

Distance	Direction	Description
0	on site	Flood zone 2
0	on site	Flood zone 3

This data is sourced from the Environment Agency / Natural Resources Wales



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	Low	Negligible	High
RCP 2.6 0.9-2.3°C	2055	High	Low	Negligible	High
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2027	High	Low	Negligible	High
RCP 4.5 1.7-3.2°C	2055	High	Low	Negligible	High
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2027	High	Low	Negligible	High
RCP 8.5 3.2-5.4°C	2055	High	Moderate	Negligible	High

This data is sourced from Ambiental Risk Analytics.





Environmental

Identified



Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see [page 38](#) > for details of the identified issues.

Natural Ground Stability

Moderate-High

Non-Natural Ground Stability

Identified



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 5% and 10%.

Please see [page 40](#) > for details of the identified issues.

**In a radon
affected area**

Next steps

Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence. You should consider the following:

- 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

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

Radon

The property is in an area where elevated radon levels are expected to be found in 5-10% of properties.



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: 51003387702001
Your ref: DPA Ref:23076/2.0
Grid ref: 328593 345263

- 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
- basic 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-employers/> ↗ for further information

Jump to

[Natural ground subsidence](#) >

[Non-natural ground subsidence](#) >

[Radon](#) >

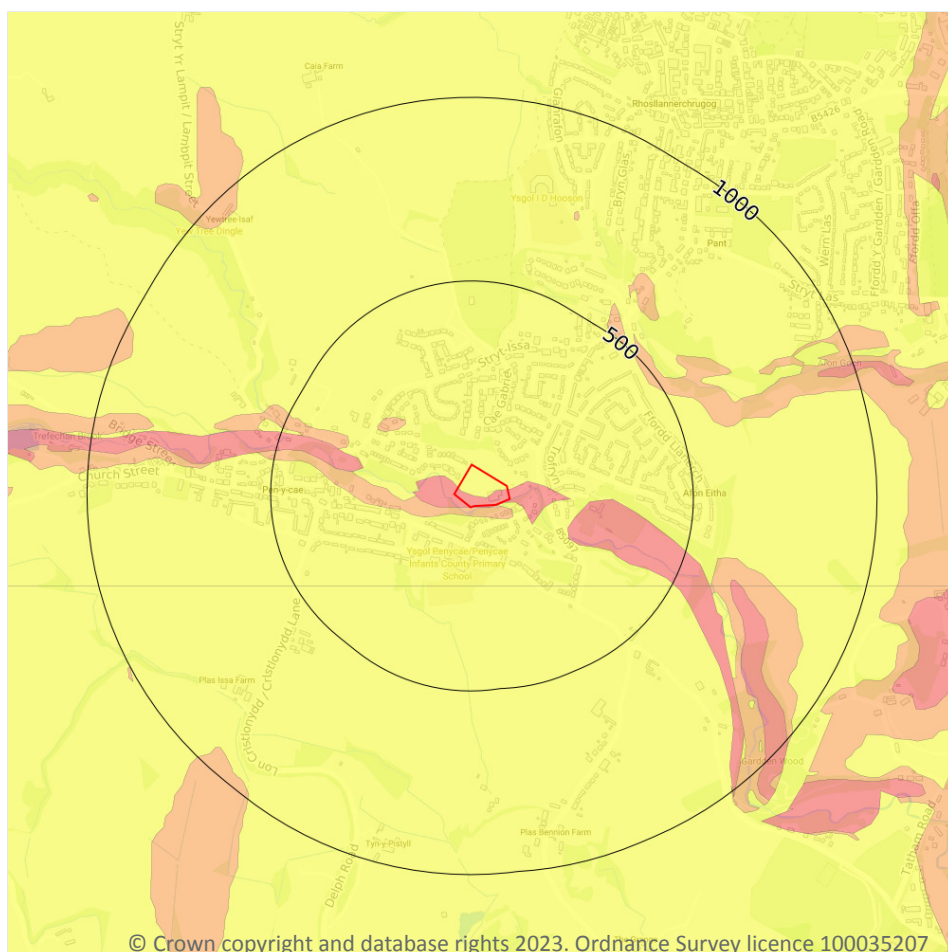
[Natural ground instability \(5 and 30 Years\)](#) >

[Skip to next section: Energy](#) >

You can find our methodology and list of limitations on [page 56](#) >



Ground stability / Natural ground subsidence



- Site Outline
- Search buffers in metres (m)
- Moderate - high
- Low
- Negligible - very low

© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

Natural ground subsidence

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Please see [page 4](#) > for further advice.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.



Ground stability / Non-natural ground subsidence



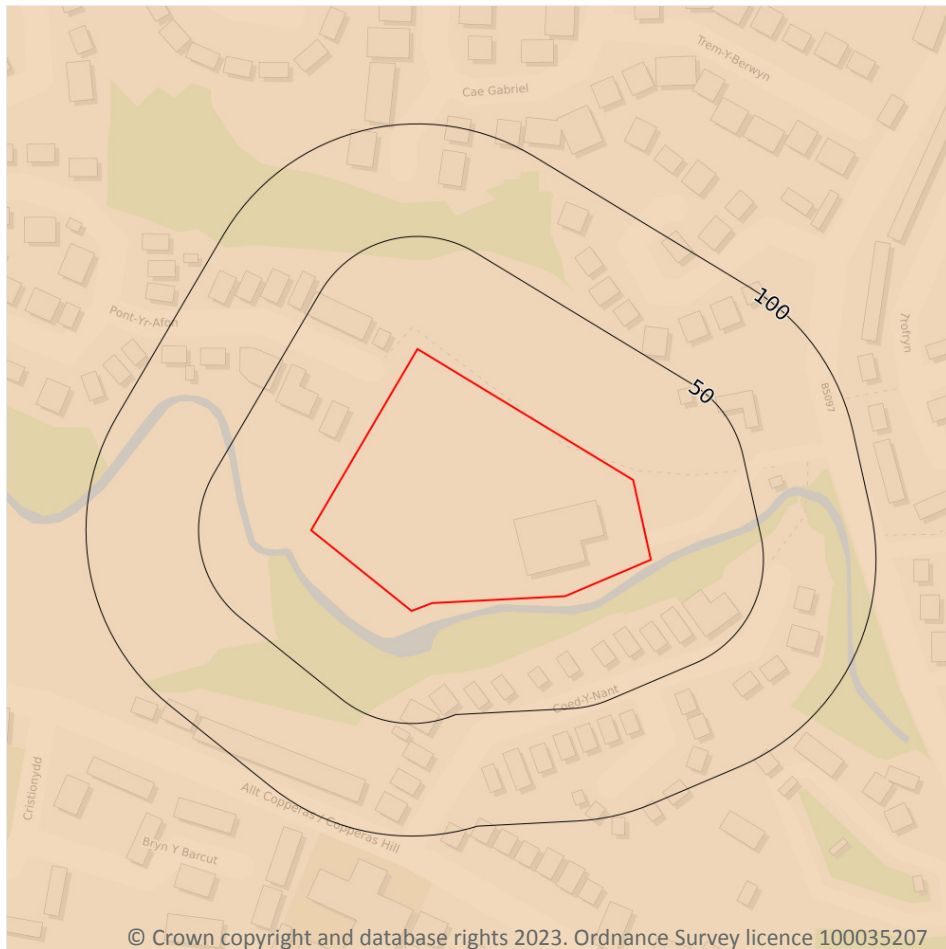
Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see [page 4](#) > for further advice.



Radon



— Site Outline
Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

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 [page 4](#) > for further advice.

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



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: 51003387702001
Your ref: DPA Ref:23076/2.0
Grid ref: 328593 345263

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.





Energy

Identified



Oil and gas

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

Please see [page 4](#) > for further advice. Additionally, see [page 44](#) > for details of the identified issues.

Oil and gas areas
Oil and gas wells

Not identified
Identified



Wind and Solar

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

Please see [page 4](#) > for further advice. Additionally, see [page 46](#) > for details of the identified issues.

Planned Multiple Wind Turbines

Not identified

Planned Single Wind Turbines

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 not identified results.

Power stations

Not identified

Energy Infrastructure Projects

Not identified
Not identified

Next steps

Oil and gas

A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if the well has a 'completed by' date within the data as this would indicate that no further activity is taking place at the site.

You may wish to visit the website of any identified operator for further information.

Wind

Existing or proposed wind installations have been identified within 10km.



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

Ref: 51003387702001
 Your ref: DPA Ref:23076/2.0
 Grid ref: 328593 345263

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

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

- 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

Jump to

[Oil and gas >](#)

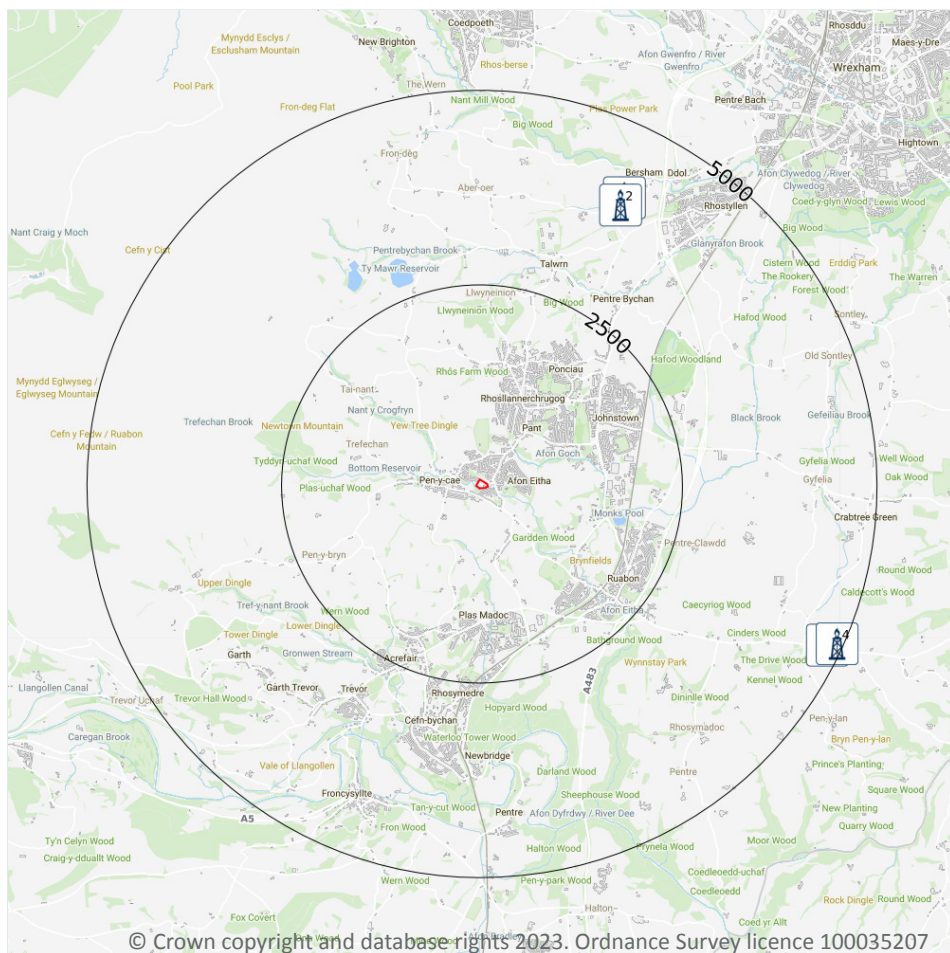
[Wind and solar >](#)

[Skip to next section: Transport >](#)

You can find our methodology and list of limitations on [page 56 >](#)



Energy / Oil and gas



— Site Outline
Search buffers in metres (m)

- Oil or gas drilling well
- Proposed oil or gas drilling well
- Licensed blocks
- Potential future exploration areas

Oil or gas drilling well

The database of oil and gas wells shows all existing and historic licensed oil, gas, shale gas, and coalbed methane extraction sites. These wells may have been licensed in any one of the 14 licensing rounds since 1910.

ID	Distance	Direction	Details	
1	4-5 km	NE	Site Name: BERSHAM 1 Operator: EVERGREEN Type: Mine Gas Intent: Exploration	NSTA References: L110/30- 2 Licence Number: EXL281 Date of first drilling: 19/08/2000 Date of well completion: 25/08/2000 Licence Expiry: 25/08/2005



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

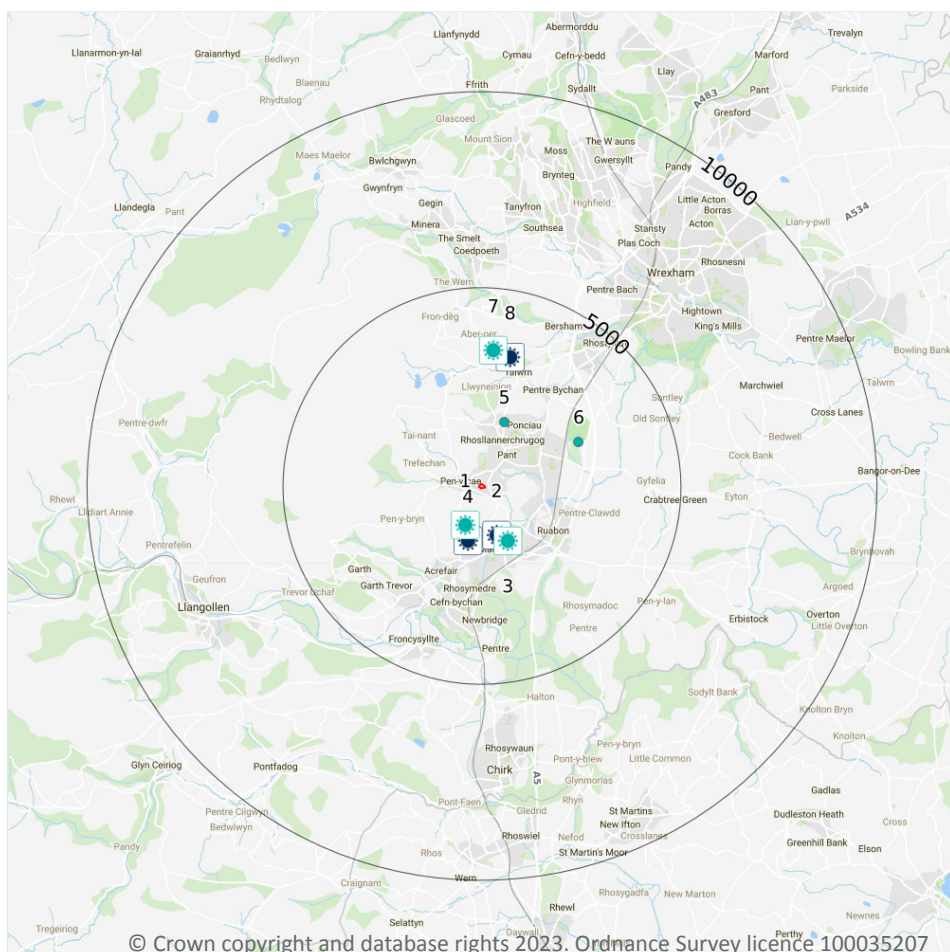
Ref: 51003387702001
Your ref: DPA Ref:23076/2.0
Grid ref: 328593 345263

ID	Distance	Direction	Details	
2	4-5 km	NE	Site Name: BERSHAM 2 Operator: EVERGREEN Type: Mine Gas Intent: Exploration	NSTA References: L110/30- 3 Licence Number: EXL281 Date of first drilling: 05/02/2002 Date of well completion: 09/04/2003 Licence Expiry: 09/04/2008
3	4-5 km	SE	Site Name: ERBISTOCK 2 Operator: EVERGREEN Type: Coalbed Methane Intent: Exploration	NSTA References: LM/01- 2 Licence Number: EXL281 Date of first drilling: 03/06/2000 Date of well completion: 13/06/2000 Licence Expiry: 13/06/2005
4	4-5 km	SE	Site Name: ERBISTOCK 3 Operator: EVERGREEN Type: Coalbed Methane Intent: Exploration	NSTA References: LM/01- 3 Licence Number: EXL281 Date of first drilling: 13/06/2000 Date of well completion: 05/04/2003 Licence Expiry: 05/04/2008

This data is sourced from the North Sea Transition Authority (NSTA).



Energy / Wind and solar



© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

- Site Outline
- Search buffers in metres (m)
-  Wind farms
-  Proposed wind farms
-  Proposed wind turbines
-  Existing and agreed solar installations
-  Proposed solar installations

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

Ref: 51003387702001
 Your ref: DPA Ref:23076/2.0
 Grid ref: 328593 345263

ID	Distance	Direction	Details	
5	1-2 km	N	Site Name: Grango School Vinegar Hill, Wrexham, Rhosllanerchrugog, Clwyd, LL14 1E Planning Application Reference: P/2008/0648 Type of Project: Wind Turbine	Application Date: 2008-06-10 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of wind turbine. Approximate Grid Reference: 329166, 346893
6	2-3 km	NE	Site Name: Eco Ready Mix Hafod Road, Wrexham, Ruabon, Clwyd, LL14 6ET Planning Application Reference: P/2009/0047 Type of Project: Wind Turbine	Application Date: 2009-01-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 20kw wind turbine with tower height of 18 metres. Approximate Grid Reference: 331064, 346383

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

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	
2	1-2 km	S	Penycae Solar Farm, Land To East And West Of, Benn, The Grange Plas, Penycae, Wrexham, Clwyd, LL14 1	Contractor: SBC Renewables LPA Name: Wrexham County Borough Council Capacity (MW): 5	Application Date: 15/07/2015 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 28/03/2016
4	1-2 km	S	Land Opposite Tyn Y Pistyll, Land Opposite Tyn Y Pistyll, West of Delph Road, Penycae, Wrexham, Clwyd, LL14 1TU	Contractor: Lightsource Renewable Energy LPA Name: Wrexham County Borough Council Capacity (MW): 5	Application Date: 10/02/2015 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 22/12/2015



ID	Distance	Direction	Address	Details	
8	3-4 km	N	Bronwylfa Reservoir, E/o Bronwylfa Reservoir, Aberoer Road, Aberoer, Wrexham	Contractor: Wrexham County Borough Council LPA Name: Wrexham County Borough Council Capacity (MW): 3	Application Date: 11/04/2014 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 15/06/2015

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	
1	1-2 km	SW	Land Opposite Tyn Y Pistyll West Of Delph Road Penycae Wrexham	Applicant name: - Application Status: - Application Date: 10/02/2015 Application Number: P/2015/0092	Installation And Operation Of Solar Farm (Up To 5Mw) And Associated Infrastructure, Including Photovoltaic Panels On Frames, Inverters, Transformers, Sub-Station, Communications Building, Fencing, Security Cameras Etc
3	1-2 km	S	Land To East And West Of The Grange, Plas Bennion Road, Penycae, Wrexham	Applicant name: - Application Status: - Application Date: 15/07/2015 Application Number: P/2015/0546	Construction And Operation Of A Photovoltaic Farm (Generating Circa 5 Mws) Including Ancillary Infrastructure Of Site Access, Access Tracks, Fencing, Inverter And Transformer Stations, Sub-Stations, Cabling, Cctv, Landscaping And Temporary Works
7	3-4 km	N	Land East Of Bronwylfa Reservoir And North Of Legacy Substation, Aberoer Road, Aberoer, Wrexham, LL14	Applicant name: Wrexham County Borough Council Application Status: - Application Date: 04/02/2016 Application Number: P/2016/0089	Application For Non-Material Amendment To Planning Permission P/2014/0263 For Retention Of Temporary (Internal) Access Track And Alteration To Solar Array Layout As Per Condition No 20



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





Transport

Identified

The property has been identified to lie within the search radius of one or more transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



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.

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



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

Ref: 51003387702001
 Your ref: DPA Ref:23076/2.0
 Grid ref: 328593 345263



Planning

Identified

Summary

Protected areas have been identified within 250 metres of the property.

Please see [page 52 >](#) for details of the identified issues.

Environmental Protected Areas **Identified**

Visual and Cultural Protected Areas **Not identified**

Jump to

[Planning constraints >](#)

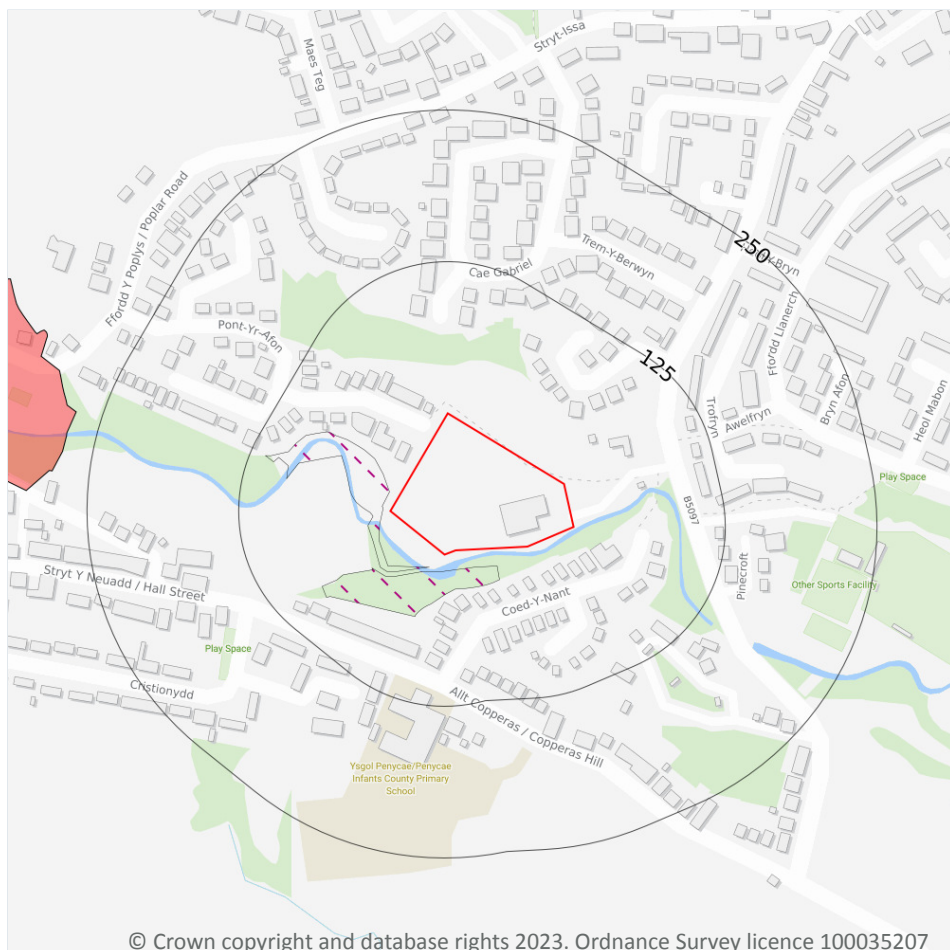
You can find our methodology and list of limitations on [page 56 >](#)

[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: 51003387702001
Your ref: DPA Ref:23076/2.0
Grid ref: 328593 345263

Planning constraints



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Sites of Special Scientific Interest
- Designated Ancient Woodland
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

Designated Ancient Woodland

Ancient Woodland are areas that are believed to have had a continuous woodland cover for at least 400 years and have a higher nature conservation value than those that have developed recently. Any development within an area of ancient woodland will be extremely restricted.

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
6 m	W	Unknown	Ancient Semi Natural Woodland
14 m	SW	Unknown	Ancient Semi Natural Woodland

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences for further information



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)	Identified
Former tanks	Not identified
Former energy features	Identified
Former petrol stations	Not identified
Former garages	Identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	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	Identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	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

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Identified
Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified
Hydrology	
Water courses from Ordnance Survey	Identified
Surface water abstractions	Not identified
Flooding	
Risk of flooding from rivers and the sea	Identified



Flooding

Flood storage areas: part of floodplain	Not identified
---	----------------

Historical flood areas	Not identified
------------------------	----------------

Areas benefiting from flood defences	Not identified
--------------------------------------	----------------

Flood defences	Not identified
----------------	----------------

Proposed flood defences	Not identified
-------------------------	----------------

Surface water flood risk	Identified
---------------------------------	-------------------

Groundwater flooding	Not identified
----------------------	----------------

Climate change

Flood risk (5 and 30 Years)	Identified
------------------------------------	-------------------

Natural ground instability (5 and 30 Years)	Identified
--	-------------------

Natural ground subsidence

Natural ground subsidence	Identified
----------------------------------	-------------------

Natural geological cavities	Not identified
-----------------------------	----------------

Non-natural ground subsidence

Coal mining	Identified
--------------------	-------------------

Non-coal mining	Not identified
-----------------	----------------

Mining cavities	Not identified
-----------------	----------------

Infilled land	Not identified
---------------	----------------

Radon

Radon	Identified
--------------	-------------------

Coastal Erosion

Complex cliffs	Not identified
----------------	----------------

Projections with intervention measures in place	Not identified
---	----------------

Projections with no active intervention	Not identified
---	----------------

Oil and gas

Oil or gas drilling well	Identified
---------------------------------	-------------------

Proposed oil or gas drilling well	Not 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	Identified
-------------------------------	-------------------

Existing and agreed solar installations	Identified
--	-------------------

Proposed solar installations	Identified
-------------------------------------	-------------------

Energy

Electricity transmission lines and pylons	Not identified
---	----------------

National Grid energy infrastructure	Not identified
-------------------------------------	----------------

Power stations	Not identified
----------------	----------------

Nuclear installations	Not identified
-----------------------	----------------

Large Energy Projects	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
--------------------------	----------------

Local Nature Reserves	Not identified
-----------------------	----------------

Designated Ancient Woodland	Identified
------------------------------------	-------------------

Green Belt	Not identified
------------	----------------

World Heritage Sites	Not identified
----------------------	----------------



Planning constraints

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



Contaminated Land Assessment Methodology and Limitations

Our risk assessment methodology and limitations can be found at [Risk Assessment methodology and Limitations - Groundsure](#) ↗

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiantal Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiantal Risk Analytics.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). It shows the chance of flooding from rivers or the sea presented in categories 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.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

Very Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

High - The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

FRAW (sea):

Very Low - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

High - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding

Ambiantal Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally



vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. The flood risks for these rainfall events are reported where the depth would be greater than the threshold for a standard property to modern building standards. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and individual Local Authorities. Due to different methodologies used by different Local Authorities the data may be incomplete. We recommend reviewing your local search for confirmation.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, whereas a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the “typical safe distance” trees should be from a property please see this guide:

www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf ↗



ClimateIndex™ data and limitations

Groundsure's ClimateIndex™ is an assessment of the physical risk to the property from hazards which may be exacerbated by climate change. It considers the following hazards only:

- River flooding
- Flooding from the sea and tidal waters
- Surface water flooding
- Shrink swell subsidence
- Coastal erosion

These hazards are assessed using a weighted sum model, which allows for the consistent comparison of hazards between different time periods, emissions scenarios and the relative severity of predicted impacts. All flood and subsidence impacts have been produced using the latest UKCP18 climate prediction models. Assessments are provided for the short term (c.5 years) and medium term (c.30 years) only. A range of [Representative Concentration Pathways \(RCPs\)](#) [↗](#) have been used depending on the source dataset and its derivation. For example, flood data has been provided for RCP2.6, 4.5 and 8.5, whereas subsidence data has been derived using local projections only available for RCP8.5. Each RCP variance has been assigned an appropriate weighting in the calculator to reflect the relative likelihood of that scenario and where a full range of RCP scenarios is not available Groundsure have extrapolated to give equivalent values.

The banding applied to a property reflects its current and future risk from the hazards identified above. If a property's banding does not change from the present day to the medium term, the property's risk profile is not considered likely to be affected by climate change, though risks may still be present. Any increase in the banding of a property indicates that the property has the potential to be affected by climate change.

Band	Description	Short term (c.5 year)	Medium term (c.30 year)
A	No risks of concern predicted	76%	75%
B	Minor risks e.g. low level surface water flooding	15%	15%
C	Minor to moderate risks e.g. river flood event above property threshold	4%	4%
D	Moderate risks e.g. above threshold flood events and significant increase in subsidence potential	2%	2%
E	Significant risks e.g. multiple flood risks above property threshold	2%	2%
F	Severe risks to property e.g. coastal erosion risk	1%	2%

Approximate percentage of properties falling into each band. The figures have been calculated based on an assessment of residential properties only.



Energy Performance

To provide details of a property-specific Energy Performance Certificate (EPC), when they are present and required, we use the address and site boundary provided with the order to assign to one or more Unique Property Reference Numbers (UPRNs). These are unique identifiers curated and managed by Ordnance Survey / local councils. We will use the address provided to attempt to match to a single UPRN or the site boundary to match to all the UPRNs that fall within the site boundary. The UPRNs are then used to match EPCs to a property. Although Groundsure has invested significant resources to develop an accurate UPRN matching solution, it is possible in some cases that a UPRN could be matched incorrectly. It is encouraged that you verify the EPC used in this report against the online register on gov.uk's [Find an energy certificate](#) ↗ service to check 1) the address is correct, and 2) the most recent EPC certificate has been reviewed. If a more recent EPC exists for the property, then this latest certificate must be relied upon rather than the information summarised in this report.

Where more than one UPRN and associated EPC have been found relating to the property we will summarise the key information relating to each of the EPCs in tables (one table for non-domestic EPCs and another for domestic EPCs). We have capped the number of EPCs that we summarise in each of the tables at 50. Beyond this number we will provide a total count of domestic and/or non-domestic EPCs that matched to the site. If you require more detail regarding all the EPCs found in these cases we can provide this on request as an addendum to the report.



Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com ↗. Groundsure adheres to the Conveyancing Information Executive Standards.

The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: 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
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com

↗ 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, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗

Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation ↗ for full details.

Data providers

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

