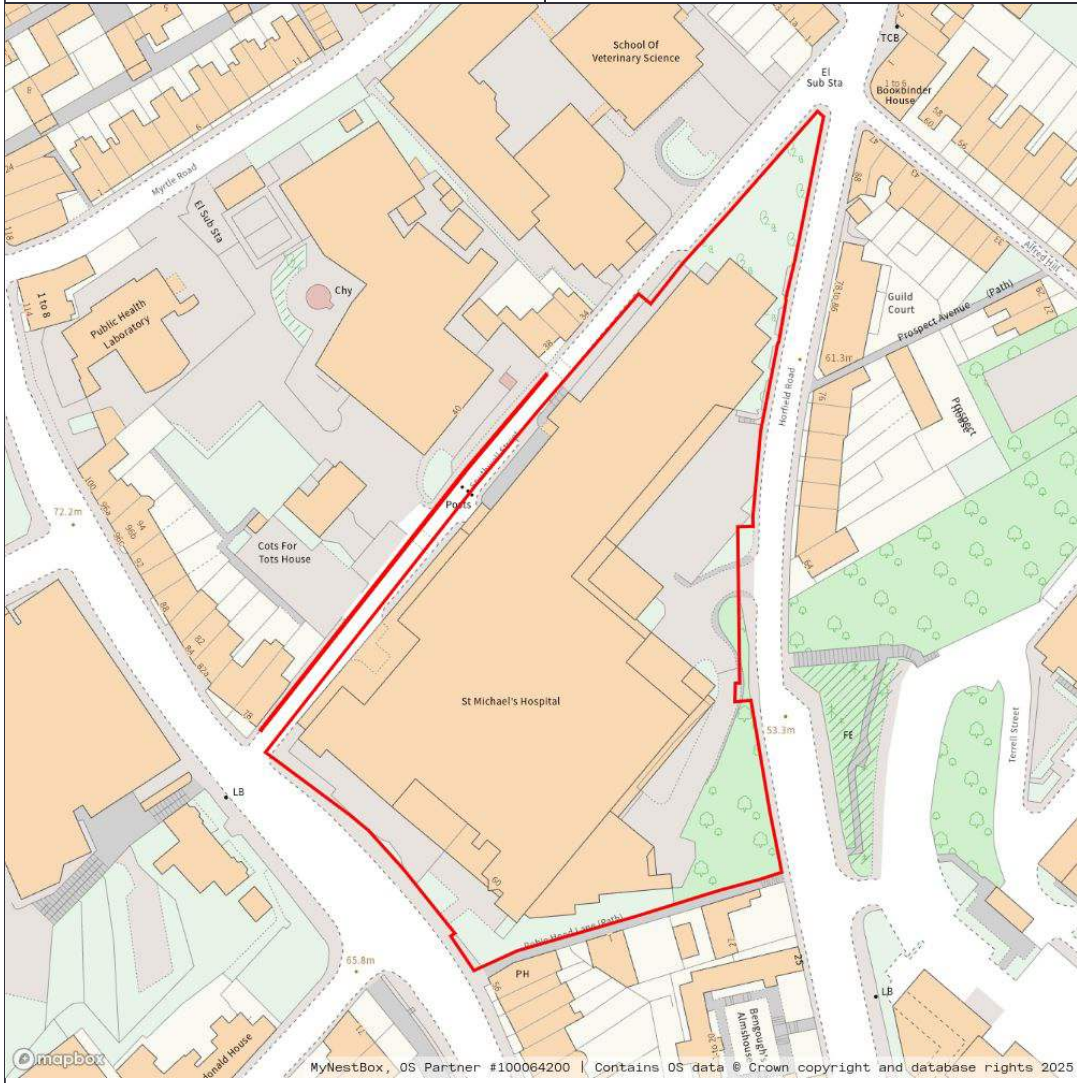


Martello®		ADDRESS Saint Michael's Hospital, 20-19 Southwell St, Bristol BS2 8EG	
COMMERCIAL Commercial+Lite+CMRA+Enviro		REFERENCE Commercial Lite Environmental Example Report October 2025	
		 NO ACTION REQUIRED	
CONTAMINATED LAND POTENTIAL ISSUES		Page 4 →	FLOOD RISK POTENTIAL ISSUES
PLANNING CONSTRAINTS POTENTIAL ISSUES		Page 10 →	Page 7 →
TRANSPORTATION NO ISSUES		Page 15 →	RADON POTENTIAL ISSUES
GROUND STABILITY POTENTIAL ISSUES		Page 19 →	Page 14 →
ENVIRONMENTAL SENSITIVITY POTENTIAL ISSUES		Page 22 →	ENERGY AND INFRASTRUCTURE NO ISSUES
			Page 17 →
			COAL MINING AREAS POTENTIAL ISSUES
			Page 21 →
		Try our interactive report ↗	Terms & Conditions ↗

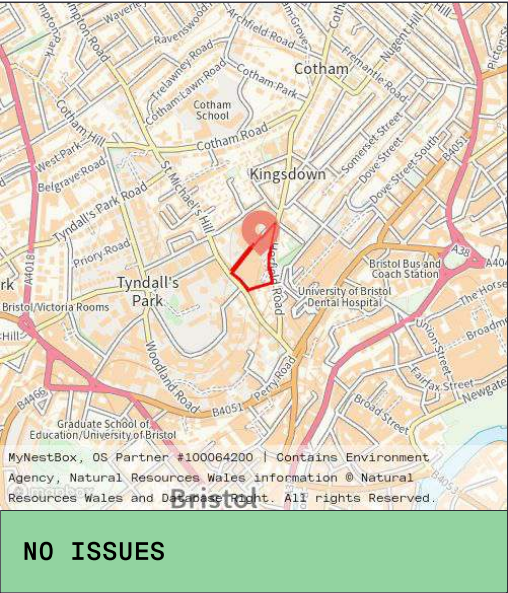
Summary

Commercial+Lite+CMRA+Enviro

CONTAMINATED LAND POTENTIAL ISSUES	FLOOD RISK POTENTIAL ISSUES	PLANNING CONSTRAINTS POTENTIAL ISSUES	RADON POTENTIAL ISSUES
● ACTIVE LANDFILL ● FORMER LANDFILL ● ACTIVE PETROL OR FUEL STATIONS ● FORMER PETROL OR FUEL STATIONS ● PUBLIC REGISTER OF CONTAMINATED LAND ● CONTAMINATED LAND DESIGNATED AS SPECIAL SITES ● CONSENTED DISCHARGES TO CONTROLLED WATERS (WITH CONDITIONS) ● ENVIRONMENTAL POLLUTION INCIDENTS ● MANUFACTURING AND PRODUCTION OF INDUSTRIAL PRODUCTS ● FORMER MILITARY SITES ● REGULATED SITES ● HISTORIC LAND USE	● RIVERS AND SEAS ● SURFACE WATER ● FLUVIAL (UNDEFENDED) ● GROUNDWATER ● TIDAL (UNDEFENDED) ● PLUVIAL ○ FLOOD DEFENCES AND BENEFITING AREAS ● FLOOD STORAGE AREAS ● HISTORICAL FLOOD AREAS	● GREEN BELT ● AREAS OF OUTSTANDING NATURAL BEAUTY ● NATIONAL PARKS ● SPECIAL AREAS OF CONSERVATION ● SPECIAL PROTECTION AREAS ● SITES OF SPECIAL SCIENTIFIC INTEREST ● RAMSAR ● NATURE RESERVES ● LISTED BUILDINGS ● SCHEDULED MONUMENTS ○ CERTIFICATES OF IMMUNITY ● ANCIENT WOODLAND ● REGISTERED PARKS AND GARDENS ● WORLD HERITAGE SITES ● OPEN ACCESS	● RADON
			TRANSPORTATION NO ISSUES
			● OVERGROUND RAIL ● OVERGROUND RAIL - ELIZABETH LINE ● LONDON UNDERGROUND ● HS2 ● HS2 SAFEGUARDING ZONES

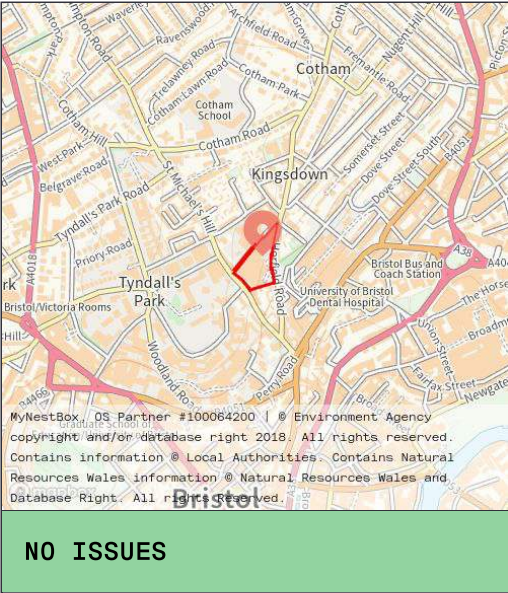
ENERGY AND INFRASTRUCTURE NO ISSUES NATIONAL GRID PETROLEUM EXPLORATION AND DEVELOPMENT LICENCES POWER STATIONS SOLAR RENEWABLE ENERGY SITES WIND RENEWABLE ENERGY SITES OTHER RENEWABLE ENERGY SITES COMAH ESTABLISHMENTS	GROUND STABILITY POTENTIAL ISSUES SHRINK-SWELL CLAYS RUNNING SANDS COMPRESSIBLE GROUND COLLAPSIBLE DEPOSITS ARTIFICIAL GROUND LANDSLIDES DISSOLUTION OF SOLUBLE ROCKS	COAL MINING AREAS POTENTIAL ISSUES COAL MINING REPORTING AREA	ENVIRONMENTAL SENSITIVITY POTENTIAL ISSUES SOURCE PROTECTION ZONES BEDROCK GEOLOGY SUPERFICIAL DEPOSITS AQUIFER DESIGNATION GROUNDWATER VULNERABILITY GEOLOGICAL PERMEABILITY ENVIRONMENTALLY SENSITIVE SITES SURFACE WATER FEATURES
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Contaminated Land



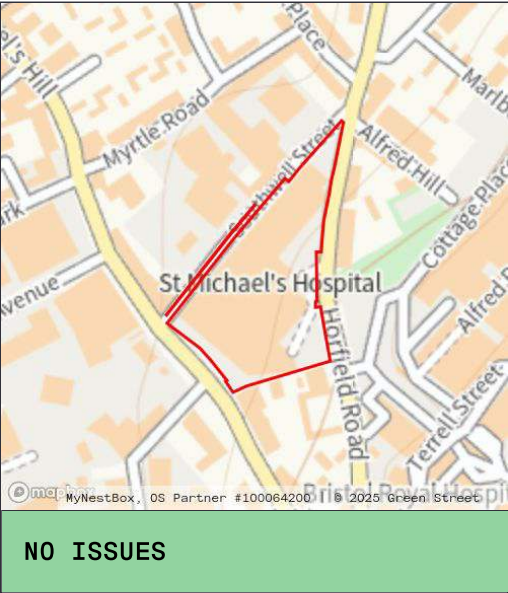
ACTIVE LANDFILL

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



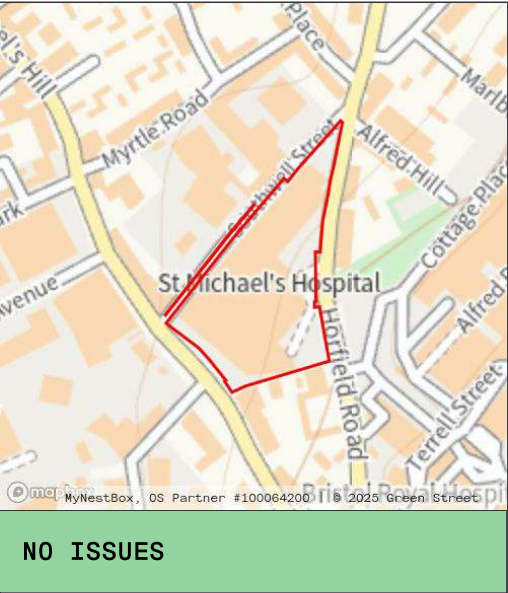
FORMER LANDFILL

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



ACTIVE PETROL OR FUEL STATIONS

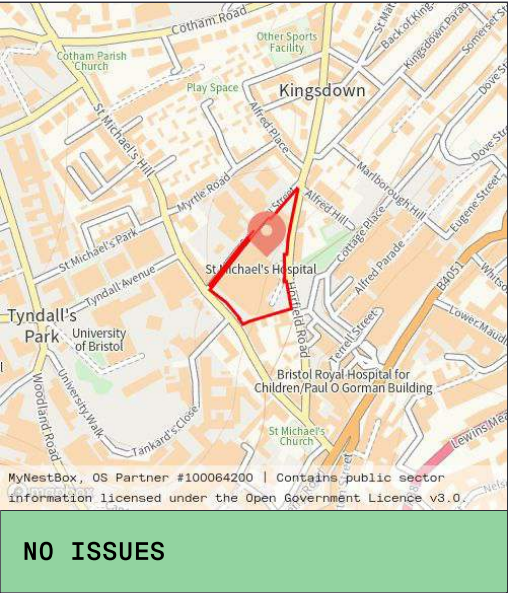
The property is more than 50 metres from any active petrol or fuel station. The risk of potential water and soil contamination or ground gas emissions arising from proximity to an active petrol or fuel station is likely low or very low.



FORMER PETROL OR FUEL STATIONS

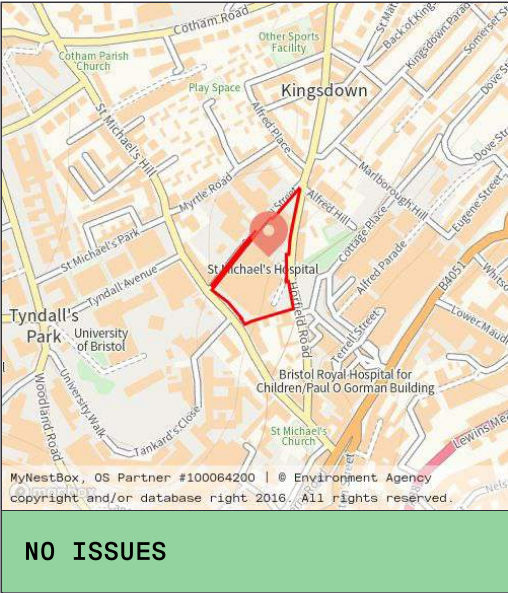
The property is more than 25 metres from any former petrol or fuel station. The risk of potential water and soil contamination, or ground gas emissions, arising from proximity to a former petrol or fuel station is likely low or very low.

Contaminated Land



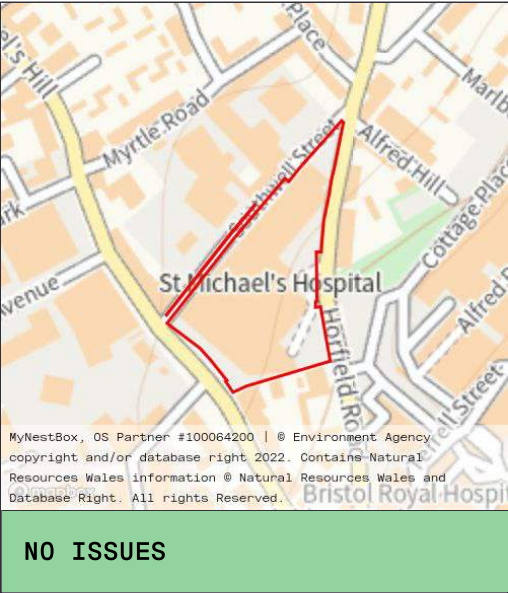
PUBLIC REGISTER OF CONTAMINATED LAND

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



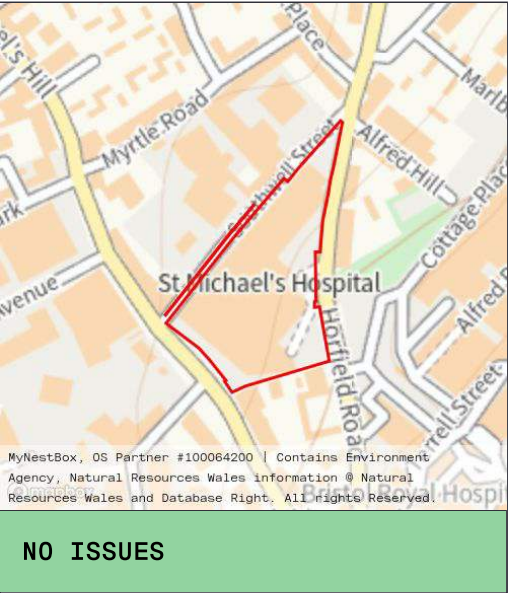
CONTAMINATED LAND DESIGNATED AS SPECIAL SITES

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



CONSENTED DISCHARGES TO CONTROLLED WATERS (WITH CONDITIONS)

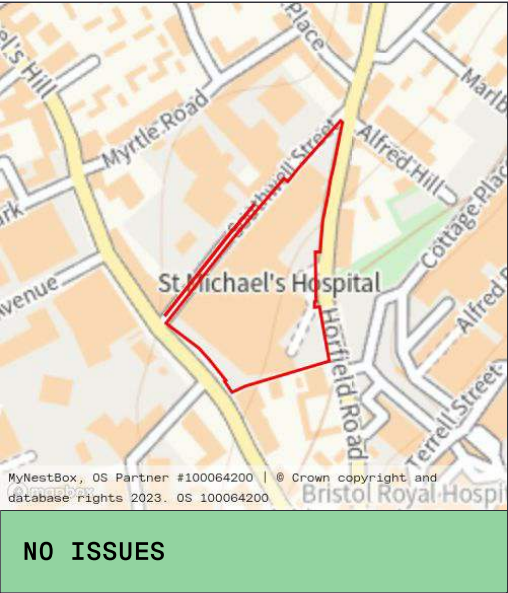
The property is more than 50 metres from any site with licensed consent for discharging effluent into controlled waters. The risk of water contamination arising from proximity to a licensed discharge is likely low or very low.



ENVIRONMENTAL POLLUTION INCIDENTS

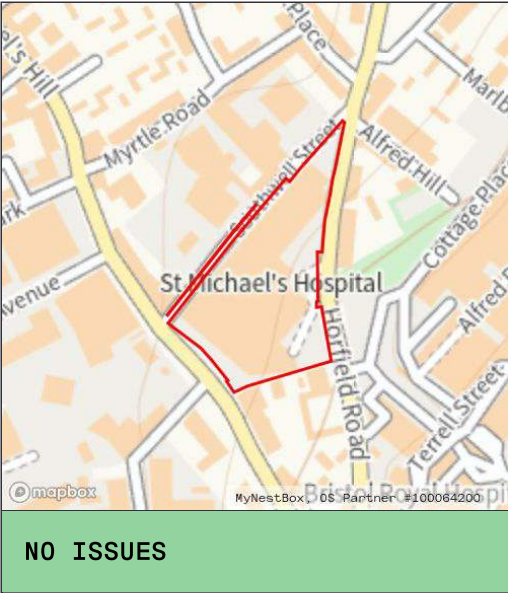
The property is more than 50 metres from any significant pollution incident. The risk of water and soil contamination, or poor air quality, arising from reported pollution incidents is likely low or very low.

Contaminated Land



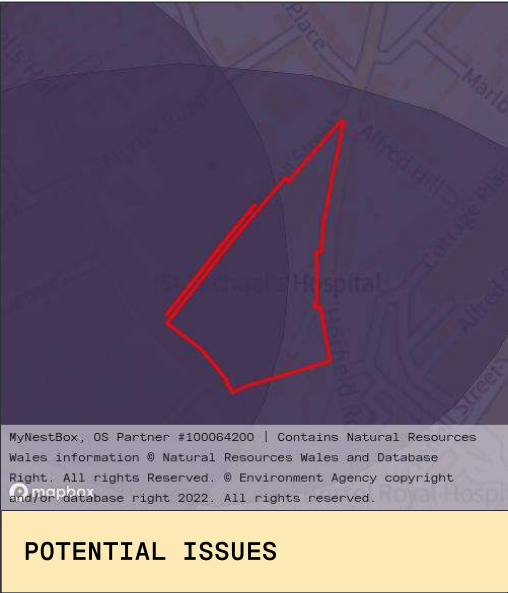
MANUFACTURING AND PRODUCTION OF INDUSTRIAL PRODUCTS

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



FORMER MILITARY SITES

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



REGULATED SITES

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

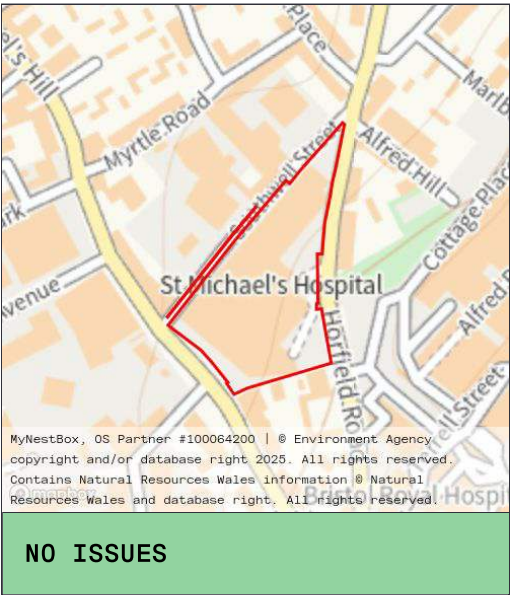


HISTORIC LAND USE

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

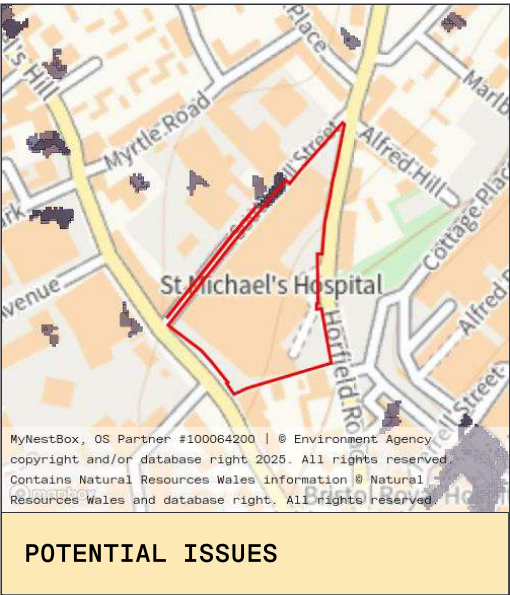
INFORMATION DERIVED AND REPRODUCED WITH PERMISSION OF THE NATIONAL LIBRARY OF SCOTLAND AND PROTINUS HOLDINGS - UNIVERSITY OF OXFORD, BODLEIAN LIBRARY MAP COLLECTION. ADDITIONAL SATELLITE IMAGERY DISTRIBUTED BY GOOGLE EARTH PRO 7.3.X.

Flood Risk



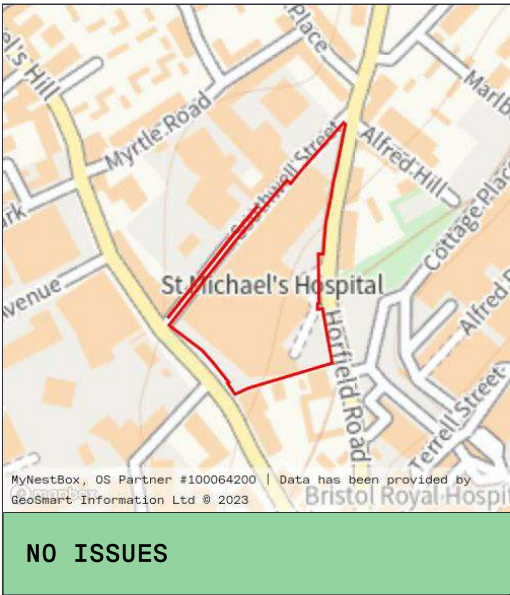
RIVERS AND SEAS

The Environment Agency and Natural Resources Wales models indicate no fluvial or tidal flood hazards at the property. Therefore, the likelihood and severity of risks to property or possessions arising from river or seawater flooding are low or very low.



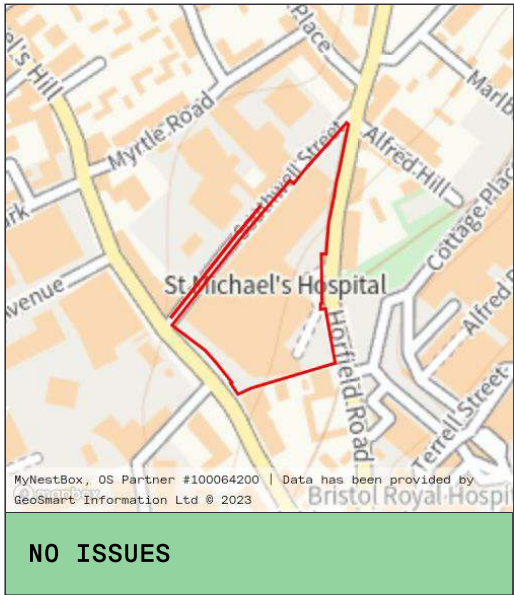
SURFACE WATER

The Environment Agency and Natural Resources Wales models indicate a significant pluvial flood hazard (greater than or equal to 3.3% (1 in 30) chance in any given year) at the property. Therefore, the likelihood and severity of risks to property or possessions arising from surface flooding are high or very high. After manual review, this section has been reclassified from high to medium risk as the flood risk does not significantly affect any buildings on the property.



FLUVIAL (UNDEFENDED)

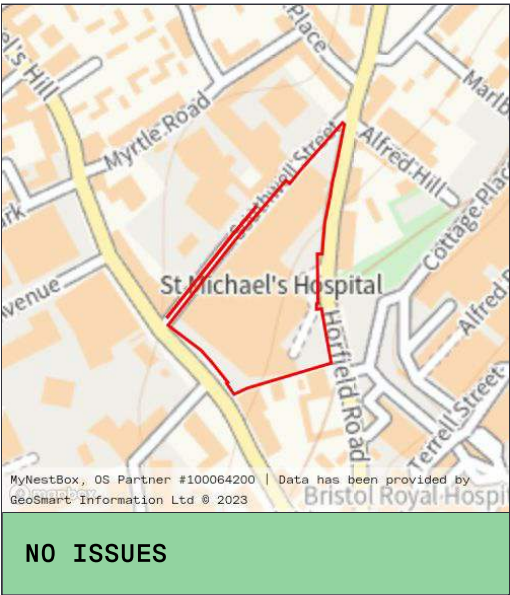
The GeoSmart model indicates no fluvial flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from surface water flooding are low or very low.



GROUNDWATER

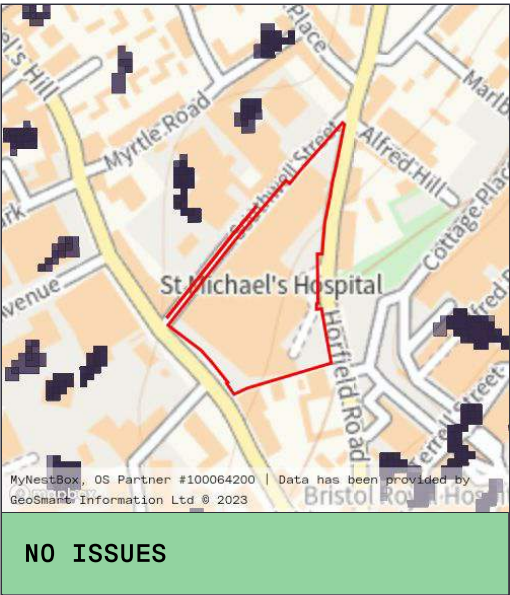
The GeoSmart model indicates no groundwater flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from groundwater flooding are low or very low.

Flood Risk



TIDAL (UNDEFENDED)

The GeoSmart model indicates no tidal flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from surface water flooding are low or very low.



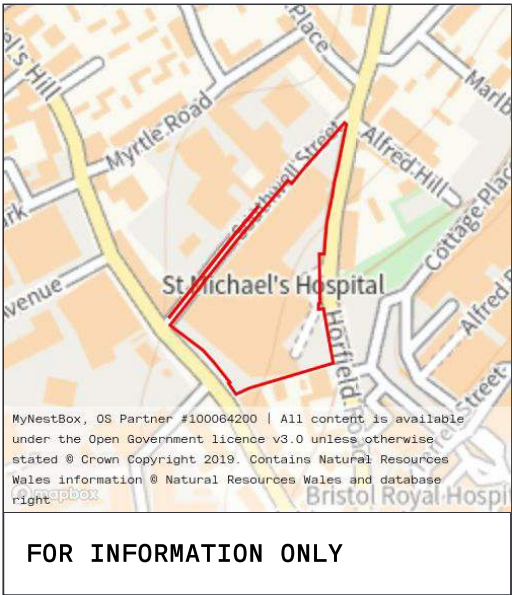
PLUVIAL

The GeoSmart model indicates no pluvial flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from surface water flooding are low or very low.



FLOOD STORAGE AREAS

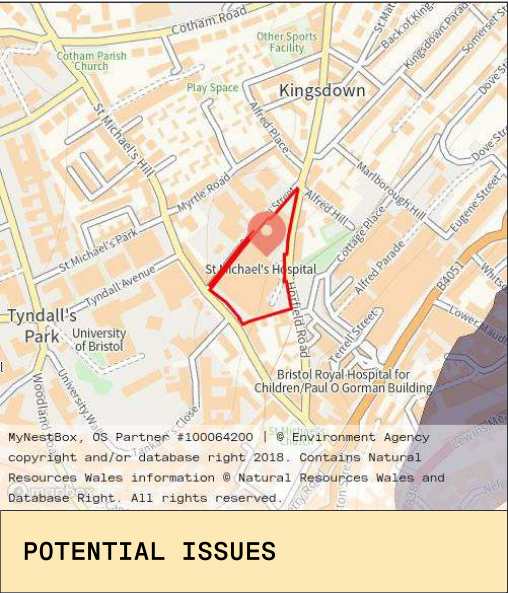
The property is more than 250 metres away from an area which is used for flood water storage (balancing reservoir, storage basin or balancing pond). Any risk to property or possessions arising from overflowing flood storage areas are considered low or very low in likelihood and severity.



FLOOD DEFENCES AND BENEFITING AREAS

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

Flood Risk

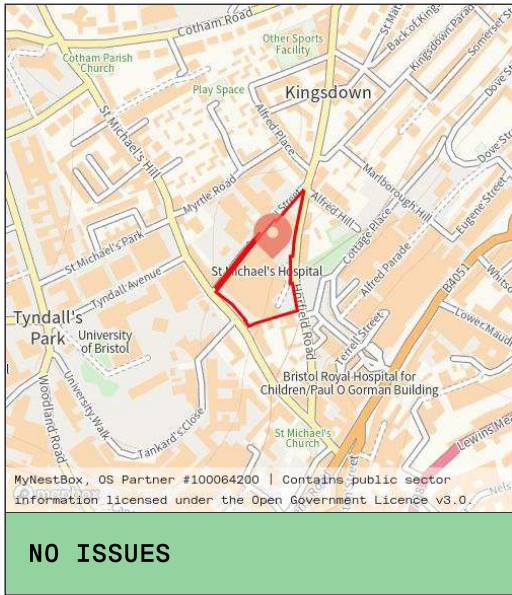
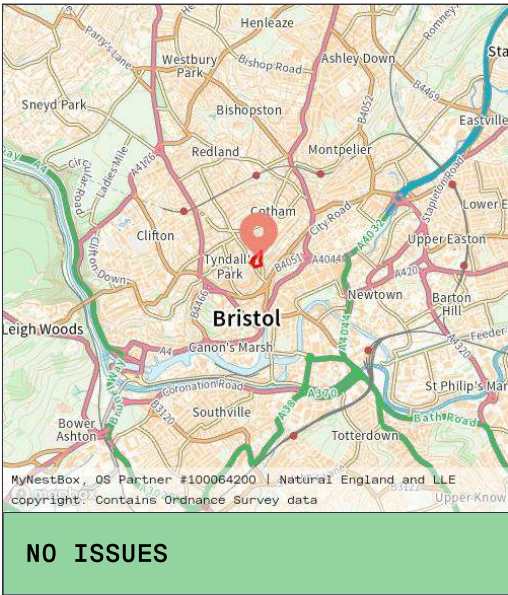
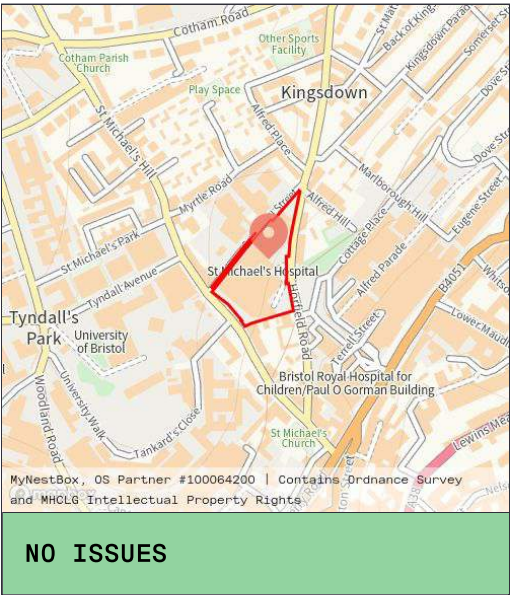


HISTORICAL FLOOD AREAS

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

Planning Constraints

SUMMARY ↑



GREEN BELT

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

AREAS OF OUTSTANDING NATURAL BEAUTY

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

NATIONAL PARKS

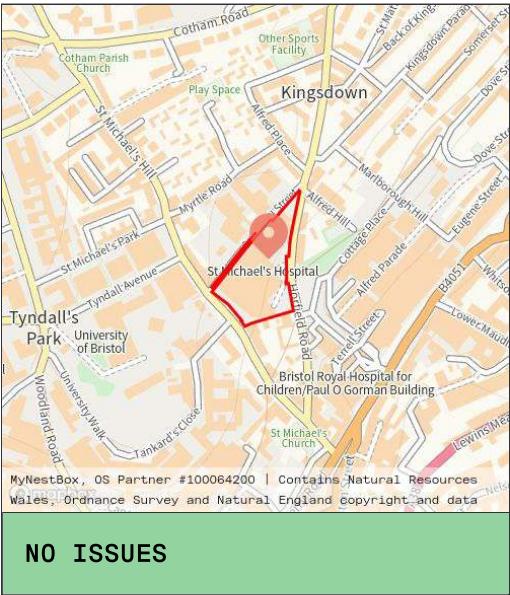
The property is not within a national park. The risk of planning restrictions or other obligations arising from being within a national park are likely low or very low.

SPECIAL AREAS OF CONSERVATION

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

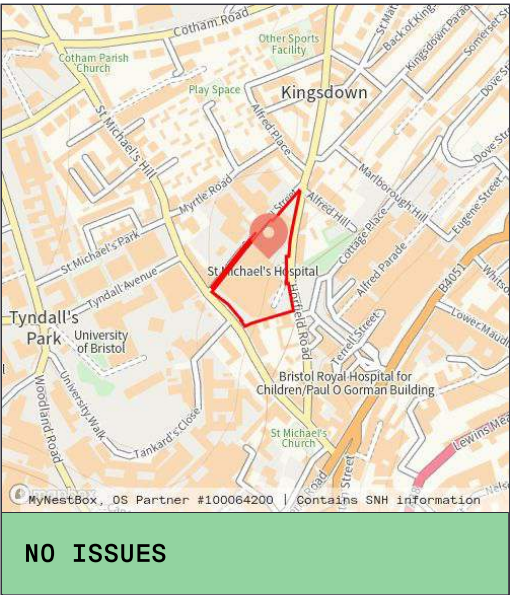
Planning Constraints

SUMMARY ↑



SPECIAL PROTECTION AREAS

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



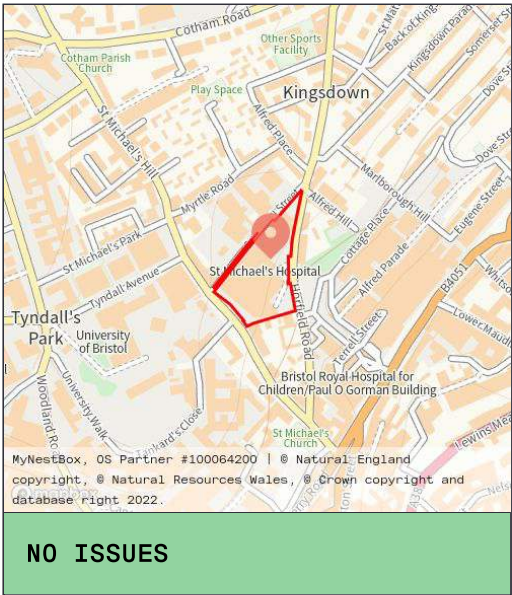
SITES OF SPECIAL SCIENTIFIC INTEREST

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



RAMSAR

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

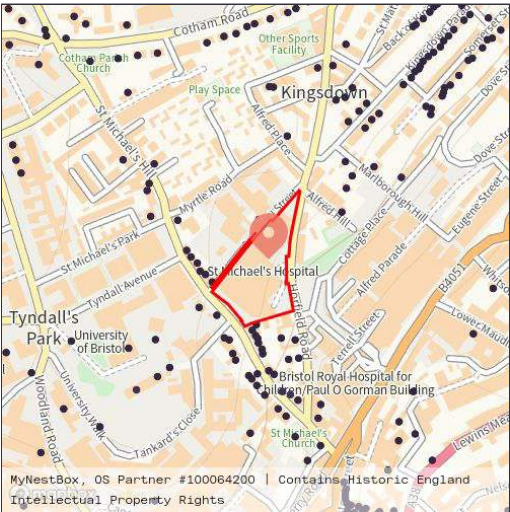


NATURE RESERVES

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

Planning Constraints

SUMMARY ↑



POTENTIAL ISSUES

LISTED BUILDINGS

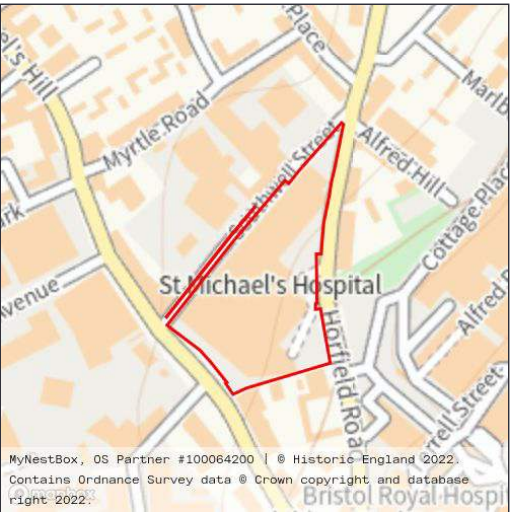
The property is within 250 metres of one or more listed buildings. The risk of planning restrictions or other obligations on the property arising from proximity to a listed building is likely elevated.



NO ISSUES

SCHEDULED MONUMENTS

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



FOR INFORMATION ONLY

CERTIFICATES OF IMMUNITY

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

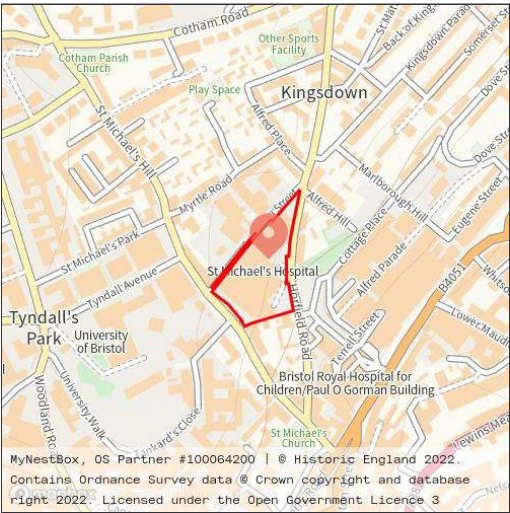


NO ISSUES

ANCIENT WOODLAND

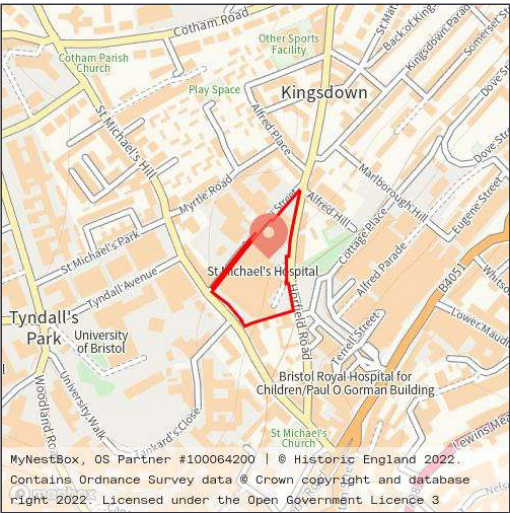
The property is more than 250 metres from one or more ancient woodlands. The risk of planning restrictions or other obligations on the property arising from proximity to an ancient woodland is likely low or very low.

Planning Constraints



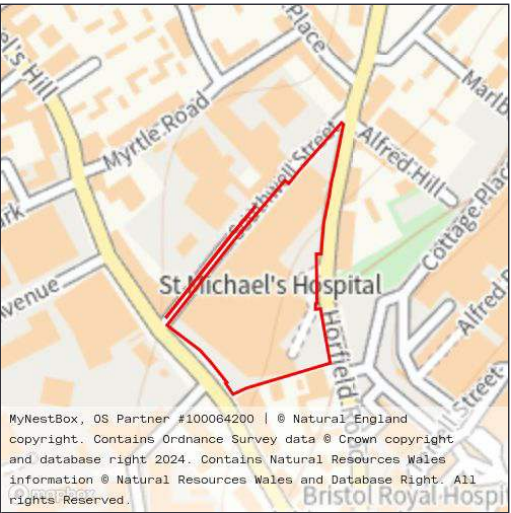
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NO ISSUES



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NO ISSUES



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NO ISSUES

REGISTERED PARKS AND GARDENS

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

WORLD HERITAGE SITES

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

OPEN ACCESS

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

Radon

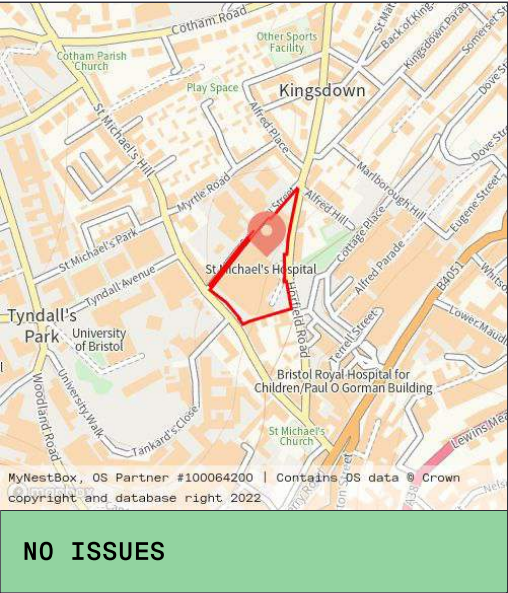


RADON

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

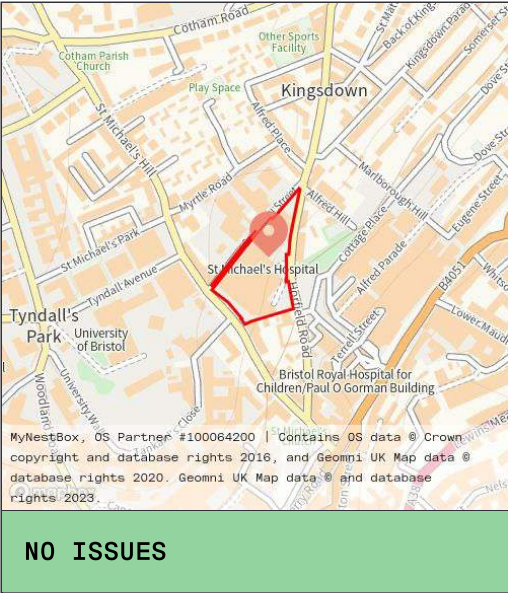
Transportation

SUMMARY ↑



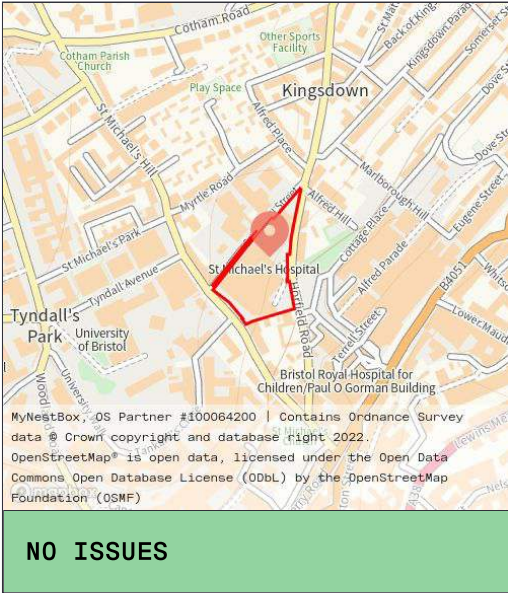
OVERGROUND RAIL

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



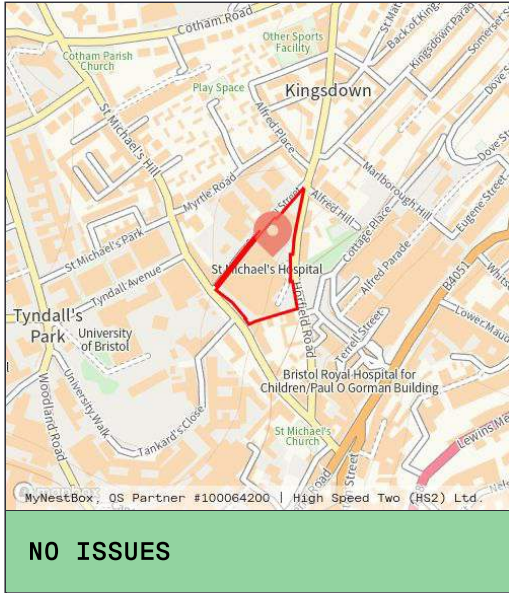
OVERGROUND RAIL - ELIZABETH LINE

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



LONDON UNDERGROUND

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

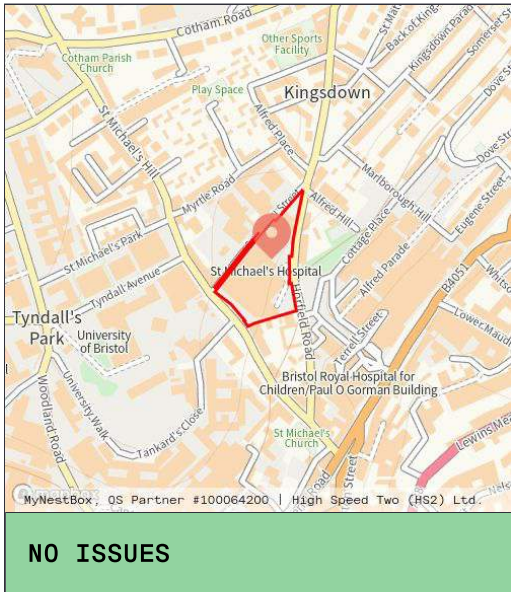


HS2

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

Transportation

SUMMARY ↑

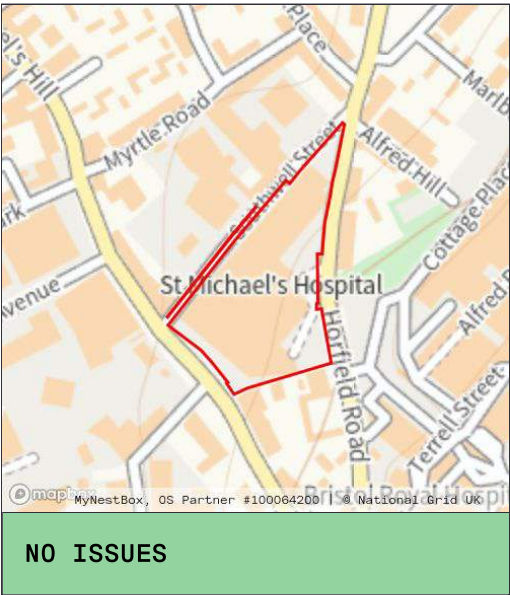


HS2 SAFEGUARDING ZONES

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

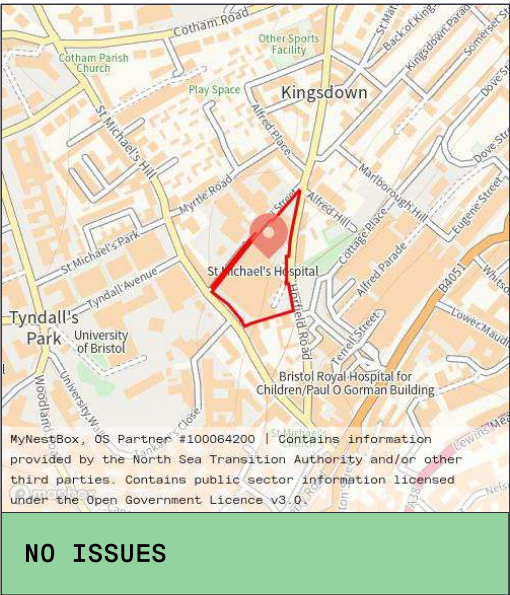
Energy and Infrastructure

SUMMARY ↑



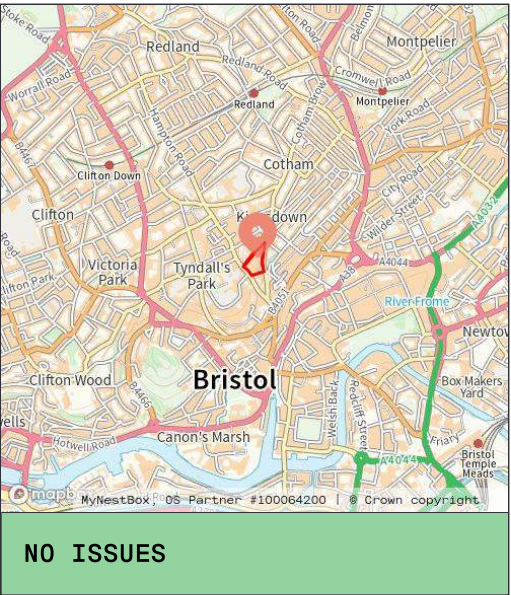
NATIONAL GRID

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



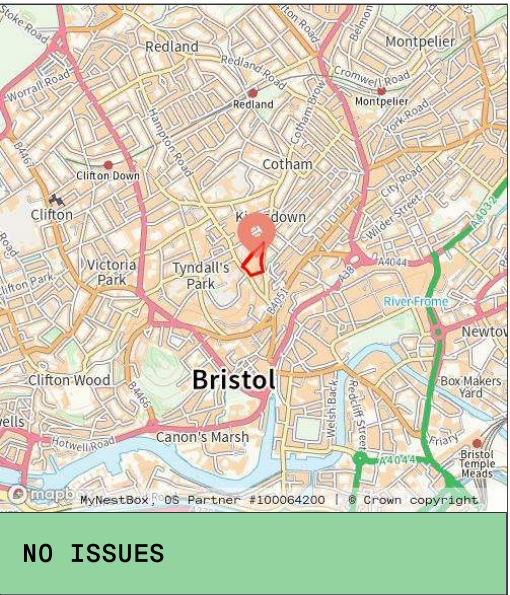
PETROLEUM EXPLORATION AND DEVELOPMENT LICENCES

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



POWER STATIONS

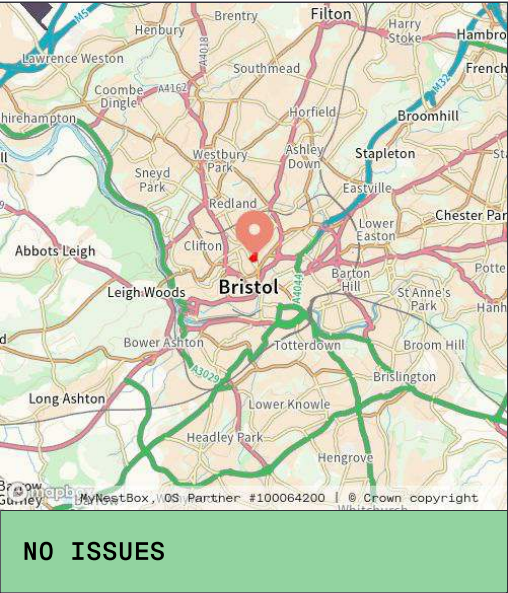
The property is more than 250 metres from any power station, including nuclear power stations. The risks associated with poor air quality, thermal pollution or other contamination arising from proximity to a power station are likely low or very low.



SOLAR RENEWABLE ENERGY SITES

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

Energy and Infrastructure



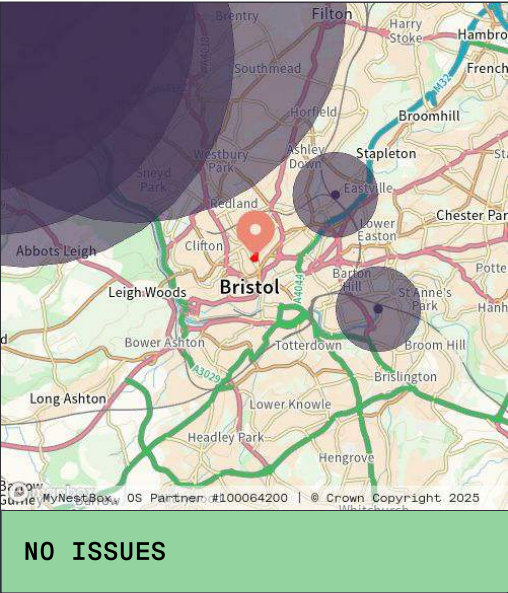
WIND RENEWABLE ENERGY SITES

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



OTHER RENEWABLE ENERGY SITES

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



COMAH ESTABLISHMENTS

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

Ground Stability



SHRINK-SWELL CLAYS

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



RUNNING SANDS

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



COMPRESSIBLE GROUND

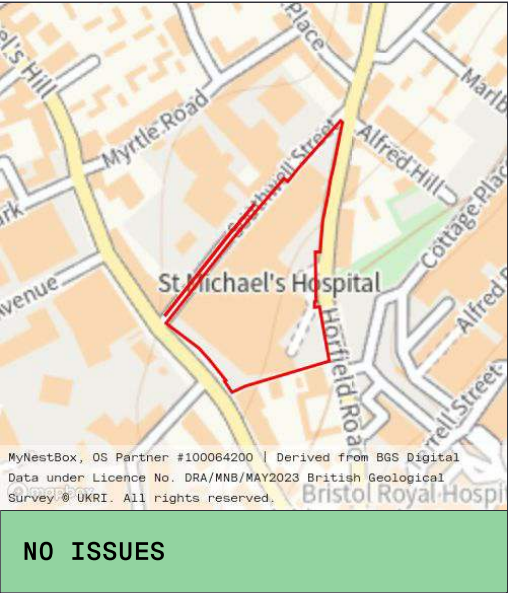
There are no significant signs of compressible ground at the property. The risk of issues related to changes in ground conditions, such as water levels or building loads, is considered low to very low.



COLLAPSIBLE DEPOSITS

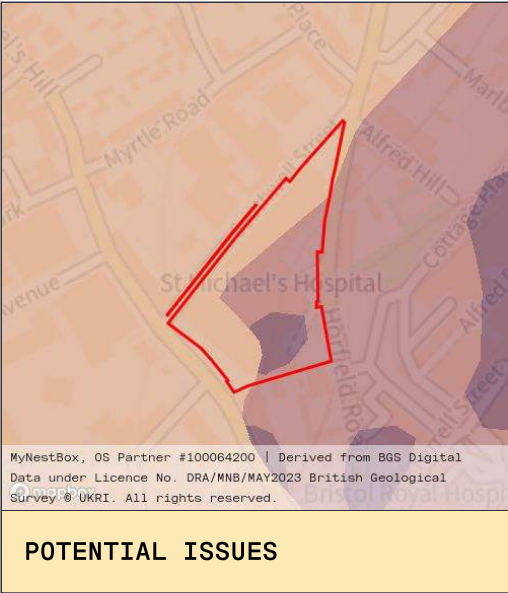
There are no or very low signs of collapsible deposits at the property. The risk of ground stability, water infiltration, or structural stability issues due to collapsible deposits is expected to be low to very low.

Ground Stability



ARTIFICIAL GROUND

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



LANDSLIDES

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

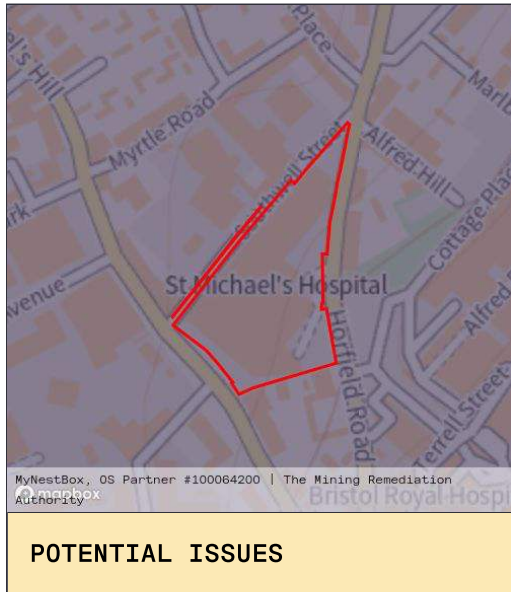


DISSOLUTION OF SOLUBLE ROCKS

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

Coal Mining Areas

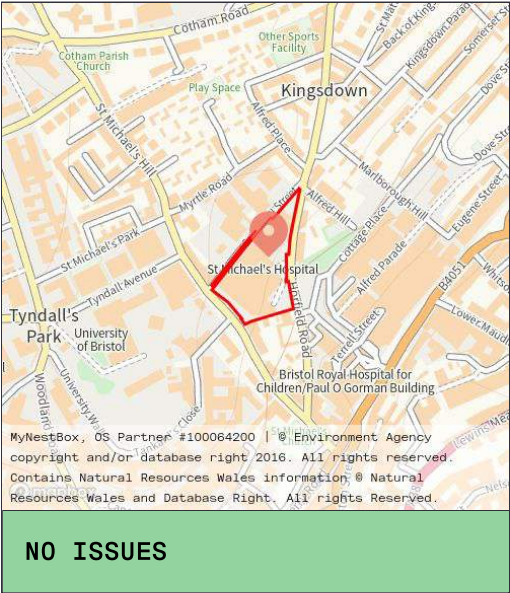
SUMMARY ↑
GUIDANCE →



COAL MINING REPORTING AREA

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

Environmental Sensitivity



SOURCE PROTECTION ZONES

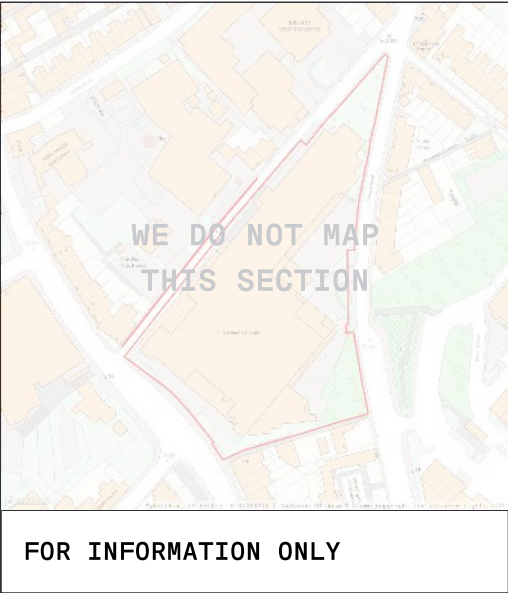
The property is not within a source protection zone (SPZ). The risk of contaminating the drinking water supply with harmful substances arising from commercial activity (such as chemicals, pesticides, or waste) is low or very low.



BEDROCK GEOLOGY

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

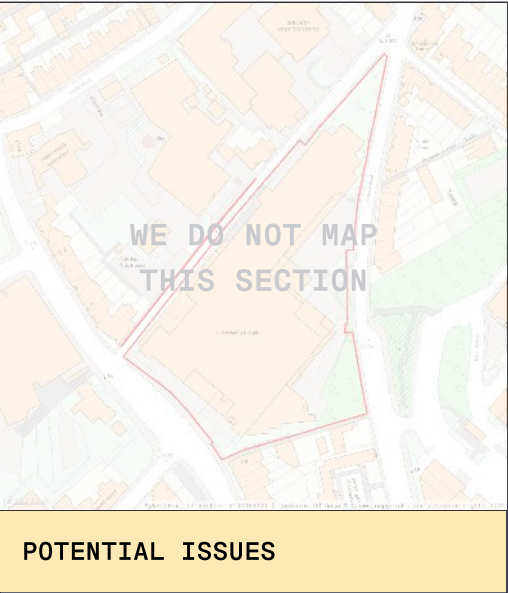
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SUPERFICIAL DEPOSITS

The property has no recorded superficial deposits.

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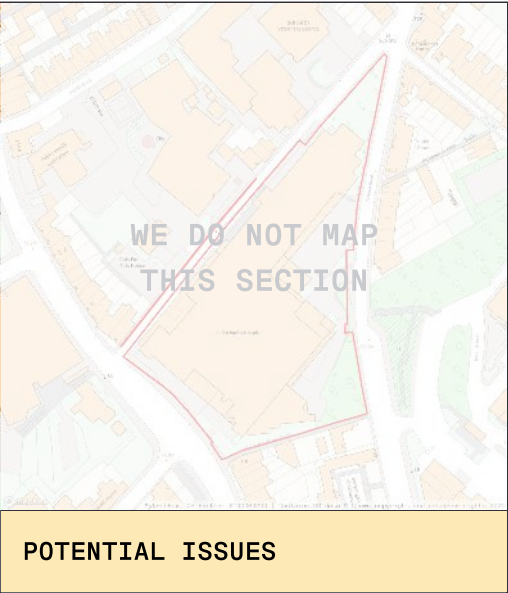


AQUIFER DESIGNATION

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

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Environmental Sensitivity



GROUNDWATER VULNERABILITY

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

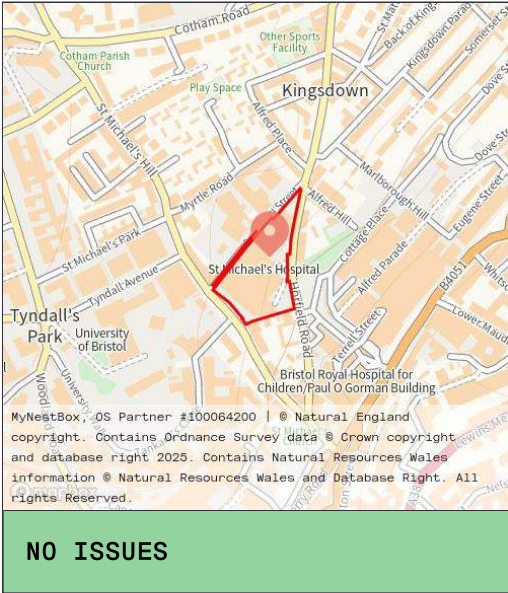
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GEOLOGICAL PERMEABILITY

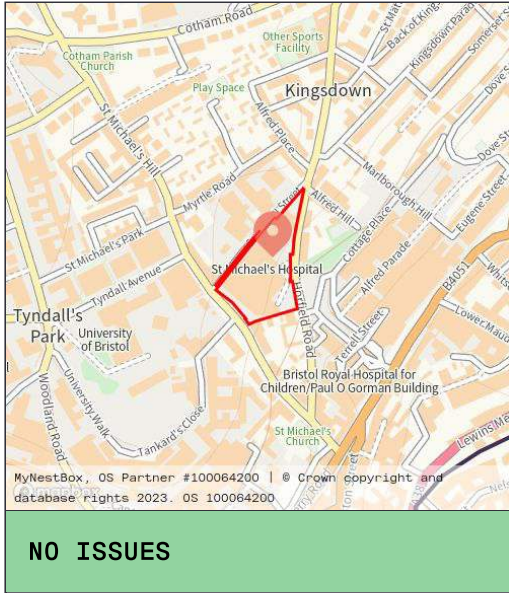
The property intersects with the following rock permeability ratings: low and high.

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ENVIRONMENTALLY SENSITIVE SITES

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



SURFACE WATER FEATURES

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

Homebuyer Guidance

Potential next steps based on your Martello report. You may choose to take different or additional steps.

CONTAMINATED LAND ↑

REGULATED SITES

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

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

FLOOD RISK ↑

HISTORICAL FLOOD AREAS

SURFACE WATER

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

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

RADON ↑

RADON

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

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

GROUND STABILITY ↑

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

 LANDSLIDES

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

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

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

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

COAL MINING AREAS ↑

We recommend that you order a coal mining report from your search provider.

 COAL MINING REPORTING AREA

ENVIRONMENTAL SENSITIVITY ↑

 GROUNDWATER VULNERABILITY

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

 AQUIFER DESIGNATION

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

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

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

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

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

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- Sets out minimum standards which firms compiling and selling search reports must meet.
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- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services

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- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

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

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

You can get more information about the PCCB from
www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE
SEARCH CODE

Important Consumer Protection Information

PURPOSE OF THIS REPORT

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

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Important Consumer Protection Information

REPORT SIGN OFF STATEMENT

I have reviewed the data, methodology and quality of Martello's Report and hereby certify that it meets the requirements of the PCCB Compliance Notes on Environmental Reports and Flooding, the Law Society Practice Notes on Contaminated Land, Flooding, and Climate Change. All Contaminated Land sections have been assessed in accordance with Part 2A of the Environmental Protection Act 1990, using the Source-Pathway-Receptor model to evaluate potential environmental risks. The report has been prepared by Martello using a methodology and risk framework I have developed and oversee. As a Suitably Qualified Person under the SiLC scheme, with extensive expertise in environmental risk assessment and contaminated land evaluation, I have signed off this report as compliant with applicable professional standards. Please note that a negative search result does not confirm that the property is free from contamination, unless explicitly stated.

A handwritten signature in black ink, appearing to read 'Chris Taylor', with a small dot at the end.

Chris Taylor, BSc.Hons, MSc, SiLC