

Screening



Land on the east side of, Tanhouse Road,
Skelmersdale, Lancashire, WN8 6BA



Reference:
PIE-15423301

Grid reference:
350297 405589

Your reference:
4915304

Date:
10 September 2026

Consultant's guidance and recommendations inside.

Written by:



A Box BSc

a.box@groundsure.com

Professional opinion

Key results



Contaminated land

Acceptable risk
with guidance

Page 3 →

Groundsure has not identified any significant risks relating to contaminated land liabilities under Part 2A of the EPA 1990.



Flood

Moderate

Page 17 →

The site has been found to be at moderate risk from one or more sources of flooding.

Building assessment

Not identified

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Other results



Ground stability

Identified

Page 23 →



Radon

Passed

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Planning constraints

Identified

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Energy

Identified

Page 35 →



Transportation

Identified

Page 45 →

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

All recommendations

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Appendix →



ClimateIndex™

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Summary →

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability and coastal erosion**.

C

5 years

Low-Moderate

C

30 years

Low-Moderate

Rating key

A

B

C

D

E

F

Negligible risk → High risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**.

Recent aerial photograph



Capture Date: 20/05/2023

Site Area: 2.27ha



Contaminated land ?

Acceptable risk with guidance

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

Section links

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

Past land use

Acceptable risk with guidance



Waste and landfill

Acceptable risk

Current/recent land use

Acceptable risk



Contaminated land liability

Banking security

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

Yes

Statutory or 3rd party action

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

Unlikely

Environmental liability

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

Unlikely

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities although some potentially contaminative land uses have been identified. These land uses are not considered a significant risk if the site remains in its current use.

The risk assessment in this report does not consider the implications of redevelopment. If the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. In this case, contact the Local Authority Planning Department to clarify the required assessments and planning conditions.

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





Contaminated land

Consultant's assessment

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

Section links

[Consultant's assessment](#) → [Current/recent land use](#) →
[Past land use](#) → [Hydrogeology](#) →
[Hydrology](#) →

[Back to section summary](#) →

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

Current land use

The site is used for commercial purposes.

Historical land use

On-site

Potentially contaminative land uses have been identified, although they are not considered to be of significant concern.

Surrounding area

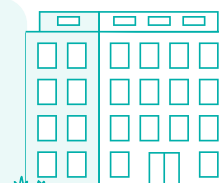
Potentially contaminative land uses have been identified near to the site, although they are not considered to be of significant concern.

Site setting

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

Conclusion

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





Contaminated land data summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	8	0	18
Former tanks	0	0	5
Former energy features	0	0	1
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent land use	On-Site	0-50m	50-250m
Recent industrial land uses	0	2	4
National Geographic Database (NGD) - Current or recent tanks	0	0	0
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	1



Contaminated land
Past land use ?

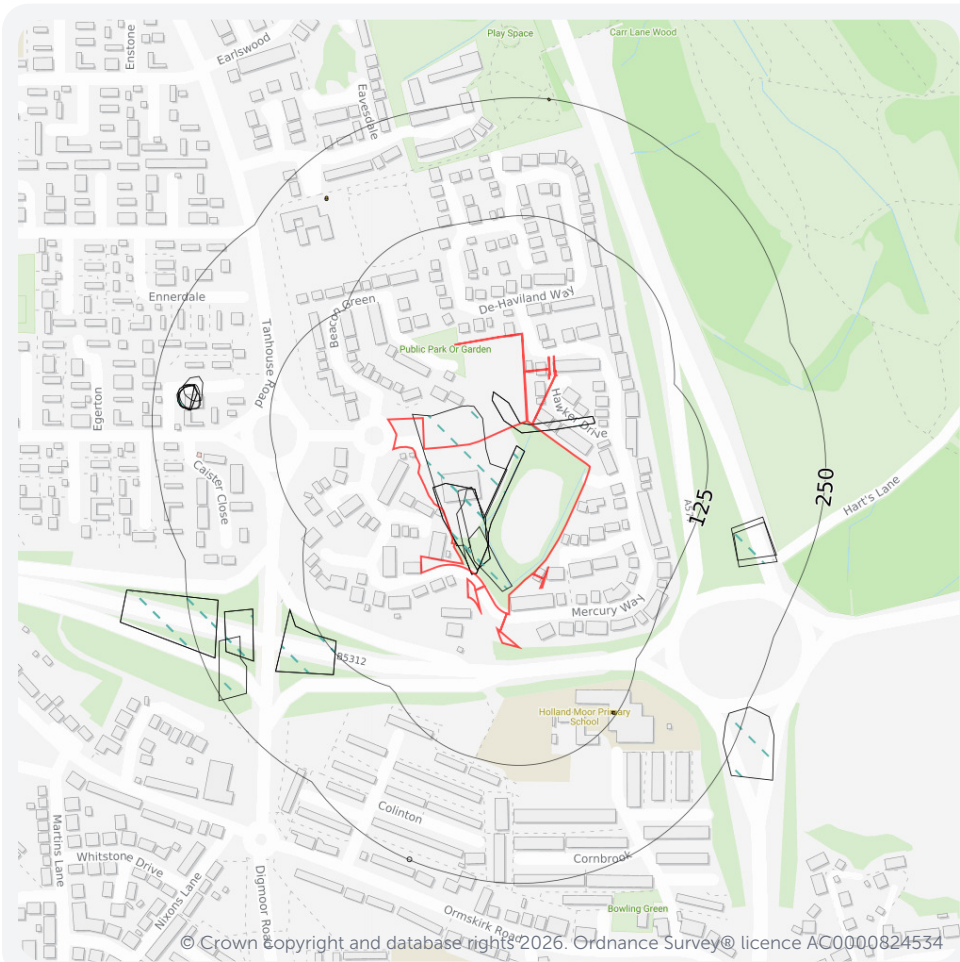
Acceptable risk with guidance

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

Section links

Back to section summary →

- Consultant's assessment →
- Past land use →
- Hydrology →
- Current/recent land use →
- Hydrogeology →



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

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

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

Distance	Direction	Use	Date
0	on site	Colliery	1947
0	on site	Railway Sidings	1947
0	on site	Colliery	1947

Screening



Distance	Direction	Use	Date
0	on site	Colliery	1955
0	on site	Railway Sidings	1955
0	on site	Refuse Heap	1967
0	on site	Unspecified Ground Workings	1975
0	on site	Unspecified Ground Workings	1983
116 m	SW	Cuttings	1975
116 m	SW	Cuttings	1983
163 m	E	Cuttings	1975
167 m	E	Cuttings	1983
183 m	W	Cuttings	1975
183 m	W	Cuttings	1983
199 m	W	Unspecified Pit	1955
199 m	W	Unspecified Pit	1938
201 m	W	Unspecified Pit	1926
204 m	W	Refuse Heap	1967
204 m	W	Unspecified Pit	1907
204 m	W	Unspecified Pit	1926
208 m	W	Unspecified Heap	1947
208 m	W	Unspecified Heap	1947
218 m	W	Cuttings	1982
218 m	W	Cuttings	1990
233 m	E	Unspecified Heap	1975
247 m	SW	Pump	1849

This data is sourced from Ordnance Survey®/Groundsure.

Former tanks

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

Distance	Direction	Use	Date
120 m	SE	Unspecified Tank	1984

Screening



Distance	Direction	Use	Date
121 m	SE	Unspecified Tank	1975
206 m	NW	Unspecified Tank	1975
207 m	NW	Unspecified Tank	1994
248 m	N	Unspecified Tank	1960

This data is sourced from Ordnance Survey®/Groundsure.

Former energy features

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

Distance	Direction	Use	Date
201 m	W	Electricity Substation	1994

This data is sourced from Ordnance Survey®/Groundsure.



Contaminated land

Current and recent land use ?

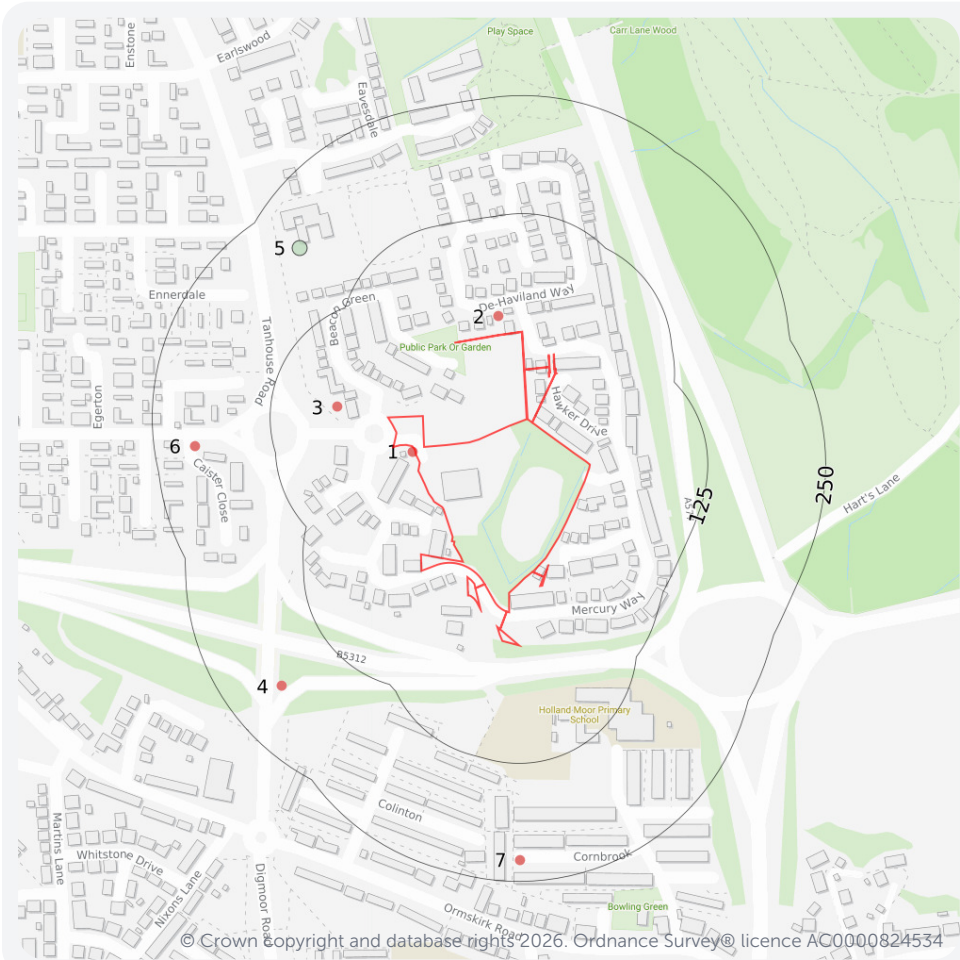
Acceptable risk

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

Section links

Back to section summary →

- Consultant's assessment → Current/recent land use →
- Past land use → Hydrogeology →
- Hydrology →



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Pollution incidents

Recent industrial land uses

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

ID	Distance	Direction	Company / Address	Activity	Category
1	3 m	W	Electricity Sub Station - Lancashire, WN8	Electrical Features	Infrastructure and Facilities
2	19 m	N	Electricity Sub Station - Lancashire, WN8	Electrical Features	Infrastructure and Facilities

Screening



ID	Distance	Direction	Company / Address	Activity	Category
3	56 m	W	Gas Governor - Lancashire, WN8	Gas Features	Infrastructure and Facilities
4	192 m	SW	Mast - Lancashire, WN8	Telecommunications Features	Infrastructure and Facilities
6	208 m	W	Electricity Sub Station - Lancashire, WN8	Electrical Features	Infrastructure and Facilities
7	227 m	S	Electricity Sub Station - Lancashire, WN8	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.

Pollution incidents

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

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
5	195 m	NW	19/11/2001	Category 3 (Minor)	Category 4 (No Impact)	Other Specific Waste Material

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

Contaminated land

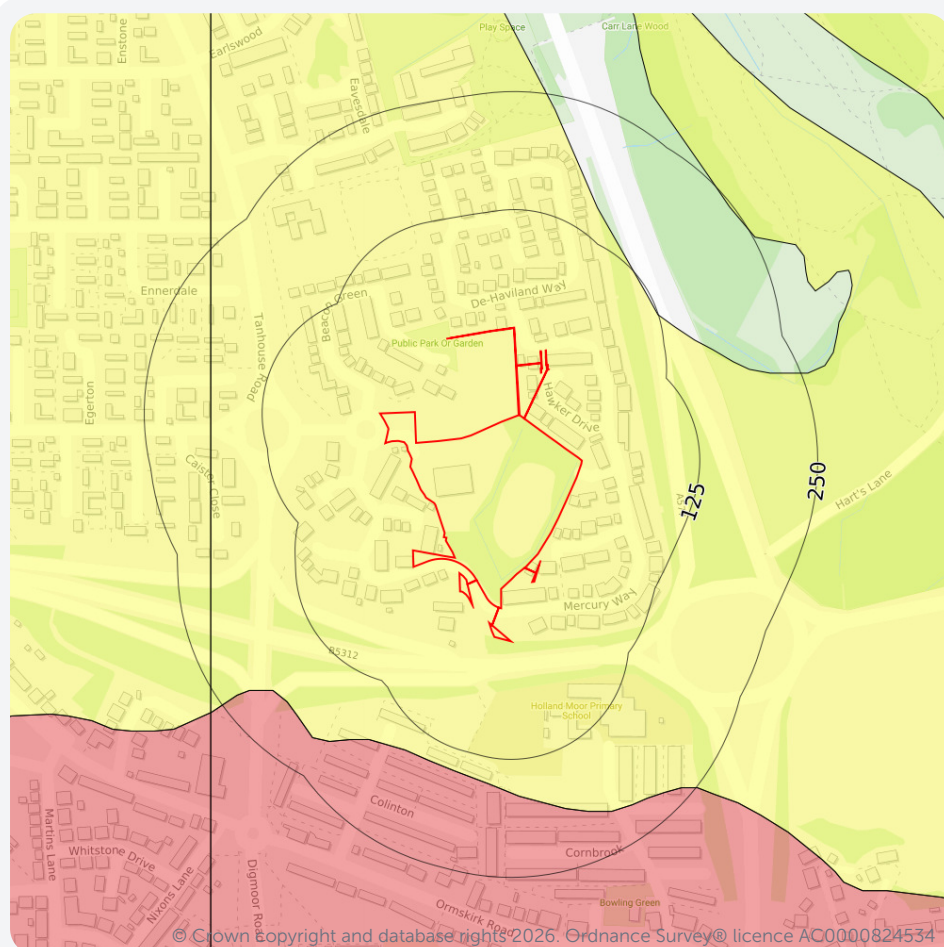
Superficial hydrogeology ?

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

Section links

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[Consultant's assessment](#) → [Current/recent land use](#) →
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[Hydrology](#) →



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

Aquifers within superficial geology

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

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

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

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

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

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

Screening



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

Distance	Direction	Designation
0	on site	Secondary Undifferentiated
147 m	S	Secondary A
180 m	W	Secondary Undifferentiated

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

Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
Till, Devensian	TILLD-DMTN	Diamicton

This data is sourced from British Geological Survey.

Contaminated land

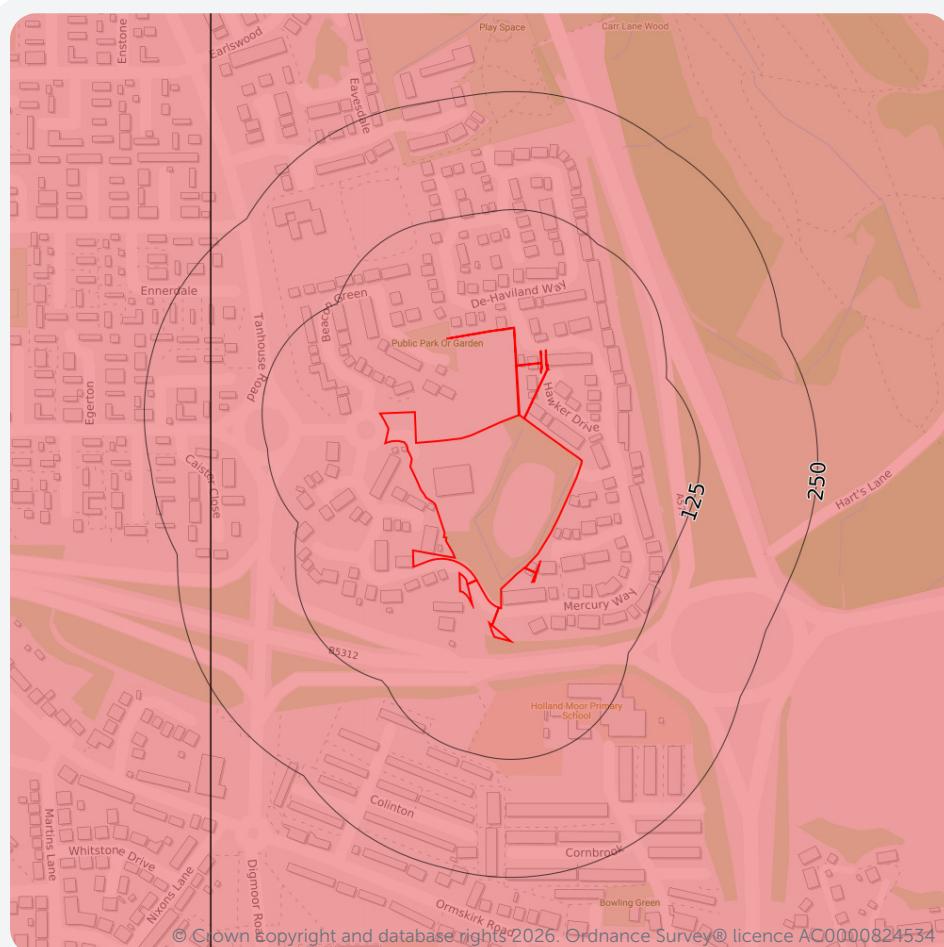
Bedrock hydrogeology ?

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

Section links

[Back to section summary](#) →

[Consultant's assessment](#) → [Current/recent land use](#) →
[Past land use](#) → [Hydrogeology](#) →
[Hydrology](#) →



— Site Outline

Search buffers in metres (m)

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

Aquifers within bedrock geology

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

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

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

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

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

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



Distance	Direction	Designation
0	on site	Secondary A
180 m	W	Secondary A

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

Bedrock geology

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

Description	BGS LEX Code	Rock Type
Rossendale Formation	ROSSE-MDSS	Mudstone, siltstone and sandstone
Rough Rock	RR-SDST	Sandstone
Pennine Lower Coal Measures Formation	PLCM-MDST	Mudstone

This data is sourced from British Geological Survey.



Contaminated land
Hydrology ?

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

Section links

Back to section summary →

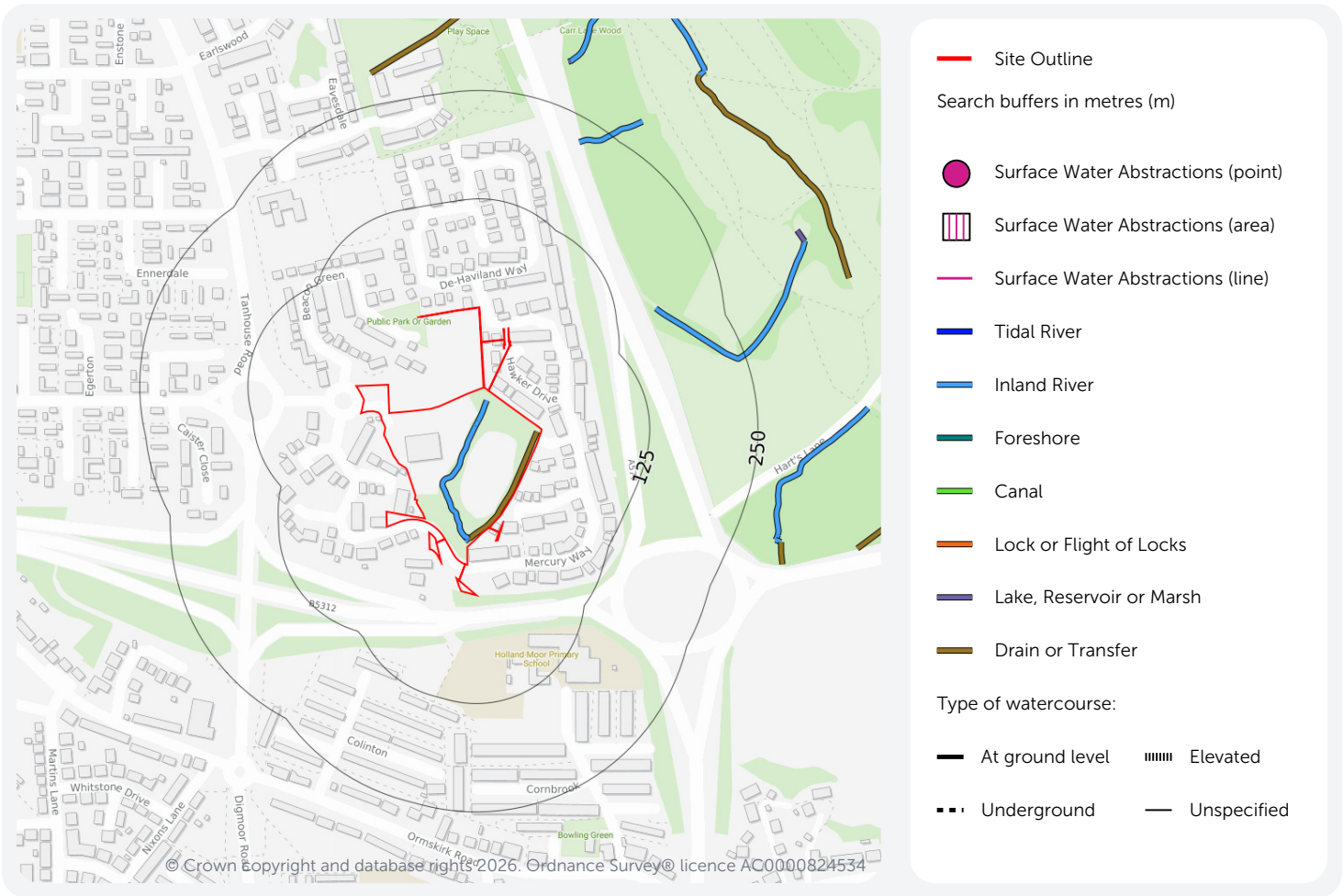
Consultant's assessment →

Past land use →

Hydrology →

Current/recent land use →

Hydrogeology →



Water courses from Ordnance Survey®

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

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

Screening



Distance	Direction	Details
0	on site	Name: Type of water feature: Drain. A manmade watercourse for the removal of excess water from an area. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
172 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
223 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey®.



Flooding ?

Moderate

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is moderate.

Section links

Building assessment → Surface water →
FloodScore™ insurance →

Risk to site

River and coastal flooding

Very Low

Surface water flooding

High



Groundwater flooding

Low

Past flooding

Not identified

Flood storage areas

Not identified

Risk to building(s)

Not identified

Not identified

Not identified

Not identified

Not identified

FloodScore™ insurance rating

Moderate-High



Next steps

Flooding

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

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable;
- Make enquiries of the seller and other nearby businesses on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings>
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- Create a flood plan, including evacuation and business continuity <https://www.gov.uk/prepare-for-flooding> . The flood maps within this report may be of assistance in identifying higher risk areas.

National Planning Policy Framework (NPPF)

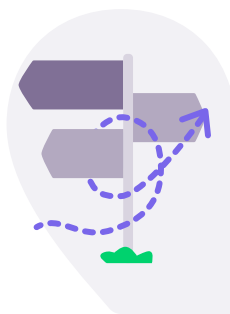
Will any NPPF Flood Risk Assessment be required if the site is redeveloped?

Yes

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Screening



To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 46](#) →.

Flooding

Building assessment ?

This section assesses individual buildings and structures on the site for flood risk based on all main flood sources including river, coastal, surface water, and groundwater. Risk levels shown below may differ from the overall site risk, particularly where terrain or drainage affects buildings differently.

Section links

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- Building assessment →
- FloodScore™ insurance →
- Surface water →



Flood risk for each building (and other significant structures) at the site (those indicated on the map above) has been assessed using authoritative flood data alongside the Ordnance Survey® National Geographic Database. Further information on the limitations of this data and how it is collected can be found here <https://knowledge.groundsure.com/searches-flooding>.

This assessment considers data on river and coastal flooding, historical flood events, and flood defences provided by the Environment Agency / Natural Resources Wales, and surface water and groundwater flooding from Ambiantal Risk Analytics. In Scotland, Ambiantal Risk Analytics additionally provides the river and coastal flood models.

Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
School 350258, 405605	Negligible	Very Low	Negligible	Low	No	No



Flooding

Surface water flooding ?

High

This section provides details of where there are flood risks originating from surface water. Surface water flooding can happen when heavy rain overwhelms drainage systems causing water to pool on the ground.

Section links

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[Building assessment](#) →

[Surface water](#) →

[FloodScore™ insurance](#) →



— Site Outline ■ Main building

— Other building(s) ■ Structure(s)

Search buffers in metres (m)

Surface water flood risk:

■ Highly significant

■ Significant

■ High

■ Moderate to high

■ Moderate

■ Low to moderate

■ Low

Risk of surface water flooding to building(s)

Not identified

No surface water flooding has been identified at a building/structure level.





Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

The area in which the property is located has been assessed to be at a High risk of surface water flooding. This area is considered to have a 1 in 100 probability of surface water flooding due to rainfall in a given year to a depth of greater than 1m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiental Risk Analytics maps.

Flooding

Ambiental FloodScore™ insurance rating ?

Moderate-High

This section provides details of FloodScore™, a rating provided by flood modelling specialists Ambiental. It provides an indication of the perceived insurance risk classification.

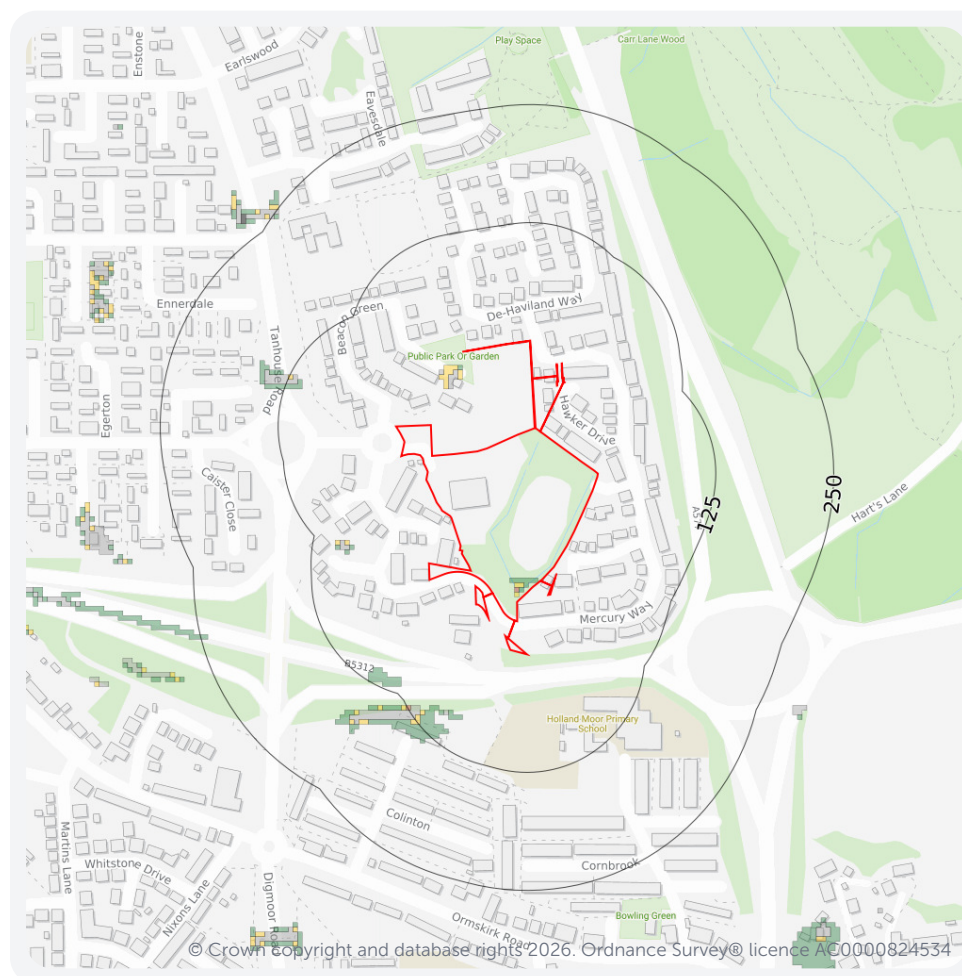
Section links

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[Building assessment](#) →

[Surface water](#) →

[FloodScore™ insurance](#) →



— Site Outline

Search buffers in metres (m)

Very High

High

Moderate-High

Moderate

Low

The property has been rated as having a Moderate to High level of flood hazard.

Ambiental's FloodScore™ insurance rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore™ insurance rating information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.



Ground stability

Identified

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

Section links

Non-natural



Natural ground stability

Negligible-Very low

Non-natural ground stability

Identified



Next steps

Ground stability

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

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

Coal

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

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

Non-coal mining areas

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

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

Ground stability

Non-natural ground stability ?

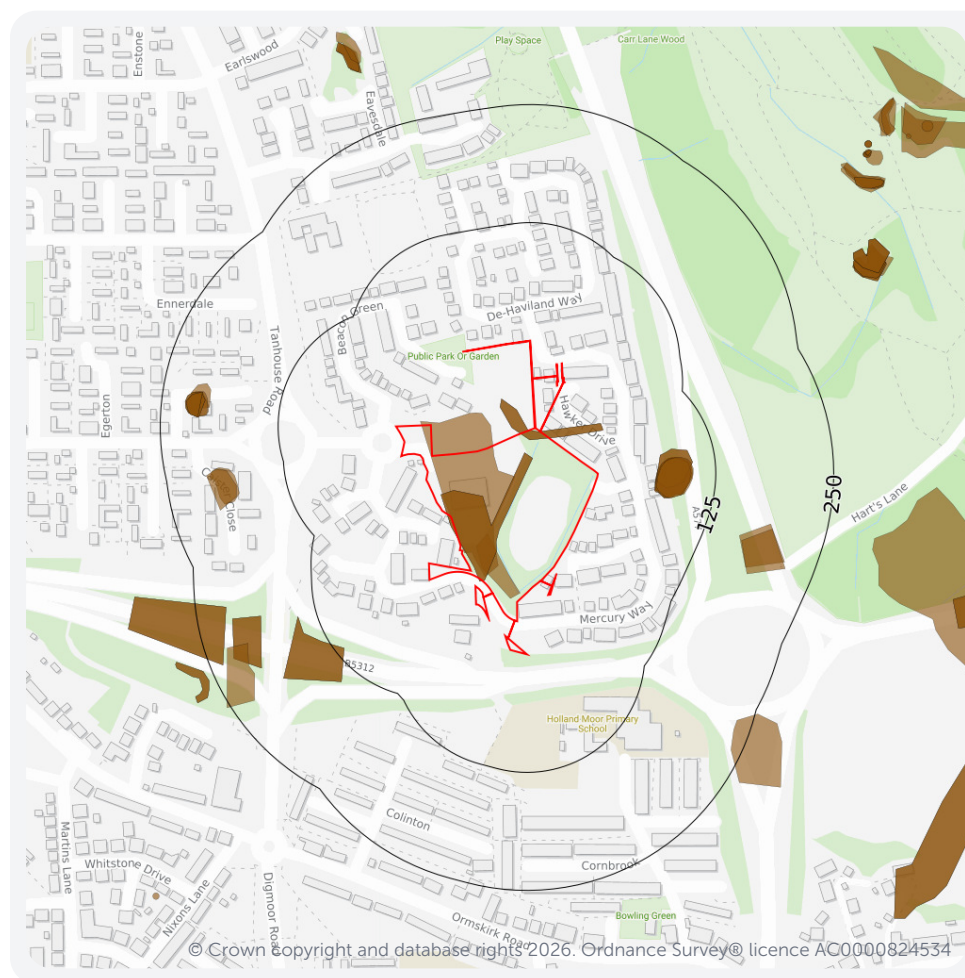
Identified

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

Section links

[Back to section summary](#) →

[Non-natural](#) →



— Site Outline

Search buffers in metres (m)

■ Infilled Land

Mining hazards:

■ Highly likely

■ Likely

Coal mining

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

Non-coal mining areas

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



Infilled land

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

Distance	Direction	Use	Date
0	on site	Colliery	1955
0	on site	Refuse Heap	1967
0	on site	Unspecified Ground Workings	1975
0	on site	Unspecified Ground Workings	1983
0	on site	Colliery	1947
0	on site	Colliery	1947

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



ClimateIndex™

Future-focused property ratings summarising flood, subsidence and coastal erosion risks over 5 and 30 year periods, aligned with Bank of England reporting requirements.

Section links

Physical risks → Flooding →
Ground stability → Transition risks →

Physical risks

Low-Moderate



Transition risks

Advice available



Next steps

Flooding

Climate change could increase the risk of flooding on this property in 5 years and/or 30 years, which may impact your ability to obtain insurance or even have an effect on the value of the property. To best protect the property, and your investment, against this risk we recommend the following:

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable. Take into consideration that premiums could be impacted in the future if the risk increases due to climate change
- Investigate the possibility of obtaining parametric insurance or business interruption insurance
- Sign up for [flood warnings](#)  provided by the government
- Look into the various forms of flood [resistance and resilience](#)  measures that will help protect your property in the event of a flood

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#)  here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com  or 01273 257755.

Screening



ClimateIndex™

Physical risks ?

Low-Moderate

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from flooding, natural ground stability and coastal erosion.

Section links

[Back to section summary](#) →

[Physical risks](#) →

[Flooding](#) →

[Ground stability](#) →

[Transition risks](#) →

Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

The risks with the greatest impact on the overall ClimateIndex™ are positioned first in the list(s) below. Any risks that have not been identified at the site have been omitted.

C

5 years

Low-Moderate

Highest impact ↑

Surface water flooding

Risk from surface water flooding is expected to increase over the next 5 years

Flooding

Flooding is expected to remain a risk over the next 5 years, please see assessment on [page 17](#) →

C

30 years

Low-Moderate

Highest impact ↑

Surface water flooding

Surface water flooding is expected to remain a risk over the next 30 years

Flooding

Flooding is expected to remain a risk over the next 30 years, please see assessment on [page 17](#) →

Rating key



Negligible risk → High risk

The ClimateIndex™ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.



ClimateIndex™

Flooding ?

This section summarises the projected change in flood water depths at the site over time as a result of climate change.

Section links

[Back to section summary](#) →

[Physical risks](#) → [Flooding](#) →

[Ground stability](#) → [Transition risks](#) →

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations [↗](#).

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	80+	80+
Medium emissions	< 20	< 20	80+	80+
High emissions	< 20	< 20	80+	80+

This data is sourced from Ambiental Risk Analytics.



ClimateIndex™

Ground stability ?

This section summarises the projected likelihood of increased ground stability risks from shrink swell clays at the site over time as a result of climate change.

Section links

Back to section summary →

Physical risks



Flooding



Ground stability



Transition risks



The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations.

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey



ClimateIndex™

Transition risks ?

Transition risks can occur as a result of requirements or obligations to move towards a less polluting, greener economy. This section summarises information relating to any Energy Performance Certificates at the property.

Section links

[Back to section summary](#) →

[Physical risks](#) → [Flooding](#) →
[Ground stability](#) → [Transition risks](#) →

Energy Performance

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

i We have not been able to find an EPC relating to the property.

There are a number of potential reasons why a valid EPC has not been found for the property:

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings and places of worship but full details can be found [here](#) 
- An EPC is not required for the building(s) on the site;
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's [Find an energy certificate](#)  service to search for the EPC for more detail;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

Consideration should be given to the feasibility and cost of any improvement works that are recommended in the EPC, if any exemptions apply and also to when a new assessment might be required.

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

Leasing and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased non-domestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building that does not meet these requirements.

If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. [Click here](#)  for more detail on the types of exemptions available and how to register for them.

Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green leases can be found [here](#) .

Current government guidelines around future regulations or requirements are unclear. However, given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered in the future.

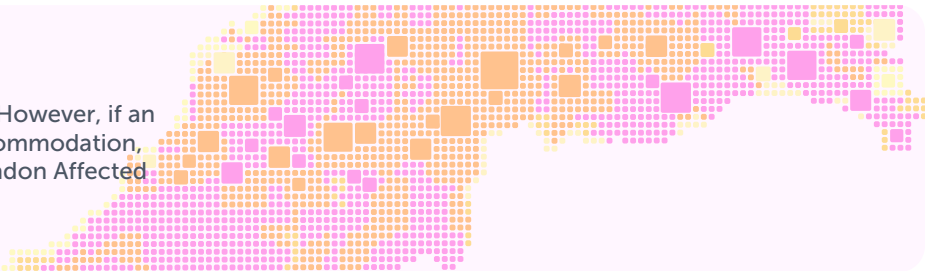
Screening



Radon

Passed

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



Next steps

Radon

None required.



Planning constraints

Identified

Protected areas have been identified within 250 metres of the property.

Section links

Planning constraints	→			

Next steps

Planning constraints

None required.



Planning constraints ?

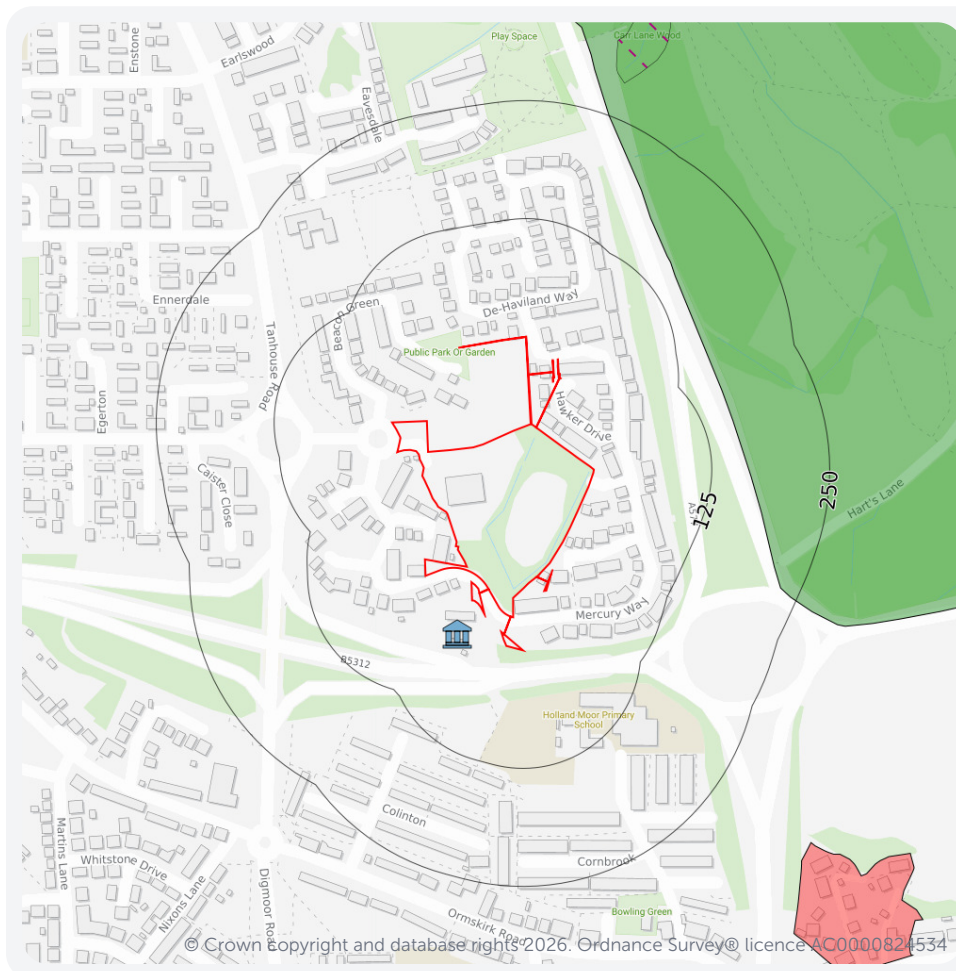
Identified

Protected areas have been identified within 250 metres of the property.

Section links

[Back to section summary](#) →

Planning constraints →



Site Outline

Search buffers in metres (m)

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

Green Belt

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

Distance	Direction	Green Belt Name	Data Source
148 m	E	Merseyside and Greater Manchester Green Belt	West Lancashire



This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey® data © Crown copyright and database right 2026). For more information please see <https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land>

Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
36 m	SW	Heyes Farmhouse	II	1201663	07/01/1952

This data is sourced from Historic England. For more information please see <https://historicengland.org.uk/listing/the-list/>



Energy ?

Identified

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

Section links

Oil and gas



Wind and solar



Oil and gas

Historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas

Not identified

Oil and gas wells

Identified



Wind and solar

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

Planned multiple wind turbines

Identified



Planned single wind turbines

Identified



Existing wind turbines

Identified



Proposed solar farms

Identified



Existing solar farms

Not identified

Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations

Not identified

Energy infrastructure

Not identified

Projects

Not identified

Next steps

Oil or gas drilling well

- A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if the well has a 'completed by' date within the data as this would indicate that no further activity is taking place at the site.
You may wish to visit the website of any identified operator for further information.

Wind

Existing or proposed wind installations have been identified within 5km.

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information

Screening



- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property.

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

Screening



Energy

Oil and gas

Identified

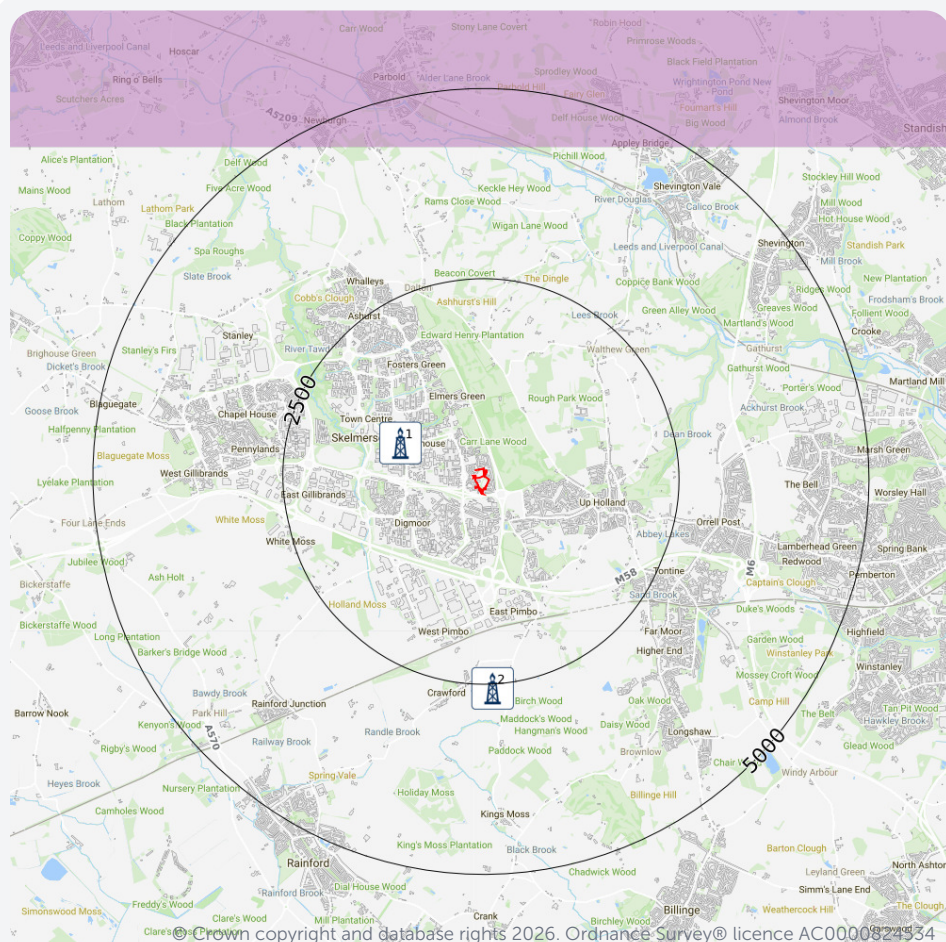
The data summarised in this section relates to areas of land where oil and gas exploration activities could be authorised in the future, as well as the location of former and current oil and gas drilling wells.

Section links

[Back to section summary](#) →

[Oil and gas](#)

→ [Wind and solar](#) →



— Site Outline

Search buffers in metres (m)



Oil or gas drilling well



Proposed oil or gas drilling well



Licensed blocks



Potential future exploration areas

Oil or gas drilling well

The database of oil and gas wells shows all existing and historic licensed oil, gas, shale gas, and coalbed methane extraction sites. These wells may have been licensed in any one of the 14 licensing rounds since 1910.

Screening



ID	Distance	Direction	Details	
1	1-2 km	NW	Site Name: UPHOLLAND G1 Operator: BP AFRICA LIMITED Type: Conventional Oil and Gas Intent: Exploration	NSTA References: LJ/12- 1 Licence Number: A90 Date of first drilling: 19/03/1944 Date of well completion: 22/05/1944 Licence Expiry: 22/05/1949
2	2-3 km	S	Site Name: UPHOLLAND 1 Operator: BP EXPLORATION OPERATING COMPANY LIMITED Type: Conventional Oil and Gas Intent: Exploration	NSTA References: LJ/12- 2 Licence Number: A90 Date of first drilling: 18/09/1956 Date of well completion: 01/03/1957 Licence Expiry: 01/03/1962

This data is sourced from the North Sea Transition Authority (NSTA).

Energy

Wind and solar ?

Identified

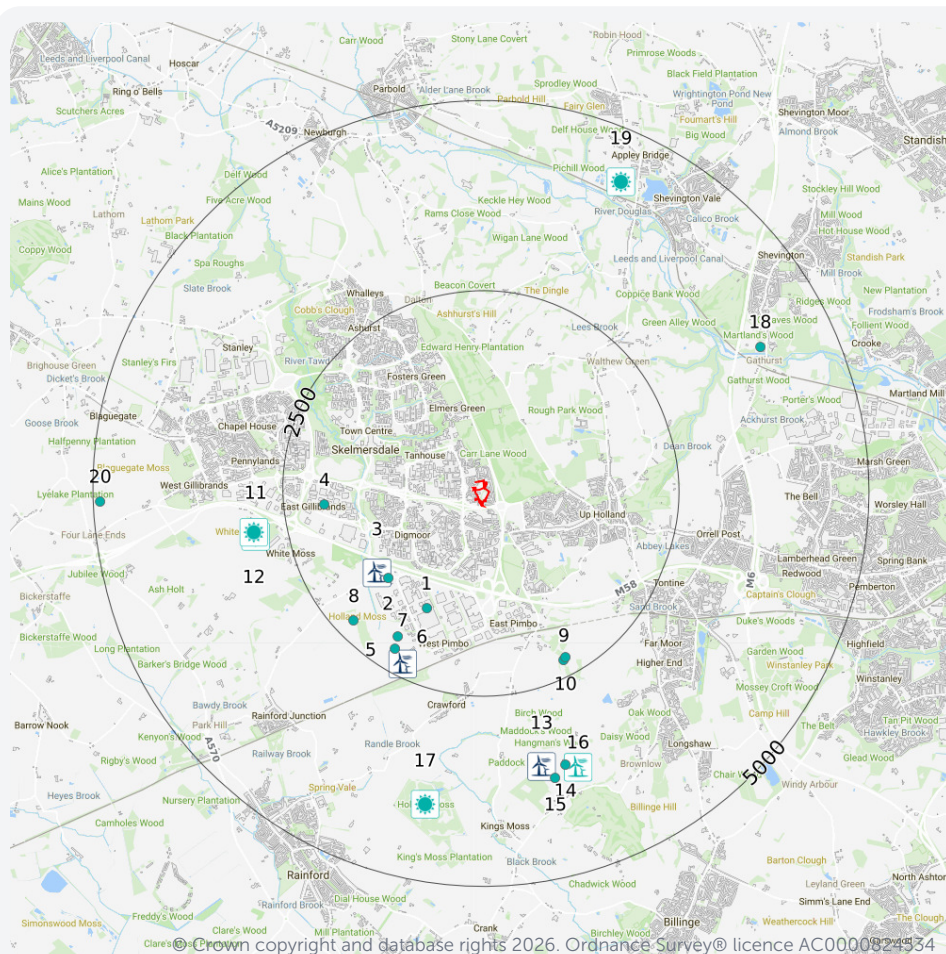
The data summarised in this section relates to the location of current and planned wind farms/turbines and solar farms.

Section links

[Back to section summary](#) →

[Oil and gas](#) →

[Wind and solar](#) →



— Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Screening



ID	Distance	Direction	Details	
3	1-2 km	SW	Site Name: Walkers Factory, Skelmersdale, North West Operator Developer: Innogy Renewables UK Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 2.3MW Total project capacity: 2.3 Approximate Grid Reference: 349053, 404390
7	2-3 km	SW	Site Name: Pimbo Road, Land West Of Pimbo Road, West Pimbo, Skelmersdale, Lancashire, North West Operator Developer: Green Energy Nationwide Limited Status of Project: Consented	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 2.5MW Total project capacity: 2.5 Approximate Grid Reference: 349143, 403544
13	3-4 km	S	Site Name: Promised Land Farm (2nd Resubmission), Robins Lane, Kings Moss, St Helens, North West, WA11 8RW Operator Developer: Landowner or private owner Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.5MW Total project capacity: 1 Approximate Grid Reference: 351084, 402010

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
16	3-4 km	S	Site Name: Promised Land Farm, Robins Lane, St. Helens, St. Helens, Merseyside, WA11 8RW Planning Application Reference: P/2013/0373 Type of Project: 2 Wind Turbines	Application Date: 2013-05-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 wind turbines 35m to hub height. 61m max to blade tip height, micro-siting and associated infrastructures, including access tracks, areas of hard standing, control bu Approximate Grid Reference: 351399, 402031

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.



Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details
1	1-2 km	SW	Site Name: Yew Tree Dairies, Pit Hey Place, Skelmersdale, West Lancashire, Lancashire, WN8 9PS Planning Application Reference: 2013/1022/FUL Type of Project: Wind Turbine Application Date: 2013-10-09 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation and commissioning of a single 500kW wind turbine generator. Approximate Grid Reference: 349570, 404088
2	1-2 km	SW	Site Name: Walkers Snack Foods Ltd Pennine Place, West Pimbo, Skelmersdale, Up Holland, Lancashire, WN8 9QF Planning Application Reference: 2011/1146/FUL Type of Project: Wind Turbine Application Date: 2011-11-16 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of one wind turbine generator on an 80m high mast (125m to the blade tip) with electrical switchgear and cabling. Approximate Grid Reference: 349062, 404488
4	1-2 km	W	Site Name: Hannah Food Services Ltd, 4 Garnett Place, Skelmersdale, West Lancashire, Lancashire, WN8 9UB Planning Application Reference: 2017/0463/SCR Type of Project: Wind Turbine Application Date: 2017-03-27 Planning Stage: Early Planning Pre-Planning Project Details: Scheme comprises Screening Opinion - construction of single wind turbine. Approximate Grid Reference: 348228, 405450
5	2-3 km	SW	Site Name: Land West Of Pimbo Road West Pimbo Skelmersdale Lancashire Planning Application Reference: 2024/1110/FUL Type of Project: Wind Turbine Application Date: 2025-06-26 Planning Stage: Approved Project Details: The construction and operation of a wind turbine with a maximum height to tip of 125m, and a rotor diameter of 90m, associated crane hardstanding, access track and measures to deliver Biodiversity Net Gain. Approximate Grid Reference: 349159, 403554
6	2-3 km	SW	Site Name: Land West Of Pimbo Road West Pimbo Skelmersdale Lancashire Planning Application Reference: 2024/1110/FUL Type of Project: Wind Turbine Installation (with Biodiversity Net Gain) Application Date: 2025-06-26 Planning Stage: Validated Project Details: The construction and operation of a wind turbine with a maximum height to tip of 125m, and a rotor diameter of 90m, associated crane hardstanding, access track and measures to deliver Biodiversity Net Gain. Approximate Grid Reference: 349159, 403554

Screening



ID	Distance	Direction	Details
8	2-3 km	SW	Site Name: Land At Holland Moss, Nipe Lane, Skelmersdale, West Lancashire, Lancashire, WN8 9PY Planning Application Reference: 2017/0105/SCR Type of Project: Wind Turbine Application Date: 2017-01-26 Planning Stage: Early Planning Pre-Planning Project Details: Scheme comprises Screening Opinion - construction of a single wind turbine. Approximate Grid Reference: 348614, 403925
9	2-3 km	SE	Site Name: Higher Pimbo Farm Pimbo Lane, Paddy's Nook, Skelmersdale, Upholland, Lancashire, WN8 9QJ Planning Application Reference: 2008/0655/FUL Type of Project: Wind Turbine Application Date: 2008-07-14 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 351378, 403405
10	2-3 km	SE	Site Name: Higher Pimbo Farm, Pimbo Lane, Paddy's Nook, Upholland, Skelmersdale, West Lancashire, Lancashire, WN8 9QJ Planning Application Reference: 2008/0199/FUL Type of Project: Wind Turbine Application Date: 2008-03-25 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 351378, 403405
14	3-4 km	S	Site Name: Promised Land Farm Crank Road, St. Helens, Merseyside, WA11 8RW Planning Application Reference: P/2012/0091 Type of Project: Wind Turbine Application Date: 2012-02-06 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 1 EWT directional DW52* (500kw) wind turbine on a 50m high mast. Approximate Grid Reference: 351399, 402032
15	3-4 km	S	Site Name: Promised Land Farm Robins Lane, Kings Moss, St. Helens, Merseyside, WA11 8RW Planning Application Reference: P/2012/0555 Type of Project: Wind Turbine Application Date: 2012-07-18 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 1 (500kw) wind turbine on a 40m high mast. Approximate Grid Reference: 351399, 402032
18	4-5 km	NE	Site Name: Land At Gathurst Hall Farm, Gathurst Lane, Shevington, Wigan, Wigan, Greater Manchester, WN6 8JA Planning Application Reference: A/14/78899 Type of Project: Wind Turbine Application Date: 2013-12-16 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of wind turbine measuring 34 metres in height to the tip of the wing. Approximate Grid Reference: 353961, 407527

Screening



ID	Distance	Direction	Details
20	4-5 km	W	Site Name: 277 Lyelake Lane, Bickerstaffe, Ormskirk, Lancashire, L39 0EY Planning Application Reference: 2012/0114/FUL Type of Project: Wind Turbine Application Date: 2012-02-16 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of an endurance E-3120 50kw wind turbine installed on a 24.6m high tower with 19.2m diameter blades (34.2m high to blade tip). Approximate Grid Reference: 345275, 405494

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details
11	2-3 km	W	Land South East Of Glenburn Depot White Moss Road South Skelmersdale Lancashire	Applicant name: - Application Status: Unknown Application Date: 03/07/2025 Application Number: 2024/0858/SCR Request for a screening opinion for a full application for proposed solar farm comprised of solar arrays to generate C.8MW ancillary equipment under part 2 of of the town and country planning regulations 2017.
12	2-3 km	W	Land South East Of Glenburn Depot, White Moss Road, South Skelmersdale, Lancashire, WN8 9PZ	Applicant name: Ms Deborah Baker Barnett Application Status: Screening Opinion (EIA) Application Date: 08/10/2024 Application Number: 2024/0858/SCR Request for a screening opinion for a full application for proposed solar farm comprised of solar arrays to generate C.8MW ancillary equipment under part 2 of of the town and country planning regul...

Screening



ID	Distance	Direction	Address	Details
17	3-4 km	S	Former Holiday Moss Landfill Site, Reeds Brow, Rainford, St Helens, WA11 8PG	Applicant name: Biffa Waste Services Ltd Application Status: EIA Screening Application Date: 01/09/2021 Application Number: EIA/2021/0001/SCREEN Screening opinion relating to construction and operation of a 4.8MW solar farm.
19	4-5 km	NE	Appley Bridge Biomass To Energy Ltd West Quarry, Appley Lane North, Appley Bridge, Wigan, Lancashire, WN6 9AQ	Applicant name: Mark Draper Application Status: Screening Opinion (EIA) Application Date: 21/06/2023 Application Number: 2023/0577/SCR Screening opinion- Solar Farm

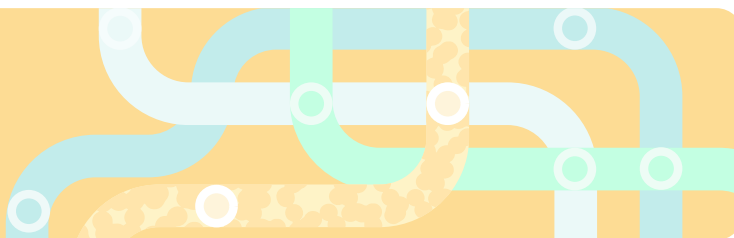
This data is sourced from Serac Tech and Glenigan.



Transportation

Identified

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



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

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

Crossrail

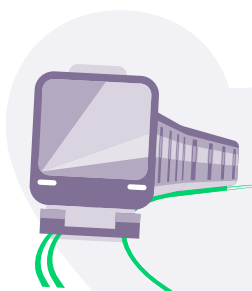
The property is not within 250 metres of the Crossrail 2 project.

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

Other railways

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

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



Next steps

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



Datasets searched

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

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

Screening



Flooding

Flood defences	Not identified
Surface water flood risk	Identified
Groundwater flooding	Not identified
Ambiental FloodScore™ insurance rating	Identified
Flood map for planning	Not identified

Natural ground subsidence

Natural ground subsidence	Not identified
Natural geological cavities	Not identified

Non-natural ground subsidence

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

Climate change

Flood risk (5 and 30 Years)	Identified
Ground stability (5 and 30 Years)	Identified
Climate change - Shoreline Management Plan (SMP) delivered	Not identified
Climate change - Projections with no future intervention (NFI) and complex geology	Not identified

Radon

Radon	Not identified
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Planning constraints

Sites of Special Scientific Interest	Not identified
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Planning constraints

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

Oil and gas

Oil or gas drilling well	Identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified

Wind and solar

Wind farms	Identified
Proposed wind farms	Identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Not identified
Proposed solar installations	Identified



Energy

Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified



Appendix



Contaminated land

Page 3 →

Acceptable risk with guidance

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities although some potentially contaminative land uses have been identified. These land uses are not considered a significant risk if the site remains in its current use.

The risk assessment in this report does not consider the implications of redevelopment. If the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. In this case, contact the Local Authority Planning Department to clarify the required assessments and planning conditions.

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



Flooding

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Moderate

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Next steps

Flooding

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

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable;
- Make enquiries of the seller and other nearby businesses on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings>
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- Create a flood plan, including evacuation and business continuity <https://www.gov.uk/prepare-for-flooding> . The flood maps within this report may be of assistance in identifying higher risk areas.



Ground stability

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Identified

Next steps

Ground stability

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

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome

Screening



- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Coal

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

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

Non-coal mining areas

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

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



ClimateIndex™

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Low-Moderate

Next steps

Flooding

Climate change could increase the risk of flooding on this property in 5 years and/or 30 years, which may impact your ability to obtain insurance or even have an effect on the value of the property. To best protect the property, and your investment, against this risk we recommend the following:

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable. Take into consideration that premiums could be impacted in the future if the risk increases due to climate change
- Investigate the possibility of obtaining parametric insurance or business interruption insurance
- Sign up for [flood warnings](#) provided by the government
- Look into the various forms of flood [resistance and resilience](#) measures that will help protect your property in the event of a flood

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#) here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com or 01273 257755.



Energy

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Identified

Next steps

Oil or gas drilling well

- A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if the well has a 'completed by' date within the data as this would indicate that no further activity is taking place at the site.
You may wish to visit the website of any identified operator for further information.

Wind



Groundsure
LOCATION INTELLIGENCE



Date:
Reference:
Your reference:

10 September 2026
PIE-15423301
4915304

Grid reference:
Address:

350297 405589
Land on the east side of,
Tanhouse Road, Skelmersdale,
Lancashire, WN8 6BA

50



Existing or proposed wind installations have been identified within 5km.

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property.

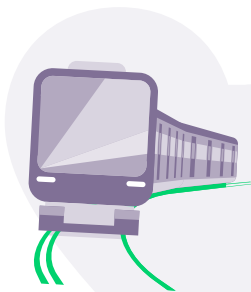
- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property



Transportation

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Identified



Next steps

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



Methodologies and limitations

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

Data providers

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

Conveyancing Information Executive and our terms & conditions

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

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

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.

Email: info@groundsure.com

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

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

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