Groundsure Screening (0 - 15 InfoTrac ha)



Search Details

Prepared for: Gilbert Davies & Partners Limited

Matter: M10074-0004

Client address: 18 Severn Street, Powys, SY21 7AD

Property:

Mars Independent Financial Advisors, 44 High Street, Welshpool, SY21 7JQ

Local Authority:

Groundsure

Nile House, Nile Street, Brighton, BN1 1HW

Date Returned: 20/01/2025

Property type: Commercial

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Mars Independent Financial Advisors, 44, High Street, Welshpool, SY21 7JQ

Professional opinion



Contaminated Land Acceptable risk

<u>page 11</u> >



Flooding Negligible

page 26 >

Consultant's guidance and recommendations inside.



Ground Stability

Not identified



Radon

Identified

page 28 >



Energy

Identified

page 31 >



Planning Constraints

Identified

page 38 >



Transportation

Identified

page 37 >

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.



Physical risks

ClimateIndex[™] projects changes in physical risks from **flooding, ground stability** and **coastal erosion**. Please see <u>page 7</u> > for details and guidance.



Transition risks

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

Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely





helpdesk@infotrack.co.uk ↗

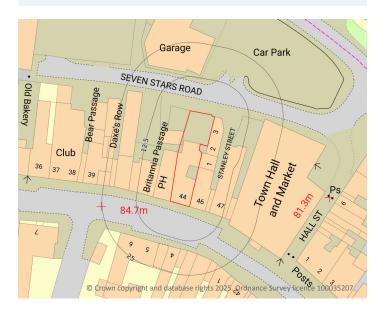
Ref: IT-73837943 Your ref: IT-73837943 Grid ref: 322370 307630 Date: 20 January 2025







Site Plan



Useful contacts

Powys County Council: http://www.powys.gov.uk ↗ customer@powys.gov.uk ↗ 01597 827460

Natural Resources Wales Customer Care Centre enquiries@naturalresourceswales.gov.uk 7 0300 065 3000

Contact us with any questions at:

info@groundsure.com ↗

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Recent aerial photograph





Contact us with any questions at:

info@groundsure.com ↗

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Capture Date: 19/07/2022

Site Area: 0.03ha





Screening

Overview of findings and recommendations



Contaminated Land

Acceptable risk

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com ↗

More information on page 11 >



Flooding

Negligible risk

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

More information on page 26 >



Identified

The property is in an area where elevated radon levels are expected to be found in 10-30% of properties.

Contact us with any questions at:

info@groundsure.com ↗

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Next steps for consideration:

- Employers are required by law to to assess any risks to their staff while at work. We recommend checking your requirements here https://www.ukradon.org/information/hands
- Due to the age of the property, radon protection measures should not be expected to be present within the property unless recently installed;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon https://www.ukradon.org/services/orderworkplace

 7;
- Further information is available here https://knowledge.groundsure.com/searches-radon https://knowledge.groundsure.com/searches-radon

More information on page 28 >

Other considerations

These are next steps associated with non-environmental search returns on matters of energy facilities, transport infrastructure and planning constraints.



Energy

Identified

Wind

- 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

- 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

More information on page 31 >





Screening



Planning constraints

Identified

 seek further guidance from the local planning department on any likely restrictions if considering any property development

More information on page 38 >

Screening

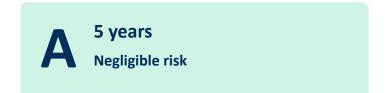
ClimateIndex[™] physical risks



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from **flooding, natural ground stability 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. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

ClimateIndex™

The **risks with the greatest impact on the overall ClimateIndex™ are positioned first** in the list(s) below. Any risks that have not been identified at the site have been omitted.





Rating key



The ClimateIndex $^{\text{TM}}$ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.

ClimateIndex™ guidance and next steps

Even though there are no further actions necessary at this time, the following links will help provide you with further information about the climate change risks dealt with in this report.

- Click here

 ¬ for more information on climate change risks, our methodology and limitations
- See the <u>.GOV website</u>

 for updates on the governments policy on reaching Net Zero by 2050



Let's talk about climate

For more information on ClimateIndex™ or our climate related recommendations call us on: 01273 257 755

See our <u>ClimateIndex™ clauses</u> *¬* here for actionable guidance on risks associated with climate change

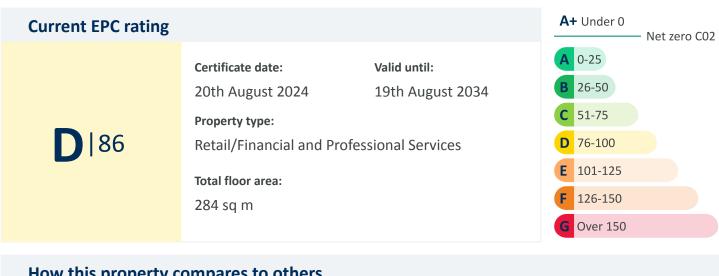


ClimateIndex™ transition risks

Energy Performance

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. 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 found an EPC relating to 44 High Street, SY21 7JQ UPRN: 100101027790



EPC recommendations

The EPC assessor has provided the following recommendations to improve the energy efficiency of the property

Contact us with any questions at:

info@groundsure.com ↗

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Screening

	Recommendations
1	Some walls have uninsulated cavities - introduce cavity wall insulation.
2	Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.
3	Some loft spaces are poorly insulated - install/improve insulation.
4	Some solid walls are poorly insulated - introduce or improve internal wall insulation.
5	Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.
6	Some glazing is poorly insulated. Replace/improve glazing and/or frames.
7	Consider installing an air source heat pump.
8	Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.
9	Consider installing building mounted wind turbine(s).
10	Roof is poorly insulated. Install or improve insulation of roof.
11	In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.
12	Consider replacing T8 lamps with retrofit T5 conversion kit.
13	Some windows have high U-values - consider installing secondary glazing.

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

Leasing and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased nondomestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building that does not meet these requirements.

If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. Click here

→ for more detail on the types of exemptions available and how to register for them.

Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green leases can be found here \nearrow .

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered. Current government guidelines and proposals are summarised below:





Screening

1st April 2023 2027 2028 2030

Privately leased nondomestic buildings that require an EPC to

Exemptions may apply

be rated at least E

Proposed target for all non-domestic rented buildings to be rated at least C.

Exemptions may apply

Proposed target through the Energy Bill for non-domestic rental properties to achieve EPC B.

Exemptions may apply

Proposed MEES target that non-domestic rental properties must be rated at least EPC B.

Exemptions may apply



Screening



Contaminated land liability

Acceptable risk

Summary

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Past Land Use Acceptable risk **Waste and Landfill** Acceptable risk **Current and Recent Industrial** Acceptable risk

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com ↗

Jump to

Consultant's Assessment >

Past land use >

Current and recent industrial >

Superficial hydrogeology >

Bedrock hydrogeology >

Hydrology >

Skip to next section: Flooding >

You can find our methodology and list of limitations on page 55 >

Consultant's assessment

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 <u>page 4</u> > for further advice.

Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be used for commercial purposes.

Your ref: IT-73837943 Grid ref: 322370 307630



Screening

Historical land use

On-site

No potentially contaminative land uses of concern have been identified.

Surrounding area

No potentially contaminative land uses of concern have been identified near to the site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers.

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



Contaminated land data summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	7
Former tanks	0	0	2
Former energy features	0	0	8
Former petrol stations	0	0	0
Former garages	0	4	4
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	3	8
Current or recent petrol stations	0	1	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	1
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0

Contact us with any questions at:

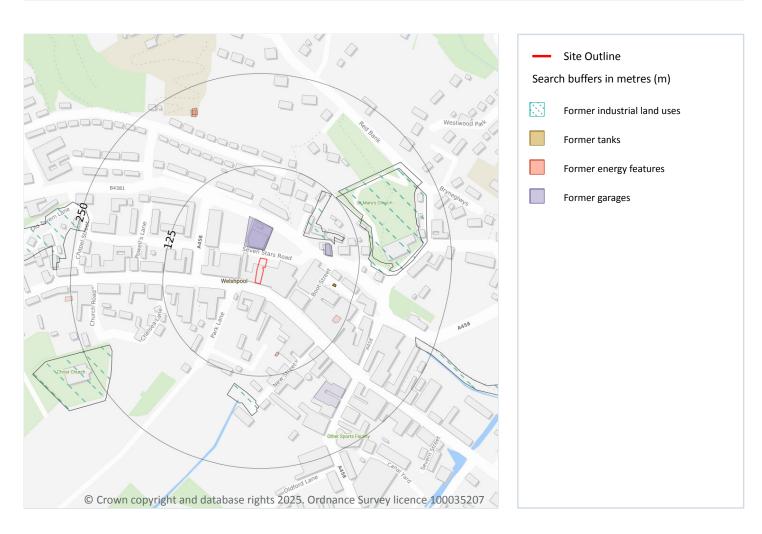
 $\underline{info@groundsure.com} \nearrow$

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Contaminated land / Past land use





Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see page 4 > for further advice.

Distance	Direction	Use	Date
59 m	NE	Tannery	1884
126 m	NE	Grave Yard	1884
134 m	NE	Cemetery	1960
139 m	S	Police Station	1884
214 m	SW	Grave Yard	1884



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(1



Distance	Direction	Use	Date
223 m	SE	Railway Sidings	1949
237 m	W	Brewery	1884

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see page 4 > for further advice.

Distance	Direction	Use	Date
94 m	Е	Unspecified Tank	1967
94 m	E	Unspecified Tank	1984

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see page 4 > for further advice.

Distance	Direction	Use	Date
95 m	S	Electricity Substation	1995
95 m	S	Electricity Substation	1997
109 m	SE	Electricity Substation	1984
210 m	N	Electricity Substation	1984
210 m	NW	Electricity Substation	1984
212 m	N	Electricity Substation	1995
212 m	N	Electricity Substation	1997
248 m	W	Electricity Substation	1984

Contact us with any questions at:

info@groundsure.com ↗

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This data is sourced from Ordnance Survey/Groundsure.







Former garages

These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Please see <u>page 4</u> > for further advice.

Distance	Direction	Use	Date
11 m	N	Garage	1984
11 m	N	Garage	1984
12 m	N	Garage	1995
12 m	N	Garage	1997
77 m	Е	Garage	1984
79 m	Е	Garage	1967
79 m	Е	Garage	1984
159 m	SE	Garage	1967

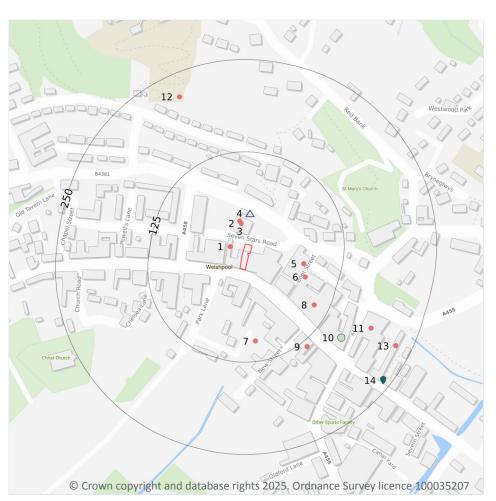
This data is sourced from Ordnance Survey/Groundsure.

Grid ref: 322370 307630



Contaminated land / Current and recent industrial







Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see page 4 > for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	19 m	NW	Welshpool Hardware D I Y - 1, Seven Stars Road, Welshpool, Powys, SY21 7JE	General Construction Supplies	Industrial Products
2	29 m	N	Ballards Garage - Brook Street, Welshpool, Powys, SY21 7NJ	Secondhand Vehicles	Motoring
3	35 m	N	Brook Street Garage - Ballards Flat, Brook Street, Welshpool, Powys, SY21 7NJ	Petrol and Fuel Stations	Road and Rail







ID	Distance	Direction	Company / Address	Activity	Category
5	74 m	E	Rally Marketing - Bistro Seven 7, Hall Street, Welshpool, Powys, SY21 7RY	Signs	Industrial Products
6	81 m	E	Mid Wales Trophies & Engraving - The Studio, Boot Street, Welshpool, Powys, SY21 7SA	Medals, Trophies, Ceremonial and Religious Goods	Consumer Products
7	98 m	S	Electricity Sub Station - Powys, SY21	Electrical Features	Infrastructure and Facilities
8	104 m	SE	county inner a Express itemspaper ===, i admitted coolea		Industrial Products
9	133 m	SE	Alexanders of Welshpool Ltd - 29, Broad Street, Welshpool, Powys, SY21 7RW	General Construction Supplies	Industrial Products
11	188 m	SE	Hidden Hearing - 21, Church Street, Welshpool, Powys, SY21 7DP	Disability and Mobility Equipment	Consumer Products
12	218 m	NW	Electricity Sub Station - Powys, SY21	Electrical Features	Infrastructure and Facilities
13	228 m	SE	Mark's Auto Accessories - Clive Apartments, Church Street, Welshpool, Powys, SY21 7DQ	Vehicle Parts and Accessories	Motoring

This data is sourced from Ordnance Survey.

Current or recent petrol stations

Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

Please see <u>page 4</u> > for further advice.

ID	Distance	Direction	Company	Address	Status
4	42 m	N	RIX	Union Street, Brook Street, Welshpool, Powys, SY21 7PG	Open

This data is sourced from Experian Catalist.





Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

Please see <u>page 4</u> > for further advice.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
14	239 m	SE	Launderama, 5 Severn Street, Welshpool	Powys County Council	Dry Cleaning	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authorities.

Pollution incidents

Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

Please see page 4 > for further advice.

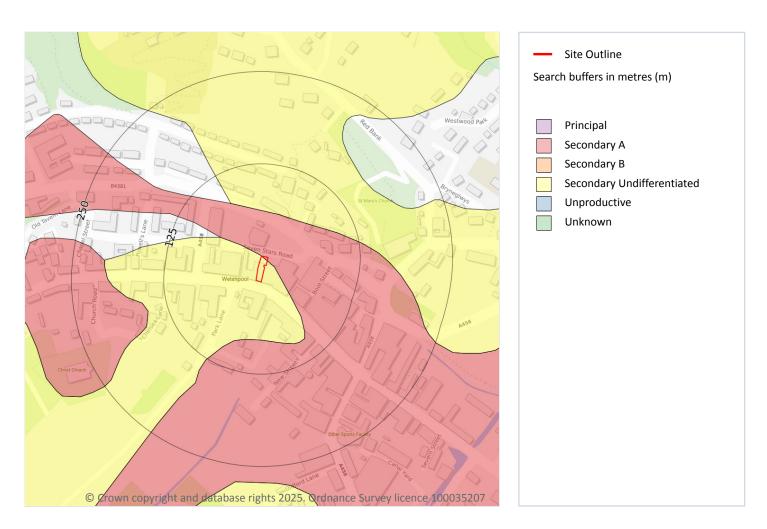
ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
10	159 m	SE	29/08/2001	Category 4 (No Impact)	Category 4 (No Impact)	Gas and Fuel Oils

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



Superficial hydrogeology





Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Unknown - These are rock layers where it has not been possible to classify the water storage potential.



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Screening

Distance	Direction	Designation
0	on site	Secondary A
0	on site	Secondary Undifferentiated
60 m	N	Secondary Undifferentiated
152 m	W	Secondary A

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
TILL, DEVENSIAN	TILLD-DMTN	DIAMICTON
GLACIOFLUVIAL FAN DEPOSITS, DEVENSIAN	GFNQD-XSV	SAND AND GRAVEL

This data is sourced from British Geological Survey.

Ref: IT-73837943 Your ref: IT-73837943

Grid ref: 322370 307630

Screening

Bedrock hydrogeology





Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.





Screening

Distance	Direction	Designation
0	on site	Secondary B

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
NANT-YSGOLLON MUDSTONE FORMATION	NYG-MDST	MUDSTONE

This data is sourced from British Geological Survey.

Screening

Hydrology





Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
26 m	S	Name: Lledan Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
145 m	S	Name: Llyn-du Ditch Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)



Screening

Distance	Direction	Details
160 m	S	Name: Llyn-du Ditch Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
244 m	SE	Name: Lledan Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.



Ref: IT-73837943 Your ref: IT-73837943 **Grid ref**: 322370 307630

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Screening



Flooding

Negligible risk

Summary

No significant concerns have been identified as a result of the flood risk searches. No action required.

Click here

→ for further explanation of the flood risk assessment.

River and Coastal Flooding Groundwater Flooding Surface Water Flooding

FloodScore™ insurance rating **Past Flooding**

Flood Storage Areas NPPF Flood Risk Assessment required if site redeveloped? **Very Low** Low

Negligible **Very Low** Not identified

Not identified

See overview

Next steps

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Contact us with any questions at:

info@groundsure.com ↗

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Jump to

Flood risk (5 and 30 years) >

Skip to next section: Environmental >

You can find our methodology and list of limitations on page 55 >



Climate change / Flood risk (5 and 30 Years)

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	< 20	< 20
Medium emissions	< 20	< 20	< 20	< 20
High emissions	< 20	< 20	< 20	< 20

This data is sourced from Ambiental Risk Analytics.





Screening



Environmental

Identified



Ground stability

No significant concerns have been identified as a result of the ground stability searches. No action required.

Natural Ground Stability

Negligible-Very

low

Non-Natural Ground Stability

Not 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 10% and 30%.

In a radon affected area

Please see page 29 > for details of the identified issues.

Next steps

Radon

The property is in an area where elevated radon levels are expected to be found in 10-30% of properties.

- Employers are required by law to to assess any risks to their staff while at work. We recommend checking your requirements here https://www.ukradon.org/information/hands
- Due to the age of the property, radon protection measures should not be expected to be present within the property unless recently installed;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon https://www.ukradon.org/services/orderworkplace

 > ;
- Further information is available here https://knowledge.groundsure.com/searches-radon ▷.

Jump to

Radon >

Natural ground instability (5 and 30 Years) >

Skip to next section: Energy >

You can find our methodology and list of limitations on page 55 >

Contact us with any questions at: Ref: IT-73837943

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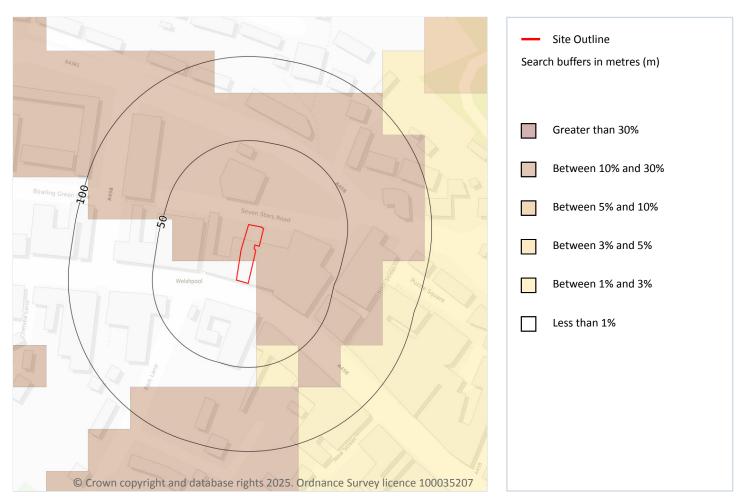
(28



Screening

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 exsmokers. The higher the level and the longer the period of exposure, the greater the risk.

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Please see page 4 > for further advice.

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





Climate change / Ground stability (5 and 30 Years)

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from 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 is likely to result in higher temperatures and therefore likely to 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, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations

↗.

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely

Contact us with any questions at:

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This data is sourced from the British Geological Survey





Screening



Energy

Identified



Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas Oil and gas wells

Not identified Not 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 33 > for details of the identified issues.

Planned Multiple Wind Identified Turbines

Planned Single Wind Turbines Identified Identified Existing Wind Turbines Identified Proposed Solar Farms

Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations Energy Infrastructure Projects

Existing Solar Farms

Not identified Not identified Not identified

Not identified

Next steps

Wind

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

- 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



Contact us with any questions at: Ref: IT-73837943 01273 257 755 Grid ref: 322370 307630

Your ref: IT-73837943



Screening

Jump to

Wind and solar >

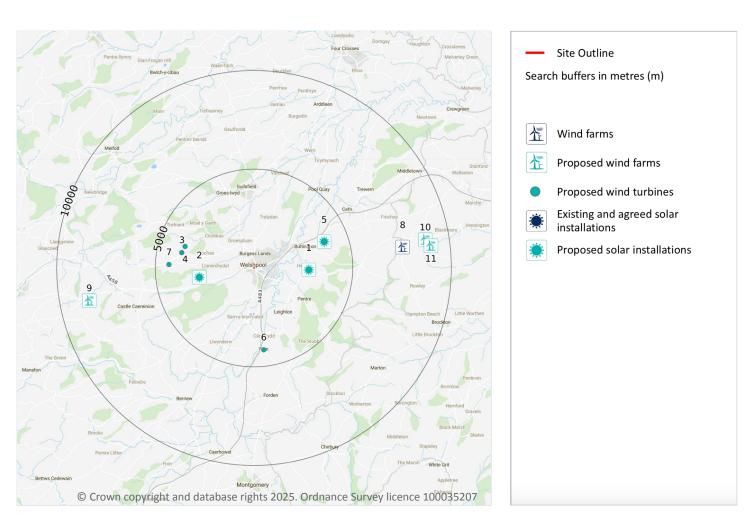
Skip to next section: Transport >

You can find our methodology and list of limitations on page 55 >

Screening

Energy / Wind and solar





Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details	
8	7-8 km	E	Site Name: Woodleasowes Farm, Blackmore, Westbury, Shrewsbury, West Midlands, SY5 9SA Operator Developer: Wind FX Ltd Status of Project: Consented	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.1MW Total project capacity: 0.1 Approximate Grid Reference: 329908, 308692

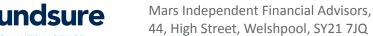
This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.

Contact us with any questions at:

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Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m 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.

ID	Distance	Direction	Details	
9	8-9 km	W	Site Name: Pt OS 2561 & 2269 Land near, Upper Cilhaul, Cyfronydd, Welshpool, Powys, Powys, SY21 9EY Planning Application Reference: P/2013/0345 Type of Project: 3 Wind Turbines	Application Date: 2013-03-18 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 3 five kw wind turbines (17.9m mast, 20.7m tip height, 5.6m blade diameter), siting of a control cabinet and associated cable runs, grid ref: T1: 314189/305688, T2: 31 Approximate Grid Reference: 314016, 305973
10	8-9 km	E	Site Name: Woodlands, Westbury, Shrewsbury, Shropshire, SY5 9RN Planning Application Reference: 10/03157/FUL Type of Project: 2 Wind Turbines	Application Date: 2010-07-23 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of two micro generating wind turbines on a 12.39m monopole with blade length of 6.44m. Approximate Grid Reference: 331055, 309060
11	8-9 km	E	Site Name: Woodlands, Westbury, Shrewsbury, Shropshire, SY5 9RN Planning Application Reference: 10/05219/FUL Type of Project: 2 Wind Turbines	Application Date: 2010-11-29 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 vertical wind turbines on 10.4m monopoles with 6.44m blade length together with application under section 73a of the town and country planning act 1990 for retrospective consent for an 1kw horizontal axis turbine on a m Approximate Grid Reference: 331055, 309060

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 wind farms with multiple turbines within 10,000m 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.





Screening

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.

ID	Distance	Direction	Details	
3	3-4 km	W	Site Name: Pen Y Gaer, Golfa, Welshpool, Powys, SY21 9BG Planning Application Reference: P/2011/0103 Type of Project: Wind Turbine	Application Date: 2011-01-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 20 metre high wind turbine. Approximate Grid Reference: 318717, 308412
4	3-4 km	W	Site Name: Pen Y Gaer, Golfa, Welshpool, Powys, Powys, SY21 9BG Planning Application Reference: P/2013/1127 Type of Project: Wind Turbine	Application Date: 2013-11-13 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises full: installation of a single 15 kW wind turbine, with hub height of 15.4m and height to blade tip of 20.4m (E: 318564, N: 308489). Approximate Grid Reference: 318716, 308411
6	4-5 km	S	Site Name: Fron Poultry, Forden Poultry F, Forden, Welshpool, Powys, Powys, SY21 8RZ Planning Application Reference: P/2013/0957 Type of Project: Wind Turbine	Application Date: 2013-11-20 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises full: installation of a 500kW wind turbine with a hub height of 50 metres and a blade tip of 77 metre and associated infrastructure to include a crane hard standing. Approximate Grid Reference: 322866, 303478
7	4-5 km	W	Site Name: land at Gaer Farm, Golfa, Welshpool, Powys, SY21 9BD Planning Application Reference: P/2015/0533 Type of Project: Wind Turbine	Application Date: 2015-05-27 Planning Stage: Detail Plans Withdrawn Project Details: Scheme comprises Full: Installation of a wind turbine with blade tip height of 48.01m and hub height of 30.5m together with control box, formation of access track and associated works The associated works include sewer systems, landscaping, infrastructure, enabling and access roads. Approximate Grid Reference: 318060, 307800



Screening

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.

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	2-3 km	Е	Old Hope, Hope Road, Hope, Leighton, SY21 8HF	Applicant name: Mr M Lewis Application Status: Full Application Application Date: 31/01/2023 Application Number: 22/2124/FUL	Erection of ground mounted PV solar array
2	2-3 km	W	Land Near Golfa Farm Golfa, Welshpool, Powys, SY21 9AF	Applicant name: Mr Richard Wearmouth Application Status: - Application Date: 16/12/2013 Application Number: SO/2013/0091	Screening Opinion under EIA Regulation 1999 for the installation of a 10 megawatt (MW) PV Solar Park (E:319605, N:307149)
5	3-4 km	Е	Buttington Old Hall, Buttington, Welshpool, Powys, SY21 8ST	Applicant name: Mr Robert Prycejones Application Status: Pending Consideration Application Date: 13/01/2022 Application Number: 21/2360/FUL	Installation of ground mounted Solar PV arrays

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





Screening



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 the Crossrail 2 project.

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
Historical Railways and
Tunnels
Railway and Tube Stations
Underground

Not identified

Identified

Not identified Not identified



Screening



Planning

Identified

Summary

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

Please see page 39 > for details of the identified issues.

Environmental Protected Areas Not identified Visual and Cultural Protected Identified Areas

Next steps

Visual and cultural designations

The property lies within 250m of a visually or culturally protected site or area.

 seek further guidance from the local planning department on any likely restrictions if considering any property development

Jump to

Planning constraints >

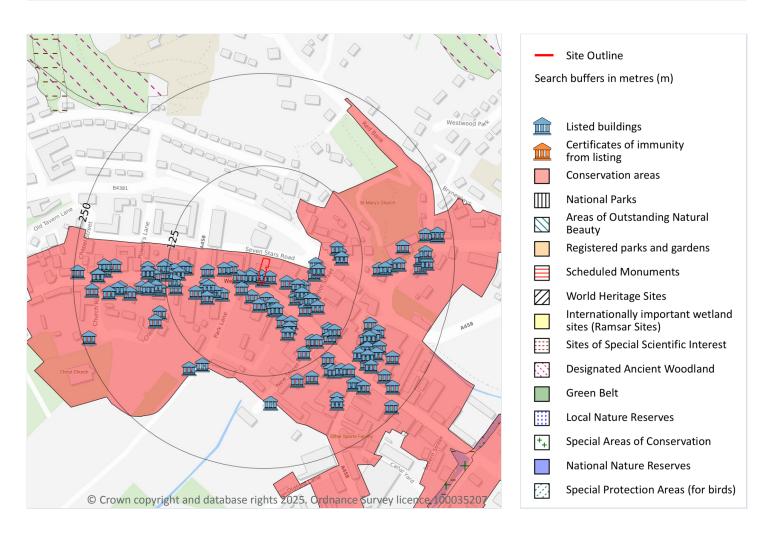
You can find our methodology and list of limitations on page 55 >

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Screening

Planning constraints





Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
0	on site	WELSHPOOL	POWYS

This data is sourced from Historic England and Local Authorities. For more information please see cadw.gov.wales/historicenvironment/help-advice-and-grants/makingchanges/conservation/?lang=en 7.

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info@groundsure.com ↗





Screening

Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
0	on site	44,High Street,Welshpool,Powys, Part Of A Terrace Immediately Above The Town Hall	II	7812	11/03/1981
1 m	S	45,High Street,Welshpool,Powys, Alongside The Town Hall.	II	7813	29/02/1996
2 m	SW	The Pheasant Ph, Part Of A Terrace Immediately Above The Town Hall.	II	7811	11/03/1981
5 m	S	46,High Street,Welshpool, Alongside The Town Hall.	II	16661	29/02/1996
11 m	SW	42, High Street, Welshpool, Part Of A Terrace Immediately Above The Town Hall.	II	16672	25/04/1950
17 m	W	41, High Street, Welshpool, Powys, Part Of A Terrace Immediately Above The Town Hall.	II	7810	25/04/1950
21 m	S	2 High Street,Welshpool,Powys, Opposite The Town Hall.	II	7789	11/03/1981
21 m	SW	5 & 6 High Street, On The E Corner With Park Lane.	*	7791	11/03/1981
24 m	SW	5 & 6 High Street, On The E Corner With Park Lane.	*	7791	11/03/1981
29 m	S	3 High Street,Welshpool,Powys, Opposite The Town Hall.	II	7790	11/03/1981
30 m	S	1 High Street, Opposite The Town Hall. No 1a Is The Rear Wing Of The Property, Approached Via A Passage To Its Left.	II	7788	11/03/1981
31 m	SE	Town Hall And Market, Prominently Sited Public Building In The Centre Of The Town.	II	14930	20/10/1994

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Screening

Distance	Direction	Name	Grade	Listed building reference number	Listed date
33 m	S	1a High Street, Opposite The Town Hall. No 1a Is The Rear Wing Of The Property, Approached Via A Passage To Its Left.	II	16663	11/03/1981
39 m	S	,42,Broad Street,Welshpool, In The Upper Part Of The Street Nw Of New Street, Opposite The Town Hall.	II	16624	25/04/1950
39 m	W	37&38,High Street,Welshpool,Powys, Opposite Park Lane.	II	7809	11/03/1981
48 m	S	Lloyd's Bank, In The Upper Part Of The Street Nw Of New Street, Opposite The Town Hall.	II	7774	25/04/1950
48 m	SE	Pinewood Tavern	II	7762	11/03/1981
48 m	W	36,High Street,Welshpool,Powys, In The Block To The E Of Jehu Road.	II	7808	11/03/1981
51 m	SW	Park Lane House Including Railings To Street, On The W Corner With Park Lane.	II	7792	11/03/1981
51 m	SE	Pinewood Tavern	II	16608	11/03/1981
53 m	SE	12,Hall Street,Welshpool, Mid- Way Down The Street.	II	16662	11/03/1981
55 m	SE	Pinewood Tavern	II	16607	11/03/1981
56 m	SE	11,Hall Street,Welshpool,Powys, Mid-Way Down The Street.	II	7785	11/03/1981
57 m	SE	12a,Hall Street,Welshpool,Powys, Towards The Top Of The Street, Near Its Junction With Broad Street.	II	7786	11/03/1981
60 m	SW	8, High Street, Welshpool, Powys, Adjoins Park Lane House, And Forms Part Of A Continuously Built Up Row To The W Of Park Lane.	II	7793	11/03/1981

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Screening

Distance	Direction	Name	Grade	Listed building reference number	Listed date
61 m	SE	3,Broad Street,Welshpool,Powys, Adjacent To Nos 1-2 Broad Street, Close To The Corner With Hall Street.	II	7763	11/03/1981
63 m	E	The Crown Hotel, Towards The Lower End Of The Street.	II	7784	11/03/1981
64 m	E	6,Hall Street,Welshpool,Powys, On The Corner Of Hall Street And Union Street.	II	7783	11/03/1981
65 m	SE	39,Broad Street,Welshpool, In The Block Nw Of New Street.	II	16623	11/03/1981
65 m	SE	4,Broad Street,Welshpool,Powys, In The Upper Section Of Broad Street, The Property Is Bisected By The Entrance To Boot Street	II	7764	11/03/1981
67 m	E	5,Hall Street,Welshpool,Powys, On The Corner Of Hall Street And Union Street.	II	7782	11/03/1981
67 m	W	10,High Street,Welshpool, Part Of A Continuously Built Up Row To The W Of Park Lane.	II	16664	25/04/1950
68 m	SE	1,Boot Street,Welshpool,Powys, At The Rear Of No 4 Broad Street	II	7761	11/03/1981
69 m	SE	38,Broad Street,Welshpool, In The Block Nw Of New Street.	II	16622	11/03/1981
70 m	W	34,High Street,Welshpool,Powys, On The E Corner With Jehu Road.	II	7807	25/04/1950
70 m	SW	9 High Street, Part Of A Continuously Built Up Row To The W Of Park Lane.	II	7794	25/04/1950
73 m	W	11,High Street,Welshpool,Powys, Set Back Slightly Alongside No 10.	II	7795	11/03/1981
74 m	SE	5,Broad Street,Welshpool, In The Upper Section Of Broad Street, The Property Is Bisected By The Entrance To Boot Street	II	16612	11/03/1981

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Screening

Distance	Direction	Name	Grade	Listed building reference number	Listed date
74 m	SE	37,Broad Street,Welshpool,Powys, In The Block Nw Of New Street.	II	7773	11/03/1981
75 m	SW	11a, High Street, Welshpool, Set Back Slightly Alongside No 10.	II	16665	11/03/1981
85 m	W	Ael-Y-Bryn Including Forecourt Railings And Steps, Adjacent To Welshpool Methodist Church.	II	7796	11/03/1981
95 m	Е	6,Union Street,Welshpool,Powys	II	7857	11/03/1981
99 m	W	31,High Street,Welshpool,Powys, Close To The W Corner With Jehu Road.	II	7806	11/03/1981
99 m	Е	7,Union Street,Welshpool	II	16735	11/03/1981
102 m	SE	33,Broad Street,Welshpool, On The W Corner With New Street, And Continuing On The W Side Of New Street.	II	16620	11/03/1981
103 m	Е	8,Union Street,Welshpool	П	16736	11/03/1981
104 m	W	30,High Street,Welshpool, Alongside The Mermaid Public House.	II	16671	11/03/1981
107 m	SE	32,Broad Street,Welshpool, On The W Corner With New Street, And Continuing On The W Side Of New Street.	II	16619	11/03/1981
107 m	SE	12-13,Broad Street,Welshpool,Powys, Midway Up Broad Street, On The Nw Side Of Hopkins Passage. Nos 12-13 Comprise The Frontage Range.	II	7765	11/03/1981
108 m	W	29,High Street,Welshpool,Powys, Alongside The Mermaid Public House.	II	7805	11/03/1981
109 m	SE	1-2,New Street,Welshpool, On The W Corner With New Street, And Continuing On The W Side Of New Street.	II	16621	11/03/1981

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Screening

Distance	Direction	Name	Grade	Listed building reference number	Listed date
111 m	W	14,High Street,Welshpool,Powys, On The East Corner With Chelsea Lane.	II	7797	11/03/1981
112 m	SE	13a,Broad Street,Welshpool, Midway Up Broad Street, On The Nw Side Of Hopkins Passage. No 13a Is The Upper Floor Flat Entered From Hopkins Passage	II	16613	11/03/1981
113 m	SE	13b,Broad Street,Welshpool, Midway Up Broad Street, On The Nw Side Of Hopkins Passage. No 13b Is The Rear Range In Hopkins Passage	II	16614	11/03/1981
114 m	W	Mermaid Inn, In The Block Between Jehu Road And Powell's Lane.	II	7804	11/03/1981
116 m	W	15,High Street,Welshpool, On The East Corner With Chelsea Lane.	II	16666	11/03/1981
119 m	SE	14,Broad Street,Welshpool, On The E Side Of Hopkins Passage.	II	16601	29/02/1996
120 m	W	26,High Street,Welshpool, In The Block Between Jehu Road And Powell's Lane	II	16670	11/03/1981
127 m	W	25,High Street,Welshpool, In The Block Between Jehu Road And Powell's Lane	II	16669	11/03/1981
130 m	W	24,High Street,Welshpool,Powys, In The Block Between Jehu Road And Powell's Lane	II	7803	11/03/1981
134 m	W	Talbot Public House, On The W Corner With Chelsea Lane.	II	7798	25/04/1950
134 m	SE	29,Broad Street,Welshpool,Powys, In The Block Between The Corner With Berriew Street And New Street.	II	7772	11/03/1981



Screening

Distance	Direction	Name	Grade	Listed building reference number	Listed date
135 m	W	23,High Street,Welshpool, Part Of A Continuously Built Row Between Jehu Road And Powell's Lane.	II	16659	29/02/1996
135 m	SW	Gate Piers & Gates To Powis Castle Park, At The End Of Park Lane, Marking The Entrance To The Park From The Town.	II	16660	29/02/1996
139 m	S	Former English Congregational Church, A Prominent Feature Of New Street.	II	7823	11/03/1981
139 m	W	,1,Chelsea Lane,Welshpool, Adjoins The Baptist Chapel.	II	16626	29/02/1996
142 m	W	22,High Street,Welshpool, Part Of A Terrace On The E Side Of Powell's Lane.	II	16668	11/03/1981
142 m	W	17,High Street,Welshpool,Powys, Alongside The Talbot Public House, To The W Of Chelsea Lane.	II	7799	11/03/1981
143 m	SE	Old Cockpit, Set Back From New Street To The Rear Of The National Westminster Bank On Broad Street.	II	7822	20/10/1966
143 m	SE	28,Broad Street,Welshpool,Powys, In The Block Between The Corner With Berriew Street And New Street.	II	7771	11/03/1981
146 m	W	21,High Street,Welshpool,Powys, Part Of A Terrace On The E Side Of Powell's Lane.	II	7802	11/03/1981
148 m	Е	Pair Of Inscribed Stones In Union Bridge Parapet	II	7856	11/03/1981
149 m	SW	Welshpool Baptist Church, Chelsea Lane Runs At Right- Angles To The S Side Of High Street.	II	16625	25/04/1950

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Screening

Distance	Direction	Name	Grade	Listed building reference number	Listed date
149 m	SW	Powis Castle Lodge, At The Entrance To Powis Castle Park, On The S Side Of The Gates.	II	16703	29/02/1996
150 m	W	18,High Street,Welshpool, Alongside The Talbot Public House, To The W Of Chelsea Lane.	II	16667	11/03/1981
151 m	W	20,High Street,Welshpool,Powys, Immediately E Of Powell's Lane.	II	7801	25/04/1950
153 m	SE	27,Broad Street,Welshpool,Powys, In The Block Between The Corner With Berriew Street And New Street.	II	7770	11/03/1981
155 m	SE	9,Church Street,Welshpool, Immediately Left Of The Passage Leading To Puzzle Square.	II	16655	29/02/1996
158 m	SE	26,Broad Street,Welshpool,Powys, In The Block Between The Corner With Berriew Street And New Street.	II	7769	11/03/1981
158 m	W	19,High Street,Welshpool,Powys, The Top Building On The S Side Of High Street.	II	7800	11/03/1981
159 m	SE	8,Church Street,Welshpool, Part Of A Continuously Built-Up Row On The W Side Of The Street.	II	16654	11/03/1981
159 m	SE	5,Church Street,Welshpool,Powys, Part Of A Continuously Built-Up Row On The W Side Of The Street.	II	7780	11/03/1981
160 m	SE	7 Church Street, Part Of A Continuously Built-Up Row On The W Side Of The Street.	II	16653	11/03/1981
162 m	S	Victoria House, At The Bottom Of New Street, On The S Corner With Llyndu Terrace.	II	7824	11/03/1981

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Screening

Distance	Direction	Name	Grade	Listed building reference number	Listed date
163 m	SE	4,Church Street,Welshpool, Immediately To The Rear Of Nos 21 & 22 Broad Street, Which Occupies The Corner Of Broad Street And Church Street.	II	16651	29/02/1996
163 m	SE	6,Church Street,Welshpool, Part Of A Continuously Built-Up Row On The W Side Of The Street.	II	16652	11/03/1981
164 m	E	Retaining Walls, Steps, Gate- Piers And Gates To Churchyard At Church Of St Mary, The Walls Form The Boundary Of The Churchyard On The S And Sw Sides, With A Steep Flight Of Steps Leading From Church Bank, And Further Entrances At T	II	16639	29/02/1996
165 m	SE	25,Broad Street,Welshpool,Powys, In The Block Between The Corner With Berriew Street And New Street.	II	7768	11/03/1981
165 m	W	1,Mount Street,Welshpool,Powys, At The Bottom Of Mount Street, Immediately Adjacent To No 19 High Street	II	7814	11/03/1981
166 m	SE	3,Church Street,Welshpool, Immediately To The Rear Of Nos 21 & 22 Broad Street, Which Occupies The Corner Of Broad Street And Church Street.	II	16650	29/02/1996
166 m	SE	2,Church Street,Welshpool, Immediately To The Rear Of Nos 21 & 22 Broad Street, Which Occupies The Corner Of Broad Street And Church Street.	II	16649	29/02/1996
166 m	Е	War Memorial In Churchyard At Church Of St Mary, At The Head Of The Steps Which Are The Main Entrance To The Churchyard From Church Bank.	II	16642	29/02/1996
166 m	SE	22,Broad Street,Welshpool, On The Corner With Church Street.	II	16616	19/11/1963

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Distance	Direction	Name	Grade	Listed building reference number	Listed date
168 m	SE	21,Broad Street,Welshpool,Powys, On The Corner With Church Street.	II	7766	19/11/1963
171 m	SE	24 Broad Street,Welshpool,Powys, Next To The Midland Bank, Near The Corner With Berriew Street.	II	7767	11/03/1981
175 m	Е	Sundial In Churchyard At Church Of St Mary, Opposite The Main S Door Of The Church Of Saint Mary.	II	16643	29/02/1996
177 m	SE	Midland Bank, On The Corner With Berriew Street.	II	16617	19/11/1963
180 m	SE	5&6,Church Street,Welshpool, Immediately Adjacent To Coach House Chambers.	II	16658	29/02/1996
180 m	SE	3&4,Church Street,Welshpool, Immediately Adjacent To Coach House Chambers.	II	16657	29/02/1996
181 m	E	Church Of Saint Mary, Above The Road In A Steeply Climbing Churchyard.	I	7776	11/03/1981
181 m	SE	1&2,Church Street,Welshpool, Immediately Adjacent To Coach House Chambers.	II	16656	29/02/1996
184 m	SE	Coach Chambers, Prominently Sited At The Cross Roads In The Centre Of The Town, In Front Of The Royal Oak Hotel.	II	7779	11/03/1981
185 m	SE	18,Berriew Street,Welshpool,Powys, In The Block Of Buildings Between The Corner With Broad Street And The Entrance To The Carpark Opposite The Cinema.	II	7758	11/03/1981
186 m	W	Elenydd Including Railings To Forecourt, Immediately W Of The Access To Mount Close.	II	7815	11/03/1981

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Distance	Direction	Name	Grade	Listed building reference number	Listed date
187 m	SE	19,Berriew Street,Welshpool, In The Block Of Buildings Between The Corner With Broad Street And The Entrance To The Carpark Opposite The Cinema.	II	16815	11/03/1981
193 m	W	Old Beams, In The Centre Of A Short Terrace E Of Church Road.	II	7816	11/03/1981
195 m	SE	1,Berriew Street,Welshpool, On The Corner With Severn Street	II	16600	29/02/1996
195 m	W	Park Terrace, Set Back From The Road In A Continuously Built-Up Block Between Powell's Lane And Chapel Street.	II	16690	29/02/1996
199 m	W	Park Terrace, Set Back From The Road In A Continuously Built-Up Block Between Powell's Lane And Chapel Street.	II	16689	29/02/1996
199 m	W	6,Mount Street,Welshpool,Powys, In The Centre Of A Short Terrace E Of Church Road.	II	7787	11/03/1981
201 m	SE	Former Royal Oak Flannel Factory, Set Back To The Rear Of The Royal Oak Hotel, At Right Angles To The Street.	II	16728	11/03/1981
203 m	W	Park Terrace, Set Back From The Road In A Continuously Built-Up Block Between Powell's Lane And Chapel Street.	II	16688	29/02/1996
204 m	Е	Church House, Opposite The Church Of Saint Mary.	II	7777	11/03/1981
206 m	E	Walls, Steps And Gates To Forecourt Of Church House, Opposite The Church Of Saint Mary.	II	16647	11/03/1981
206 m	SE	Royal Oak Hotel, Prominently Sited At The Cross Roads In The Centre Of The Town, Facing Up Broad Street.	II	7847	25/04/1950
208 m	W	42,Mount Street,Welshpool, Alongside The Bethel Ministry Chapel.	II	16687	29/02/1996

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Distance	Direction	Name	Grade	Listed building reference number	Listed date
211 m	W	41, Mount Street, Welshpool, Alongside The Bethel Ministry Chapel.	II	16686	29/02/1996
213 m	E	1,Church Bank.,Welshpool, Above The Level Of The Road, Opposite The Church Of Saint Mary.	II	16644	29/02/1996
213 m	E	Grace Evans Cottage, On The W Corner With Red Bank, Alongside The E Entrance To The Churchyard.	II	7775	25/04/1950
216 m	E	Former Cooper's Shop Adjoining, Above The Level Of The Road, Opposite The Church Of Saint Mary.	II	16646	29/02/1996
218 m	E	2,Church Bank.,Welshpool, Above The Level Of The Road, Opposite The Church Of Saint Mary.	II	16645	29/02/1996
224 m	SE	Trustees Savings Bank, Next To The Royal Oak Hotel.	II	7848	11/03/1981
225 m	W	The Green Dragon Ph, Immediately W Of Church Road	II	7817	11/03/1981
229 m	E	1,Salop Road,Welshpool,Powys, On The E Corner With Red Bank, Adjoining The Powysland Museum, With The Former Library To Its Rear	II	7826	11/03/1981
231 m	Е	Former Powysland Museum & Library, Built Around 2 Sides Of No 1 Salop Road, With The Museum Facing Salop Road, And The Library Facing Onto Red Bank.	II*	16704	29/02/1996
241 m	SE	26,Severn Street,Welshpool, Part Of A Continuous Development On The S Side Of The Street.	II	16734	11/03/1981
241 m	W	Universal Pentecostal Church, Above Mount Street, Adjacent To Christ Church Churchyard.	II	16648	29/02/1996

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Distance	Direction	Name	Grade	Listed building reference number	Listed date
245 m	W	38,Mount Street,Welshpool,Powys, On The Corner With Chapel Street.	II	7821	19/11/1963

This data was sourced from Historic Wales. For more information please see https://historicwales.gov.uk/



Screening

Datasets searched

Groundsure

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	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)	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	Identified
Current or recent petrol stations	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	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 abstractions	
Source Protection Zones and drinking	
Source Protection Zones and drinking abstractions	water
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined	water Not identified
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined aquifer	Not identified Not identified
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined aquifer Drinking water abstraction licences	Not identified Not identified
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined aquifer Drinking water abstraction licences Hydrology	Not identified Not identified Not identified
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined aquifer Drinking water abstraction licences Hydrology Water courses from Ordnance Survey	Not identified Not identified Not identified Identified



Screening

Flooding		Coastal Erosion		
Flood storage areas: part of floodplain	Not identified	Projections with no active management	Not identified	
Historical flood areas	Not identified	plan or intervention		
Reduction in Risk of Flooding from Rivers Not identified and Sea due to Defences		Oil and gas		
Flood defences	Not identified	Oil or gas drilling well	Not identified	
Proposed flood defences	Not identified	Proposed oil or gas drilling well	Not identified	
Surface water flood risk	Not identified	Licensed blocks Not identifie		
Groundwater flooding	Not identified	Potential future exploration areas	Not identified	
Climate change		Wind and solar		
Flood risk (5 and 30 Years)	Identified	Wind farms	Identified	
Ground stability (5 and 30 Years)	Identified	Proposed wind farms	Identified	
Glound stability (5 and 50 fears)	identined	Proposed wind turbines	Identified	
Natural ground subsidence		Existing and agreed solar installations	Not identified	
Natural ground subsidence	Not identified	Proposed solar installations	Identified	
Natural geological cavities	Not identified	Energy		
Non-natural ground subsidence		Electricity transmission lines and pylons	Not identified	
Coal mining	Not identified	National Grid energy infrastructure	Not identified	
Non-coal mining areas	Not identified	Power stations	Not identified	
Non-coal mining	Not identified	Nuclear installations	Not identified	
Mining cavities	Not identified	Large Energy Projects	Not identified	
Infilled land Not identified		Planning constraints		
Radon		Sites of Special Scientific Interest	Not identified	
Radon	Identified	Internationally important wetland sites (Ramsar Sites)	Not identified	
Coastal Erosion		Special Areas of Conservation	Not identified	
Complex cliffs	Not identified	Special Protection Areas (for birds)	Not identified	
Projections with active management or	Not identified	National Nature Reserves	Not identified	
intervention measures in place		Local Nature Reserves	Not identified	



Screening

Planning constraints	
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	Identified
Listed Buildings	Identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
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Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations 7.

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 www.groundsure.com/sources-reference <a href="https://www.groundsure.com/sources-reference-referenc

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

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