site Sources	Low
Historical Industrial Sites	Low
A limited number of potentially contaminative historical industrial uses were identified in this search. These uses are not of concern. This may be due to their distance from the study site, the hydro-geological conditions in the area, and/or the nature of their past operations. No further action is recommended. Source Datasets: High Detail Historical Mapping, Groundsure Systematic Analysis Data	
Incidents and Registers	Low
No data with respect to incidents and registers that is considered to be of particular concern has been identified within the search radius. No further action is recommended. Source Dataset: EA	
Landfill Sites	Low
We have carefully reviewed the landfill information disclosed by this report which we do not consider to be of concern. We therefore recommend that no further action is required. Source Datasets: EA Current Dataset, WRC Landfill Dataset, Landmark Dataset, BGS/DoE Dataset, GroundSure Dataset	
Other Waste Sites (Waste Treatment, Transfer or Disposal Sites)	Low
We have carefully reviewed the waste site information disclosed by this report which we do not consider to be of concern. We therefore recommend that no further action is required. Source Datasets: Landmark Dataset	
Current Industrial Sites	Low
GroundSure has carefully reviewed the information on current industrial sites disclosed by this report. We consider that none of the identified sites pose a particular risk to the study site. Source Datasets: PointX Industrial Dataset, Current Mapping	
Industrial Sites holding Licences and/or Authorisations	Low
We have carefully reviewed the information on industrial sites holding Licences and/or Authorisations disclosed by this report which we do not consider to be of concern. We therefore recommend that no further action is required. Source Datasets: EA Data, Local Authorities	
Petrol and Fuel Sites	Low
We have carefully reviewed the petrol and fuel site information disclosed by this report which we do not consider to be of concern. We therefore recommend that no further action is required. Source Datasets: Catalist, Current Mapping	
Dangerous/Hazardous Sites	Low
GroundSure has carefully reviewed the COMAH (Control of Major Accident Hazards) and NIHHS (Notification of Installations Handling Hazardous Substances) sites disclosed by this report, which we do not consider to be of concern. We therefore recommend that no further action is required. Source Dataset: HSE Data	

Risk Rating and Guidance

Natural Hazards

Risk Rating

Has an Environment Agency floodplain been identified within 250m of the study site?	No
--	-----------

The study site was not identified as lying on or in proximity to an Environment Agency indicative Zone 2 or Zone 3 floodplain, as defined by current Environment Agency mapping. This does not necessarily mean that the site is free from any flood risk, as local hydrological conditions may present a minor risk. You are advised to check with your surveyor regarding the potential for such flooding and to refer to the mapping at the back of this report to ascertain the precise location of any floodplains within the immediate area.

Source Datasets: EA FloodMap

What is the natural ground subsidence hazard rating in proximity to the study site ?	Very Low
---	-----------------

This risk rating is obtained from the amalgamation of six datasets, which are supplied and digitally combined by the British Geological Survey (BGS). These datasets include Swell-Shrink Clay, Landslip, Gulls & Cambering, and Compressible Ground Dissolution. The highest BGS rating in proximity to the study site is very low, we do not consider that further action is necessary.

Source Datasets: BGS Dataset

What is the Radon potential in the proximity of the study site ?	Less than 1%
---	---------------------

Radon is a colourless odourless radioactive gas which is present in all areas of the United Kingdom usually at levels that pose a negligible risk. However, in some areas levels of Radon are much higher than in others and in these cases it can pose a health risk. The data supplied by the Health Protection Agency (HPA) and the British Geological Survey (BGS) is not able to determine exact Radon levels within a property, as this information can only be obtained through site-specific, in-situ testing. The highest rating in proximity to the study site is of less than 1% of properties in the area being radon affected. We do not consider that further action is necessary.

Source Datasets: HPA Dataset

Ground Workings

Is the site located in proximity to a coal mining area?	Yes
--	------------

The study site has been identified as lying on or in proximity to an area affected by surface or sub-surface mining. A Coal Mining Search is recommended. This can be ordered for £50 inclusive of VAT from the Coal Authority or online from www.miningreports.co.uk.

Source Datasets: Coal Authority Dataset

What is the risk from shallow mining subsidence in the proximity of the study site ?	Negligible
---	-------------------

Where negligible potential is indicated, this means that the rocks underlying the area are not likely to have been mined at shallow depth. However, you should still find out whether or not a Coal Authority mining search is required in the area, for example, to check for deeper mining.

Source Datasets: BGS Dataset

Infilled Land	Low
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No records of infilled land, which could affect the study site, have been identified in this search.

Source Datasets: High Detail Historical Mapping, Groundsure Systematic Analysis Data

Environmental Sensitivity

Sensitive Receptors	Distance(m)/Direction
Environmental Sensitivity	High
Minor Aquifer	192m north east
Major Aquifer	On site
Surface Water Features	None identified
Residential Properties	Residential with gardens adjacent south
Source Protection Zones	SPZ 2,3 on site
Licensed Groundwater Abstraction	None identified
Licensed Surface Water Abstraction	None identified
Designated Sites	None identified

Risk Rating and Guidance

Additional Comments and Findings

None required.

1.Contacts

PALI Limited

Telephone: 08700 500 820
search@paliltd.com



British Geological Survey (England & Wales)

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3136. www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries



Environment Agency

Southern
Appleton House - 430 Birchwood Boulevard, Birchwood, Warrington,
WA3 7WD Tel: (01925) 840 000
North West Region Tel: (01925) 653999



Health Protection Agency

CRCE, RPD
Chilton, Didcot, Oxon, OX11 0RQ
Tel: 01235 822622 www.hpa.org.uk/radiation
Radon measures and general radon information and guidance



The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848. DX 716176 Mansfield 5
www.coal-authority.co.uk
Coal mining reports and related enquiries



Ordnance Survey

Romsey Road
Southampton SO16 4GU
Tel: 08456 050505



Local Authority

Knowsley Metropolitan Borough Tel:

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW
Tel: 01252 845444



Acknowledgements

This product includes map data licensed from Landmark Information Group Limited®.
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Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, English Nature who retain the Copyright and Intellectual Property Rights for the data.

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Using this Report

The following report is designed to answer standard environmental due diligence enquiries as recommended by the Law Society. This report is provided under and subject to the Terms & Conditions agreed between GroundSure and the Client. The document contains the following sections:

Executive Summary

An executive summary of the report with professional guidance. This guidance should not be relied upon without reading the GroundSure Risk Assessment Methodology section of this report.

Risk Rating and Guidance

A table providing summary risk rating and brief guidance for each individual section of this report.

1. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, GroundSure provide a free Technical Helpline (01273 819700) for further information and guidance.

2. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. This search is conducted using radii of up to 500m.

3. Incidents and Registers

Provides information on Pollution Incidents recorded by the Environment Agency. This search is conducted using radii of 250m.

4. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii of up to 1500m.

5. Current Land Use

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 1000m. This section includes information on potentially contaminative industrial sites, regulated industrial sites, petrol and fuel sites as well as sites that store significant quantities of hazardous materials.

6. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to sites. These factors include flooding, subsidence and radon.

7. Ground Workings

Provides information on areas of deep, shallow and surface coal mining as well as infilled land identified from historical mapping.

8. Environmental Setting

Provides information on the site's current environmental setting (sensitivity) and includes data on groundwater vulnerability, soil leaching potential, abstraction licenses, water quality and designated sites of ecological interest. A site's suitability for use is based in part on information detailed in this section.

GroundSure Risk Assessment Methodology

Guidance explaining the method behind GroundSure's expert assessment provided within this report.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

When outside the area covered by a map a record for a feature that would otherwise be shown on maps is noted as 'Not Shown'.

All distances given in this section are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the site boundary.

2. Historical Industrial Sites

2.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information.

Records of sites with a potentially contaminative past land use within 500m of the search centre:

34

The following records are not represented on Mapping:

Distance	Direction	Use	Date
135.0	N	Unspecified Pit	1891
218.0	NW	Railway Station	1949
219.0	NW	Railway Station	1965
222.0	NW	Railway Station	1891
224.0	NW	Railway Station	1925
224.0	NW	Railway Station	1906
227.0	NW	Railway Station	1989
227.0	NW	Railway Station	1976
246.0	NW	Railway Sidings	1965
246.0	NW	Railway Station	1938
247.0	NW	Railway Sidings	1925
247.0	NW	Railway Sidings	1906
250.0	NW	Railway Sidings	1938
252.0	NW	Railway Sidings	1891
279.0	NW	Railway Sidings	1949
346.0	NW	Railway Building	1938
363.0	SE	Unspecified Pit	1938
364.0	SE	Unspecified Pit	1925
364.0	SE	Unspecified Pit	1906
390.0	N	Police Station	1976
390.0	N	Police Station	1989
405.0	S	Unspecified Pits (B)	1967
409.0	W	Smithy (B)	1891
424.0	S	Unspecified Pits	1891
432.0	S	Unspecified Pits (B)	1949
435.0	SW	Unspecified Pits	1938
441.0	W	Smithy	1906
448.0	SW	Unspecified Pits	1891
452.0	S	Nursery	1967
452.0	S	Nursery	1980
452.0	S	Nursery	1974
455.0	W	Smithy	1891
456.0	S	Unspecified Pits	1925
456.0	S	Unspecified Pits	1906

2.2 Potentially Contaminative Uses identified from High Detail (1:2,500 scale) Mapping

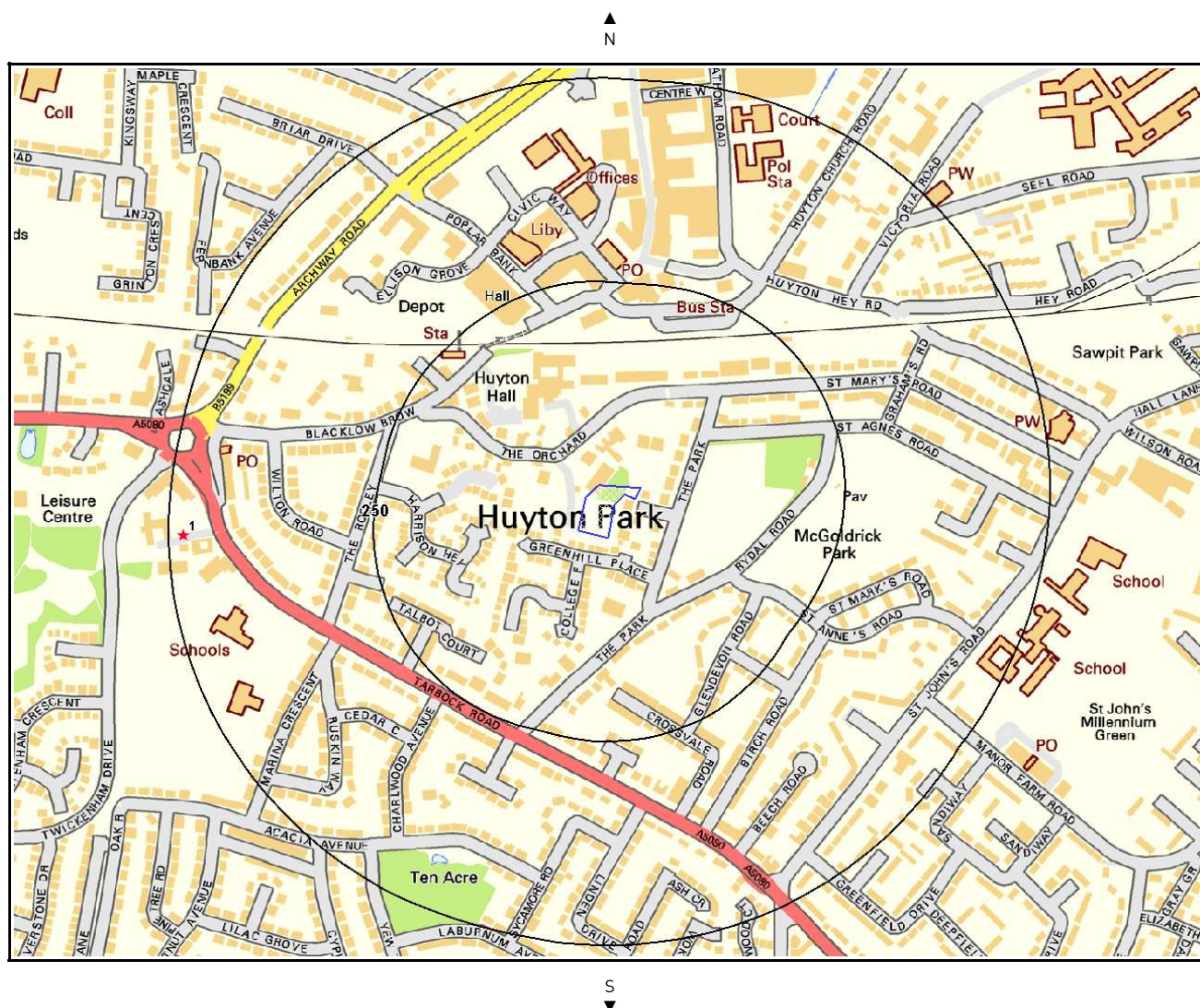
Analysis of data extracted from more detailed 1:2,500 scale historical maps for areas of **London and Bristol only** provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the study site:

0

Database searched and no data found.

3 Incidents and Registers Map



Incidents and Registers Legend



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- Site Outline
- ★ Environment Agency Recorded Pollution Incident
- 250 Search Buffers
- 500 Search Buffers
- ✖ Sites Determined as Contaminated Land

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3. Incidents and Registers Findings

3.1 Environment Agency Recorded Pollution Incidents

National Incidents Recording System, List 2

Records of National Incidents Recording System, List 2 within 500m of the study site:

1

The following NIRS List 2 records are represented as points on the Incidents and Registers Map:

ID	Distance	Direction	Incident Identification	Incident Date	Land Impact	Water Impact	Pollutant
1	483.0	W	205038.0	03-Dec-2003	Category 2 (Significant)	Category 3 (Minor)	Petrol

National Incidents Recording System, List 1

Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

3.2 Sites Determined as Contaminated Land under Part IIA EPA 1990¹

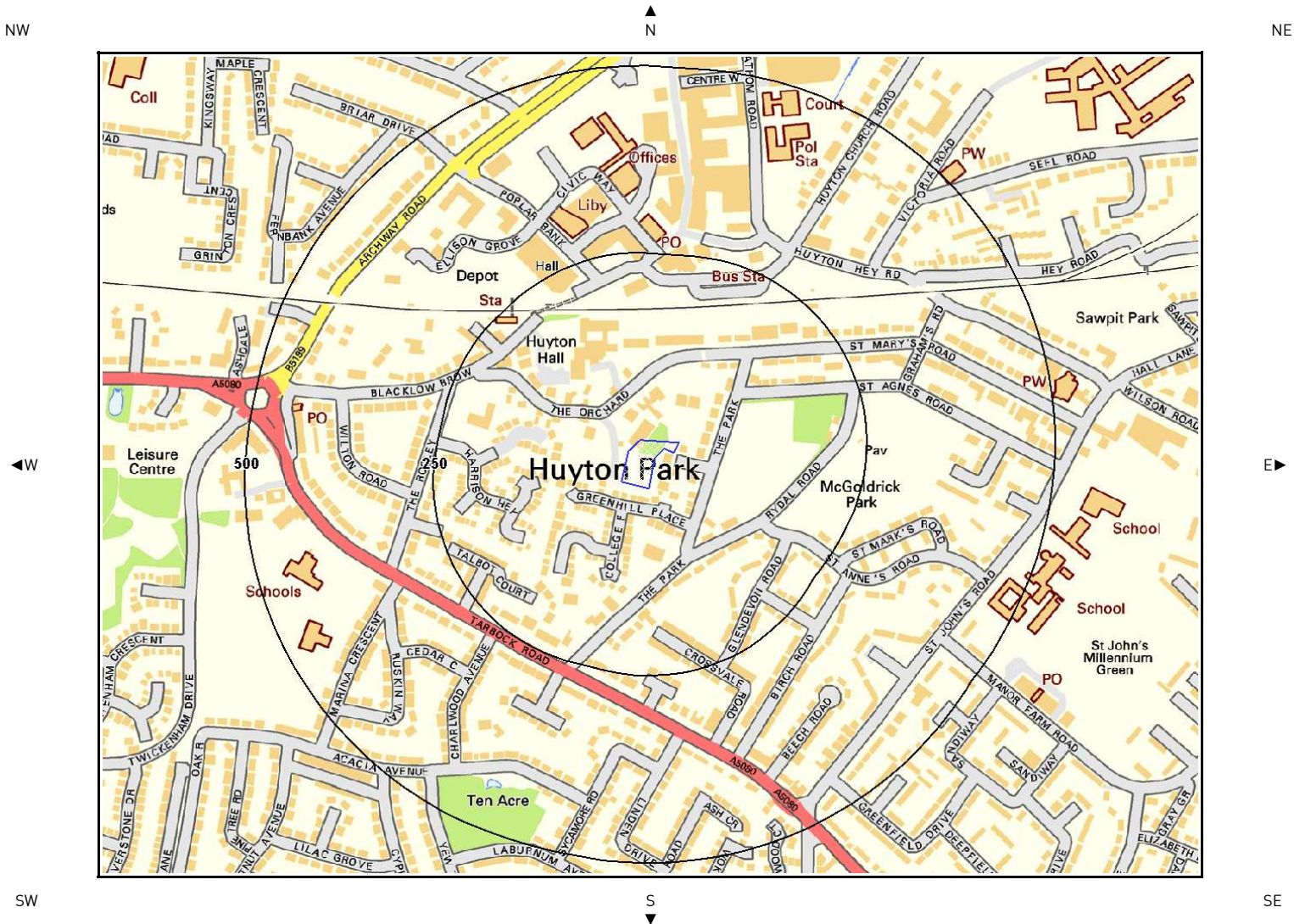
How many sites does the Local Authority hold information on under Section 78R of the Environmental Protection Act 1990 within 500m of the study site:

0

Database searched and no data found.

¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.

4 Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

- | | | |
|--|---|--|
|  Site Outline |  Operational Landfill |  Environment Agency Active Landfill Site (Area Data) |
|  250 Search Buffers |  Closed Landfill |  Environment Agency Historic Landfill Site (Area Data) |
|  500 Search Buffers |  Operational Waste Treatment License |  Environment Agency Historic Landfill Site (Point Data) |
| |  Closed Waste Treatment License |  BGS / DoE Survey Landfill |
| |  Regis Waste Feature |  GroundSure Local Authority Landfill Data (Region Data) |
| | |  GroundSure Local Authority Landfill Data (Point Data) |



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4. Landfill and Other Waste Sites Findings

4.1 Landfill Sites¹

Environment Agency Registered Landfill Sites

Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

Landmark Landfill Data - Operational Landfill Sites

Records of operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

Environment Agency Historic Landfill Sites

Records of historic landfill sites within 1500m of the study site:

4

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance	Direction	Site Name	Site Reference	Waste Type	Control Measures	Data Type
Not shown	871.0	E	Brickfields, Knowsley, Merseyside	-	No data	No data	Polygon
Not shown	881.0	S	Land at New Pole Farm, Knowsley	-	No data	No data	Polygon
Not shown	1021.0	E	Huyton Quarry, Knowsley, Merseyside	-	No data	No data	Polygon
Not shown	1317.0	E	West View Tip, Knowsley, Merseyside	-	No data	No data	Polygon

Landmark Landfill Data - Non-Operational Landfill Sites

Records of non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

BGS/DoE Landfill Site Survey

Records of non-operational landfill sites within 1500m of the study site:

1

The following landfill records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance	Direction	Address	Risk	BGS Number	Waste Type
Not shown	1422.0	E	West View Tip, Huyton Quarry, Liverpool, M'Side	No risk to aquifer	197.0	N/A

¹This information is gathered from a wide range of sources including, the Environment Agency (EA), The British Geological Survey (BGS) and under licence from Landmark Information Group Limited®. Data supplied by Landmark Information Group Limited® and the EA refers to waste management licences required (under either the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990) by anyone involved in waste disposal. A survey by the BGS undertaken in 1972/3 provides data on some older landfill sites that were not subject to legislation. Environment Agency data on historic waste / landfill sites is still being updated by the Environment Agency as part of an ongoing project. GroundSure use this data because more accurate data is not yet publicly available and will use enhanced Environment Agency data when it is released.

GroundSure Local Authority Landfill Sites Data**Records of landfill sites within 1500m of the study site:****0**Database searched and no data found.

4. Landfill and Other Waste Sites Findings

4.2 Other Waste Sites¹

Operational Waste Treatment, Transfer and Disposal Sites

Records of operational waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

Non-Operational Waste Treatment, Transfer and Disposal Sites

Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

Environment Agency (REGIS) Waste Sites

Records of Environment Agency waste sites within 1500m of the study site:

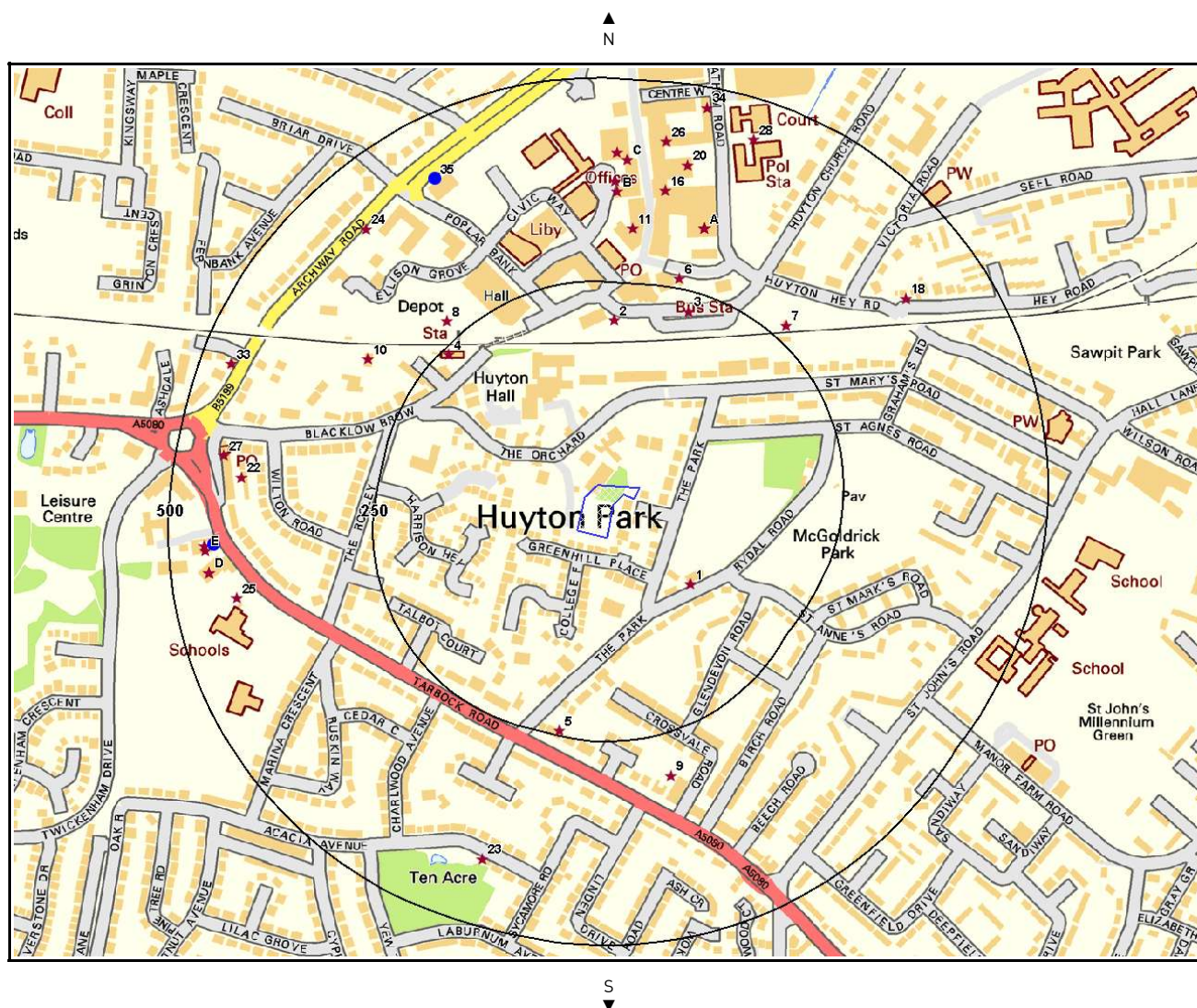
4

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance	Direction	Address	Type	Size	Status	Update
Not shown	1086.0	E	Units 1/2, Ellis Ashton Street, Huyton Industrial Estate, Liverpool, Merseyside, L36 6BJ	End of Life Vehicles	Small	Issued	Regis August 2007
Not shown	1103.0	E	Huyton Industrial Estate, Ellis Ashton Street, Huyton, Liverpool, Merseyside, L36 6BW	End of Life Vehicles	Small	Issued	Regis August 2007
Not shown	1129.0	E	Ellis Ashton Street, Huyton, Merseyside, L36 6AH	Household, Commercial and Industrial transfer stations	Medium	Issued	Regis August 2007
Not shown	1461.0	E	Ellis Ashton Street, Huyton, Liverpool, Merseyside, L36 6BJ	Household, Commercial and Industrial transfer stations	Large	Modified	Regis August 2007

¹This information is gathered from a wide range of sources including, the Environment Agency (EA), The British Geological Survey (BGS) and under licence from Landmark Information Group Limited®. Data supplied by Landmark Information Group Limited® and the EA refers to waste management licences required (under either the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990) by anyone involved in waste disposal. A survey by the BGS undertaken in 1972/3 provides data on some older landfill sites that were not subject to legislation. Environment Agency data on historic waste / landfill sites is still being updated by the Environment Agency as part of an ongoing project. GroundSure use this data because more accurate data is not yet publicly available and will use enhanced Environment Agency data when it is released.

5 Current Land Use Map



Current Land Use Legend

 Site Outline
 250 Search Buffers
 500 Search Buffers

 Part A Processes
 Radioactive Consents (Higher Risk)
 Water Industry Referrals
 RedList Discharge Consents
 Dangerous Substance Sites (List 1)
 COMAH / NIHS Sites

 LAAPC Consents
 Radioactive Consents (Lower Risk)
 Discharge Consents
 Dangerous Substance Sites (List 2)
 Potentially Contaminative Industrial Sites
 Petrol & Fuel Sites

Mapping sourced from


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5. Current Land Use Findings

5.1 Current Industrial Sites Data

Records of potentially contaminative industrial sites within 500m of the study site:

34

The following records are represented as points on the Industrial Sites and Processes map.

ID	Distance	Direction	Company	Address	Activity	Category
1	117.0	SE	Electricity Sub Station	-	Electrical Features	Infrastructure and facilities
2	203.0	N	Telephone Exchange	-	Telecommunications Features	Infrastructure and facilities
3	225.0	N	Huyton Bus Station	-	Bus and Coach Stations, Depots and Companies	Transport Access Points
4	241.0	NW	Huyton Station	-	Railway Stations, Junctions and Halts	Transport Access Points
5	243.0	S	Tarbock Travel	111, Tarbock Road, Huyton, Liverpool, L36 5TE	Vehicle Hire and Rental	Hiring And Contract Services
6	262.0	N	Electricity Sub Station	-	Electrical Features	Infrastructure and facilities
7	268.0	NE	Electricity Sub Station	-	Electrical Features	Infrastructure and facilities
8	273.0	NW	T J May & Sons Ltd	Blacklow Brow, Liverpool, L36 5XE	Vehicle Repair and Servicing	Repair and Servicing
9	302.0	S	Electricity Sub Station	-	Electrical Features	Infrastructure and facilities
10	314.0	NW	Depot	-	Container and Storage	Transport, Storage And Deliver
11	317.0	N	Brighthouse	58-62, Derby Road, Huyton, Liverpool, L36 9UL	Electronic Equipment	Industrial Products
12	329.0	N	Spot On Fashions	11-21, Lansdowne Way, Liverpool, L36 9YB	Clothing	Clothing and Accessories
13	329.0	N	Fashion Force	11-21, Lansdowne Way, Liverpool, L36 9YB	Clothing	Clothing and Accessories
14	329.0	N	Golden Craft	11-21, Lansdowne Way, Liverpool, L36 9YB	Jewellery, Gems, Clocks and Watches	Health Practitioners and Establishments
15	361.0	N	Superdrug Stores Plc	48-50, Derby Road, Huyton, Liverpool, L36 9UJ	Chemists and Pharmacies	Clothing and Accessories
16	366.0	N	Dodo Ltd	59, Derby Road, Huyton, Liverpool, L36 9UQ	Clothing	Infrastructure and facilities
17	374.0	N	Electricity Sub Station	-	Electrical Features	Infrastructure and facilities
18	401.0	NE	Electricity Sub Station	-	Electrical Features	Health Practitioners and Establishments
19	401.0	N	Superdrug Stores Plc	36, Derby Road, Huyton, Liverpool, L36 9UJ	Chemists and Pharmacies	Health Practitioners and Establishments
20	401.0	N	Boots The Chemists Ltd	47-49, Derby Road, Huyton, Liverpool, L36 9UQ	Chemists and Pharmacies	Consumer Products
21	409.0	N	Linen Warehouse	32, Derby Road, Huyton, Liverpool, L36 9UJ	Beds and Bedding	Infrastructure and facilities
22	416.0	W	Electricity Sub Station	-	Electrical Features	Infrastructure and facilities
23	420.0	S	Electricity Sub Station	-	Electrical Features	Infrastructure and facilities
24	423.0	NW	Electricity Sub Station	-	Electrical Features	Infrastructure and facilities
25	425.0	W	Electricity Sub Station	-	Electrical Features	Clothing and Accessories
26	427.0	N	New Look	41, Derby Road, Huyton, Liverpool, L36 9UQ	Clothing	Health Practitioners and Establishments
27	443.0	W	Lloyds Pharmacy	5, Tarbock Road, Huyton, Liverpool, L36 5XN	Chemists and Pharmacies	Infrastructure and facilities

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28	450.0	N	Electricity Sub Station	-	Electrical Features	Motoring
29 D	454.0	W	Paramount Car Centre	34, Tarbock Road, Huyton, Liverpool, L36 5XW	Secondhand Vehicles	Repair and Servicing
30 D	454.0	W	Tarbock Road Service Station	34, Tarbock Road, Huyton, Liverpool, L36 5XW	Vehicle Repair and Servicing	Construction Services
31 E	456.0	W	J W Mason	32, Tarbock Road, Huyton, Liverpool, L36 5XW	Metalworkers Including Blacksmiths	Industrial Features
32 E	457.0	W	Works	-	Unspecified Works Or Factories	Construction Services
33	462.0	W	Approved N A Electrical Services Ltd	5, Archway Road, Liverpool, L36 9XF	Electrical Contractors	Consumer Products
34	474.0	N	Sharpes Pride & Joy	24, Sherborne Square, Liverpool, L36 9UR	Baby and Nursery Equipment	

5. Current Land Use Findings

5.2 Industrial Sites Holding Licences and/or Authorisations

Higher Risk Sites or Processes

Searches of information provided by the Environment Agency reveal the following information:

Records of Part A Licences (IPC and IPPC Processes) within 1000m of the study site: 0

Database searched and no data found.

Records of Category 1 or 2 Radioactive Substances Licences within 1000m of the study site: 0

Database searched and no data found.

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0

Database searched and no data found.

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

Database searched and no data found.

Records of List 1 Dangerous Substances Inventory sites within 500m of the study site: 0

Database searched and no data found.

5. Current Land Use Findings

5.3 Industrial Sites Holding Licences and/or Authorisations

Lower Risk Sites or Processes

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

Records of Part B Authorisations (LAAPC Processes) within 250m of the study site: 0

Database searched and no data found.

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site: 0

Database searched and no data found.

Records of List 2 Dangerous Substance Inventory sites within 500m of the study site: 0

Database searched and no data found.

5. Current Land Use Findings

5.4 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

2

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance	Direction	Company	Address	Status
35	426.0	NW	Asda	Asda Huyton, Archway Road, Archway Road, Not Known, Huyton, Liverpool, Merseyside, L36 9YE	Open
36E	445.0	W	Obsolete	Tarbuck Road Service Station, 34, Tarbuck Road, Tarbuck Road, Huyton, Liverpool, Merseyside, L36 5XW	Obsolete

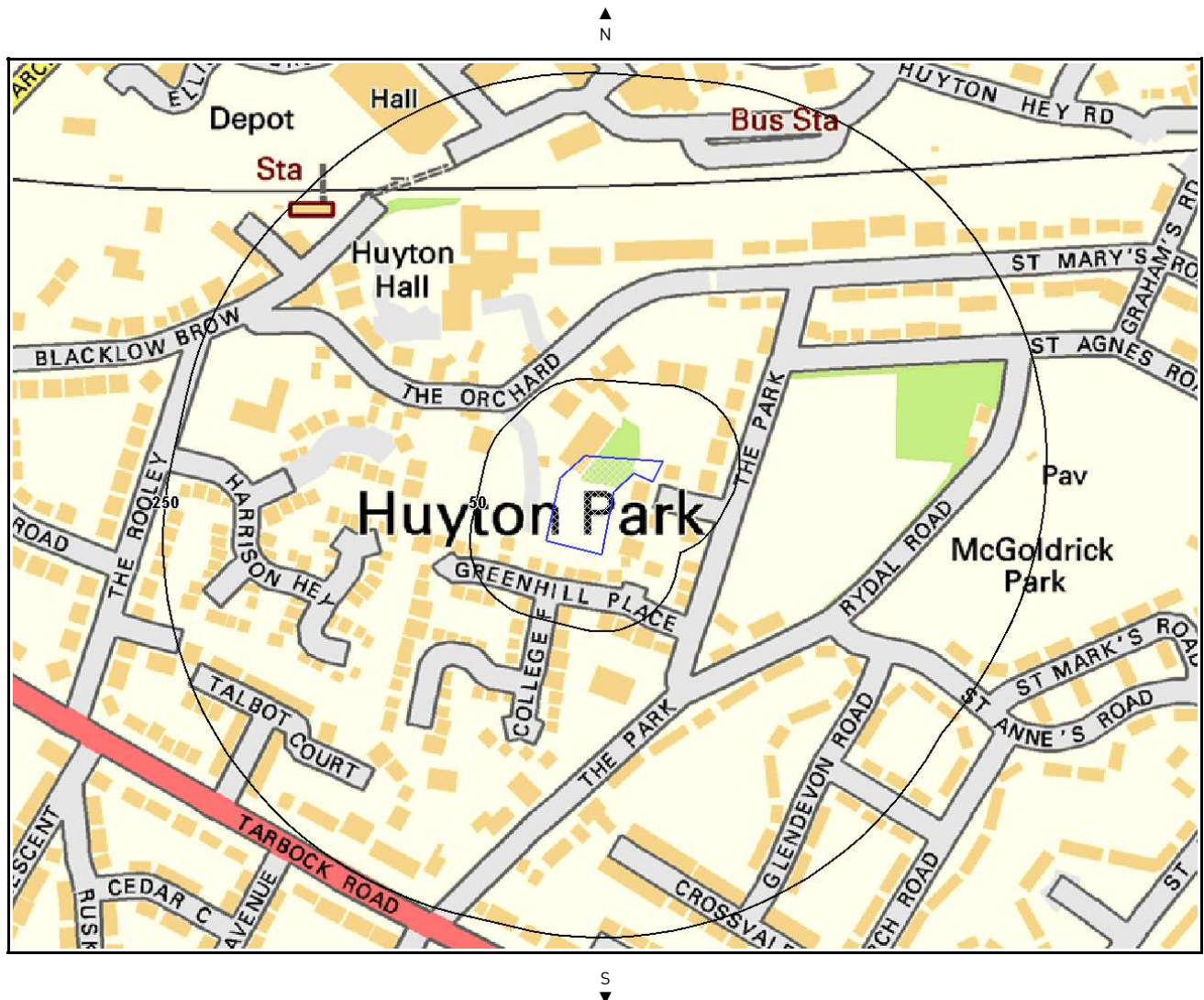
5.5 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

6 Natural Hazards Map



Natural Hazards Legend



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- | | |
|--|--|
|  Site Outline |  Zone 2 FloodPlain |
|  50 |  Zone 3 FloodPlain |
|  250 Search Buffers |  Areas benefiting from Flood Defences |

6. Natural Hazards Findings

6.1 Zone 2 Flooding

Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?

No

Database searched and no data found.

6.2 Zone 3 Flooding

Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site?

No

Database searched and no data found.

6.3 Areas benefiting from Flood Defences

Are there any Areas benefiting from Flood Defences within 250m of the study site?

No

Database searched and no data found.

6.4 Natural Ground Subsidence

What is the maximum natural ground subsidence hazard rating within 75m of the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Distance	Direction	Hazard
0.0	On Site	Negligible
0.0	On Site	Negligible
0.0	On Site	Negligible
0.0	On Site	Very Low

Detailed BGS GeoSure Data Breakdown

BGS GeoSure Data has been searched to 75m. The following information is available:

Shrink Swell

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Distance	Direction	Hazard
0.0	On Site	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.
0.0	On Site	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

Landslides

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Distance	Direction	Hazard
0.0	On Site	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

Soluble Rocks

Database searched and no data found.

Compressible Ground

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Distance	Direction	Hazard
0.0	On Site	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

Collapsible Rocks

Database searched and no data found.

Running Sand

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Distance	Direction	Hazard
0.0	On Site	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

6.5 Radon

What is the maximum radon potential in the vicinity of the study site?

Less than 1%

The following radon information within the study site is provided by the Health Protection Agency and is not represented on mapping:

Distance	Direction	Estimated Level
0.0	On Site	Less than 1%

What level of radon protection is likely to be required in the vicinity of the study site?

None

The following radon protection measures information within the study site is provided by the British Geological Society (BGS) and is not represented on mapping:

Distance	Direction	Radon Protective Measures
0.0	On Site	None

No Guidance Required.

7. Ground Workings

7.1 Coal Mining

Are there any coal mining areas within 75m of the study site?

Yes

The following coal mining information provided by the Coal Authority is not represented on Mapping:

Distance	Direction	Details
0.0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

7.2 Shallow Mining

What is the risk of subsidence relating to shallow mining within 75m of the study site?

Negligible

The following shallow mining information provided by the British Geological Survey is not represented on Mapping:

Distance	Direction	Details
0.0	On Site	Negligible

7.3 Infilled Land

Records of infilled land within 500m of the study site:

18

The following Infilled Land (1:10,000 scale Historical Data) records are not represented on Mapping:

Distance	Direction	Use	Date
135.0	N	Unspecified Pit	1891
364.0	SE	Unspecified Pit	1906
364.0	SE	Unspecified Pit	1925
368.0	SE	Sand Pits	1891
405.0	S	Unspecified Pits (B)	1967
408.0	W	Pond	1925
424.0	S	Unspecified Pits	1891
429.0	SE	Sand Pits	1891
432.0	S	Unspecified Pits (B)	1949
436.0	SW	Pond	1925
443.0	SW	Ponds	1967
448.0	SW	Unspecified Pits	1891
449.0	SW	Pond	1906
452.0	SW	Pond	1949
456.0	S	Unspecified Pits	1925
456.0	S	Unspecified Pits	1906
459.0	SW	Pond	1974
469.0	SW	Pond	1906

8 Environmental Setting Map



Environmental Setting Legend



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Designated Sites		Aquifer Type	
	Site Outline		Major Aquifer
	SSSI		Minor Aquifer
	SAC		Non Aquifer
	NNR		
	SPA		
	Ramsar		Abstraction Licence (Point, Line, Polygon)
	250 Search Buffers		
	500 Search Buffers		

8.Environmental Setting Findings

8.1 Groundwater Vulnerability and Soil Classification

Records of aquifer and soil classification within 200m of the study site:

The following groundwater information is represented as polygons on the Environmental Setting Map:

ID	Distance	Direction	Classification
1	0.0	On Site	Major Aquifer/High Leaching Potential
2	192.0	NE	Minor Aquifer/High Leaching Potential

8.2 Abstraction Licences

Are there any Abstraction Licences within 1000m of the study site?

No

Database searched and no data found.

8.3 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

Yes

The following Source Protection Zones records provided by the Environment Agency are not represented on mapping:

Distance	Direction	Type	Description
0.0	On Site	3.0	Total Catchment
0.0	On Site	2.0	Outer Catchment
397.0	S	2.0	Outer Catchment
397.0	S	3.0	Total Catchment

8.4 River Quality

Is there any Environment Agency information on river quality within 500m of the study site?

No

Database searched and no data found.

8.5 Main Rivers

Are there any Main Rivers within 500m of the study site?

No

Database searched and no data found.

8. Environmental Setting Findings

8.6 Designated Sites

Presence of sites of ecological value within 500m of the study site?	No
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Records of Sites of Special Scientific Interest (SSSI) within 500m of the study site:	0
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Database searched and no data found.

Records of National Nature Reserves (NNR) within 500m of the study site:	0
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Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 500m of the study site:	0
--	----------

Database searched and no data found.

Records of Special Protection Areas (SPA) within 500m of the study site:	0
---	----------

Database searched and no data found.

Records of Ramsar sites within 500m of the study site:	0
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Database searched and no data found.

GroundSure Risk Assessment Methodology

Limitations of Study

You must satisfy yourself that the report is suitable for your needs. The higher the specification of the report you order, the more reliable the risk assessment will be. Our assessments do not take account of any factor that is not discernible from our sources of information, such as the structural integrity of any building on the site, or the presence of asbestos in building materials.

(a) Is the site Suitable for Purchase or Loan Security or in Need of Further Assessment?

All of our commercial reports indicate whether GroundSure consider the site to be Suitable for Purchase or Loan Security. This statement is made on the assumption that the interested party is seeking to purchase or take as a security a 'clean' site, i.e. one that does not have any significant contaminated land liabilities.

This statement is based on whether GroundSure consider there is risk of 'Direct Remedial Action' or 'Necessary Remedial Action' under 'Relevant Legislation'. Please see question (b) below for a definition of these terms.

If GroundSure comment that the site is 'In Need of Further Assessment', then details of the possible next steps to take are provided under the 'Recommendations'.

(b) What is the risk of 'Direct Remedial Action' or 'Necessary Remedial Action' under 'Relevant Legislation'?

The aim of this assessment is to provide an indication as to whether there is the potential for significant liability to be associated with the study site.

Where:

'Direct Remedial Action' means action taken to carry out 'Remedial Works' at the site as a consequence of a legal requirement on the site owner under 'Relevant Legislation'.

'Necessary Remedial Action' means the voluntary carrying out of 'Remedial Works' at the site by the site owner on the basis that such 'Remedial Works' would be necessary in order to avoid a substantial and imminent risk of 'Direct Remedial Action'.

'Relevant Legislation' means Part IIA of the Environmental Protection Act 1990, the Water Resources Act 1991 and the Common Law.

'Remedial Works' means remedial measures undertaken to identify, remediate or contain any contaminative substances at the site (but not non-intrusive investigations).

(c) Overall Guidance and Recommendations

In this section our experts analyse the information and findings and advise on what further steps should reasonably be undertaken.

In assessing specific site risk, GroundSure follows principles used extensively throughout the environmental consultancy sector. We evaluate the environmental sensitivity¹ of the study site and consider the potential for specific industries or landfill sites to generate contamination and the potential for this contamination to remain at the site, to have migrated to neighbouring sites, or to have migrated from neighbouring sites to the study site. Therefore, this section is used to evaluate Source-Pathway-Receptor information and to attempt to provide an indication as to with whom liability may lie. This section is not designed to provide a quantification of the financial risk associated with the potential contamination.

This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

¹ The environmental sensitivity of the site is assessed with reference to the specified use to which the site is put, and also with reference to the perceived sensitivity of the local environment to pollution. Factors that would classify a site as having a high environmental sensitivity include: (a) a major aquifer with associated abstractions for potable use; (b) the presence of a sensitive habitat (e.g. Site of Special Scientific Interest (SSSI)); and (c) the presence of residential properties on or adjacent to the site.

GroundSure Environmental Reports Terms and Conditions

Terms and Conditions for Environmental Reports (HBR, RS, and SER)

ANY ORDER FOR A GROUNDSURE ENVIRONMENTAL REPORT THROUGH A DISTRIBUTOR IS MADE SUBJECT TO THESE TERMS AND CONDITIONS.

1. DEFINITIONS

In these Terms and Conditions the following words and phrases will have the meanings set out below:

'Client' means the contracting party or parties whose details appear on the Order Form;

'Commercial Report Reference Guide' means the User Guide for the GroundSure Risk Screening Report and the Standard Environmental Review;

'Content' means content, data, maps and information which form part of or are included in the Services, including without limitation, Content provided by Data Providers;

'Data Provider' means any third party suppliers providing maps, data or information to GroundSure;

'Data Report' means any of the Homebuyers Review Report, the GroundSure Risk Screening Report and the Standard Environmental Review;

'Distributor' means any reseller, distributor or similar such person from whom the Client buys a Data Report or orders Services;

'GroundSure' means Groundsure Limited and its holding and subsidiary companies (as defined in Section 736, Companies Act 1985) and includes any employee or subcontractor of Groundsure Limited;

'Homebuyers User Guide' means the User Guide for the Homebuyers Review Report;

'Intellectual Property' means any patent, copyright, registered design rights, service marks, moral rights, data protection rights, know-how, trade mark or other intellectual property rights held by GroundSure and/or the Data Providers and contained in the Services;

'Legal Search Services' means any conveyancing search prepared by a third party (including but not limited to a local authority search);

'Order Form' means any standard order form produced by the Distributor;

'Services' means any service performed by GroundSure and includes the Content and any report, service, document or information contained in such service;

'Site' means the parcel of land specified on the Order Form;

'User Guide' means the relevant current version of the user guides to each Data Report, available on request from GroundSure and displayed on the GroundSure website, www.groundsure.com.

2. GENERAL

2.1 These Terms and Conditions apply to the provision of the Services to the Client. By buying a Data Report from a Distributor or ordering other Services through a Distributor, the Client agrees to be bound by these Terms and Conditions.

2.2 Headings have been included for convenience only and shall not affect the construction or interpretation of the following conditions.

3. GROUNDSURE'S ASSURANCE

3.1 GroundSure will exercise all the reasonable skill and care to be reasonably expected of experienced environmental consultants in the production of the Data Reports and the performance of the Services.

3.2 The Distributor will provide the Data Report for the Site requested on the Order Form by the Client.

3.3 The specifications of the Data Report will follow the specifications set out in the relevant User Guide.

4. INTELLECTUAL PROPERTY RIGHTS

4.1 Upon full payment of all relevant fees and subject to the provisions of these Terms and Conditions, the Client is granted an irrevocable royalty-free licence to use the information contained in the Data Report for the purpose of assessing the Site requested on the Order Form by the Client.

4.2 The Client may without further charge make the Data Report available to (i) any person who purchases the whole of the Site, (ii) any person who provides funding secured on the whole of the Site, (iii) any person for whom the Client acts in a professional or commercial capacity, and (iv) any person who acts for the Client in a professional or commercial capacity.

4.3 Each of those persons referred to in Clause 4.2 shall have the benefit of the Client's rights under these Terms and Conditions as if those persons were the Client. The Distributor may make further copies of the Data Report for the Client as requested for payment of a reasonable administration fee.

4.4 The Data Report (and any copies thereof provided under Clause 4.3) may only be used for the benefit of the Client and the persons set out in Clause 4.2 and for the Site requested on the Order Form by the Client.

4.5 Save as expressly permitted under these Terms and Conditions, the Client agrees (and shall procure that its employees and agents shall agree) not to copy, use, re-sell, market, distribute, alter, add to or otherwise deal with the Data Reports.

4.6 GroundSure and the Data Providers retain ownership of all Intellectual Property and proprietary rights they may have in all information and data reproduced in the Data Reports.

4.7 Any information provided by the Client will be treated as confidential to the Client and shall not be provided to a third party without the Client's prior written consent.

5. FINANCIAL ARRANGEMENTS

5.1 Invoices are payable within 30 days of issue.

5.2 The Distributor will be entitled to charge the Client simple interest on overdue accounts. The rate of interest will be 0.1% per day from the day on which the account became overdue.

5.3 VAT shall be payable in addition to the Distributor's fees at the rate prevailing at the date of the invoice.

6. TERMINATION

6.1 GroundSure may terminate the licence granted under Clause 4.1 if the Client:

(a) commits a material or persistent breach of these Terms and Conditions and if the breach is capable of remedy the Client fails to remedy the breach within a reasonable time of being given notice to do so;

(b) does anything or permits others to do anything which may jeopardise any Intellectual Property;

(c) fails to pay any amounts due from it in respect of the Services by the due date.

7. LIMITATION OF LIABILITY

7.1 Nothing in the Terms and Conditions shall limit GroundSure's liability for causing death or personal injury resulting from its negligence.

7.2 GroundSure shall not be liable for any errors or inaccuracies in any Content supplied to GroundSure by a Data Provider, nor for any inaccurate statement or risk rating in a Data Report which resulted from a reasonable interpretation of such Content.

7.3 Subject to the other provisions of this Clause 7 and except where prohibited by statute, GroundSure's liability in contract, tort (including negligence or breach of statutory duty) or otherwise arising in connection with these Terms and Conditions shall be limited in respect of each Data Report to:

(a) £500,000 in the case of a Homebuyers Review Report; and

(b) £3,000,000 in the case of any other Data Report,

which amounts shall first include the whole of any sum payable for death or personal injury.

7.4 For the avoidance of doubt, if multiple parties make use of the same Data Report, the limit referred to in Clause 7.3 applies to all users of that Data Report in aggregate.

7.5 Any liability of GroundSure which would otherwise arise pursuant to Clause 7.3 shall cease upon the expiry of six years from the date when the Client or any person making use of the Data Reports in accordance with Clause 4.2 became aware that it may have a claim against GroundSure in respect of a particular Data Report, provided always that there shall be no liability at the expiration of twelve years from the date of issue of the relevant Data Report. For the avoidance of doubt, any claims

Commercial Environmental Report Reference: PALI-5-336325

notified to GroundSure prior to the expiry of the time periods referred to in this clause shall survive the expiry of those time periods.

7.6 No person may rely on any Data Report more than one year after its original date of issue.

7.7 GroundSure shall not be liable for any indirect or consequential loss or loss of profit caused by the suspension or reduction of activity on the Site.

7.8 GroundSure shall not be liable if the Services are used otherwise than as provided or referred to in these Terms and Conditions.

7.9 If a Client wishes to vary any limitation of liability, the Client must inform GroundSure before the report is ordered and GroundSure will use its reasonable endeavours to obtain a quote for suitable insurance to enable such variation.

7.10 GroundSure makes no promise, warranty, representation, express or implied as to the accuracy, reliability, completeness, validity or fitness for purpose of the Services or any part thereof.

8 INSURANCES

GroundSure undertakes for the duration of the 12 year period of liability provided for by Clause 7.5 to maintain and renew annually insurance cover for Public Liability and Professional Indemnity Insurance in respect of the Services for not less than £3,000,000 provided that such insurance is available at commercially reasonable rates. (Details of the Public Liability and Professional Indemnity Insurance are available on request.)

9 FORCE MAJEURE, ETC

9.1 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by any circumstance which is beyond GroundSure's reasonable control including without limitation one or more of the following circumstances:

(a) the Client's failure to provide facilities, access or information;

(b) Fire, storm, flood or tempest;

(c) Process shutdown;

(d) Acts of God or the public enemy;

(e) Riot or civil commotion or war;

(f) Strikes or labour disputes or industrial action;

(g) Acts or regulations of any governmental or other agency;

(h) Suspension or delay of services at public registries or by Data Providers;

(i) Changes in the law.

10 NOTICES

Any notice to be given in respect of these Terms and Conditions shall be in writing and be sent by facsimile transmission or first class post to the receiving party at its business address as last notified in writing to the other party and shall be deemed to have been given on the date of the facsimile transmission or on the day following that on which the notice was posted in the case of a first class letter to an address in the United Kingdom or after 5 days in the case of an overseas letter sent by Air-Mail.

11 DUTIES OF CLIENT

11.1 The Client shall inform the Distributor of any specific and unusual environmental information relating to the Site of which the Client is aware.

11.2 The Client shall take reasonable steps to check that the Data Report has been prepared for the correct Site.

11.3 The Client agrees that the Client and any person who is provided with a copy of the Data Report (pursuant to Clause 4 or otherwise) shall not: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to a Data Supplier from the Data Report; (b) create any product which is derived directly or indirectly from the data contained in the Data Report; (c) combine the Data Report with or incorporate the Data Report into any other information, data or service; (d) re-format or otherwise change (whether by modification, addition or enhancement) data contained in the Data Report; (e) provide data derived from a Data Report to third parties without the express written permission of the Data Suppliers; (f) use (directly or indirectly) any data on any public website.

11.4 Notwithstanding Clause 11.3, and for the avoidance of doubt, a client who acts in a professional capacity may make reasonable use of the Data Report to advise his client.

12 ORDNANCE SURVEY

12.1 Ordnance Survey (the Secretary of State for Transport and the Office of the Deputy Prime Minister (acting through Ordnance Survey or its successor)), may enforce breach of Clause 4.4 of these Terms and Conditions against the Client subject to Clause 12.2 below and in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.2 The Distributor and the Client agree not to rescind or vary these Terms and Conditions to Ordnance Survey's or its successor's detriment without obtaining Ordnance Survey's or its successor's prior written consent.

13 RIGHTS OF THIRD PARTIES

Save as expressly provided in Clauses 4.2 and 4.3, no person other than the Client, the Distributor and GroundSure shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of these Terms and Conditions.

14 ARBITRATION

If any dispute arises out of or relating to these Terms and Conditions including but not limited to any dispute between the parties in connection with the provision Services or the Data Reports or out of any contested invoice, then the dispute shall be submitted to arbitration by a sole arbitrator. If the parties cannot within 14 days of service of a notice of arbitration identifying a sole arbitrator agree to the appointment of an arbitrator, then the sole arbitrator shall be appointed by the President for the time being of the Institution of Civil Engineers. The arbitration shall take place in London and shall be conducted in English and according to the laws of England.

15 GOVERNING LAW

The formation, existence, construction, performance, validity and all aspects whatsoever of these Terms and Conditions and any term of them will be governed by English law.

16 ENTIRE AGREEMENT

16.1 These Terms and Conditions represent the entire understanding of the parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, agreements or understandings, whether written or oral.

16.2 Each of the provisions of these Terms and Conditions is severable and distinct from the others and if at any time one or more provisions is or should become invalid, illegal or unenforceable the validity and enforceability of the remaining provisions hereof shall not in any way be tainted or impaired thereby.

17 WAIVER

No waiver on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these Terms and Conditions shall operate as a waiver thereof.

18 VERSION DETAILS

These Terms and Conditions were produced on 2nd May 2004.