

## Document & Search Review Commentary

**Property:** 106 Wales Road, Kiveton Park, Rotherham, S26 6RD

**Search Provider:** Groundsure Homescreen

**Search Reference:** GS-RC9-3CD-DPE-KX2

**Search Date:** 1 July 2025

## GS-RC9-3CD-DPE-KX2 2

**Instruction:** Review and interpret environmental search findings

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### 1. Executive Summary

The environmental search returns an overall “PASS” in relation to contaminated land liability and identifies negligible flood risk

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The only material matter identified is that the property lies within a defined coal mining area

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All other environmental, planning constraint and statutory designations are reported as not identified.

### Overall Environmental

**Risk Profile:** Low, subject to confirmation of mining position.

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### 2. Contaminated Land

The search confirms:

- Contaminated Land Liability – Passed
- Past Land Use – Passed
- Waste and Landfill – Passed
- Current and Recent Industrial – Passed

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The dataset summary confirms no identified former industrial land uses, landfill sites, hazardous substance records or pollution incidents within the search parameters

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### Professional Interpretation



There is no indication of statutory contaminated land under Part 2A of the Environmental Protection Act 1990.

Risk to value, mortgageability or insurability from contamination is considered low.

No further environmental investigation is recommended based solely on this report.

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### 3. Flood Risk

The report identifies:

- River and Coastal Flooding – Very Low
- Surface Water Flooding – Negligible
- Groundwater Flooding – Negligible
- No historical flood areas identified

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#### Professional Interpretation

The flood risk profile is favourable.

There is no indication that specialist flood reporting or resilience measures are required. Insurance availability should not ordinarily be adversely affected.

As standard practice, confirmation of historic flooding should still be obtained via seller enquiries.

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### 4. Ground Stability and Coal Mining

The property is located within a coal mining area and non-natural ground subsidence is identified  
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Groundsure recommends that an Official Coal Mining Search (CON29M) be obtained  
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#### Professional Interpretation

This is the principal issue arising from the report.

Coalfield designation is common across South Yorkshire and does not, of itself, indicate structural defect.

However, risks may include:

- Historic shallow workings
- Recorded or unrecorded mine shafts
- Subsidence claims
- Remedial stabilisation works

Until an Official Coal Authority search is obtained, the mining risk remains unquantified.



## Recommended Action

Commission an Official CON29M Coal Authority Search to establish:

- Recorded mine entries within influencing distance
- History of subsidence claims
- Remediation works undertaken
- Future mining licences

Subject to satisfactory mining results, risk is likely to reduce to low.

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## 5. Energy & Infrastructure

The report identifies:

- Oil and gas wells within search radius
- Planned and existing wind turbines
- Proposed and existing solar farms

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These are identified within defined radii (5–10km).

### Professional Interpretation

At these distances, impact is typically limited to:

- Landscape/visual considerations
- Perceived future development
- Minor noise in certain circumstances

There is no indication of high-voltage transmission lines or major energy generation immediately adjacent.

Risk is considered low and contextual.

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## 6. Transportation

The report identifies:

- HS2 route within 5km (with safeguarding retained)
- Active railways and tunnels within 250m
- Historical railways and tunnels within 250m

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### Professional Interpretation

Railway proximity may have implications for:

- Vibration



- Noise
- Long-term perception of ground movement risk

In practical terms, unless the dwelling is immediately adjacent to a heavily trafficked line or structural movement is evident, impact is typically limited.

Physical inspection should confirm proximity and assess any observable effects.

**Risk Level:** Low to Moderate.

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## 7. Planning & Constraints

**41 planning applications are recorded within the defined search distances over the past seven years GS-RC9-3CD-DPE-KX2 2**

**No conservation areas, listed buildings, protected landscapes or environmental designations are identified within 50 metres GS-RC9-3CD-DPE-KX2 2**

### Professional Interpretation

**Planning activity levels appear typical for an established residential settlement.**

**There are no statutory constraints identified that would restrict normal residential occupation or future extension (subject to usual planning consent).**

**Risk Level:** Low.

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## 8. Overall Conclusion

The environmental profile of the property is broadly favourable.

There are:

- No contamination flags
- No flood constraints
- No statutory environmental designations
- Typical infrastructure context

The only matter requiring formal confirmation is coal mining status via Official Coal Authority search.

Subject to satisfactory mining confirmation, there are no environmental matters identified which would ordinarily prevent purchase, mortgage lending or future resale.

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## Service Limitation Statement

This commentary is based solely upon the document reviewed and constitutes a professional interpretation service. It does not represent structural, legal or specialist environmental advice. Further investigation may be required where material risks are identified.

Yours sincerely,

### Dr. Adam Whitehouse

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