

Martello Example Report - Commercial Lite

Bakery

79

79a

79b

81

WA396406

Bridgend

5177.44ft² · 481m² · 0.12ac

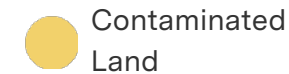
79A AND B NOLTON STREET,
BRIDGEND, CF31 3AE

Commercial+Lite+Enviro+Clima
te



PASS

This is our professional opinion based on the Law Society's practice notes regarding [Contaminated Land](#) and [Flood Risk](#).



Contaminated
Land



Flood Risk

Other Considerations



Planning
Constraints



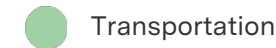
Ground Stability



Radon



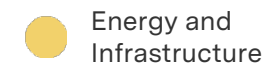
Environmental
Sensitivity



Transportation



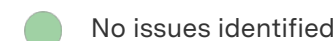
Climate Change



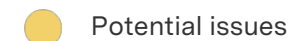
Energy and
Infrastructure

Classification Key

In this report, a traffic light system signifies identified potential risk levels. These are explained as follows:



No issues identified



Potential issues identified, proceed with caution



Issues identified, further action likely needed



For information purposes only

Summary

Martello Example Report - Commercial Lite

Contaminated Land		Flood Risk		Planning Constraints	
Active Landfill		Fluvial (undefended)		Sites of Special Scientific Interest	
Former Landfill		Pluvial		Ramsar	
Active Petrol or Fuel Stations		Tidal (undefended)		Nature Reserves	
Former Petrol or Fuel Stations		Groundwater		Listed Buildings	
Public Register of Contaminated Land		Flood Defences and Benefiting Areas		Scheduled Monuments	
Contaminated Land Designated as Special Sites		Flood Storage Areas		Certificates of Immunity	
Consented Discharges to Controlled Waters (with Conditions)		Historical Flood Areas		Ancient Woodland	
Environmental Pollution Incidents		Planning Constraints		Registered Parks and Gardens	
Manufacturing and Production of Industrial Products		Green Belt		World Heritage Sites	
Former Military Sites		Areas of Outstanding Natural Beauty		Open Access	
Regulated Sites		National Parks		Radon	
Historic Land Use		Special Areas of Conservation		Radon	
		Special Protection Areas			

Summary

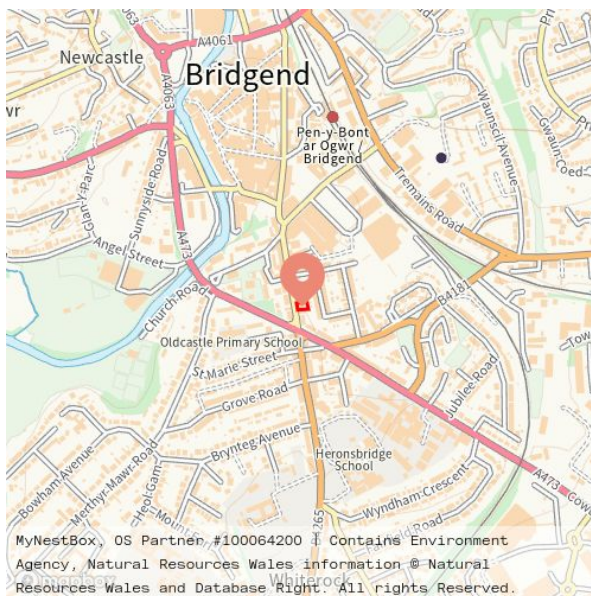
Martello Example Report - Commercial Lite

Transportation		Ground Stability		Environmental Sensitivity	
Overground Rail		Shrink-Swell Clays		Geological Permeability	
Overground Rail - Elizabeth Line		Running Sands		Environmentally Sensitive Sites	
London Underground		Compressible Ground		Surface Water Features	
HS2		Collapsible Deposits		Climate Change	
HS2 Safeguarding Zones		Artificial Ground		Shrink Swell	
Energy and Infrastructure		Dissolution of Soluble Rocks		Flooding	
National Grid		Landslides		Energy Performance Certificate (EPC)	
Petroleum Exploration and Development Licences		Environmental Sensitivity		Heat Stress	
Power Stations		Bedrock Geology		Coastal Erosion Extent (No Active Intervention)	
Solar Renewable Energy Sites		Source Protection Zones		Coastal Erosion Extent (Shoreline Management Plan)	
Wind Renewable Energy Sites		Superficial Deposits		Coastal Erosion Susceptibility	
Other Renewable Energy Sites		Aquifer Designation			
COMAH Establishments		Groundwater Vulnerability			

Active Landfill

The property is within 1km of an active landfill or waste site. Contamination, surface instability, and ground gas issues could arise. There may also be noise and nuisance concerns. Consider contacting the Environment Agency to inquire about any noise or nuisance complaints or enforcement action. For further assistance, [contact US](#)

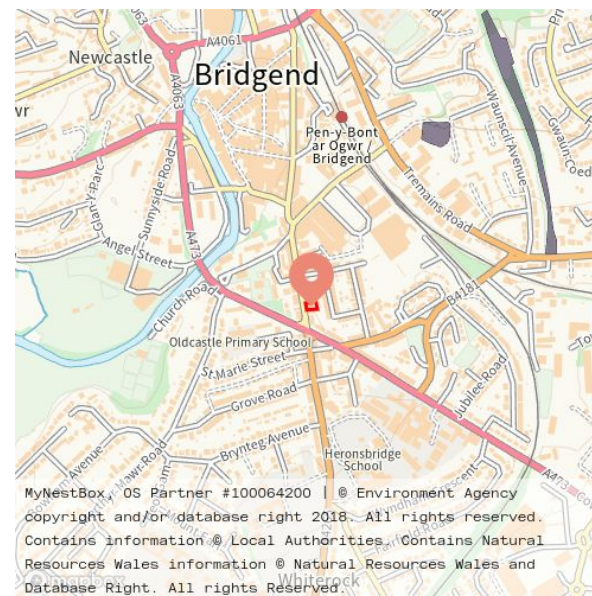
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Former Landfill

The property is within 500 metres of a former landfill site. Former landfills can generate gas or leachate which can pose a risk to buildings and occupiers.

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Active Petrol or Fuel Stations

The property is more than 20 metres from an active petrol or fuel station.

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Former Petrol or Fuel Stations

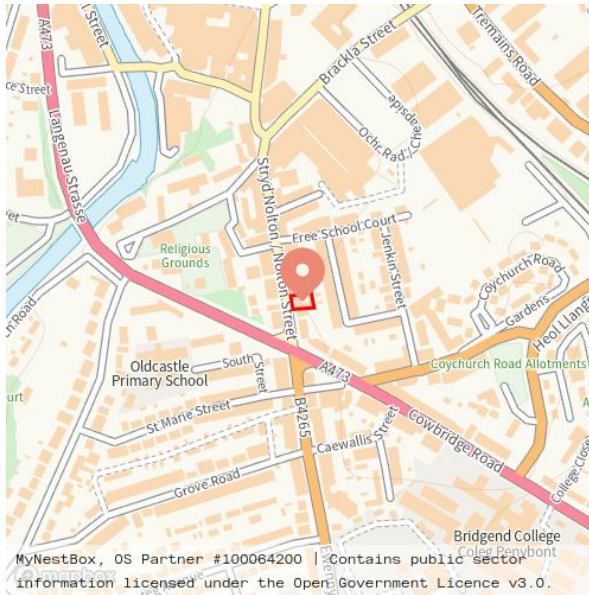
The property is more than 10 metres from former petrol or fuel station.

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Public Register of Contaminated Land

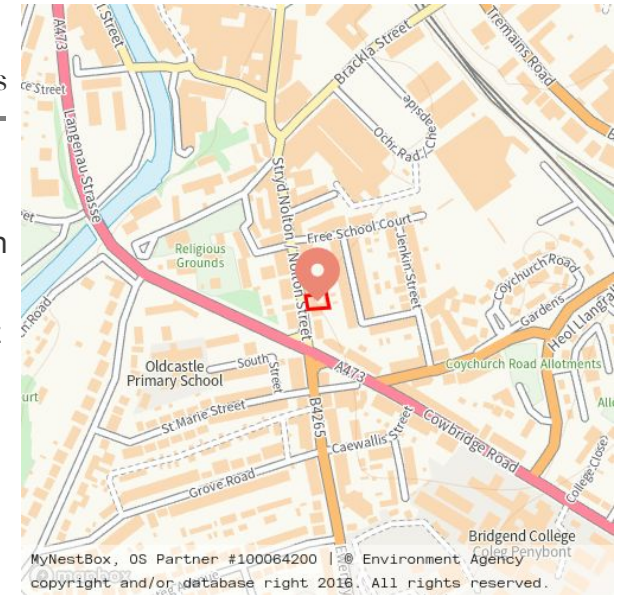
The property is more than 250 metres from any sites that have been designated as Contaminated Land by a local authority.



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Contaminated Land Designated as Special Sites

The property is more than 250 metres from any sites that have been designated as a Special Site by the Environment Agency.



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Consented Discharges to Controlled Waters (with Conditions)

The property is more than 50 metres away from a licensed consent for discharging effluent into Controlled Waters.



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Environmental Pollution Incidents

The property is more than 50 metres from any major or significant pollution incidents.



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Manufacturing and Production of Industrial Products

The property is more than 10 metres from a licensed industrial land use.



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Former Military Sites

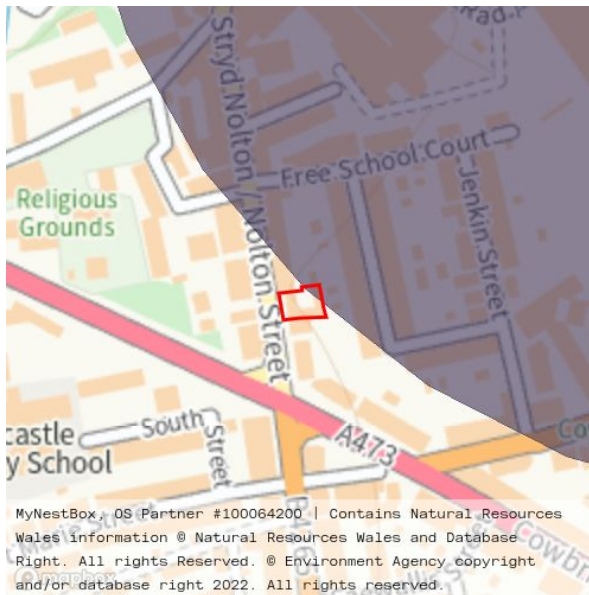
The property is not on or near any former military sites which could lead to a Liability under Part 2A of the Environmental Protection Act (1990).



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Regulated Sites

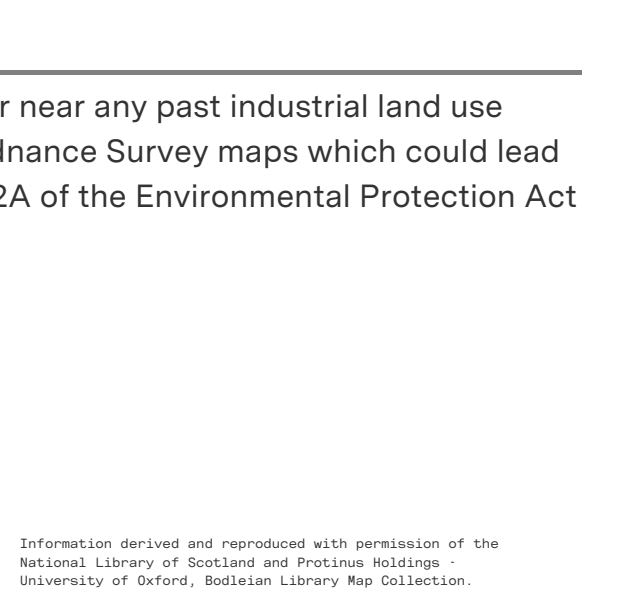
The property is in close proximity to one or more Regulated Sites. These include closed mining areas, end-of-life vehicle treatment sites (operational for 7 years or more), open waste permitted sites, and industrial environmental permitted regulated facilities (permit types A and B only). After further investigation, relevant permits confirming the Regulated Site is licensed to carry out activities it was regulated for were found.



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Historic Land Use

The property is not on or near any past industrial land use depicted on historic Ordnance Survey maps which could lead to a Liability under Part 2A of the Environmental Protection Act (1990).



Captured at: 21/11/24 17:18 UTC

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Fluvial (undefended)

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.



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Pluvial

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.



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Tidal (undefended)

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.



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Groundwater

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.



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Flood Defences and Benefiting Areas

When a property is within an area benefitting from flood defences (ABFD), the risk of Fluvial or Tidal flooding could be significantly reduced. The map shows ABFD shaded in purple, though absence of ABFD does not necessarily mean the property is at risk from flooding.

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Flood Storage Areas

The property is more than 250 meters away from an area which is used for flood water storage (balancing reservoir, storage basin or balancing pond).

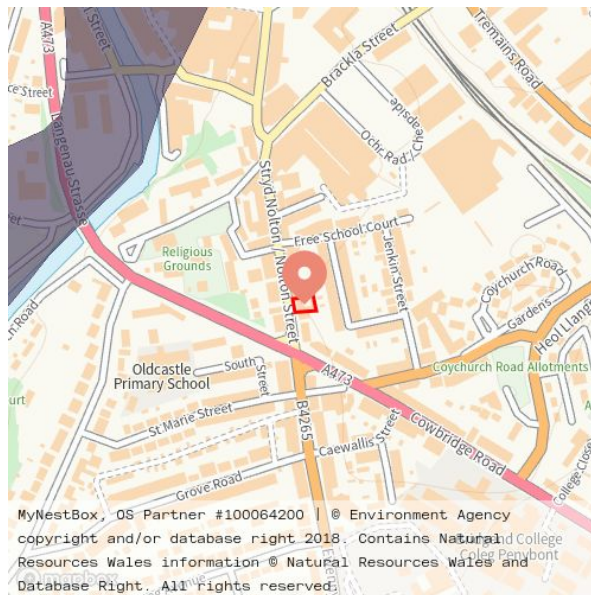
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Historical Flood Areas

The property is more than 250 meters away from an area which has flooded in the past.

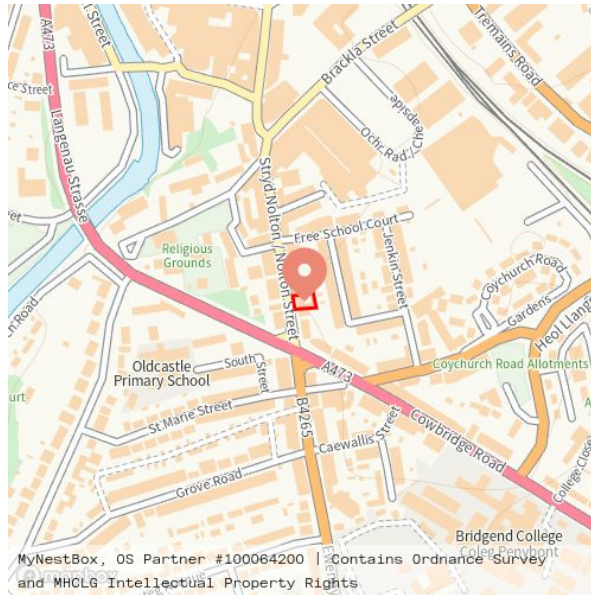
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Planning Constraints

Green Belt

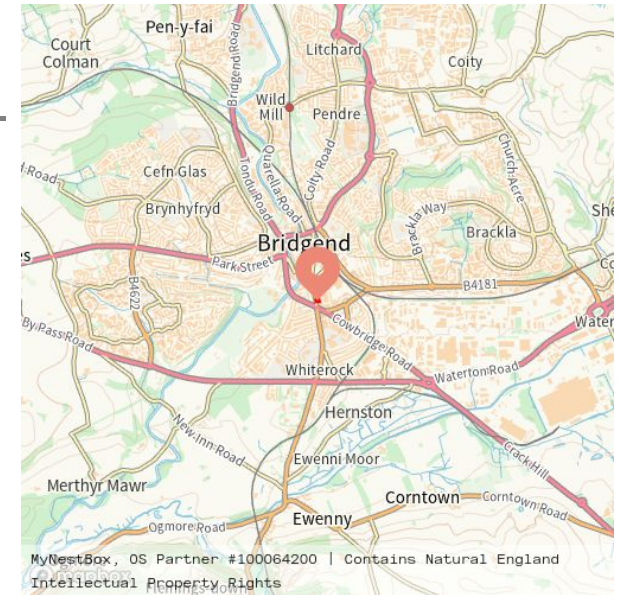
The property is more than 250 metres from a green belt designated area.



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Areas of Outstanding Natural Beauty

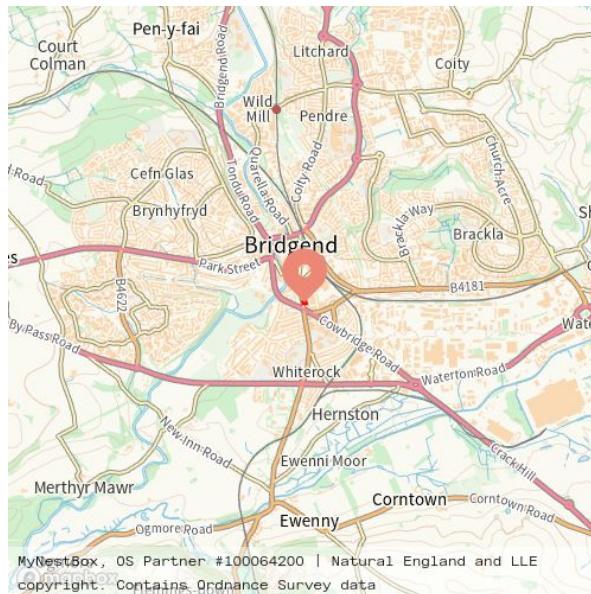
The property is not within an Area of Outstanding Natural Beauty (AONB).



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National Parks

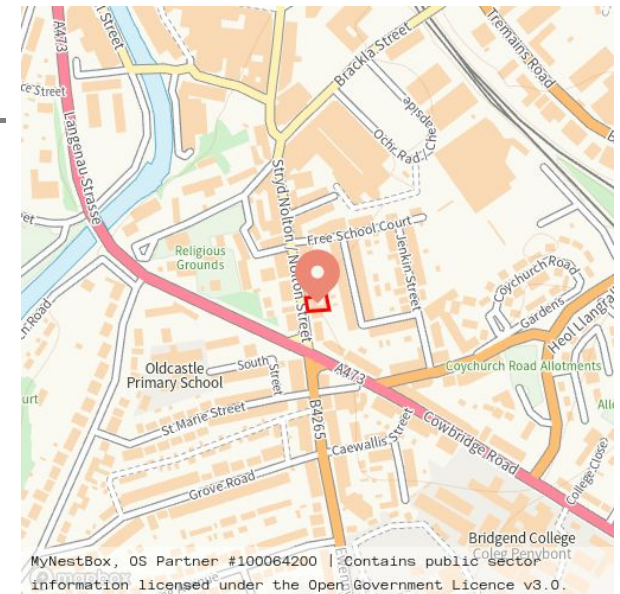
The property does not intersect with a National Park.



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Special Areas of Conservation

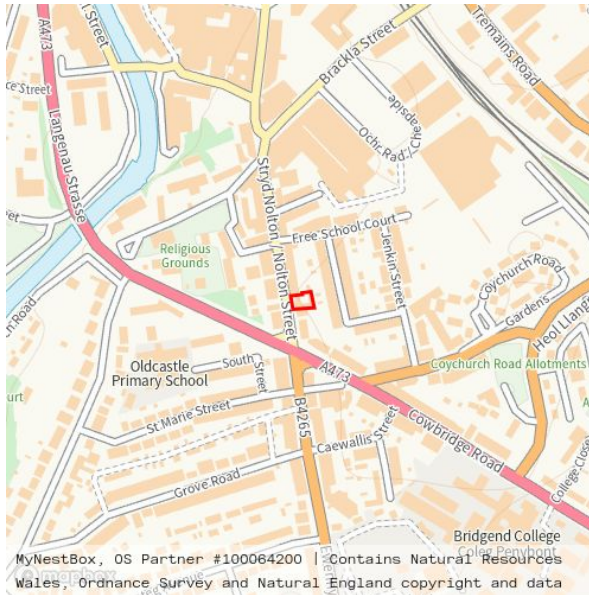
The property is more than 250 metres from a Special Area of Conservation



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Special Protection Areas

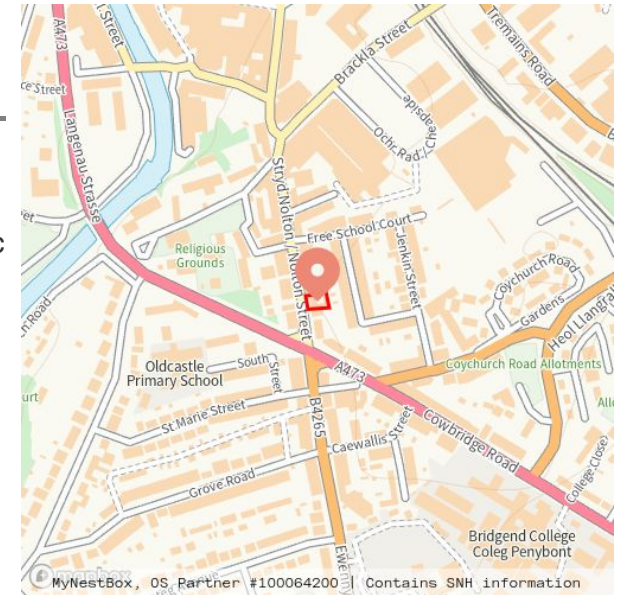
The property is more than 250 metres from a Special Protection Area



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Sites of Special Scientific Interest

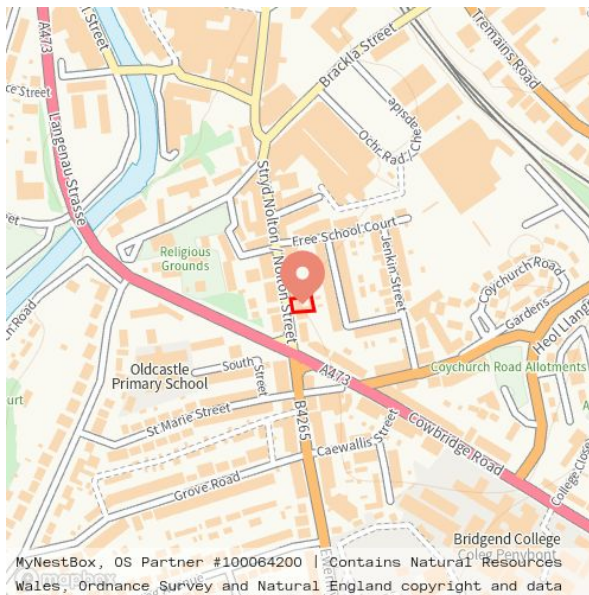
The property is more than 250 metres from a Site of Special Scientific Interest



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Ramsar

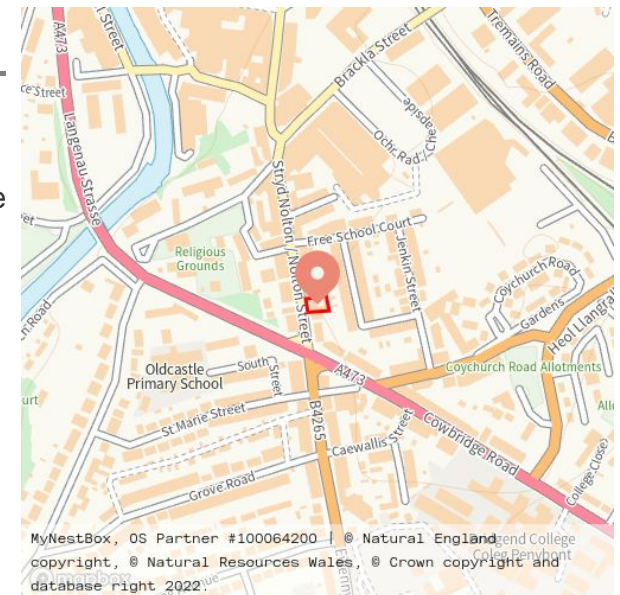
The property is more than 250 metres from a Ramsar site.



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Nature Reserves

The property is more than 250 metres of a Local or National Nature Reserve.



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Listed Buildings

The property is within 250 metres of 1 or more Listed Buildings. Owning or living near a listed building may require adherence to strict regulations for alterations or renovations to preserve its historic or architectural value. Refer to section "Certificates of Immunity" to check whether immunity has been granted against certain planning restrictions.

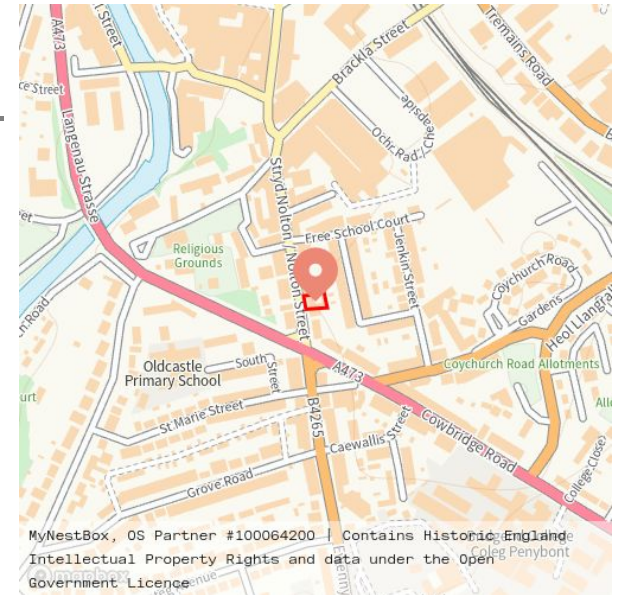
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Scheduled Monuments

The property is more than 250 metres from a scheduled monument.

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Certificates of Immunity

A Certificate of Immunity (COI) allows specific alterations without violating planning regulations, typically for listed buildings or structures with historical significance. The map shows the location of COIs as points, though absence of a COI does not necessarily mean the property is not listed or historically significant.

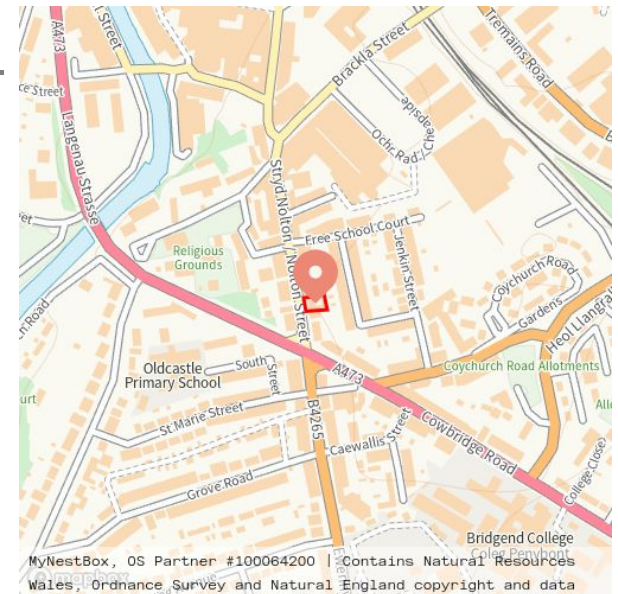
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Ancient Woodland

The property is more than 250 metres from an ancient woodland.

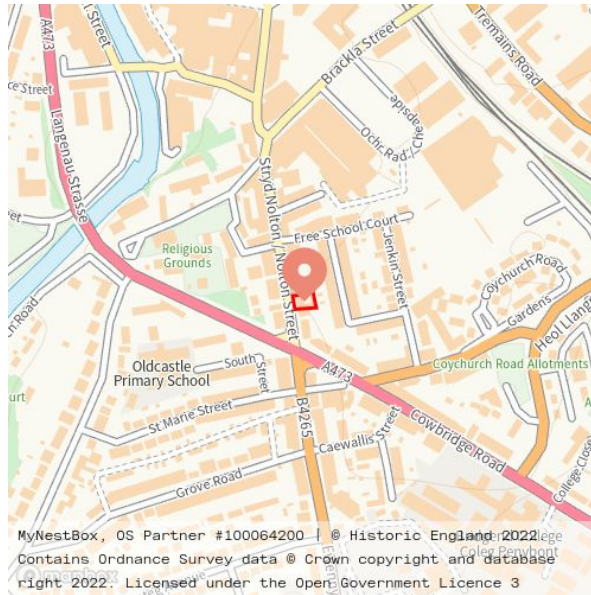
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Planning Constraints

Registered Parks and Gardens

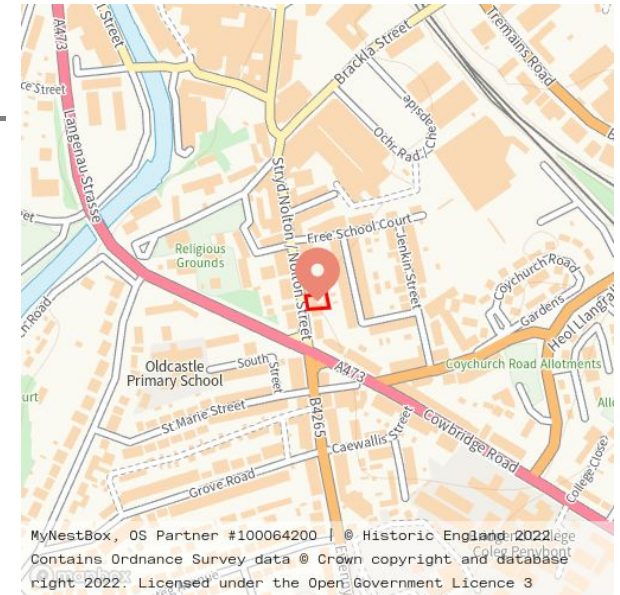
The property is more than 250 metres away from a registered park or garden.



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World Heritage Sites

The property is more than 250 metres away from a world heritage site.



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Open Access

The property is not within any land designated as Registered Common Land or Open Country.



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Radon

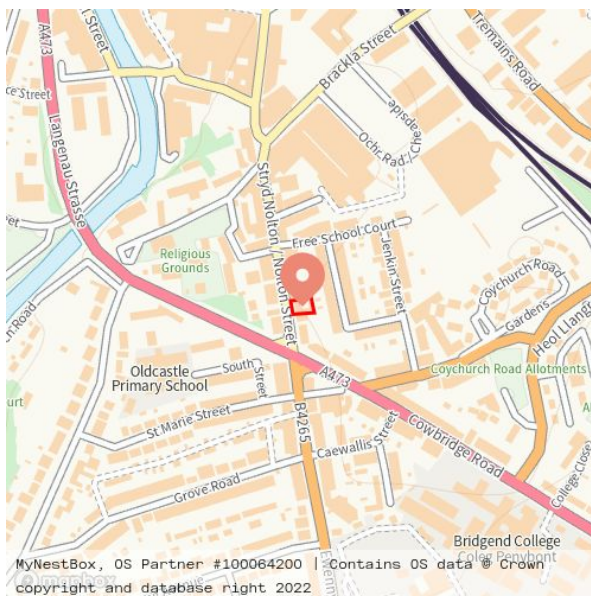
The property is in an area where fewer than 1% of buildings are estimated to be at or above the Action Level. The property is not in a Radon Action Area.

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Overground Rail

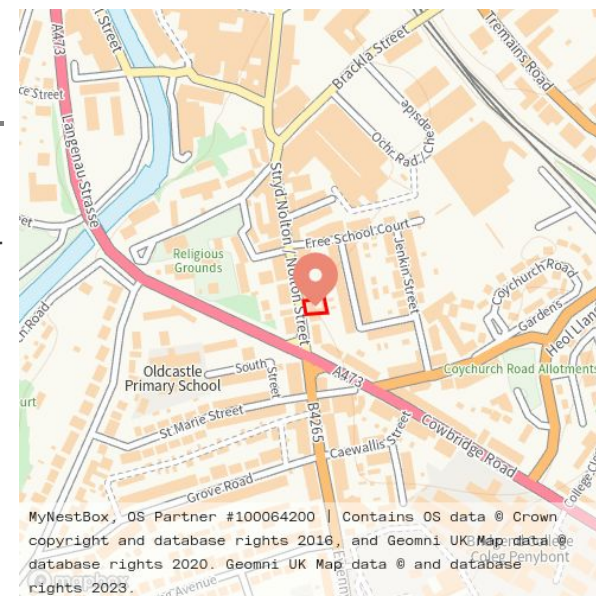
The property is more than 250 metres away from a railway station or line.



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Overground Rail - Elizabeth Line

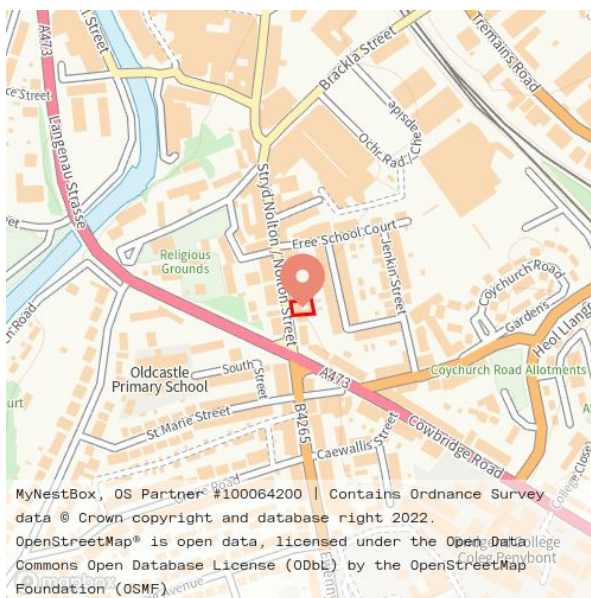
The property is more than 250 metres away from a railway station or track along the Elizabeth Line.



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London Underground

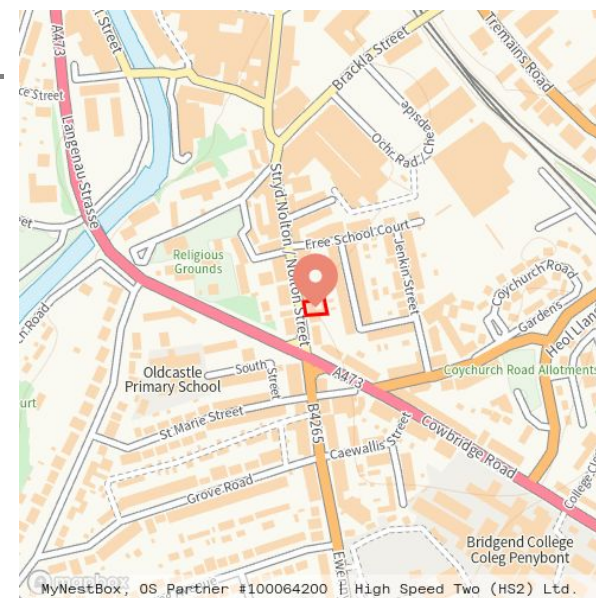
The property is more than 250 metres away from a London Underground station or line.



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HS2

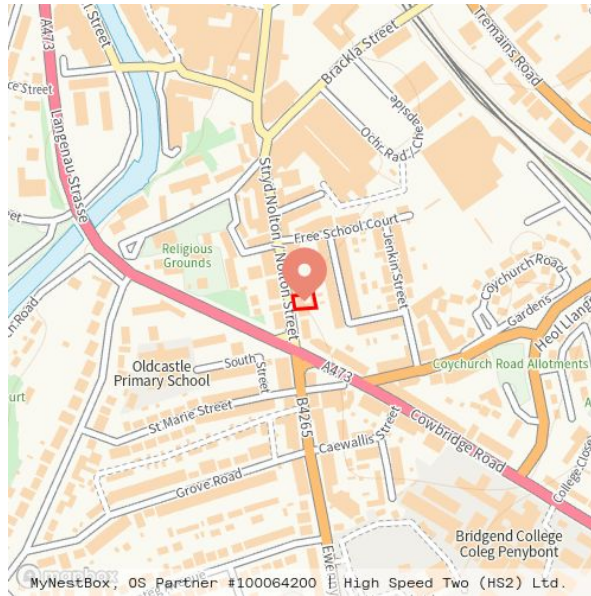
The property is more than 300 metres away from a proposed HS2 station or line.



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HS2 Safeguarding Zones

The property does not intersect with any HS2 Safeguarding Zone.



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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.

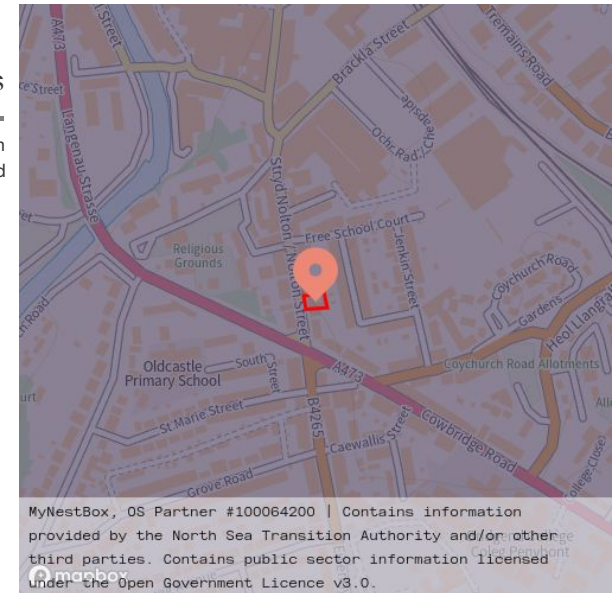


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MyNestBox, OS Partner #100064200 | © National Grid UK

Petroleum Exploration and Development Licences

The property is less than 250 metres from an area where oil and gas exploration and production is licenced. This can have implications for a homebuyer. It may involve factors such as noise, odours, visual impacts, potential environmental risks, and regulatory requirements. It is important to consider the proximity, potential impacts on quality of life, and any associated property value considerations. Conducting thorough research, consulting with experts, and reviewing available information is recommended if you have any concerns.

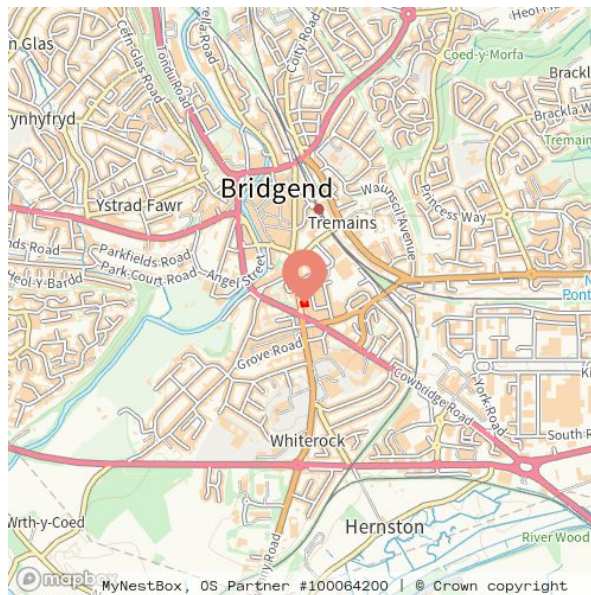


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MyNestBox, OS Partner #100064200 | Contains information provided by the North Sea Transition Authority and/or other third parties. Contains public sector information licensed under the Open Government Licence v3.0.

Power Stations

The property is more than 250 metres away from a power station (includes nuclear power stations).



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Solar Renewable Energy Sites

The property is more than 1km away from a current or proposed solar renewable energy site.



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Shrink-Swell Clays

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

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Compressible Ground

No or very low indicators for compressible ground identified. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.

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Running Sands

No or very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

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Collapsible Deposits

No or very low indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

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Artificial Ground

There is a negligible or very low potential of ground movement. No further action is required.

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Dissolution of Soluble Rocks

Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

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Landslides

No indicators for slope instability identified. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

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Bedrock Geology

The property intersects with the following rock types: limestone, mudstone, and interbedded.

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Superficial Deposits

The property has no recorded superficial deposits.

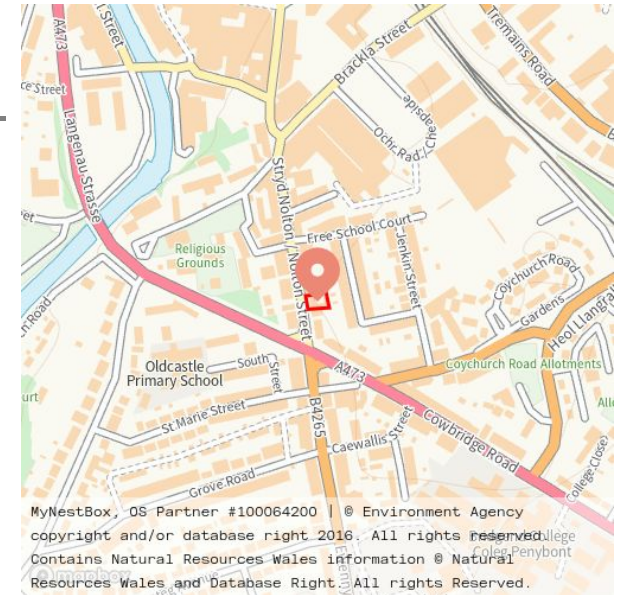
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Source Protection Zones

The property does not intersect with a SPZ.

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Aquifer Designation

The property intersects a Secondary A and/or Principal aquifer.

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Groundwater Vulnerability

The property intersects an area of medium or high groundwater vulnerability.

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Geological Permeability

The property intersects with the following rock permeability rating: very high.

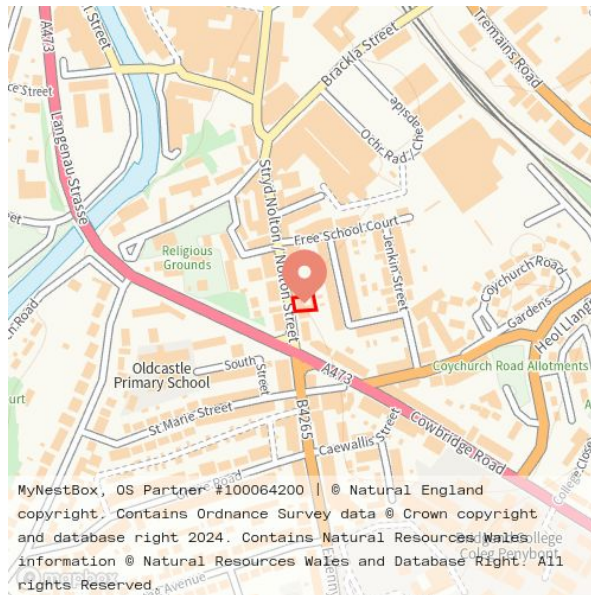
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Environmentally Sensitive Sites

The property is more than 250 metres away from an Environmentally Sensitive Site.

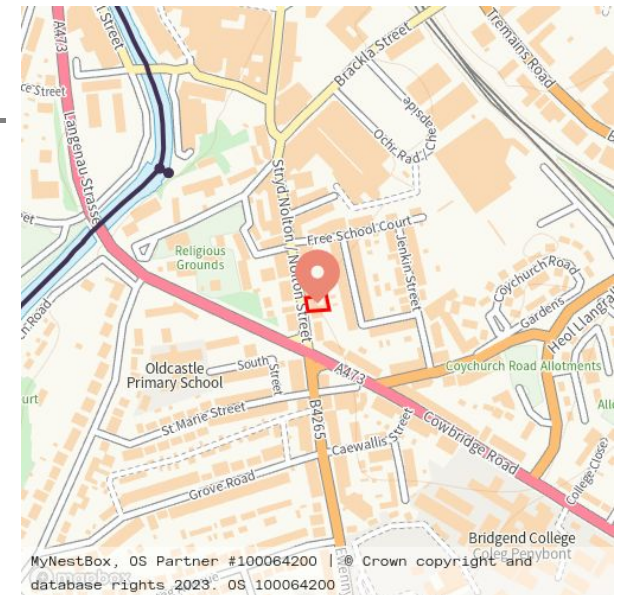
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Surface Water Features

The property is within 250 metres of one or more surface water features.

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Shrink Swell

This table illustrates the potential change in shrink-swell hazard from the property's baseline risk profile for different precipitation and temperature conditions. Climate change will exacerbate clay shrink-swell partly due to changes in annual rainfall, drought and temperature patterns.

	2030s	2070s
Wetter	No change	No change
Average	No change	No change
Drier	No change	No change

2030 and 2070 correspond to two time period envelopes centred on 2030 and 2070. Wetter, Average, and Drier represent RCP8.5 emissions scenarios, including 10th and 90th percentile statistics for wetter and drier conditions. The baseline is derived from the calculated 1985-1995 GeoClimate Score.

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Energy Performance Certificate (EPC)

EPC certificates provide a standard energy rating for all UK properties. They are valid for 10 years, and are renewed when a property is sold or a new tenancy is confirmed. The Government's [Find an energy certificate](#) link enables you to determine the energy rating for this property and to explore guidance on how to improve it's energy performance.

Captured at: 21/11/24 17:17 UTC

Flooding

This table illustrates the escalating flood risk levels (from all sources - fluvial, pluvial, tidal and groundwater) associated with this property across various emission scenarios and years. The potential impact of various emissions trajectories on the title's **current** risk profile can range from No Increase to Very Large increased risk.

	2030s	2050s	2080s
Low	No Increase	No Increase	No Increase
Medium	No Increase	No Increase	No Increase
High	No Increase	No Increase	No Increase

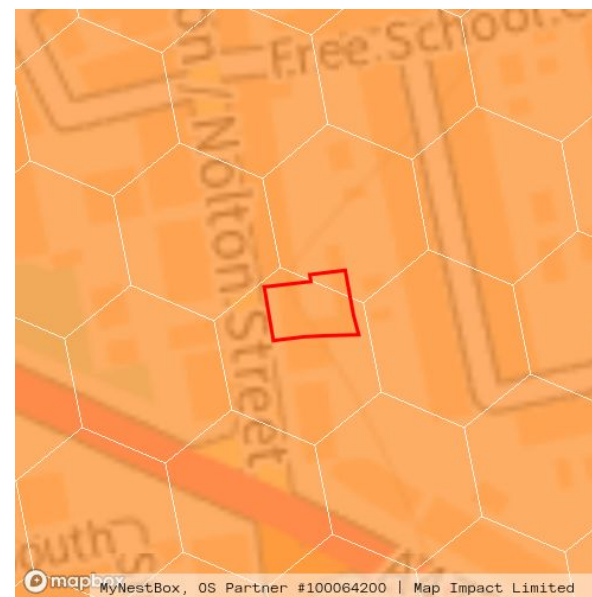
"2030s", "2050s" and "2080s" correspond to three time periods: 2021 to 2040, 2041 to 2060 and 2071 to 2090. Low, Medium and High represent RCP2.6, RCP 4.5 and RCP8.5 emissions scenarios.

Data has been provided by GeoSmart Information Ltd @ 2023

Captured at: 21/11/24 17:17 UTC

Heat Stress

The property intersects an area with a Medium or High heat hazard meaning it will be consistently hotter and hence more likely to suffer greater heat stress than surrounding areas. As the data is based on satellite data, rather than temperature forecasts for the next several decades, areas which are consistently hotter today are likely to become even hotter in the future as average temperatures increase due to climate change.



Captured at: 21/11/24 17:18 UTC

Coastal Erosion Extent (No Active Intervention)

This table illustrates best, average, and worst-case erosion extents over time at the nearest coastline segment under the No Active Intervention (NAI) scenario. Green cells indicate erosion will affect less than 10% of the distance between the property and the nearest coastline segment, amber cells less than 50%, and red cells more than 50%. All estimates span short, medium and long term time periods. "No Data" indicates the property is more than 2km from the nearest coastline segment.

	2015s	2040s	2080s
Best	No Data	No Data	No Data
Average	No Data	No Data	No Data
Worst	No Data	No Data	No Data

"2015s", "2040s" and "2080s" correspond to three time periods centred on 2015, 2040 and 2080: short term spans from 2005 to 2025, medium term from 2025 to 2055, and long term from 2055 to 2105. Best, average and worst-case scenarios refer to the 95th, 50th, and 5th percentiles respectively. All distances are cumulative over time and given in metres.

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Coastal Erosion Extent (Shoreline Management Plan)

This table illustrates best, average, and worst-case erosion extents over time at the nearest coastline under the Shoreline Management Plan (SMP) implementation scenario. Green cells indicate erosion will affect less than 10% of the distance between the property and the nearest coastline, amber cells less than 50%, and red cells more than 50%. All estimates span short, medium and long term time periods. "No Data" indicates the property is more than 2km from the nearest coastline.

	2015s	2040s	2080s
Best	No Data	No Data	No Data
Average	No Data	No Data	No Data
Worst	No Data	No Data	No Data

"2015s", "2040s" and "2080s" correspond to three time periods centred on 2015, 2040 and 2080: short term spans from 2005 to 2025, medium term from 2025 to 2055, and long term from 2055 to 2105. Best, average and worst-case scenarios refer to the 95th, 50th, and 5th percentiles respectively. All distances are cumulative over time and given in metres.

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Coastal Erosion Susceptibility

The mean coastal erosion susceptibility class for the cliff section nearest the property is Low or the property is more than 2km from the nearest coastline segment. Erosion susceptibility accounts for multiple complex influencing factors, such as complex cliffs, which are not considered in calculating coastal erosion extents. The susceptibility class should therefore be considered alongside predicted coastal erosion extents. Increasing storm surges, waves and sea levels will exacerbate future erosion.

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Purpose of This Report

This is a Commercial Lite environment 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.

BGS Disclaimer

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Report Sign Off Statement

I have reviewed the data, methodology and quality of Martello's Environmental Report and I hereby certify that it meets the requirements of PCCB Compliance Notes on Environmental Reports and Flooding, and The Law Society Practice Notes on Land Contamination, Flooding and Climate Change. It offers a unique approach to analysing and presenting risk in a variety of formats for different audiences.



Chris Taylor, BSc.Hons, MSc, AIEMA, SiLC, C.WEM, Registered Auditor

Important Consumer Protection Information

The Search Code

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- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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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:

Rob Crosby

Central Services Administrator

MyNestBox Limited

3 Wraxall Piece, Green Lane, Failand, Bristol BS8 3TW

Tel: 01172 395 282

support@martello.app