

## Unit 1, Simonside Industrial Estate, South Shields, Tyne & Wear, NE34 9PD

**Prepared for:**

TM Official Search

TM Group (UK)

1200

Delta Business Park

Swindon

Wiltshire

SN5 7XZ

Report Reference: SAS\_61161805\_1\_1

Report Date: 15-OCT-2014

Customer Reference: 13069393

National Grid Reference: 434500 564150

Site Area: 3605 m<sup>2</sup>



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

Telephone: 0844 844 9966

Fax: 0844 844 9980

Email: [info@landmarkinfo.co.uk](mailto:info@landmarkinfo.co.uk)

Website: [www.sitecheck.co.uk](http://www.sitecheck.co.uk)

# PASSED

The Sitecheck report dated 15-OCT-2014 and reference SAS\_61161805\_1\_1 for Unit 1, Simonside Industrial Estate, South Shields, Tyne & Wear, NE34 9PD has examined the sources of potential contamination in terms of historical land use, environmental data and current land uses where known.

The report has highlighted the presence of Potentially Infilled Land (Water) on or within 25m of the site boundary.

## INTRODUCTION

This professional opinion determines the level of environmental risk, as to whether a pollutant linkage exists which is created when there is a source of contamination, a pathway for it to travel along and receptors, which may be harmed. This risk-based approach underpins the government approach to contaminated land. If a pollutant linkage exists the property may be regarded by the local authority as being "Contaminated Land" for the purposes of Part 2A of the Environmental Protection Act 1990.

In completing this report, Argyll Environmental has undertaken a review of data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Argyll Environmental. No information as to the age, value and type of property has been made available. It is important to note that it is not known by Argyll Environmental for what purpose the report has been commissioned.

## FACTORS AFFECTING THIS PROPERTY

### Potential Sources:

A detailed examination of the historical Ordnance Survey maps from 1862 to 2014 has revealed that the site remained undeveloped, before being occupied by a warehouse after 1967. Most of the site was cleared by 2000 and redeveloped by 2006 as a light industrial unit. No significant changes were identified from subsequent mapping.

From a review of historical map data the Sitecheck Assess Report has identified unknown filled ground (pond, marsh, river, stream, dock etc) on or within 25 metres of the site.

### Potential Pathways:

- Direct human contact with soil (and water).
- Contamination transport to shallow groundwater.
- Contamination transport to deep groundwater.
- Gas migration through soils, service media and building foundations.

### Potential Receptors:

The property itself, surrounding properties and their respective occupants may be considered as receptors. Buildings and people can suffer harm by definition of Part 2A of the Environmental Protection Act 1990.

The groundwater vulnerability map, Sheet 5 Tyne and Tees, has revealed that the site is located above a minor aquifer (variably permeable).

## Professional Opinion on environmental risk

Although minor aquifers seldom produce large quantities of water for abstraction they may be important for local supplies and supplying base flow to rivers.

BGS Map Sheet 5 Tyne and Tees, 1:100,000 scale, identifies drift deposits.

### CONCLUSIONS:

In the professional opinion of Argyll Environmental, the level of risk associated with the information disclosed in the associated Sitecheck Assess report:

- 1) is unlikely to have an adverse effect on the value of the property, and
- 2) is not such that the property would be designated "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990.

### OTHER ENVIRONMENTAL FACTORS:

In this case the following environmental factors have been identified which a client may wish to be investigated before proceeding further:

An area of Mining Instability  
An area of Subsidence Hazard Potential  
An area which may be affected by coal mining activity

Please refer to the relevant section in the report for each of the above factors.

Approved by



Christopher S. Taylor BSc (Hons), MSc, AIEMA  
Chartered Water and Environmental Manager  
Technical Director, Argyll Environmental Limited



#### **SOURCES OF ADDITIONAL PROFESSIONAL GUIDANCE:**

If the report is for valuation, or investment, or other forms of lending decision making there may be issues arising from the current occupation, which need to be examined. The Royal Institution of Chartered Surveyors has provided guidance with respect to such matters and specific reference should be made to the guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients' published April 2010. This guidance note is referred to in UKGN1.1 paragraph 2.2 of the RICS Valuation Standards (6th Edition) (The "Red Book").

It is recommended that the client reviews the outputs of any valuation report, which should include a Property Observation Checklist, contained at Appendix A for commercial property or Appendix B for rural property in the Royal Institution of Chartered Surveyors guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients'. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover. Any contamination, which is observed on the site by the surveyor during the normal course of their inspection, can also be recorded.

If the property is let, the landlord or the tenant (as appropriate) should take legal advice as to whether the covenants in the lease constitute legal or financial burdens. The Law Society's "Environmental Law Handbook-6th Edition" provides valuable assistance.

In leases with no express covenants dealing with environmental matters, lawyers and surveyors need to be aware of the extent to which the repairing of covenants can be applied and, when advising tenant clients in particular, will need to draw attention to the client's obligations to comply with enacted legislation.

Should contamination have been observed on site a suitably qualified, insured and experienced professional, preferably with the Specialist in Land Condition (SiLC) accreditation, should quantify whether this could give rise to an action by a regulator or any other party. A suitable management plan for action incorporated in a Land Quality Statement in accordance with RICS guidance should be put in place and appropriate matters taken up with the tenant / occupier.

In terms of development this report should be seen as a precursor to a thorough investigation of the property for planning control purposes. The DTI funded guidance published by the Construction Industry Research and Information Association (CIRIA) Brownfields-managing the development of previously developed land-a clients guide may be a useful starting point.

This professional opinion forms part of the Sitecheck Assess report and is subject to Landmark Information Group's Terms and Conditions of Business in force from time to time. Further information on the methodology and the datasets examined in this professional opinion is included in the Sitecheck Asses Practitioner Guide.

Report Sections and Details	Page
<b>Summary of Site</b>	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
<b>Aerial Photo</b>	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m.	
<b>Location Map</b>	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m. The smaller aerial photo also includes the site boundary.	
<b>Summary Table</b>	3
This section comprises of a summary table of the information found on site and in its vicinity.	
<b>Current Land Use</b>	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
<b>Historical Land Use</b>	13
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
<b>Sensitivity</b>	18
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
<b>Other Factors</b>	21
This section contains information on other factors which may affect the site and its vicinity.	
<b>Useful Information</b>	22
This section contains information which may be of use when interpreting the report.	
<b>Useful Contacts</b>	23
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

<b>Current Land Use</b> <b>Potentially Contaminative Uses</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Contemporary Trade Directory Entries</b>		
Solar & Wind Applications Ltd, Finlay Court, Newcastle Road, South Shields, Tyne And Wear, NE34 9QA, Windmills & Wind Power Equipment, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	8	2

<b>Historical Land Use</b> <b>Potentially Contaminative Uses</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Potentially Contaminative Industrial Uses (Past Land Use)</b>		
Factory or works - use not specified, Date of Mapping: 1992	15	4

<b>Historical Land Use</b> <b>Potentially Infilled Land</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Potentially Infilled Land (Water)</b>		
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1952	16	1

<b>Sensitivity</b> <b>Pathways</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Groundwater Vulnerability</b>		
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 5 Tyne and Tees, Contact Ref: 1	20	-
<b>Drift Deposits</b>		
Drift Deposit: Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium, Contact Ref: 1	20	-

Other Factors	Page No.	Reference Number (Map ID)
<b>Geological</b>		
<b>Coal Mining Affected Areas</b>		
In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section., Contact Ref: 4	21	-
<b>Mining Instability</b>		
Risk: Inconclusive Coal Mining,	21	-
<b>Radon Potential - Radon Affected Areas</b>		
Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	21	-
<b>Radon Potential - Radon Protection Measures</b>		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	21	-
<b>Potential for Landslide Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	21	-
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
Hazard Potential: Low, Contact Ref: 3	21	-
<b>Potential for Collapsible Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	21	-





**Site**  
Unit 1, Simonside Industrial Estate, South Shields, Tyne & Wear, NE34 9PD

**Grid Reference**  
434500, 564150

**Report Reference**  
SAS\_61161805\_1\_1

**Customer Reference**  
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**Size of Site**  
3605 m<sup>2</sup>







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<b>Current Land Use</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Contaminants</b>	<b>1</b>	<b>18</b>	<b>29</b>
<b>Waste / Landfill Sites</b>			
BGS Recorded Landfill Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	1	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0
<b>Statutory Authorisations</b>			
Local Authority Pollution Prevention and Controls	0	0	1
Contaminated Land Register Entries and Notices	0	0	0
Radioactive Substances Register	0	0	0
<b>Discharge Consents</b>			
Discharge Consents	0	0	0
Water Industry Act Referrals	0	0	0
<b>Industrial Processes</b>			
Integrated Pollution Controls	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Environmental Permitting Regulations - Industry	0	0	0
Local Authority Integrated Pollution Prevention And Control	0	0	0
<b>Storage of Hazardous Substances</b>			
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0
<b>Contraventions</b>			
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0
Substantiated Pollution Incident Register	0	1	0

<b>Current Land Use</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Contaminants</b>	<b>1</b>	<b>18</b>	<b>29</b>
<b>Potentially Contaminative Uses</b>			
Contemporary Trade Directory Entries	1	16	27
Fuel Station Entries	0	0	0
<b>Miscellaneous</b>			
BGS Recorded Mineral Sites	0	0	1

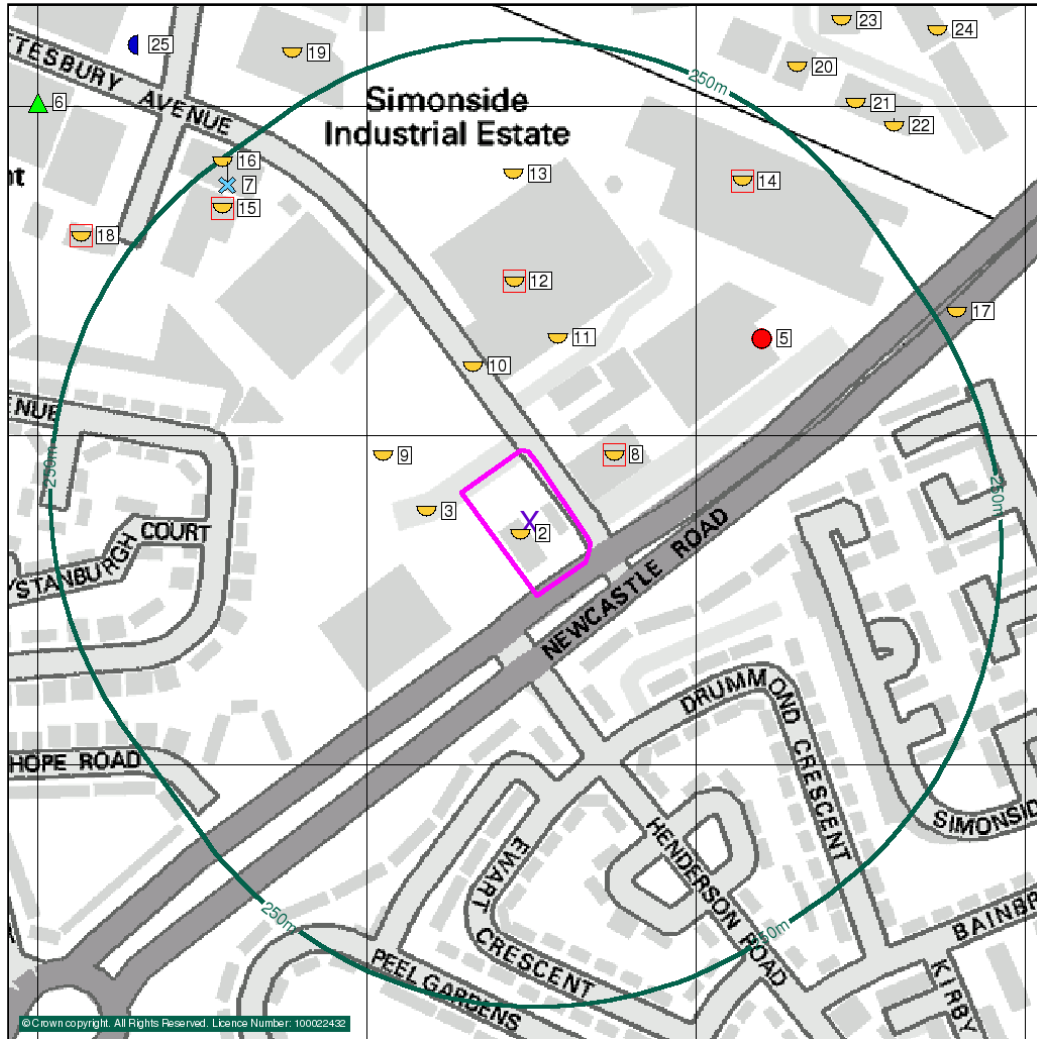
<b>Historical Land Use</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Contaminants</b>	<b>2</b>	<b>20</b>	<b>37</b>
<b>Potentially Contaminative Uses</b>			
Historical Tanks And Energy Facilities	0	13	17
Potentially Contaminative Industrial Uses (Past Land Use)	1	3	13
<b>Potentially Infilled Land</b>			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	1	0
Potentially Infilled Land (Water)	1	3	7

<b>Sensitivity</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Pathways and Receptors</b>	<b>2</b>	<b>0</b>	<b>0</b>
<b>Pathways</b>			
Groundwater Vulnerability	1	n/a	n/a
Drift Deposits	1	n/a	n/a
Historical Flood Liabilities	0	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0	n/a
Flooding from Rivers or Sea without Defences	0	0	n/a
Areas Benefiting from Flood Defences	0	0	n/a
Flood Water Storage Areas	0	0	n/a
Flood Defences	0	0	n/a

<b>Sensitivity</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Pathways and Receptors</b>	<b>2</b>	<b>0</b>	<b>0</b>
<b>Environmentally Sensitive Receptors</b>			
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Local Nature Reserves	0	0	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
Nearest Surface Water Feature	0	0	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Source Protection Zones	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
<b>Protected Countryside Areas</b>			
Forest Parks	0	0	0
National Parks	0	0	0
National Scenic Areas	0	0	0

<b>Other Factors</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Geological</b>	<b>10</b>	<b>0</b>	<b>0</b>
Brine Compensation Area	0	n/a	n/a
Coal Mining Affected Areas	1	n/a	n/a
Mining Instability	1	0	n/a
Man-Made Mining Cavities	0	0	0
Natural Cavities	0	0	0
Non Coal Mining Areas of Great Britain	0	0	n/a
Radon Potential - Radon Affected Areas	1	n/a	n/a
Radon Potential - Radon Protection Measures	1	n/a	n/a
Potential for Collapsible Ground Stability Hazards	1	0	n/a
Potential for Compressible Ground Stability Hazards	1	0	n/a
Potential for Ground Dissolution Stability Hazards	1	0	n/a
Potential for Landslide Ground Stability Hazards	1	0	n/a
Potential for Running Sand Ground Stability Hazards	1	0	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0	n/a





General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations	
<ul style="list-style-type: none"> <li>Site Boundary</li> <li>Search Buffer</li> <li>Bearing Reference Point</li> <li>Reference Number</li> </ul>	<ul style="list-style-type: none"> <li>BGS Recorded Landfill Site</li> <li>Licensed Waste Management Facilities (Landfill)</li> <li>Local Authority Recorded Landfill Site</li> <li>Registered Waste Transfer Site</li> <li>Registered Waste Treatment or Disposal Site</li> <li>Registered Landfill Site</li> <li>Point Location of Registered Landfill Site</li> </ul>	<ul style="list-style-type: none"> <li>BGS Recorded Landfill Site (Point)</li> <li>Licensed Waste Management Facilities (Location)</li> <li>Local Authority Recorded Landfill Site (Point)</li> <li>Registered Waste Transfer Site (Point)</li> <li>Registered Waste Treatment or Disposal Site (Point)</li> <li>Registered Landfill Site Potential Landfill Buffer</li> </ul>	<ul style="list-style-type: none"> <li>Local Authority Pollution Prevention and Control Enforcement</li> <li>Planning Hazardous Substance Enforcement</li> <li>Prosecution Relating to Authorised Processes</li> <li>Enforcement and Prohibition Notice</li> <li>Substantiated Pollution Incident Register</li> <li>Prosecution Relating to Controlled Waters</li> </ul>	<ul style="list-style-type: none"> <li>COMAH</li> <li>Planning Hazardous Substance Consent</li> <li>Explosive Site</li> <li>NHHS</li> <li>Integrated Pollution Control</li> <li>Integrated Pollution Prevention Control</li> <li>Integrated Pollution Control Registered Waste Site</li> <li>Local Authority Integrated Pollution Prevention and Control</li> </ul>	<ul style="list-style-type: none"> <li>Local Authority Pollution Prevention and Control</li> <li>Contaminated Land Register Entry or Notice (Point)</li> <li>Contaminated Land Register Entry or Notice</li> <li>Registered Radioactive Substance</li> <li>Discharge Consents</li> <li>Discharge Consent</li> <li>Water Industry Act Referral</li> </ul>
<ul style="list-style-type: none"> <li>Miscellaneous</li> <li>BGS Recorded Mineral Site</li> <li>Potentially Contaminative Use</li> <li>Potentially Contaminative Use (High Risk)</li> </ul>					

<b>Contaminants</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Waste / Landfill Sites</b>			
<b>Local Authority Landfill Coverage</b>			
Name: South Tyneside Metropolitan Borough Council, - Has no landfill data to supply, Contact Ref: 5	-	On Site	NE
<b>Licensed Waste Management Facilities (Locations)</b>			
Location: Land/premises At, Shaftsbury Avenue, Simonside Industrial Est, South Shields, Tyne & Wear, NE34 9PH, Licence Number: 64129, Site Category: Household, Commercial And Industrial Transfer Stations, Licence Status: Issued,IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	5	0-250m	NE

<b>Statutory Authorisations</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Local Authority Pollution Prevention and Controls</b>			
Elsy & Gibbons, Simonside Industrial Estate, SOUTH SHIELDS, Tyne and Wear, NE34 9PE, Part B - Other Industries, Reference: 020/6.2, Status: Authorisation revoked, Revoked, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 2	6	250-500m	NW

<b>Contraventions</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Substantiated Pollution Incident Register</b>			
Authority: Environment Agency - North East Region, North East Area, Incident Date: 12th October 2005, Incident Reference: 352875, Water Impact: Category 4 - No Impact, Air Impact: Category 2 - Significant Incident, Land Impact: Category 4 - No Impact, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1 Pollutant: Atmospheric Pollutants And Effects: Other Atmospheric Pollutant Or Effect,	7	0-250m	NW

<b>Potentially Contaminative Uses</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Contemporary Trade Directory Entries</b>			
Solar & Wind Applications Ltd, Finlay Court, Newcastle Road, South Shields, Tyne And Wear, NE34 9QA, Windmills & Wind Power Equipment, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	2	On Site	SW
Associated Co-Operative Creameries, Towers Pl, South Shields, Tyne and Wear, NE34 9QD, Dairies, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	3	0-250m	W
Border Leathercrafts Ltd, Unit 1, Shaftesbury Avenue, South Shields, Tyne and Wear, NE34 9PH, Leather Garments & Products, Status: Active, Positional Accuracy: Automatically positioned to the address	8	0-250m	NE

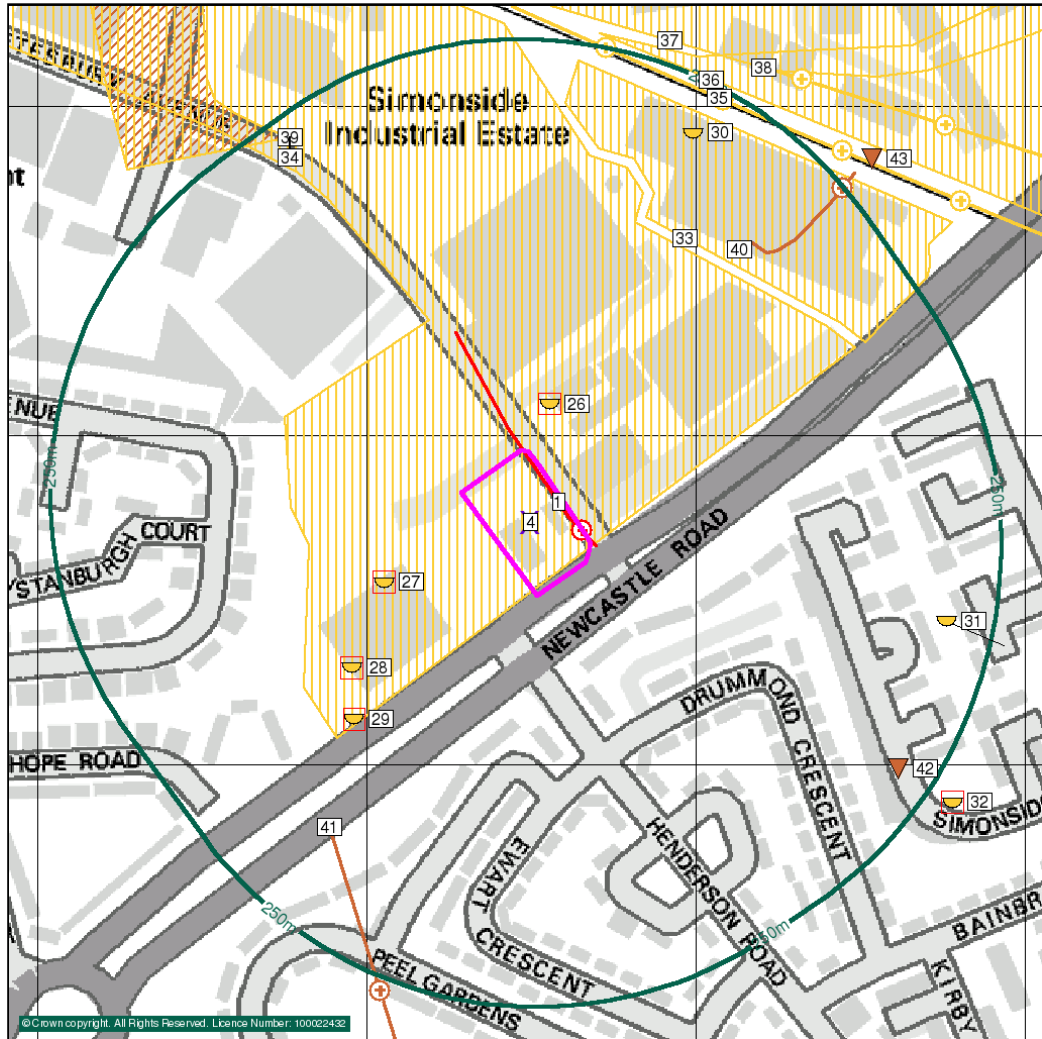
<b>Contaminants</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Potentially Contaminative Uses</b>			
<b>Contemporary Trade Directory Entries</b>			
Elsy & Gibbons, Amos Ayre Place, South Shields, Tyne and Wear, NE34 9PE, Electrical Heating Equipment & Systems, Status: Inactive, Positional Accuracy: Automatically positioned to the address	8	0-250m	NE
Tesco Stores Ltd, Towers Place, South Shields, Tyne and Wear, NE34 9QD, Petrol Filling Stations, Status: Inactive, Positional Accuracy: Automatically positioned to the address	9	0-250m	NW
Plaster Piece Ltd, Simonside Ind Est,Shaftesbury Av, South Shields, Tyne and Wear, NE34 9PH, Fireplaces & Mantelpieces, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	10	0-250m	N
Fire Outlet, Simonside Industrial Estate, Shaftesbury Avenue, South Shields, Tyne and Wear, NE34 9PH, Fireplaces & Mantelpieces, Status: Active, Positional Accuracy: Automatically positioned in the proximity of the address	11	0-250m	N
Prestige German Cars Ltd, 11, Shaftesbury Avenue, South Shields, Tyne and Wear, NE34 9PH, Garage Services, Status: Active, Positional Accuracy: Manually positioned within the geographical locality	12	0-250m	N
Biffa Waste Services Ltd, Simonside Industrial Estate, Shaftesbury Avenue, South Shields, Tyne and Wear, NE34 9PH, Waste Disposal Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	12	0-250m	N
Biffa Ltd, Simonside Industrial Estate, Shaftesbury Avenue, South Shields, Tyne and Wear, NE34 9PH, Waste Disposal Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	12	0-250m	N
Tynside Stoves & Fires, Simonside Ind Est,Shaftesbury Av, South Shields, Tyne And Wear, NE34 9PH, Heating Services - Industrial and Commercial, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	12	0-250m	N
Premier Direct, Premier Direct, Newcastle Road, South Shields, Tyne and Wear, NE34 9AA, Distribution Services, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	13	0-250m	N
A2b Logistics Ltd, Storefreight Complex, Newcastle Road, South Shields, Tyne and Wear, NE34 9PB, Freight Forwarders, Status: Inactive, Positional Accuracy: Automatically positioned to the address	14	0-250m	NE
S & N Scaffolding, Storefreight Complex,Newcastle Rd, South Shields, Tyne and Wear, NE34 9PB, Scaffolding & Work Platforms, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	14	0-250m	NE
Royal Meat, Unit 3, Tyne Point Industrial Estate, Shaftesbury Avenue, Jarrow, Tyne and Wear, NE32 3UP, Meat Product Manufacturers & Wholesalers, Status: Active, Positional Accuracy: Automatically positioned to the address	15	0-250m	NW
West Side Services, Unit 2 Tyne Point Indust Est,Shaftesbury Av, Jarrow, Tyne & Wear, NE32 3UP, Mot Testing Centres, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	15	0-250m	NW
Prestige German Cars, Unit 1, Tyne Point Industrial Estate, Shaftesbury Avenue, Jarrow, Tyne and Wear, NE32 3UP, Garage Services, Status: Active, Positional Accuracy: Manually positioned to the address or location	16	0-250m	NW

<b>Contaminants</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Potentially Contaminative Uses</b>			
<b>Contemporary Trade Directory Entries</b>			
D M Personnel Ltd, Newcastle Rd, South Shields, Tyne & Wear, NE34 9PB, Hydraulic Engineers, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	17	250-500m	NE
Lpg North East, Unit 6, Tyne Point Industrial Estate, Shaftesbury Avenue, Jarrow, Tyne and Wear, NE32 3RA, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	18	250-500m	NW
Fast Fit Motor Centre, Unit 6, Tyne Point Industrial Estate, Shaftesbury Avenue, Jarrow, Tyne and Wear, NE32 3RA, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	18	250-500m	NW
Hodgkinson Car Sales, Unit 6, Tyne Point Industrial Estate, Shaftesbury Avenue, Jarrow, Tyne and Wear, NE32 3RA, Car Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	18	250-500m	NW
J Barbour & Sons Ltd, Simonside, SOUTH SHIELDS, Tyne and Wear, NE34 9PD, Clothing & Fabrics - Manufacturers, Status: Active, Positional Accuracy: Automatically positioned to the address	19	250-500m	NW
Fast Fit, Unit 6, Tyne Point Industrial Estate, Shaftesbury Avenue, Jarrow, Tyne and Wear, NE32 3RA, Car Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	18	250-500m	NW
Automation & Security, 9, Finlay Court, South Shields, Tyne and Wear, NE34 9QA, Gate Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	20	250-500m	NE
Machining Techniques Ltd, 8, Finlay Court, South Shields, Tyne and Wear, NE34 9QA, Precision Engineers, Status: Active, Positional Accuracy: Automatically positioned to the address	21	250-500m	NE
Norcrane, 7, Finlay Court, South Shields, Tyne and Wear, NE34 9QA, Crane Manufacturers, Status: Active, Positional Accuracy: Automatically positioned to the address	22	250-500m	NE
Millennium Conveyor Services Ltd, Finlay Court ,1 Simonside East, South Shields, Tyne and Wear, NE34 9QA, Conveyors & Conveyor Belts, Status: Active, Positional Accuracy: Manually positioned to the address or location	23	250-500m	NE
Jackieclean, 3, John Reid Road, South Shields, Tyne and Wear, NE34 9EW, Cleaning Services - Domestic, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Valve Services Ltd, 3, Finlay Court, South Shields, Tyne and Wear, NE34 9QA, Valve Manufacturers & Suppliers, Status: Active, Positional Accuracy: Automatically positioned to the address	24	250-500m	NE
Tyneside Filtration & Engineering Services, 49a Cuthbert Ct,Bede Trading Est, Jarrow, Tyne & Wear, NE32 3HG, Filtration Systems & Services, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	-	250-500m	N
Hanson Logistics, Shaftesbury Avenue, Jarrow, Tyne and Wear, NE32 3TJ, Distribution Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Sonoco-Alcore Industrial Products, Tyne Point Industrial Estate, Shaftesbury Avenue, Jarrow, Tyne and Wear, NE32 3UP, Paper & Cardboard Products & Packaging - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW

<b>Contaminants</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Potentially Contaminative Uses</b>			
<b>Contemporary Trade Directory Entries</b>			
Simco Engineers Ltd, Monksway, Bede Trading Estate, Jarrow, Tyne and Wear, NE32 3HJ, Engineers - General, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
A 2 B Global Transport Services, Newcastle Rd, South Shields, Tyne & Wear, NE34 9PB, Freight Forwarders, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	NE
The Diesel Centre, Unit 2, Simonside Ind Est, Shaftesbury Avenue, Jarrow, Tyne And Wear, NE32 3UP, Car Body Repairs, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	-	250-500m	NW
Hoover European Appliance Group, Unit 9c Tyne Point Ind Est, Shaftesbury Av, Jarrow, Tyne and Wear, NE32 3TH, Domestic Appliances - Servicing, Repairs & Parts, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	-	250-500m	NW
Gum Busters, 9B,9C Tyne Point Ind Est, Shaftesbury Av, Jarrow, Tyne and Wear, NE32 3UP, Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	-	250-500m	NW
Miko Engineering, Unit 46, Cuthbert Court, Bede Trading Estate, Jarrow, Tyne and Wear, NE32 3EG, Cycle Accessories, Manufacturers & Wholesalers, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Streetwise Distribution, Unit 38/I, Lindisfarne Court, Bede Trading Estate, Jarrow, Tyne and Wear, NE32 3HG, Distribution Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Clean It Uk, Unit 9b, Tyne Point Industrial Estate, Shaftesbury Avenue, Jarrow, Tyne and Wear, NE32 3UP, Waste Disposal Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Clean It Uk, Unit 9b, Tyne Point Industrial Estate, Shaftesbury Avenue, Jarrow, Tyne and Wear, NE32 3UP, Commercial Cleaning Services, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
North East Temperature Control, Unit 9b, Tyne Point Industrial Estate, Shaftesbury Avenue, Jarrow, Tyne and Wear, NE32 3UP, Refrigerators & Freezers - Servicing & Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Polished Plastics, 38g Bede Trading Est, Jarrow, Tyne and Wear, NE32 3HG, Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	-	250-500m	N
Filtrona, Bedesway, Jarrow, Tyne and Wear, NE32 3ET, Filter Manufacturers & Suppliers, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	N



Contaminants	Ref No.	Search Buffer	Direction
Miscellaneous			
<b>BGS Recorded Mineral Sites</b>			
Simonside Brick & Tile Works, , Jarrow, Hebburn, South Shields, Tyne & Wear, Status: Ceased, Reference: 95955, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	25	250-500m	NW



General	Potentially Contaminative Use	Potentially Infilled Land
Site Boundary	Point Feature	Point Feature (High Risk)
Search Buffer	Area Feature	Area Feature
Bearing Reference Point	Line Feature	Area Feature (High Risk)
Reference Number	Line Feature (High Risk)	Area Feature (High Risk)
	Line Feature (High Risk)	Line Feature (High Risk)

<b>Contaminants</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Potentially Contaminative Uses</b>			
<b>Historical Tanks And Energy Facilities</b>			
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970	26	0-250m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969	26	0-250m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970	26	0-250m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969 - 1983	26	0-250m	N
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1969	27	0-250m	W
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1970	27	0-250m	SW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1969	28	0-250m	SW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1970	28	0-250m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969	28	0-250m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970	28	0-250m	SW
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1969	29	0-250m	SW
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1970	29	0-250m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1983	30	0-250m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1983	31	250-500m	E
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1959	32	250-500m	SE
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1958	32	250-500m	SE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970	-	250-500m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	NW
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970	-	250-500m	NW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	NW
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970	-	250-500m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	NE
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1970	-	250-500m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969 - 1983	-	250-500m	NE

<b>Contaminants</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Potentially Contaminative Uses</b>			
<b>Historical Tanks And Energy Facilities</b>			
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970	-	250-500m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970	-	250-500m	NE
<b>Potentially Contaminative Industrial Uses (Past Land Use)</b>			
Factory or works - use not specified, Date of Mapping: 1992	4	On Site	NE
Road haulage, Date of Mapping: 1992	33	0-250m	NE
Clay bricks & tiles [manufacture], Date of Mapping: 1862	34	0-250m	NW
Railways, Date of Mapping: 1898 - 1987	35	0-250m	NE
Sawmilling, planing & impregnation [i.e. treatment of timber], Date of Mapping: 1921 - 1938	36	250-500m	N
Railways, Date of Mapping: 1898 - 1952	37	250-500m	N
Railways, Date of Mapping: 1952	38	250-500m	NE
Sawmilling, planing & impregnation [i.e. treatment of timber], Date of Mapping: 1921 - 1952	-	250-500m	N
Railways, Date of Mapping: 1898 - 1951	-	250-500m	N
Railways, Date of Mapping: 1898 - 1992	-	250-500m	N
Railways, Date of Mapping: 1898 - 1938	-	250-500m	N
Railways, Date of Mapping: 1898	-	250-500m	N
Factory or works - use not specified, Date of Mapping: 1992	-	250-500m	N
Railways, Date of Mapping: 1898	-	250-500m	N
Railways, Date of Mapping: 1952	-	250-500m	NE
Heap, unknown constituents, Date of Mapping: 1921 - 1938	-	250-500m	NW

<b>Contaminants</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Potentially Contaminative Uses</b>			
<b>Potentially Contaminative Industrial Uses (Past Land Use)</b>			
Sawmilling, planing & impregnation [i.e. treatment of timber], Date of Mapping: 1921 - 1938	-	250-500m	NE

<b>Potentially Infilled Land</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Potentially Infilled Land (Non-Water)</b>			
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1992	39	0-250m	NW
<b>Potentially Infilled Land (Water)</b>			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1952	1	On Site	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1862	40	0-250m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1938	41	0-250m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1898	42	0-250m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1862	43	250-500m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1952	-	250-500m	W
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1862	-	250-500m	NW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1952	-	250-500m	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1862	-	250-500m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1952	-	250-500m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1898	-	250-500m	N



## Map Details

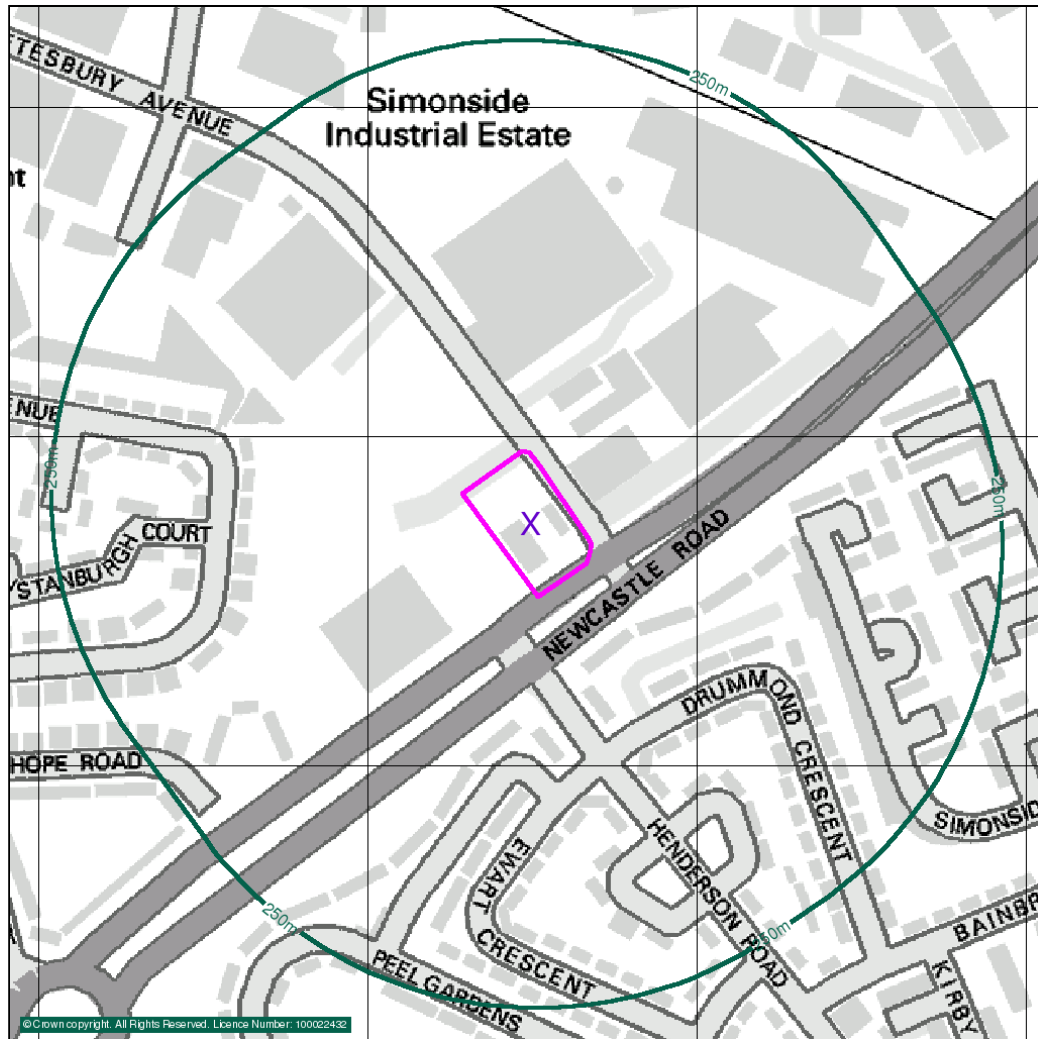
### The following maps have been analysed for Historical Tanks and Energy Facilities

<b>1:1,250</b>	<b>Mapsheets</b>	<b>Published</b>
Ordnance Survey Plan	NZ3464SE	1958
Ordnance Survey Plan	NZ3464SW	1958
Ordnance Survey Plan	NZ3464SE	1969
Ordnance Survey Plan	NZ3464SW	1969
Ordnance Survey Plan	NZ3464SE	1983
<b>1:2,500</b>	<b>Mapsheets</b>	<b>Published</b>
Ordnance Survey Plan	NZ3464	1959
Ordnance Survey Plan	NZ3464	1970

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

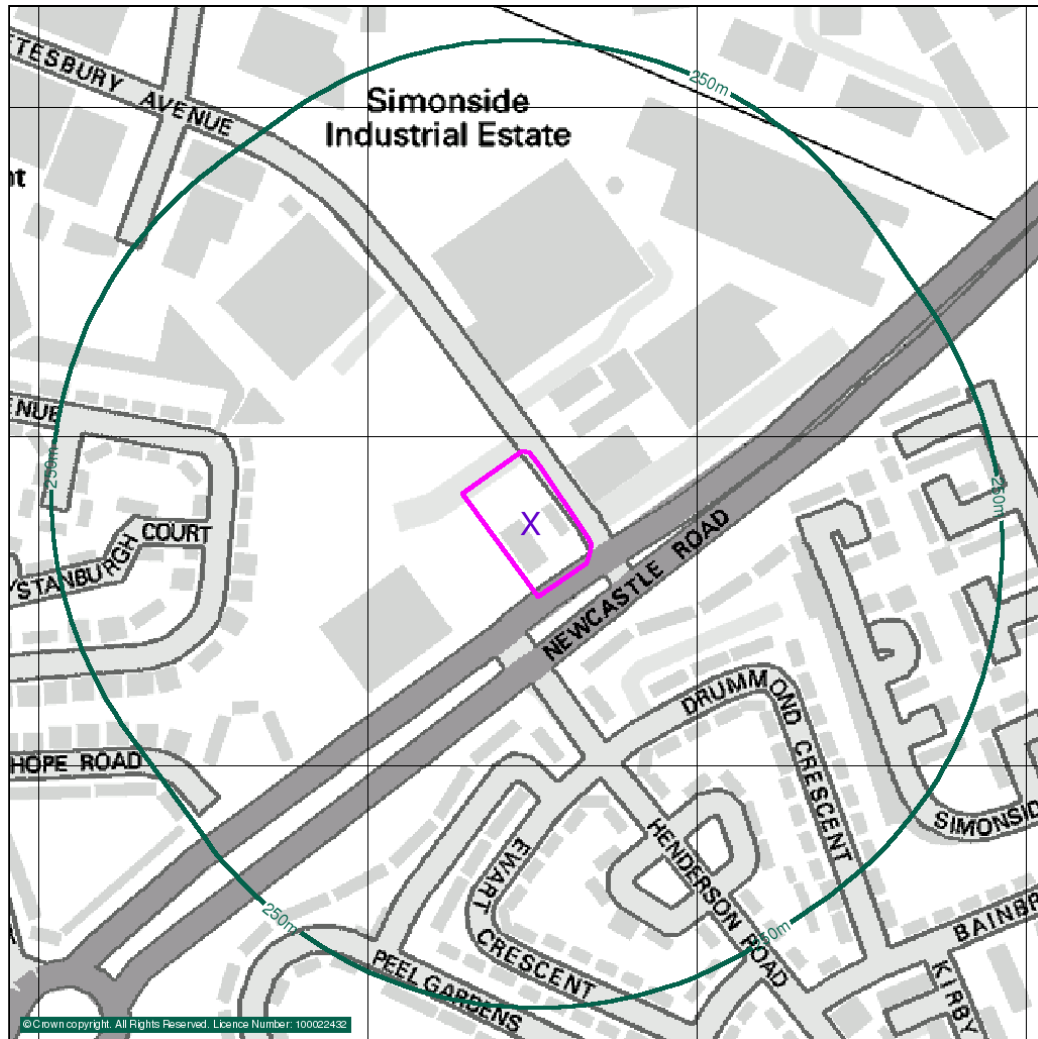
<b>1:10,000</b>	<b>Mapsheets</b>	<b>Published</b>
Ordnance Survey Plan	NZ36SW	1992
<b>1:10,560</b>	<b>Mapsheets</b>	<b>Published</b>
Durham	003_00	1862
Northumberland	098_00	1864
Durham	003_SE	1898
Northumberland	098_NE	1899
Durham	003_SE	1921
Durham	003_SE	1938
Ordnance Survey Plan	NZ36SW	1952

**Flood Map**



General		Area of Floodplain	
Site Boundary	Areas Benefiting from Flood Defences	Extreme Flooding from Rivers or Sea without Defences (Zone 2)	
Search Buffer	Flood Water Storage Areas	Flooding from Rivers or Sea without Defences (Zone 3)	
Bearing Reference Point	Flood Defences		
Reference Number			

**Sensitivity Map**



General	Environmentally Sensitive Land Use	Protected Countryside Areas
Site Boundary	Area of Outstanding Natural Beauty	Site of Special Scientific Interest
Search Buffer	Environmentally Sensitive Area	Forest Park
Bearing Reference Point	Local Nature Reserve	National Park
Reference Number	Marine Nature Reserve	National Scenic Area
	National Nature Reserve	
	Ramsar Site	
	Special Area of Conservation	
	Special Protection Area	
	Nearest Surface Water Feature	
	Water Abstractions	

<b>Pathways and Receptors</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Pathways</b>			
<b>Groundwater Vulnerability</b>			
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 5 Tyne and Tees, Contact Ref: 1	-	On Site	NE
<b>Drift Deposits</b>			
Drift Deposit: Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium, Contact Ref: 1	-	On Site	NE
<b>Extreme Flooding from Rivers or Sea without Defences</b>			
None	-		-
<b>Flooding from Rivers or Sea without Defences</b>			
None	-		-
<b>Areas Benefiting from Flood Defences</b>			
None	-		-
<b>Flood Water Storage Areas</b>			
None	-		-
<b>Flood Defences</b>			
None	-		-

Other Factors	Search Buffer	Direction
<b>Geological</b>		
<b>Brine Compensation Area</b>		
No		-
<b>Coal Mining Affected Areas</b>		
In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section., Contact Ref: 4	On Site	NE
<b>Mining Instability</b>		
Risk: Inconclusive Coal Mining,	On Site	NE
<b>Non Coal Mining Areas of Great Britain</b>		
No Hazard		-
<b>Radon Potential - Radon Affected Areas</b>		
Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	NE
<b>Radon Potential - Radon Protection Measures</b>		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	NE
<b>Potential for Collapsible Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	On Site	NE
<b>Potential for Compressible Ground Stability Hazards</b>		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	NE
<b>Potential for Ground Dissolution Stability Hazards</b>		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	NE
<b>Potential for Landslide Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	On Site	NE
<b>Potential for Running Sand Ground Stability Hazards</b>		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	NE
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
Hazard Potential: Low, Contact Ref: 3	On Site	NE

**Registered Landfill Sites**

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

**Local Authority Recorded Landfill Sites**

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets. In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

**Flooding**

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant environment agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

**Mining Instability Data**

The Mining Instability data was obtained on Licence from Ove Arup + Partners Limited (for further information, contact [mining.review@arup.com](mailto:mining.review@arup.com)). No reproduction or further use of such data is to be made without the prior written consent of Ove Arup + Partners Limited. The information and data supplied in the Product are derived from publicly available records and other third party sources and neither Ove Arup + Partners nor Landmark warrant the accuracy or completeness of such information or data.

The information in this Sitecheck Assess Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this report Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this report in conjunction with the Product User Guide and your attention is drawn to the scope of the report section within this guide.

The Sitecheck Assess User guide is available free of charge from our website [www.sitecheck.co.uk](http://www.sitecheck.co.uk)

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**Contact Names and Addresses****1 Environment Agency National Customer Contact Centre (NCCC)**

PO Box 544  
Templeborough  
Rotherham  
S60 1BY

Telephone 08708 506 506

[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

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

**2 South Tyneside Metropolitan Borough Council Environmental Health Department**

Central Library Building  
Prince George Square  
South Shields  
Tyne And Wear  
NE33 2PE

Telephone 0191 427 1717  
Fax 0191 427 7171

[www.s-tyneside-mbc.gov.uk](http://www.s-tyneside-mbc.gov.uk)

**3 British Geological Survey Enquiry Service**

British Geological Survey  
Kingsley Dunham Centre  
Keyworth  
Nottingham  
Nottinghamshire  
NG12 5GG

Telephone 0115 936 3143  
Fax 0115 936 3276

[enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
[www.bgs.ac.uk](http://www.bgs.ac.uk)

**4 The Coal Authority Mining Report Service**

200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

Telephone 0845 7626848

[thecoalauthority@coal.gov.uk](mailto:thecoalauthority@coal.gov.uk)

**5 South Tyneside Metropolitan Borough Council Planning Department**

Town Hall & Civic Offices  
Westoe Road  
South Shields  
Tyne & Wear  
NE33 2RL

Telephone 0191 427 1717  
Fax 0191 427 7171

[www.s-tyneside-mbc.gov.uk](http://www.s-tyneside-mbc.gov.uk)

**Other Contacts****Institution of Civil Engineering Surveyors**

26 Market Street  
ALTRINCHAM  
Cheshire  
WA14 1PF

Telephone 0161 928 8074

[www.ices.org.uk/ices.asp](http://www.ices.org.uk/ices.asp)

**The Association of Geotechnical and Geoenvironmental Specialists**

Foreham Street  
83 Copers  
Cope Road  
Beckenham  
Kent  
BR3 1NR

Telephone 020 86588212

[www.ags.org.uk/](http://www.ags.org.uk/)

**The Environmental Auditors Registration Association**

Welton House  
Limekiln Way  
Lincoln  
LN2 4US

Telephone 01522 540069

[www.greenchannel.com/iea/earahome.htm](http://www.greenchannel.com/iea/earahome.htm)

**The Environmental Industries Commission**

45 Weymouth Street  
London  
W1N 3LD

Telephone 020 79351675

[www.eic-uk.co.uk/](http://www.eic-uk.co.uk/)

**The Institution of Civil Engineers**

One Great George Street  
Westminster  
LONDON  
SW1P 3AA

Telephone 0207 222 7722  
Fax 0207 222 7500

[www.ice.org.uk](http://www.ice.org.uk)

**The Royal Institution of Chartered Surveyors**

12 Great George Street  
Parliament Square  
London  
SW1P 3AD

Telephone 020 7222 7000

[www.rics.org.uk/](http://www.rics.org.uk/)

**Argyll Environmental Ltd**

Lees House  
21-33 Dyke Road  
Brighton  
BN1 3FE

Telephone 0845 458 5250  
Fax 0845 458 5260

[info@argyllenviro.com](mailto:info@argyllenviro.com)  
[www.argyllenvironmental.com](http://www.argyllenvironmental.com)

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## Search Code

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to 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.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

### **The Code's core principles**

Firms which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

### **COMPLAINTS**

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if it finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

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

#### **TPOs Contact Details:**

The Property Ombudsman Scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: admin@tpos.co.uk

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 SEARCH CODE**

## Search Code



### **COMPLAINTS PROCEDURE**

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its 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.

#### **Complaints should be sent to:**

Head of Customer Relations  
Landmark Information Group Ltd  
Landmark UK Property  
Imperium  
Imperial Way  
Reading  
RG2 0TD

Telephone: 0844 844 9966

E-mail: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

## **LANDMARK STANDARD TERMS & CONDITIONS**

Full Terms and Conditions can be found on the following link:

<http://www.landmarkinfo.co.uk/Terms/Show/515>