

Commercial Lite Enviro Example Report

ST186941
North Somerset
9321.55ft² · 866m² · 0.21ac
**3 Wraxall Piece, Green Lane,
Failand, BS8 3TW**

Commercial+Lite+CMRA+Enviro



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

Coal Mining

Transportation

Environmental Sensitivity

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

Commercial Lite Enviro Example Report

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

Commercial Lite Enviro Example Report

Transportation		Ground Stability		Environmental Sensitivity	
Overground Rail		Shrink-Swell Clays		Aquifer Designation	
Overground Rail - Elizabeth Line		Running Sands		Groundwater Vulnerability	
London Underground		Compressible Ground		Geological Permeability	
HS2		Collapsible Deposits		Environmentally Sensitive Sites	
HS2 Safeguarding Zones		Artificial Ground		Surface Water Features	
Energy and Infrastructure		Dissolution of Soluble Rocks			
National Grid		Landslides			
Petroleum Exploration and Development Licences		Coal Mining			
Power Stations		Coal Authority - Coal Mining Reporting Area			
Solar Renewable Energy Sites		Environmental Sensitivity			
Wind Renewable Energy Sites		Source Protection Zones			
Other Renewable Energy Sites		Bedrock Geology			
COMAH Establishments		Superficial Deposits			

Active Landfill

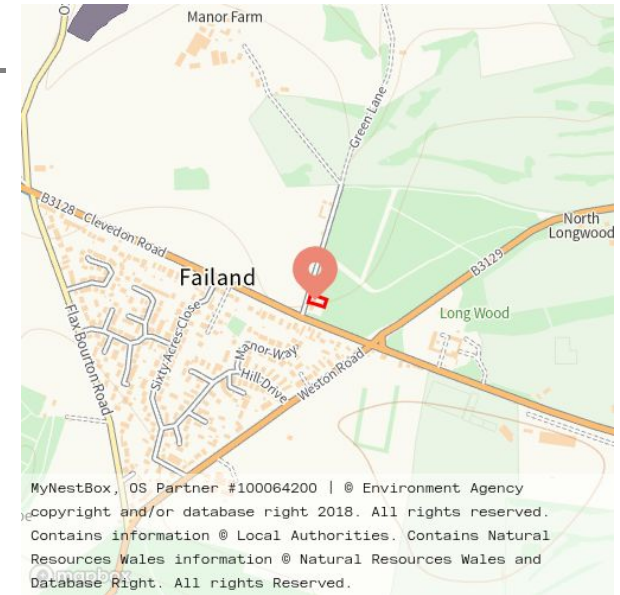
The property is more than 1 km from any active landfill site. The risk of water and soil contamination, or poor air quality from an active landfill site, is likely low or very low.



Captured at: 27/02/25 09:50 UTC

Former Landfill

The property is more than 500 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.



Captured at: 27/02/25 09:51 UTC

Active Petrol or Fuel Stations

The property is more than 20 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.



Captured at: 27/02/25 09:51 UTC

Former Petrol or Fuel Stations

The property is more than 10 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.

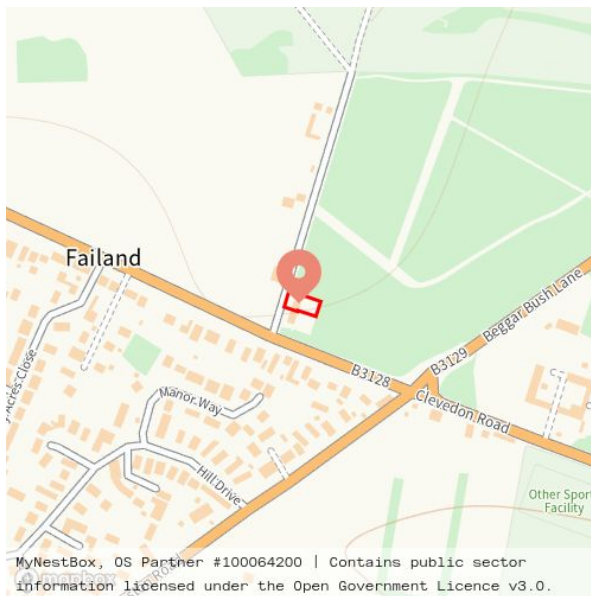


Captured at: 27/02/25 09:51 UTC

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.

Captured at: 27/02/25 09:51 UTC

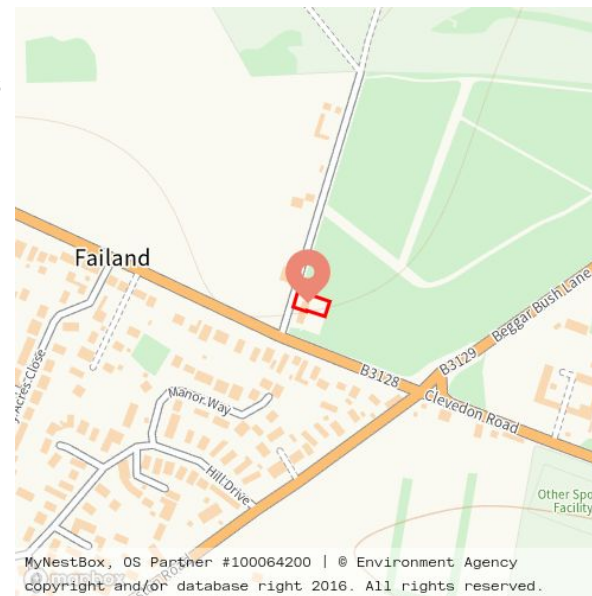


MyNestBox, OS Partner #100064200 | Contains public sector information licensed under the Open Government Licence v3.0.

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.

Captured at: 27/02/25 09:51 UTC



MyNestBox, OS Partner #100064200 | © Environment Agency copyright and/or database right 2016. All rights reserved.

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.

Captured at: 27/02/25 09:51 UTC



MyNestBox, OS Partner #100064200 | © Environment Agency copyright and/or database right 2022. Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved.

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.

Captured at: 27/02/25 09:51 UTC



MyNestBox, OS Partner #100064200 | Contains Environment Agency, Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved.

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.

Captured at: 27/02/25 09:51 UTC



Former Military Sites

The property is more than 50 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.

Captured at: 27/02/25 09:51 UTC



Regulated Sites

The property is not on or near any identified regulated sites. The risk of potential water and soil contamination, or poor air quality, arising from proximity to a regulated site is likely low or very low.

Captured at: 27/02/25 09:51 UTC



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.

Captured at: 27/02/25 10:02 UTC

Information derived and reproduced with permission of the National Library of Scotland and Protonus Holdings - University of Oxford, Bodleian Library Map Collection.

Fluvial (undefended)

No river flood hazards have been identified at the property. Any risks to property or possessions arising from fluvial flooding are considered low or very low in likelihood and severity.

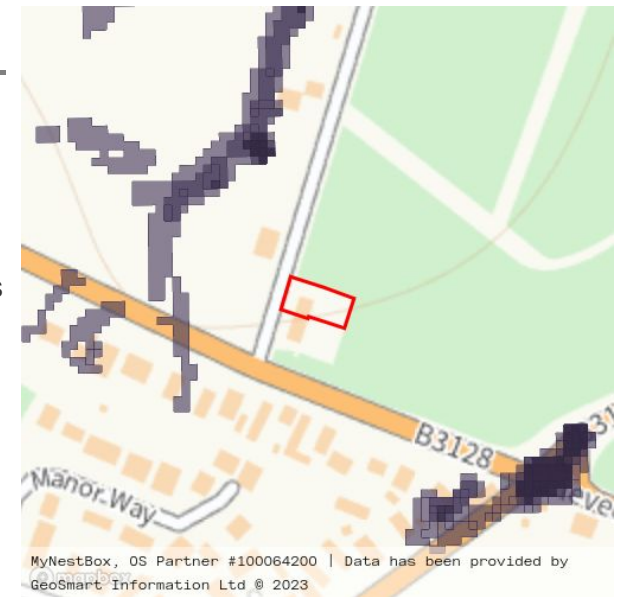
Captured at: 27/02/25 09:51 UTC



Pluvial

No surface water flood hazards have been identified at the property. Any risks to property or possessions arising from pluvial flooding are considered low or very low in likelihood and severity.

Captured at: 27/02/25 09:51 UTC



Tidal (undefended)

No tidal flood hazards have been identified at the property. Any risks to property or possessions arising from seawater flooding are considered low or very low in likelihood and severity.

Captured at: 27/02/25 09:51 UTC



Groundwater

No groundwater flood hazards have been identified at the property. Any risks to property or possessions arising from groundwater flooding are considered low or very low in likelihood and severity.

Captured at: 27/02/25 09:51 UTC



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.

Captured at: 27/02/25 09:51 UTC



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.

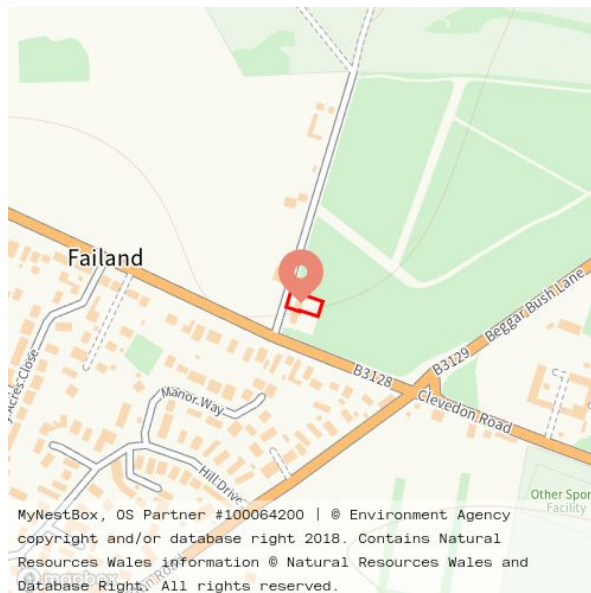
Captured at: 27/02/25 09:52 UTC



Historical Flood Areas

The property is more than 250 metres from an area with a history of flooding.

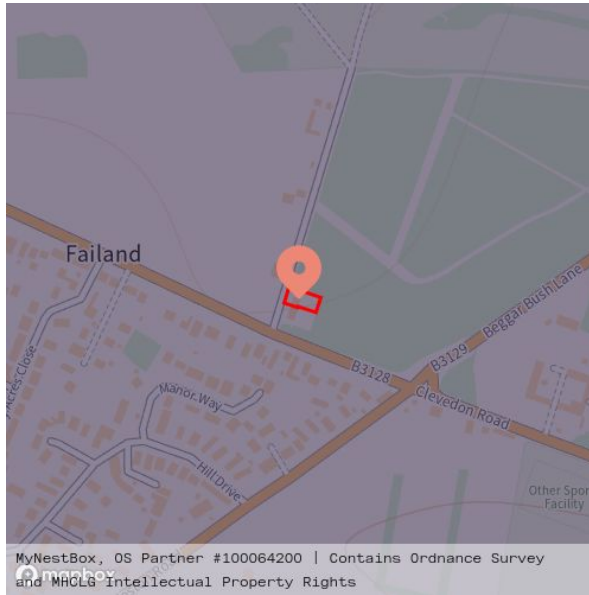
Captured at: 27/02/25 09:51 UTC



Planning Constraints

Green Belt

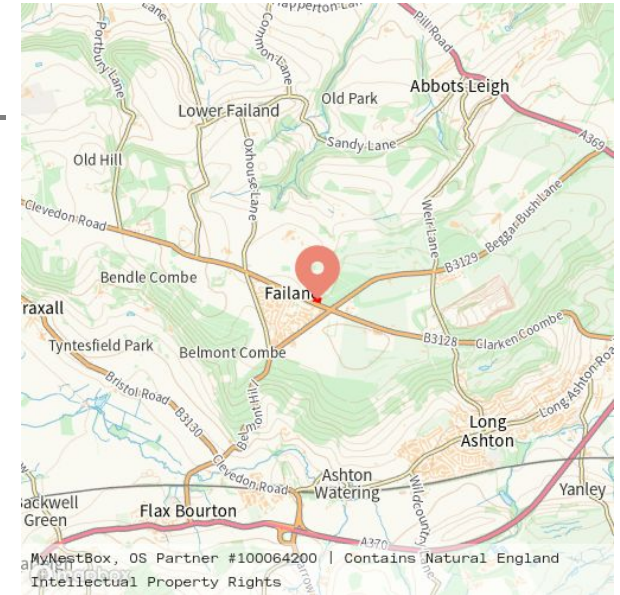
The property is within 250 metres of a designated green belt area. The risk of planning restrictions or other obligations on the property arising from proximity to a designated green belt area are likely elevated.



Captured at: 27/02/25 09:52 UTC

Areas of Outstanding Natural Beauty

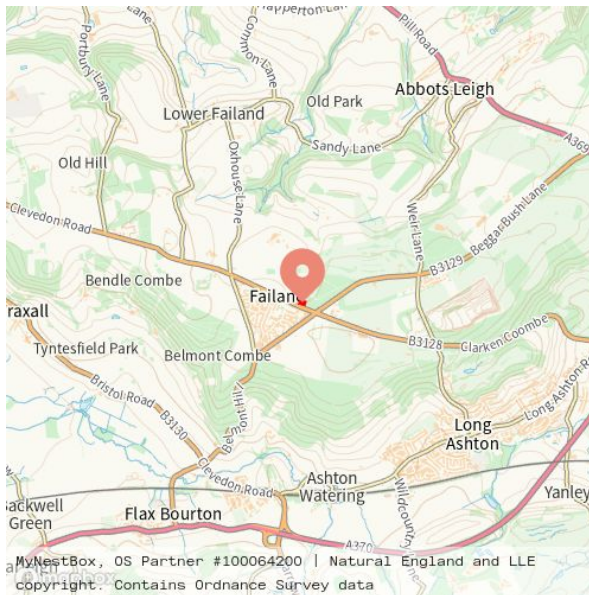
The property is not within an Area of Outstanding Natural Beauty (AONB).



Captured at: 27/02/25 09:52 UTC

National Parks

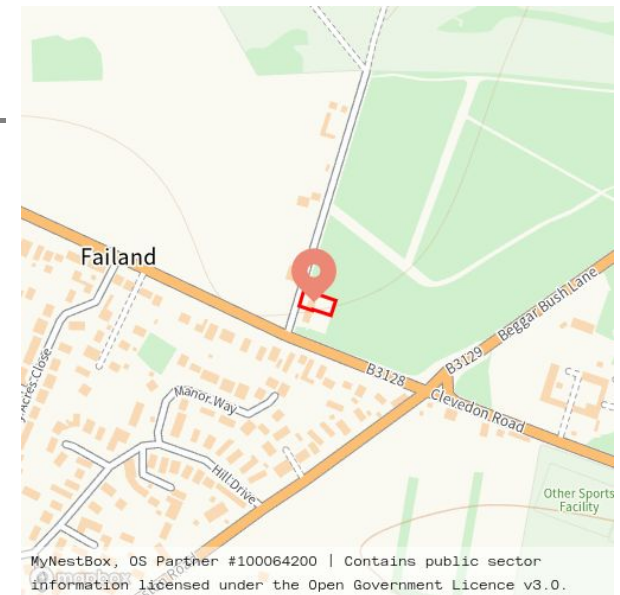
The property is not within a national park. The risk of planning restrictions or other obligations arising from being within a national park are likely low or very low.



Captured at: 27/02/25 09:52 UTC

Special Areas of Conservation

The property is more than 250 metres from any Special Area of Conservation (SAC). The risks of planning restrictions or other obligations arising from proximity to an SAC are likely low or very low.

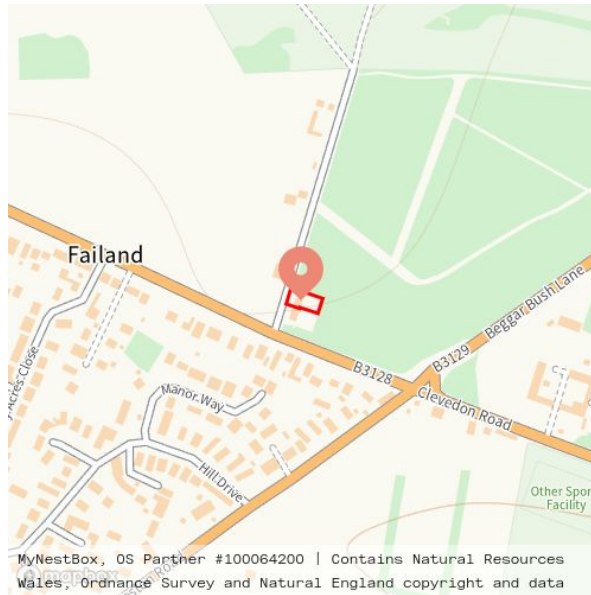


Captured at: 27/02/25 09:52 UTC

Special Protection Areas

The property is more than 250 metres from any Special Protection Area (SPA). The risk of planning restrictions arising from proximity to an SPA are likely low or very low.

Captured at: 27/02/25 09:52 UTC



Sites of Special Scientific Interest

The property is more than 250 metres from any Site of Special Scientific Interest (SSSI). The risks of planning restrictions or other obligations arising from proximity to an SSSI are likely low or very low.

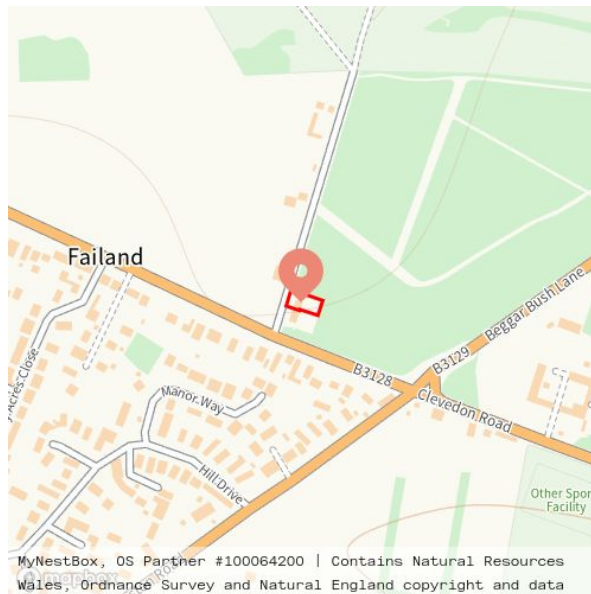
Captured at: 27/02/25 09:52 UTC



Ramsar

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

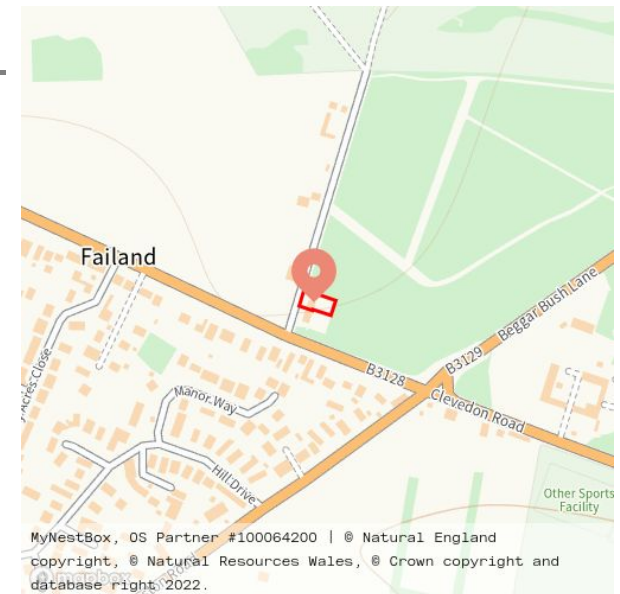
Captured at: 27/02/25 09:52 UTC



Nature Reserves

The property is more than 250 metres from any local or national nature reserve. The risk of planning restrictions or other obligations arising from proximity to a nature reserve are low or very low.

Captured at: 27/02/25 09:52 UTC



Listed Buildings

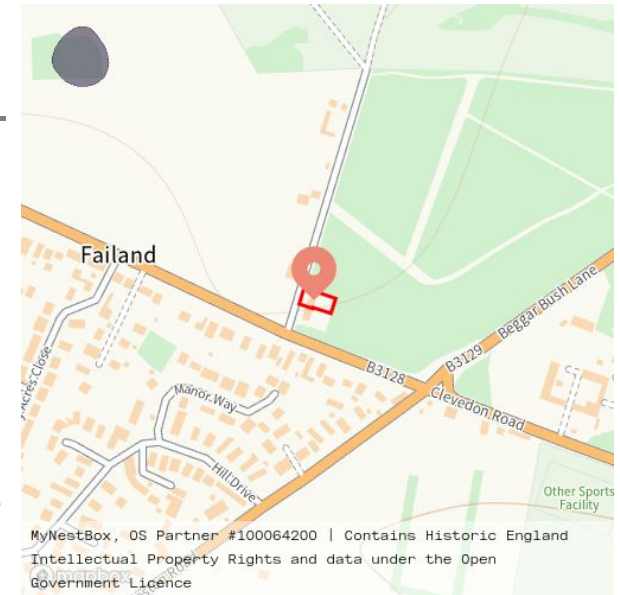
The property is more than 250 metres from any listed building. The risk of planning restrictions or other obligations arising from proximity to a listed building are likely low or very low.



Captured at: 27/02/25 09:52 UTC

Scheduled Monuments

The property is more than 250 metres from any scheduled monument. The risks or planning restrictions or other obligations arising from proximity to a scheduled monument are likely low or very low.



Captured at: 27/02/25 09:52 UTC

Certificates of Immunity

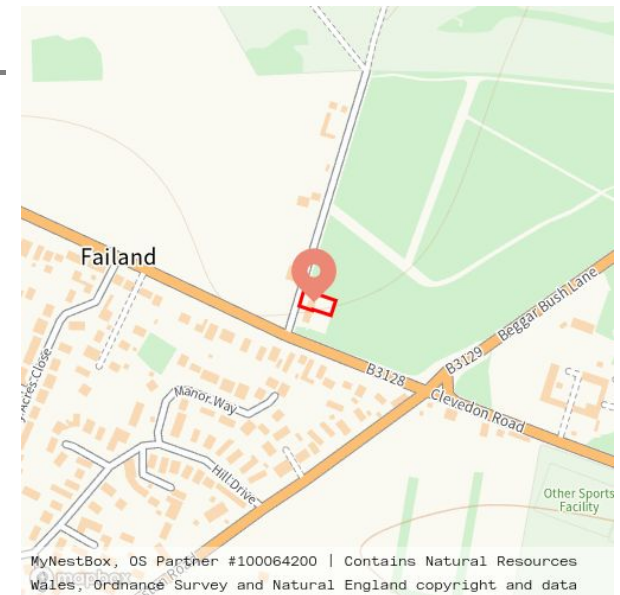
A Certificate of Immunity (COI) allows specific alterations without violating planning regulations, typically for listed buildings or structures with historical significance.



Captured at: 27/02/25 09:52 UTC

Ancient Woodland

The property is more than 250 metres from an ancient woodland. Structural risks to the property or planning restrictions on the property arising from proximity to an area of ancient woodland are likely low or very low.



Captured at: 27/02/25 09:52 UTC

Registered Parks and Gardens

The property is more than 250 metres from any registered park or garden. The risks of planning restrictions or other obligations arising from proximity to a registered park or garden are likely low or very low.

Captured at: 27/02/25 09:52 UTC



World Heritage Sites

The property is more than 250 metres from any World Heritage Site. The risks of planning restrictions or other obligations arising from proximity to a World Heritage Site are likely low or very low.

Captured at: 27/02/25 09:52 UTC



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.

Captured at: 27/02/25 09:52 UTC



Radon

The property is in a Radon Affected Area where 10% to 30% 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.

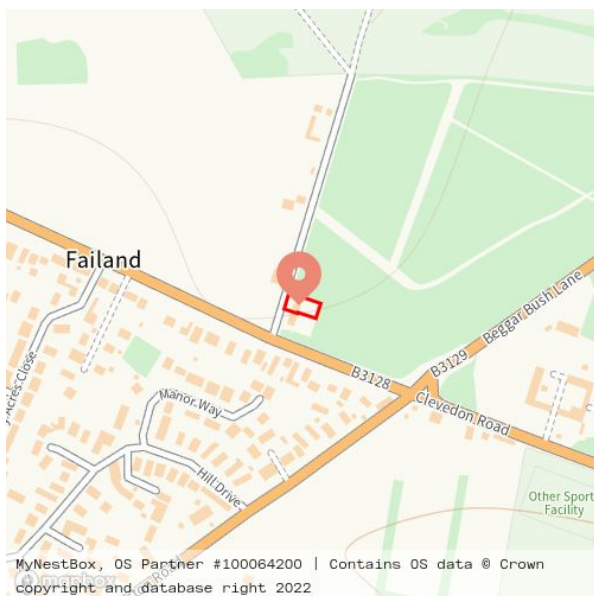
Captured at: 27/02/25 09:50 UTC

Derived from BGS Digital Data under Licence No.
DRA/MNB/MAY2023 British Geological Survey © and
Database Right UKRI. All rights reserved.

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.

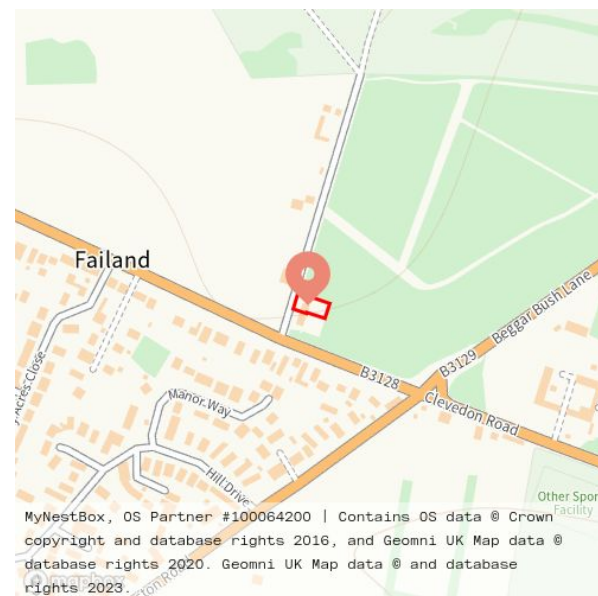
Captured at: 27/02/25 09:52 UTC



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.

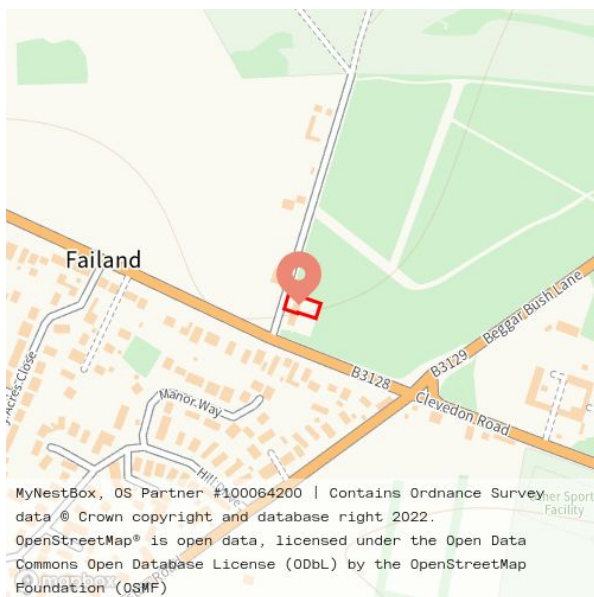
Captured at: 27/02/25 09:53 UTC



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.

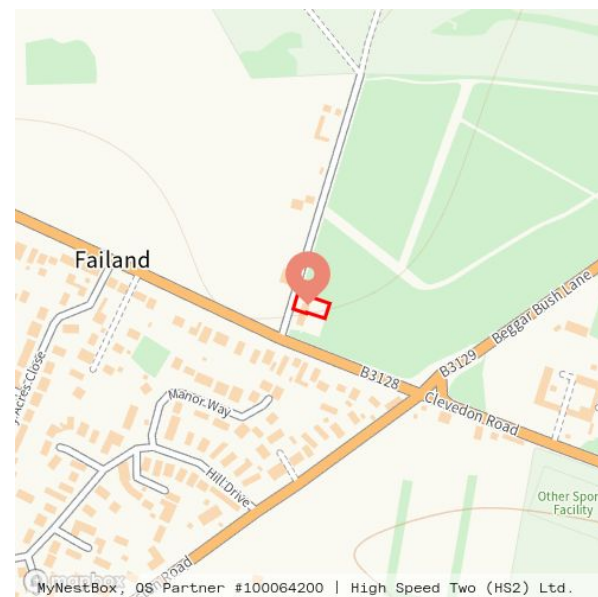
Captured at: 27/02/25 09:52 UTC



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.

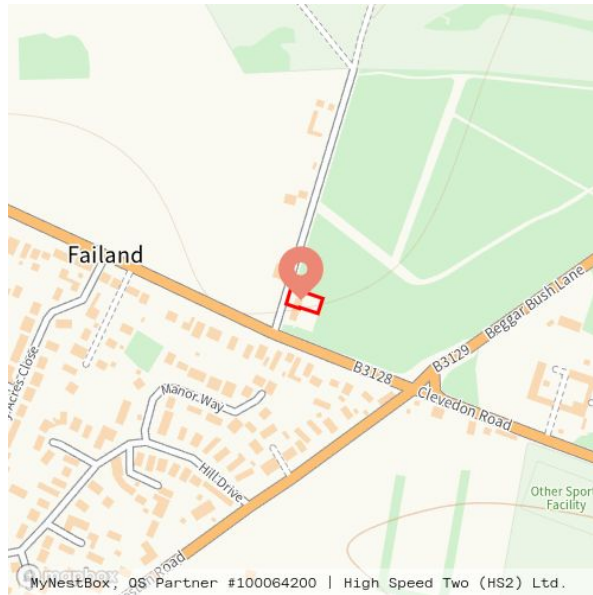
Captured at: 27/02/25 09:53 UTC



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.

Captured at: 27/02/25 09:53 UTC



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.

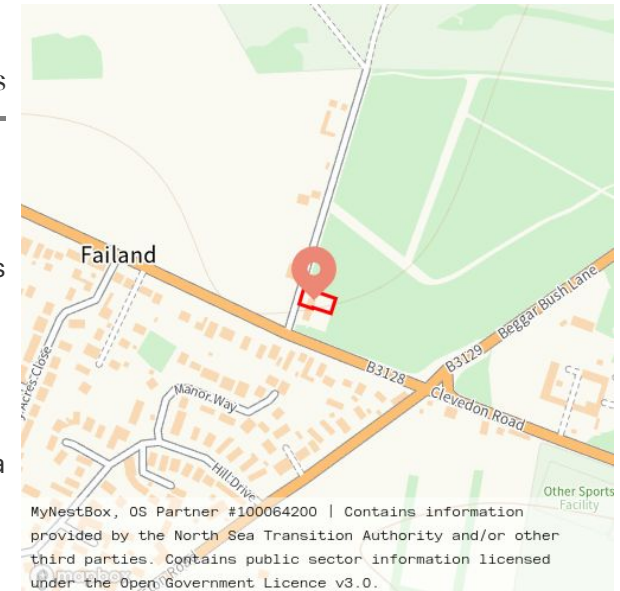
Captured at: 27/02/25 09:53 UTC



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.

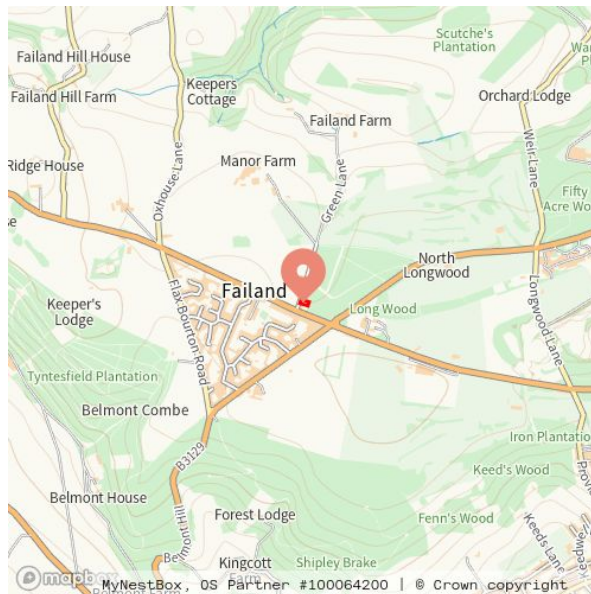
Captured at: 27/02/25 09:53 UTC



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.

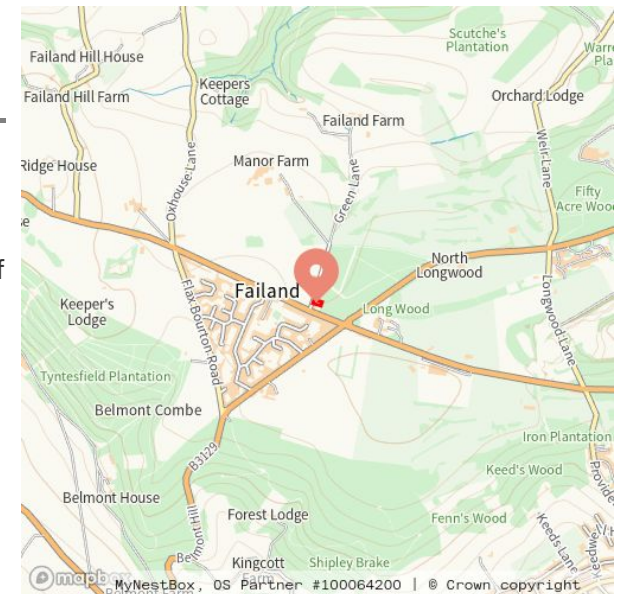
Captured at: 27/02/25 09:53 UTC



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.

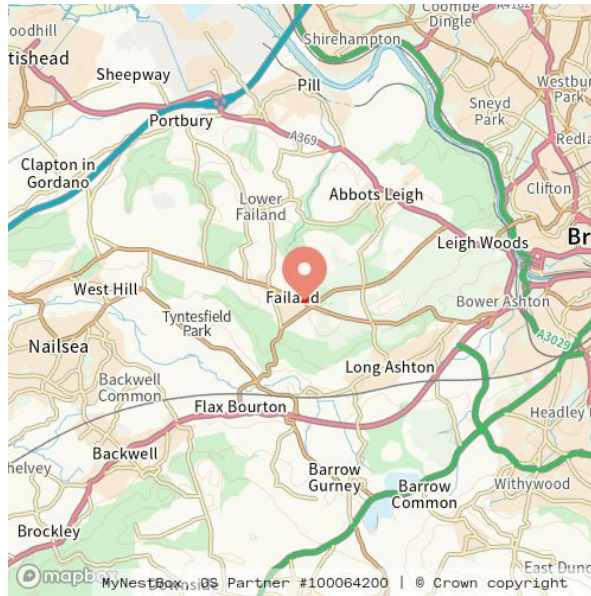
Captured at: 27/02/25 09:53 UTC



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.

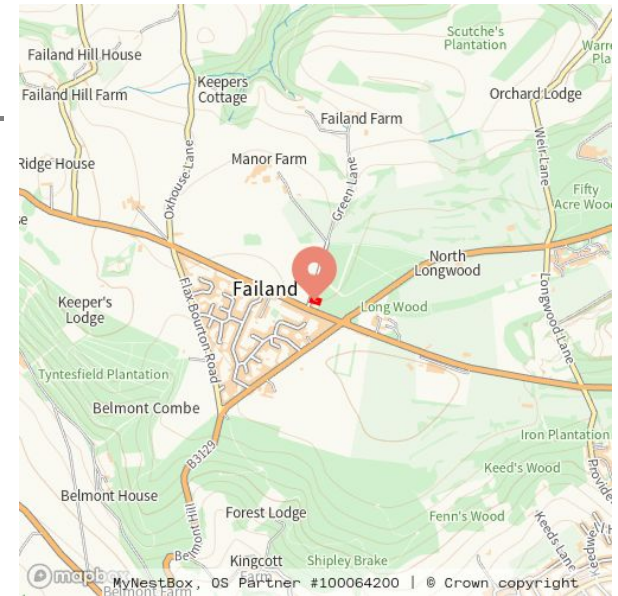
Captured at: 27/02/25 09:53 UTC



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.

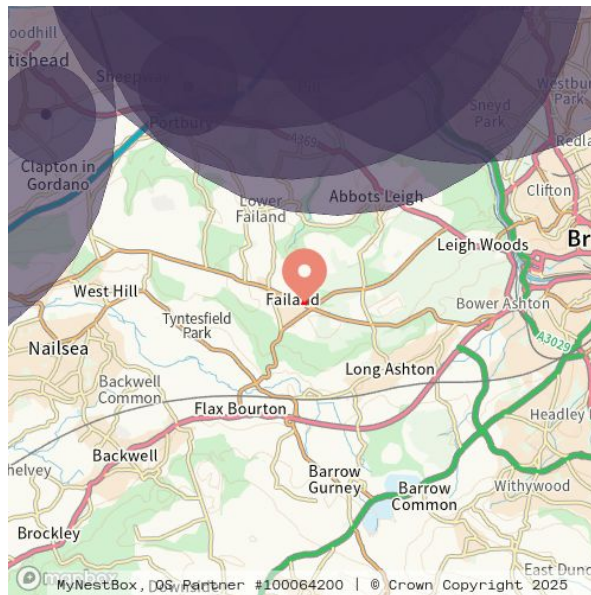
Captured at: 27/02/25 09:53 UTC



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.

Captured at: 27/02/25 09:53 UTC



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.

Captured at: 27/02/25 09:50 UTC

Derived from BGS Digital Data under Licence No.
DRA/MNB/MAY2023 British Geological Survey @ UKRI.
All rights reserved.

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.

Captured at: 27/02/25 09:50 UTC

Derived from BGS Digital Data under Licence No.
DRA/MNB/MAY2023 British Geological Survey @ UKRI.
All rights reserved.

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.

Captured at: 27/02/25 09:50 UTC

Derived from BGS Digital Data under Licence No.
DRA/MNB/MAY2023 British Geological Survey @ UKRI.
All rights reserved.

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.

Captured at: 27/02/25 09:50 UTC

Derived from BGS Digital Data under Licence No.
DRA/MNB/MAY2023 British Geological Survey @ UKRI.
All rights reserved.

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.

Captured at: 27/02/25 09:50 UTC

Derived from BGS Digital Data under Licence No. DRA/MNB/MAY2023 British Geological Survey @ UKRI. All rights reserved.

Dissolution of Soluble Rocks

Soluble rocks are likely present at the property. The risk of natural subsidence arising from high water flow, either at the surface or underground, is likely elevated.

Captured at: 27/02/25 09:50 UTC

Derived from BGS Digital Data under Licence No. DRA/MNB/MAY2023 British Geological Survey @ UKRI. All rights reserved.

Landslides

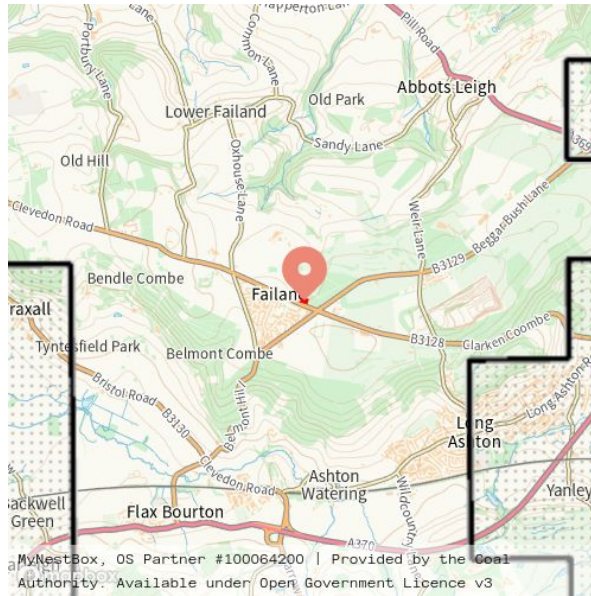
There are no indicators for slope instability identified at the property. The risk of landslides due to changes in ground conditions, such as drainage alterations or excavation, is low to very low.

Captured at: 27/02/25 09:50 UTC

Derived from BGS Digital Data under Licence No. DRA/MNB/MAY2023 British Geological Survey @ UKRI. All rights reserved.

Coal Authority - Coal Mining Reporting Area

This map illustrates the Coal Mining Reporting Areas. The property is not in a Coal Authority Coal Mining Reporting Area.



Captured at: 27/02/25 10:02 UTC

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.

Captured at: 27/02/25 09:53 UTC



Bedrock Geology

The property intersects with the following rock types: limestone.

Captured at: 27/02/25 09:50 UTC

Derived from BGS Digital Data under Licence No. DRA/MNB/MAY2023 British Geological Survey © UKRI. All rights reserved.

Superficial Deposits

The property has no recorded superficial deposits.

Captured at: 27/02/25 09:50 UTC

Derived from BGS Digital Data under Licence No. DRA/MNB/MAY2023 British Geological Survey © UKRI. All rights reserved.

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.

Captured at: 27/02/25 09:50 UTC

Derived from BGS Digital Data under Licence No. DRA/MNB/MAY2023 British Geological Survey © UKRI. All rights reserved.

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.

Captured at: 27/02/25 09:50 UTC

Derived from BGS Digital Data under Licence No. DRA/MNB/MAY2023 British Geological Survey @ UKRI. All rights reserved.

Geological Permeability

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

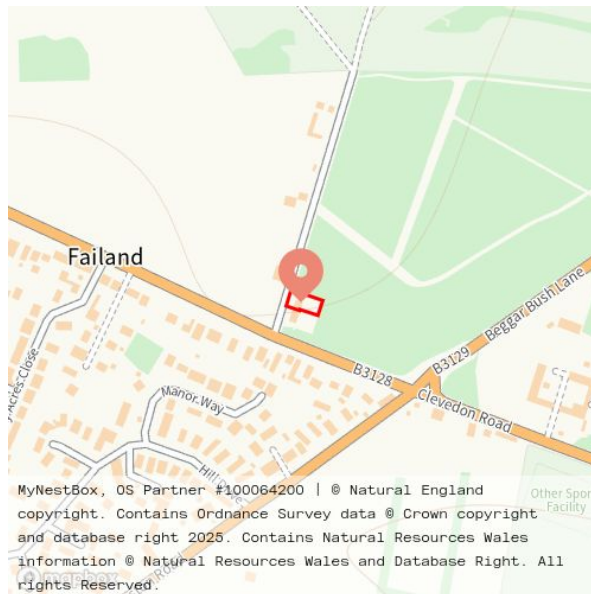
Captured at: 27/02/25 09:50 UTC

Derived from BGS Digital Data under Licence No. DRA/MNB/MAY2023 British Geological Survey @ UKRI. All rights reserved.

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.

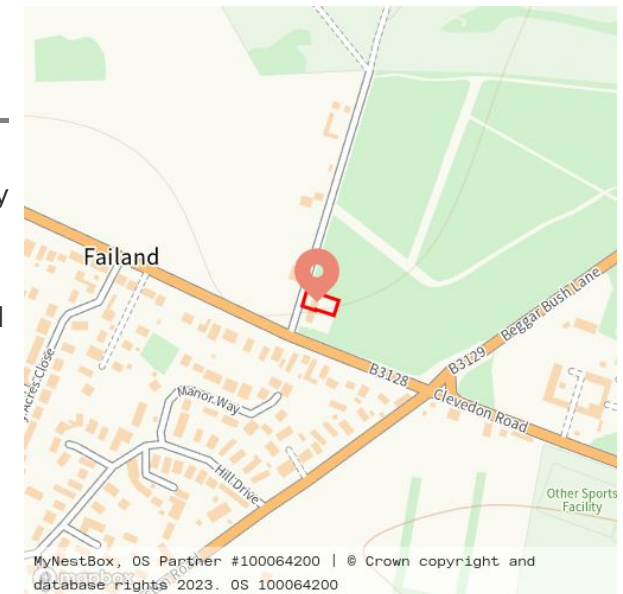
Captured at: 27/02/25 09:53 UTC



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.

Captured at: 27/02/25 09:53 UTC



Important Consumer Protection Information

This search has been produced by MyNestBox Limited (trading as Martello), 3 Wraxall Piece, Green Lane, Failand, Bristol, BS8 3TW, hello@martello.app which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

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

Some of the responses contained herein are based on data and information provided by the United Kingdom Research and Innovation (UKRI) or its component body the British Geological Survey (BGS). Your use of any information contained herein which is derived from or based upon such data and information is at your own risk. Neither UKRI nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law.

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

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports must meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, MyNestBox Limited (trading as Martello) is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's Core Principles

Firms which subscribe to the Search Code will:

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

Complaints Procedure

MyNestBox Limited (trading as Martello) is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. If you want to make a complaint, we will:

- 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

Action items are tasks identified based on the data supplied in the related Martello report that you may wish to take. They are intended only as suggestions, and you may wish to take different or additional actions.

	Action Text
Radon	Full radon protective measures are required and should be in place at the property. Consult UKradon for further guidance.
Radon	Ask the seller's conveyancer whether any radon protection measures have been installed at the property.
Environmental Sensitivity	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.
Environmental Sensitivity	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.
Aquifer Designation	Drainage systems with filters or containment measures to prevent pollutants from entering groundwater are recommended.
Aquifer Designation	Regular groundwater testing to monitor for contaminants is advised, demonstrating due diligence and detecting potential issues early.
Groundwater Vulnerability	Participation in local groundwater protection programs is encouraged to support water quality and show environmental responsibility.
Groundwater Vulnerability	Impermeable surfaces and effective drainage systems in high-risk areas are recommended to prevent contaminants from reaching the soil and groundwater.