Groundsure
LOCATION INTELLIGENCE

Avista

NORTHFIELDS, STATION ROAD, BANGOR-ON-DEE, WREXHAM, LL13 0AB

Key results

Flooding
High
page 11 >

For information

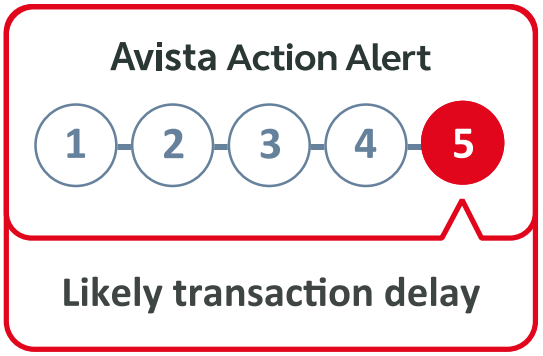
- **Radon** page 11 >
- **Infrastructure** page 20 >
- **Ground stability** page 17 >
- **Planning applications** page 30 >

Also searched

- **Contaminated land liability**
- **Coal mining (CON29M)**
- **Other mining (non-coal)**
- **Planning constraints**

Groundsure IQ

Based on cost, effort or time associated with next steps to case progression



ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability** and **coastal erosion**. Please see page 6 > for details and guidance.

5 years	30 years
E	E
Significant risk	Significant risk

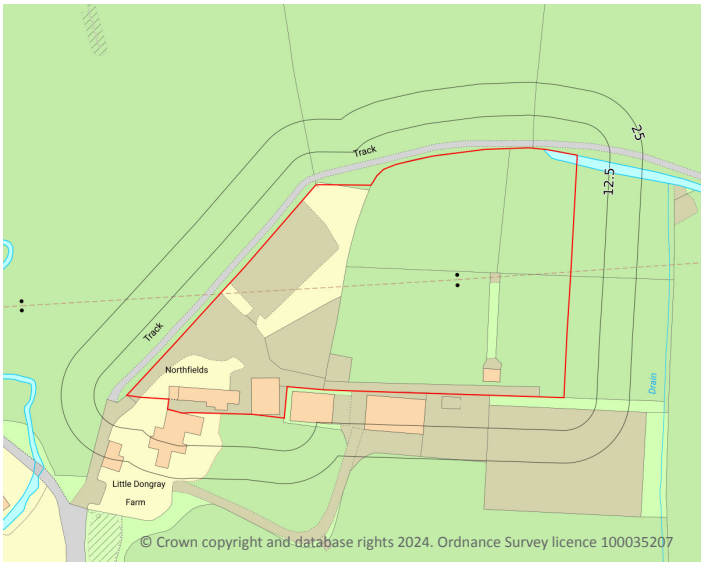
Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see page 8 > for details.

To save you time when assessing the report, we only provide maps and data tables of features we have identified to be of note.

You can view a full list of the information we have searched on **page 35 >**.

Site Plan



Useful contacts

Wrecsam - Wrexham County Borough Council:
http://www.wrexham.gov.uk/ ↗
contact-us@wrexham.gov.uk ↗
01978 292 000

Natural Resources Wales
Customer Care Centre
enquiries@naturalresourceswales.gov.uk ↗
0300 065 3000

Avista Action Alert 5

Key results

These are findings that should be acknowledged and potentially addressed before completion of the transaction, and relate to identified risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

Flooding

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

Next steps for consideration:

- check to see if the property is eligible for the Flood Re scheme, which enables many properties at risk of flooding to be insured at reasonable rates: http://www.floodre.co.uk/homeowner/about-us/ ↗
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- a risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at https://www.gov.uk/guidance/groundwater-flooding ↗
- the assessment in this report is based on the highest flood risk found within the site boundary. The maps within the flood risk section clearly highlight which parts have a higher probability of flood risk, allowing you to visualise whether flood risk affects the buildings or the associated land. If required, we can provide an assessment that provides separate flood risk ratings for the main building and for the land/gardens around it. This assessment is carried out manually by one of our in house experts and can only be ordered by contacting our customer support team at info@groundsure.com ↗
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood

For information

These are findings to be aware of that do not necessarily require immediate action.

Radon

The property is in an area where elevated radon levels are expected to be found in 1-3% of properties.

Next steps for consideration:

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- no radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property
- all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status
- see http://www.radonassociation.co.uk/guide-to-radon/information-for-house-buyers-and-sellers/ ↗ for further information



Ground stability

The property is indicated to lie within an area that could be affected by natural instability.

Next steps for consideration:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings
- if the property is in an area at risk of shrink-swell subsidence and has clay drainage pipes, consideration should be given to replacing these with a modern equivalent
- if a residential property, check whether it benefits from an NHBC guarantee or other builder warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report.

Infilled land has been found in proximity to the property which has the potential to cause ground instability. However, we have determined that these features should not cause any significant issues. A prudent purchaser may wish to conduct a visual inspection of the property, looking for any evidence of cracks and other signs of

subsidence if a full structural survey is not conducted.

Energy

Oil and gas

A record of planning applications relating to the exploration and extraction of oil or gas has been identified in the locality of the property, although not in close proximity. Some planning records may be identified as having been refused, but since been granted on appeal without appearing as such within the report. If any refused applications are identified within this report that would have a bearing on your decision as a purchaser if they had been granted, you are advised to check with the local authority on the application's status.
You may wish to use the planning application details given in the report to find out more about any applications. A better understanding of any impacts on the property may be achieved by contacting the operating company and/or Local Authority.

Solar

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

Next steps for consideration:

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

Power stations

One or more Power Stations have been identified within 5km of the property.

Next steps for consideration:

- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting www.onr.org.uk/regulated-sites.htm ↗ for further information on the site

Projects

One or more nationally significant energy infrastructure projects has been identified within 5km of the property.

Next steps for consideration:

- visit the National Infrastructure Planning website at infrastructure.planninginspectorate.gov.uk/projects/ ↗, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found

ClimateIndex™ physical and transition risks - Breakdown

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding, natural ground instability and coastal erosion. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. ClimateIndex™ provides ratings that indicate potential **physical risks** (loss and damage to property) and how these give rise to **transition risks** such as having a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect the future resale value of the property.

You can see how these relate to the individual calculated risks in the breakdown below.

ClimateIndex™	5 years	30 years
	E	E
	Significant risk	Significant risk

These ratings provide an overall illustration of the individual peril breakdowns below. For example, you may have three individual perils that have been flagged as presenting a moderate or high risk, and collectively they could generate a C rating due to the combined severity of risks present on the property site.

Surface water flooding	Low	Low
River flooding	High	High
Coastal flooding	Negligible	Negligible
Ground instability	Negligible	Negligible
Coastal erosion - defended	Negligible	Negligible
Coastal erosion - undefended	Negligible	Negligible
Coastal erosion - complex cliffs	Negligible	Negligible

In 30 years time your property has a ClimateIndex™ rating of E: There are physical risks that could affect the property either now or in the future. The availability of insurance or a mortgage in the coming years could be significantly affected. In turn, this may impact upon the property's resale value. Projections may show that the property could also become uninhabitable in a worse case scenario.

Climate change is likely to increase the risk of flooding on this property over time. To best protect the property, and your investment, against this risk we recommend the following:

- Investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion, and take into consideration that premiums could be impacted in the future if the risk increases due to climate change;
- Check to see if the property is eligible for the Flood Re ↗ scheme. Please note this scheme is due to end in 2039 and owners may be required to invest in improving flood resiliency of the property in order to obtain affordable insurance. Your insurance provider may be able to provider further information;
- Sign up for flood warnings ↗ provided by the government;
- Look into the various forms of flood resistance ↗ and resilience ↗ measures that will help protect your property in the event of a flood.

See **page 33 >** for further details.

ClimateIndex™ transition risks

Energy Performance

An Energy Performance Certificate (EPC) contains information about a property's energy use and typical energy costs, alongside recommendations about how to reduce energy use and potentially save money. An EPC also contains an energy efficiency rating: from A (most efficient) to G (least efficient). EPC certificates are valid for 10 years or until a newer EPC is produced. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

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

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

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

Letting and energy efficiency regulations

Minimum Energy Efficiency Standards (MEES) require all rented properties let in England and Wales to have a minimum EPC rating of 'E'.

If the property has an EPC rating of D or E it is important that you consider required or planned retrofit costs against any anticipated equity gain.

Conversely, if energy efficiency is improved at the property through investment in recommended measures, you may be able to unlock improved rates through the increasing number of green mortgages on the market from lenders. A number are now looking at incentivising landlords to invest in energy improvement measures, including reduced or tapered rates once works have been completed. This may have a beneficial effect on the annual profitability of the rental.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered.

Government guidelines and proposals are summarised below. However, it should be noted that recent announcements from the government indicate that these standards could be subject to change or be scrapped entirely. While this reflected genuine concerns about retrofitting costs at a time of living cost rises, there is a clear financial benefit in also ensuring that the property could have a range of energy improvement measures fitted to it to save on energy bills.

1st April 2020	1st April 2025	1st April 2028
All rented properties to be E or above	**Proposed that new tenancies have a rating of at least C**	**Proposed that all rented properties are rated at least C**
Cost cap for landlords: **£3,500**	Cost cap for landlords: **£10,000**	Cost cap for landlords: **£10,000**

Properties can be exempt from these requirements though this may not pass to the new owner or landlord upon sale. Any exemptions will need to be registered on the PRS Exemptions Register. Click here ↗ for more information on exemptions and how to register them.

ClimateIndex™ transition risks

Flood protection

Flood Re is a government-backed insurance scheme in the United Kingdom that aims to make flood insurance more affordable and available for properties at high risk of flooding. It allows insurers to pass on the flood risk element of home insurance policies to Flood Re. This enables insurers to offer more affordable premiums to homeowners in high-risk flood areas.

This only impacts properties built before January 1st 2009, as properties built after should have been built to stricter flood resistant standards.

If your property is not covered by Flood Re or if you're facing challenges in obtaining affordable insurance, demonstrating investment in flood resilience measures may improve your prospects with insurers.

The Flood Re scheme **concludes in 2039**, meaning affordable flood insurance may be harder to secure.

By installing flood resilience measures in your property, you can increase the likelihood of securing affordable insurance even after the Flood Re scheme ends. This, in turn, can positively impact the availability of mortgages for your property.

Reducing flood risk

Flood resistance measures aim to prevent or reduce flood damage, while **flood resilience** measures focus on adapting and recovering from flood impacts. Other measures are available and we recommend seeking advice from a flood protection specialist.

Resistance	Resistance	Resistance	Resistance
Flood doors & windows from £500	**Flood barriers (garage/ driveway)** from £2,000	**Non return valves on drains and pipes** £70 to £700	**Air brick covers** £50 to £150

Resistance	Resilience	Resilience	Resilience
Vent covers from £60	**Water resistant mortar in external walls** from £150	**Waterproof external walls** from £500	**Relocating electric/ service meters** £760 to £2,500

Environmental summary

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.
Please see the Avista Action Alert on page 2 > for further advice.

Contaminated Land

No significant concerns have been identified as a result of the contaminated land searches.

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

Flooding

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is high.
Please see page 12 > for details of the identified issues.

River and Coastal Flooding	**High**
Groundwater Flooding	**High**
Surface Water Flooding	**Negligible**
Past Flooding	**Identified**
Flood Storage Areas	**Not identified**

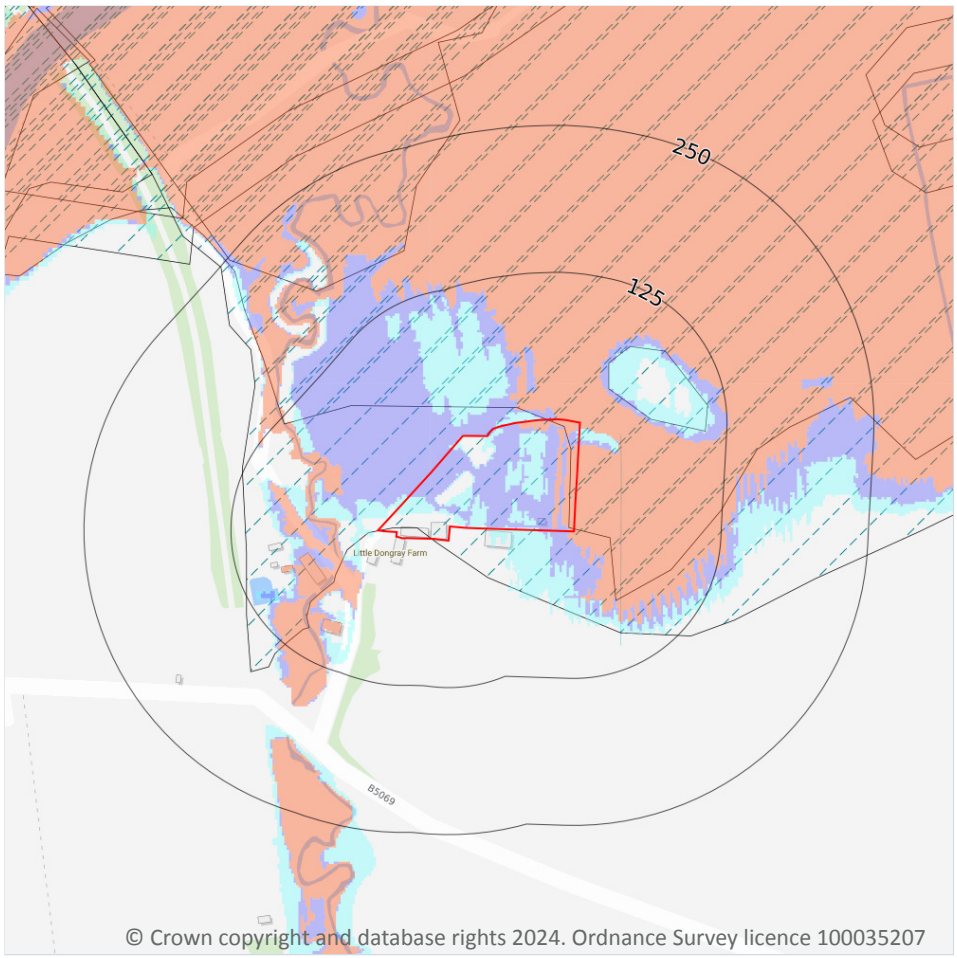
FloodScore™ insurance rating	**Very High**	The rating is compiled by Ambiental, a leading flood risk analysis company. Please see page 39 >

Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 1% and 3%.
Please see page 15 > for details of the identified issues.

In a radon affected area

Flooding / Risk of flooding from rivers and the sea



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Reduced river/sea flooding risk due to defences
- Proposed Flood Defence Scheme
- Flood Defences

Risk of flooding from rivers and the sea

The property has a High chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/ ↗

RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk. See page **page 39 >** for explanation of the levels of flood risk.

Please see the Avista Action Alert on **page 2 >** for further advice.

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

Historical flood areas

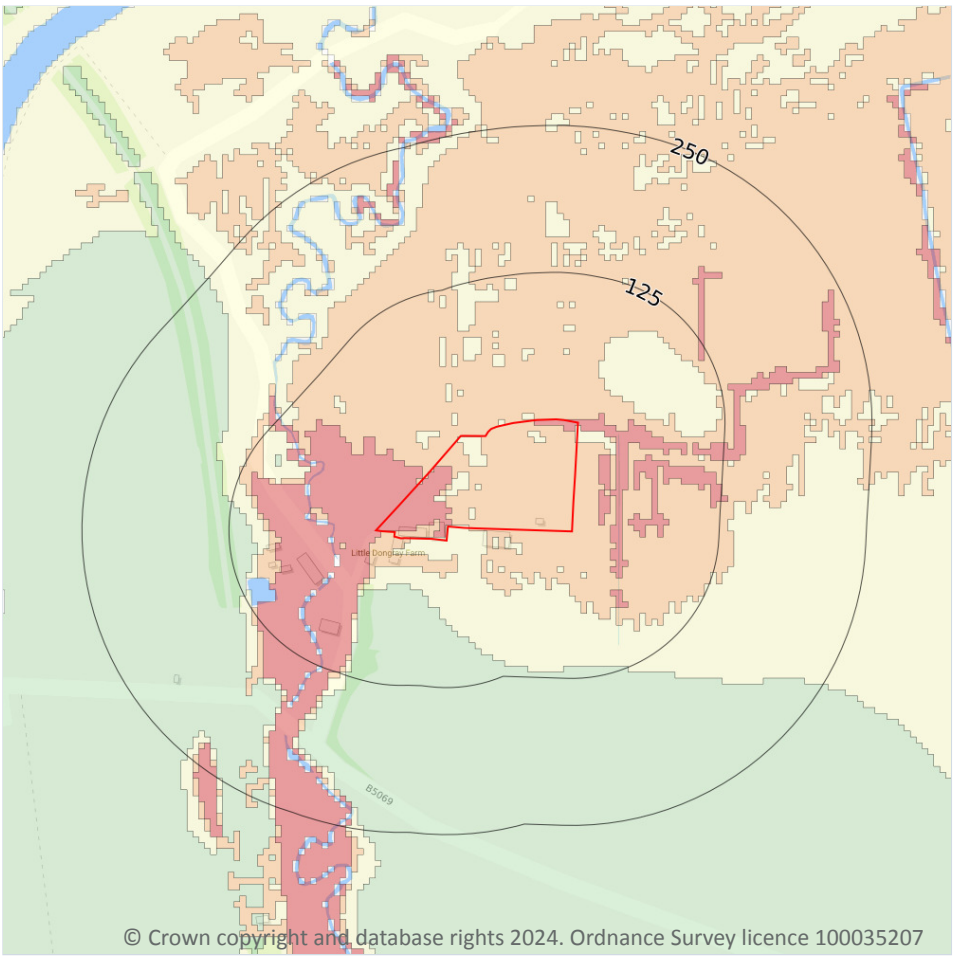
Large scale flooding has been recorded in the area where the property is located in the past.

A record of a flood in previous years does not mean that an area will flood again, especially as this information does not take account of flood management schemes and improved flood defences. Equally, absence of a historic flood event for an area does not mean that the area has never flooded, but only that it doesn't appear in Environment Agency national data. This information is collated from a database showing the individual footprint of every historic flood recorded by the Environment Agency. Please note this doesn't include records held by individual local offices.

As flood risks may or may not have changed, this requires further investigation.

Distance	Direction	Date of Flood	Flood Source	Flood Cause	Type of Flood
0	on site	1964-01-01 1964-01-01	Main river	Overtopping of defences	Fluvial
0	on site	2021-01-18 2021-01-20	Main river	Channel capacity exceeded (no raised defences)	Fluvial

Flooding / Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

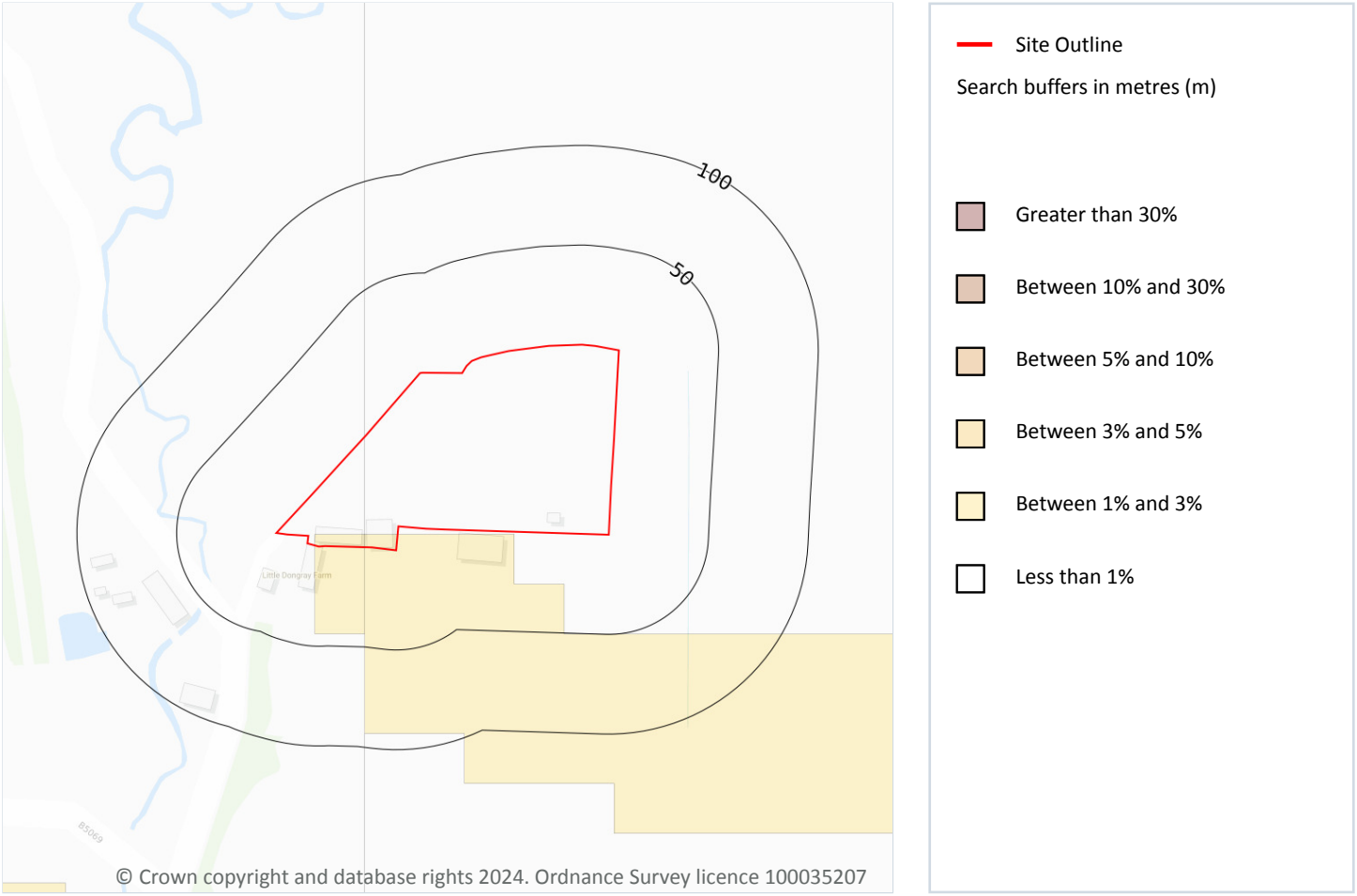
Low

Negligible

Ambiental data indicates that the property is in an area with a high risk of groundwater flooding. Should a 1 in 100-year groundwater flood occur, groundwater levels could rise above ground level to depth of over 25cm. Basement areas may become inundated.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.

Radon



The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from UK Health Security Agency (UKHSA) or www.ukradon.org ↗.

Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk.

Please see the Avista Action Alert on **page 2 >** for further advice.

This data is sourced from the British Geological Survey/UK Health Security Agency.

Non-coal mining summary

Mining records

No records relating to recorded mining areas or activity have been identified in the vicinity of the site.

Mining features	Not identified
Mine plans	Not identified
Researched mining	Not identified
BritPits	Not identified
Mineral Planning Areas	Not identified
Non-coal mining areas	Not identified
Mining cavities	Not identified
Coal mining areas	Not identified
Brine areas	Not identified
Gypsum areas	Not identified
Tin mining areas	Not identified

Historical features

Historical mapping has identified no mining features in the vicinity of the site.

Non-coal mining	Not identified
Coal and associated mining	Not identified
Industry associated with mining	Not identified

Geological features

No geological features indicative of mining activity or other sources of ground instability have been identified in the vicinity of the site.

Artificial and made ground	Not identified
Mineral veins	Not identified

Ground stability summary

Natural instability

Searches of natural ground stability data have identified potential ground stability risks.

See page 18 > for details and page 4 > for recommended next steps.

Shrink-swell hazard	Non-Plastic
Natural ground subsidence	Moderate
Landslides	Not identified
Natural cavities	Not identified
Coastal erosion	Not identified

Infilled land

Areas of infilled land or landfill have been identified in the vicinity of the site.

See page 19 > for details and page 4 > for recommended next steps.

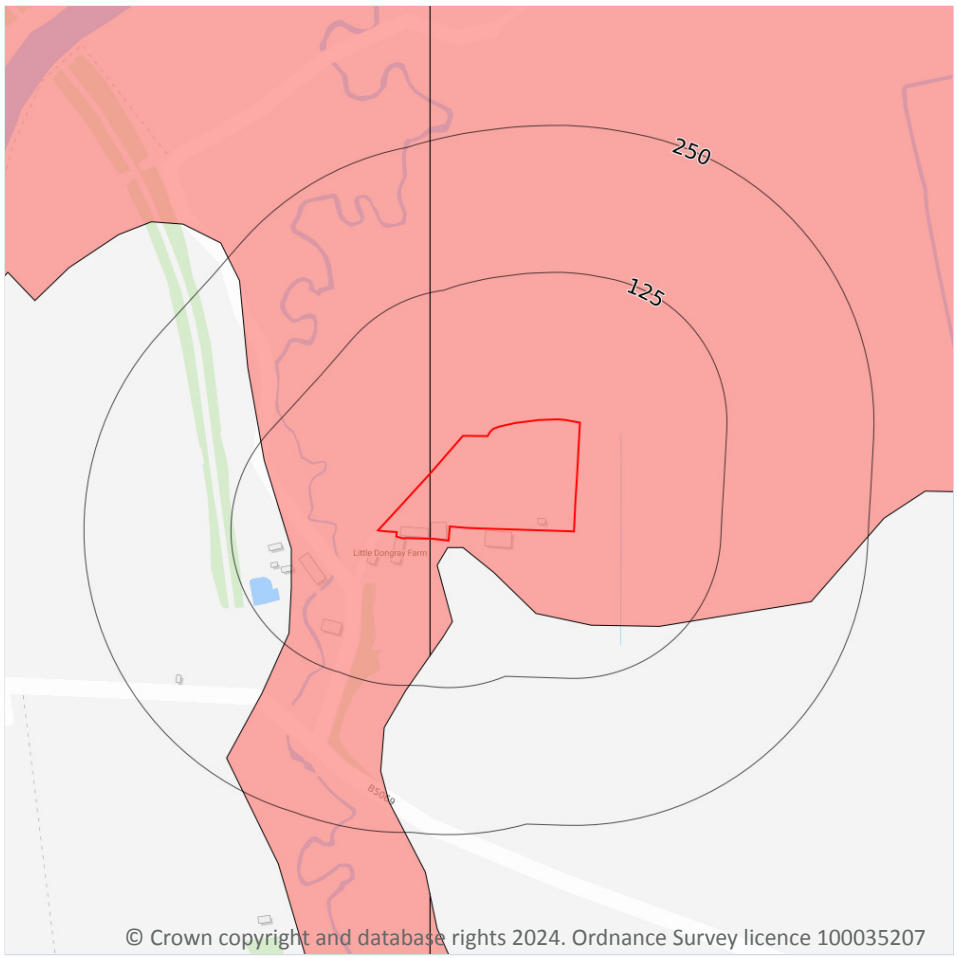
Infilled land	Information
Historical landfill sites	Not identified

Sinkholes

No records of sinkholes have been identified in the vicinity of the property.

Reported recent incidents	Not identified
Recorded incidents (BGS)	Not identified
Recorded incidents (Stantec)	Not identified
Historical incidents	Not identified

Ground stability / Compressible deposits



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Site Outline

Search buffers in metres (m)

Moderate

High

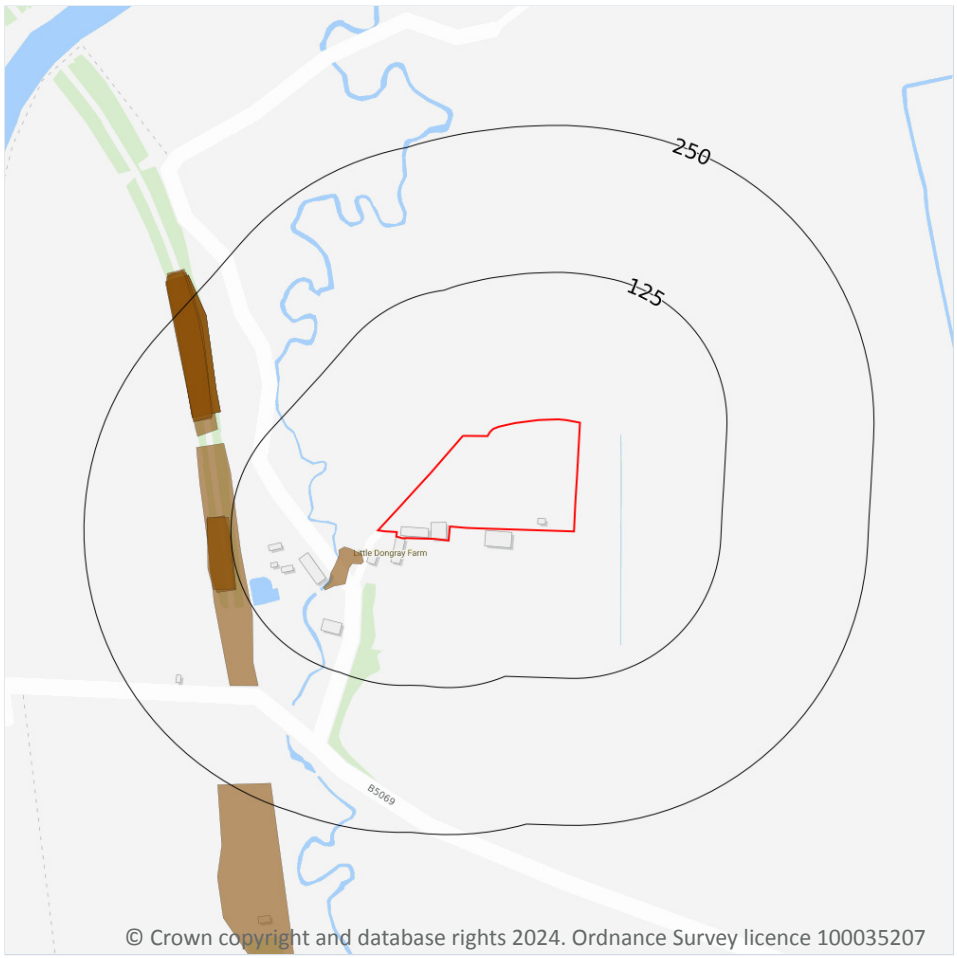
Compressible deposits

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Location	Hazard rating	Details
On site	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

This data is sourced from the British Geological Survey.

Ground stability / Infilled land



Site Outline

Search buffers in metres (m)

Active landfill sites

Historical landfill (LA/mapping)

Infilled Land

Historic landfill sites

Infilling from historical mapping

These are records of areas of land that have been potentilly infilled with unknown materials. Groundsure have identified these areas from our comprehensive collection of historical maps. Depending on the nature of the materials that have been used for infilling there is the potential for these areas to settle over time. As such, any buildings situated on these areas could be at risk from ground instability or subsidence.

Location	Year of mapping	Land Use	Mapping scale
24m SW	1873	Pond	10560

This data is sourced from Groundsure.

Transportation summary

HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.
Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed

Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified

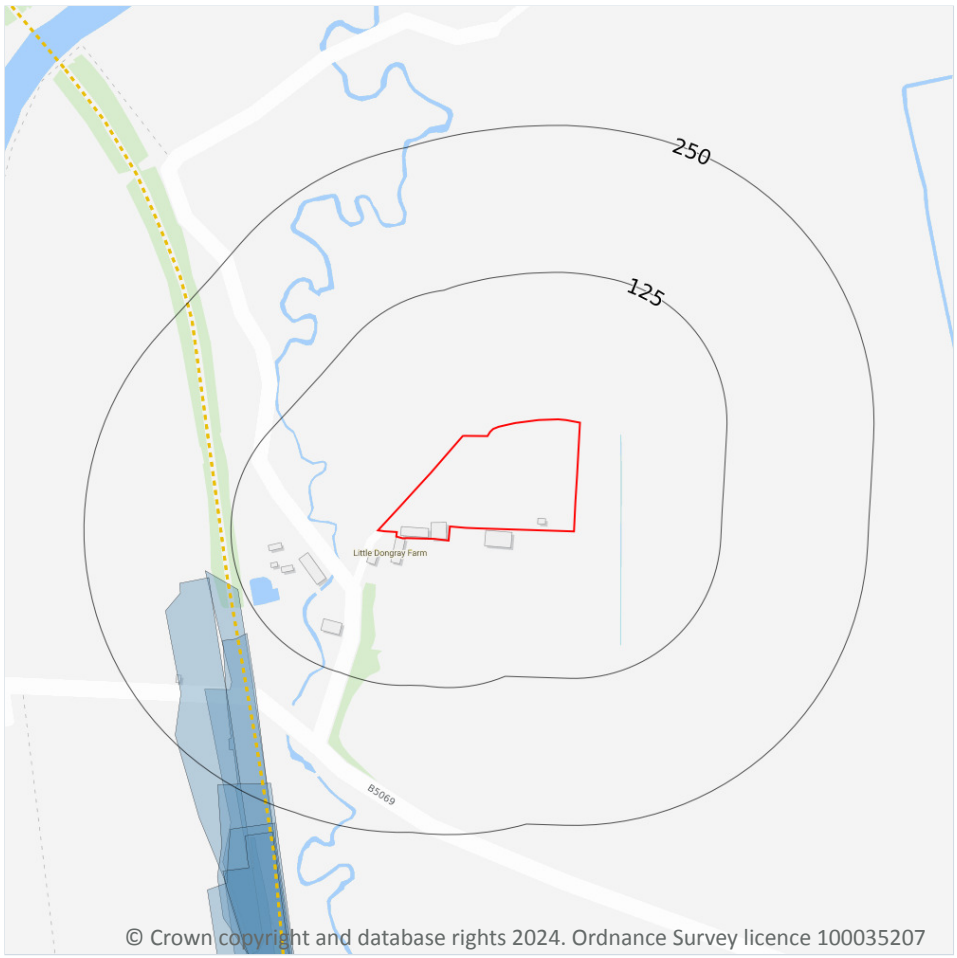
Other Railways

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

Additionally, see **page 21 >** for details of the identified issues.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Identified
Railway and Tube Stations	Not identified
Underground	Not identified

Transportation / Railways and Underground



Site Outline

Search buffers in metres (m)

Railway stations

Active railways

Active tunnels

Abandoned railways

Historic railways

Historic tunnels

Historical railway infrastructure

The property is situated within 250m of a railway or tunnel feature identified on historical mapping. Please note that many historical railways noted in this section will still be in use today.

Please note that for reasons of clarity only the closest record identified will be shown in the table below, though the full extent of records identified can be seen on the map.

Distance	Direction	Feature	Year
129 m	W	Railway Sidings	1900

Abandoned railways

The property is situated within 250m of an abandoned railway. Abandoned railways have the potential to be reopened in the future, and abandoned tunnels can also pose ground stability issues if a property basement is to be developed.

Distance	Direction	Status
132 m	W	Abandoned
132 m	W	Historic

Energy summary

Oil and gas

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

Please see the Avista Action Alert on page 2 > for further advice. Additionally, see page 24 > for details of the identified issues.

Oil and gas areas	Not identified
Oil and gas wells	Identified

Wind and Solar

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

Please see the Avista Action Alert on page 2 > for further advice. Additionally, see page 25 > for details of the identified issues.

Planned Multiple Wind Turbines	Not identified
Planned Single Wind Turbines	Not identified
Existing Wind Turbines	Not identified
Proposed Solar Farms	Identified
Existing Solar Farms	Identified

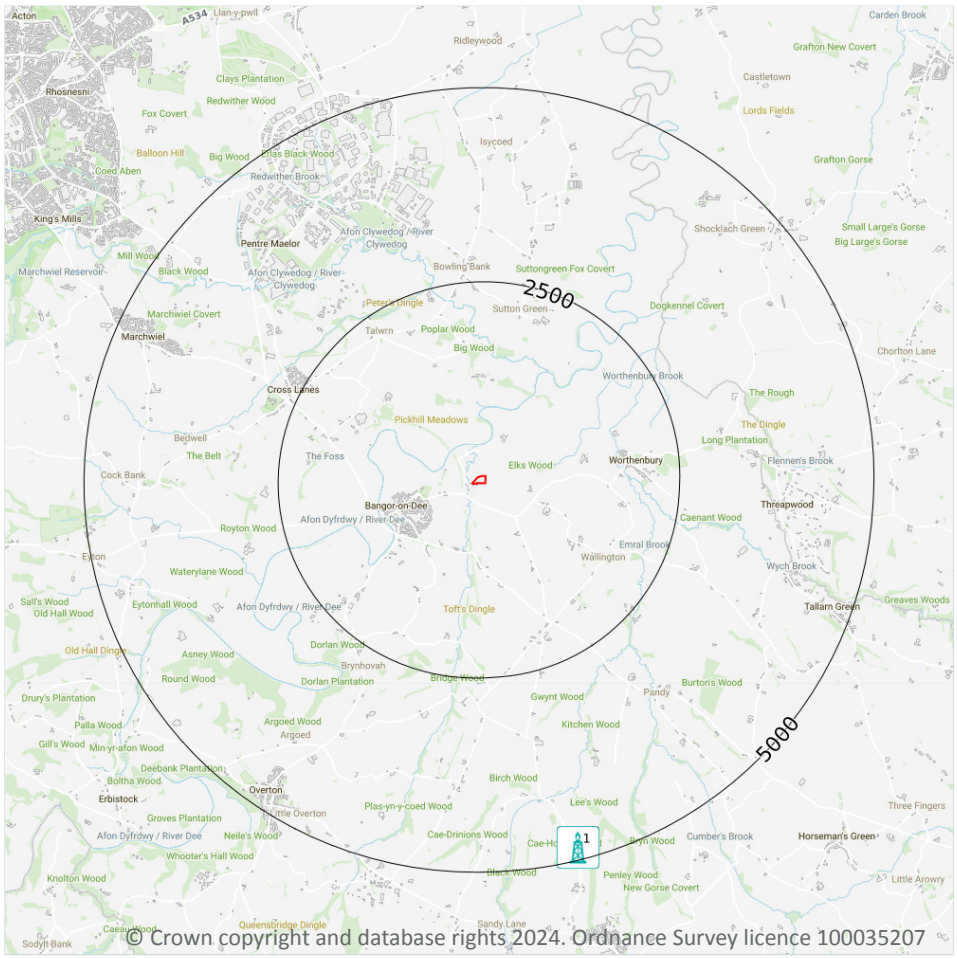
Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Please see the Avista Action Alert on page 2 > for further advice. Additionally, see page 28 > for details of the identified issues.

Power stations	Identified
Energy Infrastructure	Identified
Projects	Identified

Energy / Oil and gas



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Site Outline

Search buffers in metres (m)

Oil or gas drilling well

Proposed oil or gas drilling well

Licensed blocks

Potential future exploration areas

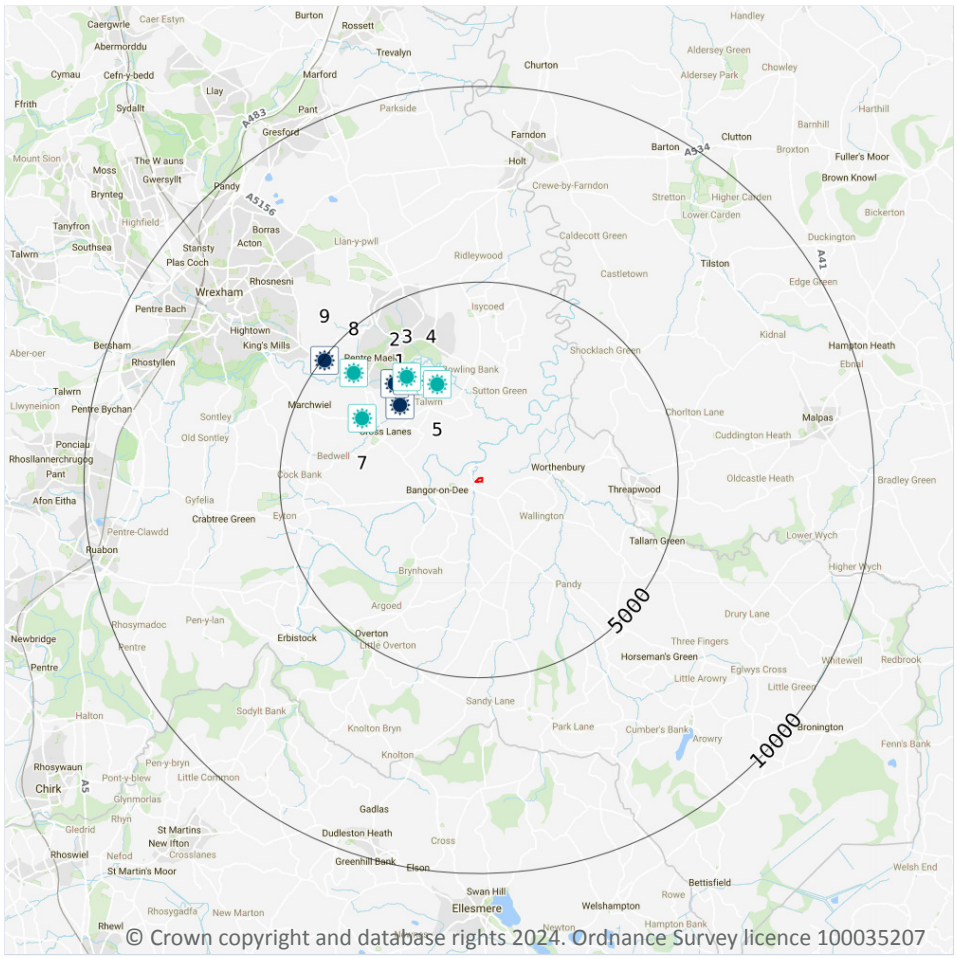
Proposed oil or gas drilling well

Planning applications relating to the exploration and extraction of oil or gas. Please be aware this may also include applications for subsurface geological exploration unrelated to fuel extraction.

ID	Distance	Direction	Details	
1	4-5 km	S	Location: Land To The North Of Hollybush Lane Farm, Penley, Wrexham Applicant: No Details Application Type: Granted Application Date: 19/03/2010 Application Reference: P/2010/0201	Drilling Of Appraisal Borehole For The Purpose Of Mineral Exploration Together With Associated Infrastructure

This data is sourced from Glenigan.

Energy / Wind and solar



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Site Outline

Search buffers in metres (m)

Wind farms

Proposed wind farms

Proposed wind turbines

Existing and agreed solar installations

Proposed solar installations

Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
1	2-3 km	NW	Land NW Of Pickhill Bridge Farm, Land NW Of Pickhill Bridge Far, Holt Road, Cross Lanes, Wrexham, Clwyd, LL13 0UA	Contractor: NextEnergy Solar Fund LPA Name: Wrexham County Borough Council Capacity (MW): 3.6	Application Date: 13/04/2015 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 24/03/2017

ID	Distance	Direction	Address	Details	
2	2-3 km	NW	Maelor Gasworks - Solar Farm & Battery Storage, N/O Wales And West Utilities, Access Roads To Maelor Gasworks, Cross Lanes, Wrexham, LL13 0UW	Contractor: Novus Renewable Services Limited LPA Name: Wrexham County Borough Council Capacity (MW): 5.7	Application Date: 15/07/2021 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction Date Commenced: -
3	2-3 km	NW	Williams Farm, Williams Farm, Maelor Gas Works, Marchwiel, Wrexham, LL13 0UW	Contractor: Solar Ventures LPA Name: Wrexham County Borough Council Capacity (MW): 5	Application Date: 26/06/2015 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 31/03/2016
9	4-5 km	NW	Little Llwyn Onn - Solar Farm & Battery Storage, Little Llwyn Onn, Cefn Road, Llwyn Onn, LL13 0NY	Contractor: Novus Renewable Services Limited LPA Name: Wrexham County Borough Council Capacity (MW): 9.9	Application Date: 09/06/2022 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction Date Commenced: -

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

Proposed solar installations

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

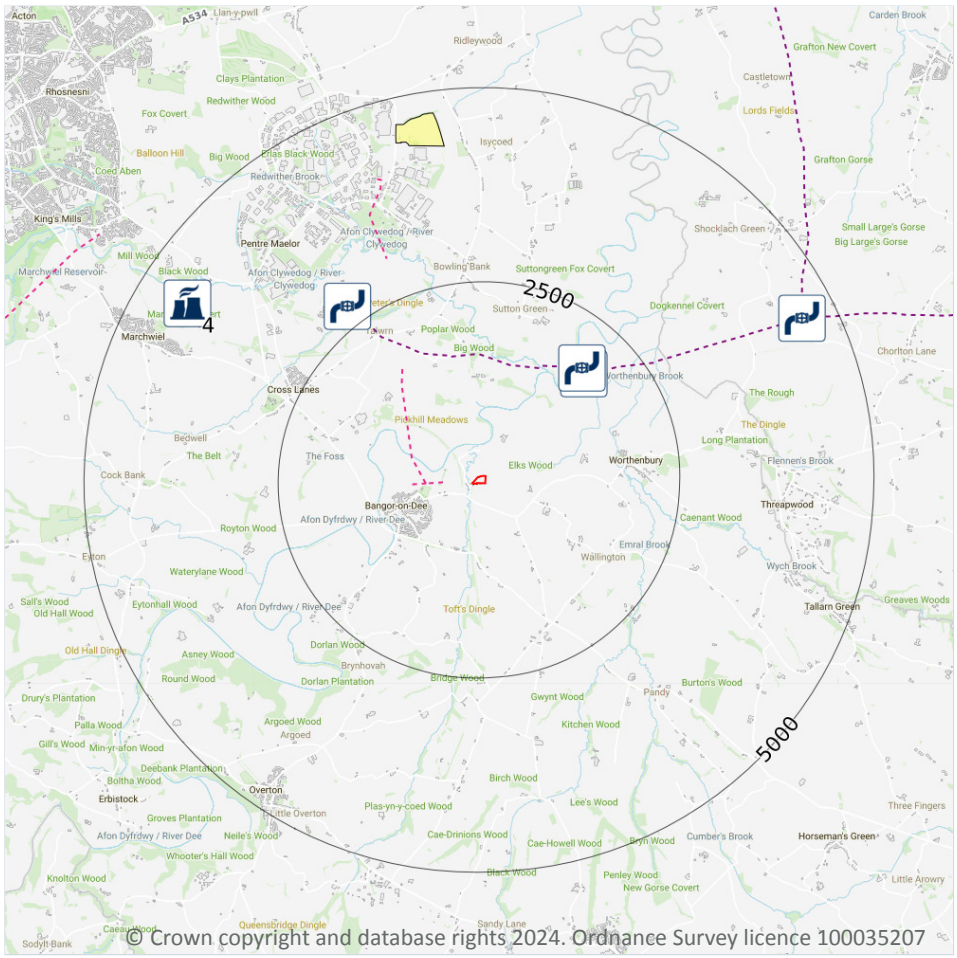
Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please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

ID	Distance	Direction	Address	Details	
4	2-3 km	NW	Pickhill Solar Farm, Pickhill, Cross Lanes, Wrexham, LL13 0UN	Applicant name: No Details Application Status: - Application Date: 28/07/2020 Application Number: P/2020/0337	Non-Material Amendments To Plannng Permission P/2020/0104 - Solar Farm Layout And Elevations

ID	Distance	Direction	Address	Details	
5	3-4 km	NW	Land North West Of Pickhill Bridge Farm, Holt Road, Cross Lanes, Wrexham, LL13 0UH	Applicant name: - Application Status: - Application Date: 13/04/2015 Application Number: P/2015/0287	Use Of Land For Erection Of Solar Photovoltaic Array To Generate Up To 4 Mw, Including Metering And Inverter Kiosks, Security Cameras, Fencing And Gates And Temporary Construction Of Compound And Access Track
6	3-4 km	NW	Land North Of Wales And West Utilities, Access Roads To Maelor Gasworks, Cross Lanes, Wrexham, LL13 0UW	Applicant name: Novus Renewable Services Ltd Application Status: PENDING Application Date: 15/07/2021 Application Number: P/2021/0676	Codl fferm solar a chyfleuster storio batris / erection of solar farm and battery storage facility
7	3-4 km	NW	The Hollies Farm, Bangor Road, Cross Lanes, Wrexham	Applicant name: - Application Status: - Application Date: 18/07/2014 Application Number: P/2014/0529	Installation Of A 70Kw Solar Photovoltaic System
8	4-5 km	NW	Little Llwyn Onn, Cefn Road, Llwyn Onn, Wrexham, LL13 0NY	Applicant name: No Details Application Status: No Details Application Date: 09/06/2022 Application Number: P/2022/0541	Codl fferm solar a chyfleuster storio batris / erection of solar farm and battery storage facility

The data is sourced from public registers of planning information and is updated every two weeks.

Energy / Energy infrastructure



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Electricity transmission lines and pylons

The nearest overhead transmission lines and/or pylon is located 377m from the property.

Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit www.emfs.info ↗. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website.

This data is sourced from the National Grid. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. However, if the existence of overhead power transmission may have a material impact with regard to the decision to purchase the property, Groundsure recommends contacting these organisations.

Power stations

There is an active power station on or near to the property. Power stations can cause air pollution issues and may not be visually pleasing.

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (CCGT), Gas/Oil, Coal Gas, Diesel Gas, HP Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent enquiries with the operating company listed.

ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
4	4-5 km	NW	DWR Cymru Welsh Water	Five Ford Wwtw	Combined Heat and Power	1	No Details

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.

Large Energy Projects

Large scale energy generation or transmission infrastructure has been proposed on or near to the property. Plans have been submitted to the Planning Inspectorate (formerly known as the Infrastructure Planning Commission). See below for details of what is proposed.

Distance	Direction	Details	Summary
4-5 km	N	Operator: Wrexham Power Limited Site Name: Wrexham Energy Centre Stage: Granted	A combined cycle gas turbine (CCGT) power station with a generating capacity of up to 299 MWe. The project will include an integral gas connection.

The information for this search is taken from a range of publicly available datasets. If the existence of a large scale infrastructure project may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent, thorough enquiries, starting with the National Infrastructure Planning website - infrastructure.planninginspectorate.gov.uk/projects/ ↗.

Planning summary

Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

1 **Large Developments**
searched to 750m

Please see page 31 > for details of the proposed developments.

1 **Small Developments**
searched to 500m

Please see page 32 > for details of the proposed developments.

0 **House extensions or new builds**
searched to 250m

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.

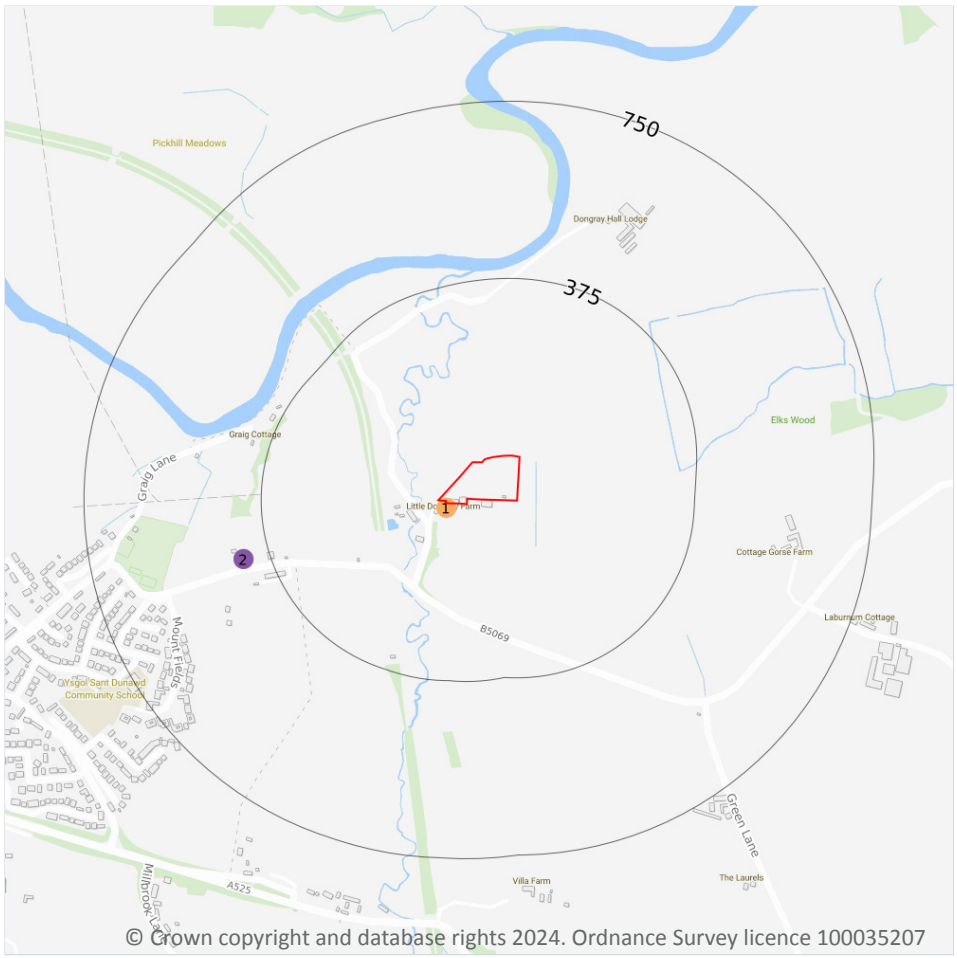
In order to understand this planning data better together with its limitations you should read the full detailed limitations on page 39 >.

Planning constraints

No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

Environmental Protected Areas	Not identified
Visual and Cultural Protected Areas	Not identified

Planning Applications



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Site Outline

Search buffers in metres (m)

- Grouped applications
- Large Project planning application
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

Large projects searched to 750m

1 large development within 750m from the property has been submitted for planning permission during the last ten years. Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 2 Distance: 433 m Direction: W	Application reference: P/2016/0388 Application date: 07/06/2016 Council: Wrexham Accuracy: Proximity	Address: Graig Cottage, Station Road, Bangor-on-Dee, Wrexham, Clwyd, LL13 0AB Project: 17 Houses Last known status: The application for outline approval has been withdrawn.	Link ↗

Small projects searched to 500m

1 small development within 500m from the property has been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 1 Distance: 12 m Direction: SW	Application reference: P/2017/0887 Application date: 26/10/2017 Council: Wrexham Accuracy: Proximity	Address: Little Dongrey Farm, Dongray Lane, Bangor-on-Dee, Wrexham, Clwyd, LL13 0AG Project: Stable Building & Menage (New/Conversion) Last known status: Detailed plans have been granted.	Link ↗

Climate change / Flood risk (5 and 30 Years)

Ambiental's FloodScore™ Climate data provides flood risk information from river, tidal and surface water flooding for a range of future time periods and emissions scenarios (Low emissions - RCP 2.6, medium and most likely emissions - RCP 4.5, and high emission - RCP 8.5). The temperature increases shown for each scenario are predicted increases by 2081-2100. The models are based on the UK Climate Projections 2018 (UKCP18). It is plausible that climate change will increase the severity and frequency of flood events in the future. FloodScore™ Climate has been designed to provide banks, building societies and insurers with future flood risk information for their long-term assets. The data within this report is based on the highest risk found within a buffer zone around the buildings. The 'Year' in the table represents the median of the date range used for each modelled timeframe.

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 2.6 0.9-2.3°C	2027	High	High	Negligible	Low
RCP 2.6 0.9-2.3°C	2055	High	High	Negligible	Low

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2027	High	High	Negligible	Low
RCP 4.5 1.7-3.2°C	2055	High	High	Negligible	Low

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2027	High	High	Negligible	Low
RCP 8.5 3.2-5.4°C	2055	High	High	Negligible	Low

This data is sourced from Ambiental Risk Analytics.

Climate change / Natural ground instability (5 and 30 Years)

This data shows the increase in shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change will result in higher temperature and therefore likely cause periods of drought and an increase in shrink swell subsidence. This data has been produced using the Met Office local projections to accurately model predicted rainfall, it is only available for RCP8.5 (the 'worst case' climate scenario).

Temp increase range	Year	Wet scenario	Average rainfall	Dry scenario
RCP 8.5 3.2-5.4°C	2030s	Highly unlikely	Highly unlikely	Highly unlikely
RCP 8.5 3.2-5.4°C	2050s	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey.

Datasets searched

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

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified
Former tanks	Not identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Not identified
Current or recent petrol stations	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified

Flooding	
Risk of flooding from rivers and the sea	**Identified**
Flood storage areas: part of floodplain	Not identified
Historical flood areas	**Identified**
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	**Identified**

Radon	
Radon	**Identified**

Mining features	
Mine entries	Not identified
Mineralised veins	Not identified
Surface workings	Not identified
Surface features	Not identified
Underground mine workings	Not identified
Reported subsidence	Not identified
Mine waste tips	Not identified

Mining features	
Secured features	Not identified
Licence boundaries	Not identified
Researched mining	Not identified
Mining Record Office plans	Not identified
BGS mine plans	Not identified

Mining records	
BritPits	Not identified
Mineral Planning Areas	Not identified
Non-coal mining areas	Not identified
Mining cavities	Not identified
Coal mining areas	Not identified
Brine areas	Not identified
Gypsum areas	Not identified
Tin mining areas	Not identified

Historical Features	
Non-coal mining	Not identified
Coal and associated mining	Not identified
Industry associated with mining	Not identified

Geological features	
Artificial and made ground (10k)	Not identified
Linear features - mineral veins (10k)	Not identified
Artificial and made ground (50k)	Not identified
Linear features - mineral veins (50k)	Not identified

Natural instability	
Property shrink-swell assessment	Not identified
Shrink-swell clays	Not identified

Natural instability	
Landslides	Not identified
National landslide database	Not identified
Running sands	Not identified
Compressible deposits	**Identified**
Collapsible deposits	Not identified
Dissolution of soluble rocks	Not identified
Natural cavities	Not identified

Coastal Erosion	
Complex cliffs	Not identified
Projections with intervention measures in place	Not identified
Projections with no active intervention	Not identified
Complex cliffs	Not identified
Projections with intervention measures in place	Not identified
Projections with no active intervention	Not identified

Infilled land	
Infilling from historical mapping	**Identified**
Active landfill sites	Not identified
Historical landfill (from Environment Agency records)	Not identified
Historical landfill (from Local Authority and historical mapping records)	Not identified

Sinkholes	
Reported recent incidents	Not identified
Recorded incidents (BGS)	Not identified
Recorded incidents (Stantec)	Not identified
Historical incidents	Not identified

Transportation	
HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified
Crossrail 1 route	Not identified
Crossrail 1 stations	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	**Identified**
Abandoned railways	**Identified**
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

Oil and gas	
Oil or gas drilling well	Not identified

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

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

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

Planning	
Large projects searched to 750m	**Identified**
Small projects searched to 500m	**Identified**
House extensions and small new builds searched to 250m	Not identified

Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified

Planning constraints	
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Climate change	
Flood risk (5 and 30 Years)	**Identified**
Natural ground instability (5 and 30 Years)	**Identified**

Methodologies and limitations

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

Data providers

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

Conveyancing Information Executive and our terms & conditions

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- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

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

Complaints should be sent to:
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