## **Groundsure Avista**



### **Search Details**

Prepared for: Gilbert Davies & Partners Limited

Matter: N10150-0001

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

Property:

Glanrafon, Efail Rhyd, Efail-Rhyd, Llanrhaeadr Ym Mochnant, Oswestry, SY10 0DU

#### **Local Authority:**

Groundsure

Nile House, Nile Street, Brighton, BN1 1HW

Date Returned: 24/04/2025

Property type: Residential

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# Avista

Glanrafon, Efail Rhyd, EfailRhyd, Llanrhaeadr Ym Mochnant, Oswestry, SY10 0DU

### **Key results**



Flooding

High

page 10 >

### For information

i Radon

page 10 >

i Infrastructure

page 18 >

i Ground stability

page 15 >

i Planning applications

page 22 >

### Also searched



**Contaminated land liability** 



Coal mining (CON29M)



Other mining (non-coal)

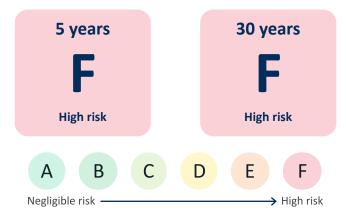


**Planning constraints** 

# **©** ClimateIndex™

#### **Physical risks**

ClimateIndex<sup>™</sup> projects changes in physical risks from **flooding, ground stability** and **coastal erosion**. Please see <u>page 5</u> > for details and guidance.



#### **Transition risks**

ClimateIndex<sup>™</sup> covers transition risks including energy efficiency. Please see page 7 > for details.

## **Site Plan**







Ref: IT-81955131 Your ref: IT-81955131 Grid ref: 316150 326408 Date: 24 April 2025





# **Avista**

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

You can view a full list of the information we have searched on page 27 >.

### **Useful contacts**

Powys County Council: <a href="http://www.powys.gov.uk">http://www.powys.gov.uk</a> <a href="mailto:zero">zero</a> <a href=

Natural Resources Wales
Customer Care Centre
enquiries@naturalresourceswales.gov.uk 

0300 065 3000

## **Key results**

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



## **Flooding**

#### **Flooding**

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



# **Avista**

#### **Next steps for consideration:**

- Ensure buildings and contents insurance covering flood risk is available and affordable. The property may be eligible for the Flood Re scheme. Whilst the property may qualify the decision to insure through Flood Re rests with your insurance provider. You may wish to enquire with them further on this;
- Make enquiries of the seller (e.g. in the TA6) and other nearby residents on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <a href="https://www.gov.uk/sign-up-for-flood-warnings">https://www.gov.uk/sign-up-for-flood-warnings</a>
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- Create a flood plan <a href="https://www.gov.uk/prepare-for-flooding">https://www.gov.uk/prepare-for-flooding</a> <a href="https://www.gov.uk/prepare-for-flooding">nttps://www.gov.uk/prepare-for-flooding</a> <a href="https://www.gov.uk/prepare-fo
- The assessment is based on the highest flood risk found within the site boundary. Whilst the maps within the report provide a visual representation, we are able to provide a manual flood assessment breaking down the risk to the main dwelling/building and the outside areas. Please contact us at <a href="mailto:info@groundsure.com">info@groundsure.com</a> ;
- If the property has recently been constructed, the risk assessment within this report will not take into account measures put in place by the developer. This should be factored in when making any purchase decisions.

### For information

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



#### Radon

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

#### **Next steps for consideration:**

- 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 <a href="https://www.ukradon.org/services/orderdomestic">https://www.ukradon.org/services/orderdomestic</a>
   7;
- Further information is available here <a href="https://knowledge.groundsure.com/searches-radon">https://knowledge.groundsure.com/searches-radon</a> <a href="https://knowledge.groundsure.com/searches-radon">https://knowledge.groundsure.com/searches-radon</a>



## **Ground stability**

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





# **Avista**

#### **Next steps for consideration:**

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



### Energy

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

#### **Next steps for consideration:**

use the details given in the report to find out more about the potential impacts on the property

Contact us with any questions at:

01273 257 755

- 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



# **Avista**

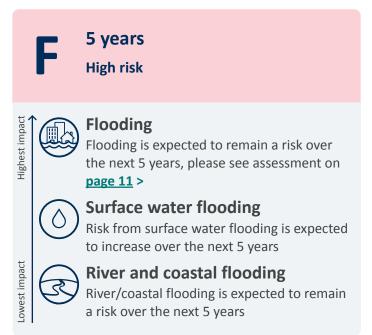
## ClimateIndex<sup>™</sup> physical risks



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.







### Flooding

Flooding is expected to remain a risk over the next 30 years, please see assessment on

page 11 >



#### Surface water flooding

Surface water flooding is expected to remain a risk over the next 30 years



owest impact

#### River and coastal flooding

River/coastal flooding is expected to remain a risk over the next 30 years

#### Rating key



The ClimateIndex™ (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.



## **Avista**

### ClimateIndex™ guidance and next steps



## **Flooding**

Climate change could increase the risk of flooding on this property in 5 years and/or 30 years, which may impact your ability to obtain insurance or even have an effect on the value of the property. To best protect the property, and your investment, against this risk we recommend the following:

- Ensure buildings and contents insurance covering flood risk is available and affordable. Take into consideration that premiums could be impacted in the future if the risk increases due to climate change. The property may be eligible for the Flood Re → scheme. Your insurer will be able to advise. Please note that this scheme is due to end in 2039, and owners may be required to invest in improving the flood resiliency of the property
- Look into the various forms of flood <u>resistance</u> 

   ¬ and <u>resilience</u> 

   ¬ measures that will help protect your property in the event of a flood. The local authority may be able to let you know if there are any future flood protection schemes that could benefit your area
- Check with your Local Authority or the Natural Resources Wales to find out if there are any planned flood defences that could protect your property against river or coastal flooding in the future

See page 25 > for further details.



#### 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



## **Avista**

#### ClimateIndex™ transition risks

#### **Energy Performance**

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

## (!) We have not been able to find an EPC relating to the property.

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

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings but full details can be found here ↗;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

#### Letting and energy efficiency regulations

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

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

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

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

Government guidelines and proposals (presented in the Government's consultation on <u>Improving the energy performance of privately rented homes in England and Wales</u>  $\nearrow$ ) are summarised below.





# **Avista**

1st April 2020 Future proposal - 2028 Future proposal - 2030

All rented properties to be E of above

Cost cap for improvements: £3,500

Proposal for higher standard of energy efficiency for new tenancies

Cost cap for improvements: £15,000

Proposal for higher standard of energy efficiency for all tenancies

Cost cap for improvements: £15,000

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



## **Avista**

### ClimateIndex™ transition risks

#### **Flood protection**

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

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

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

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

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

### Reducing flood risk

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

Resistance	Resistance	Resistance	Resistance
Flood doors & windows from £500	Flood barriers (garage/ driveway) from £2,000	Non return valves on drains and pipes £70 to £700	Air brick covers £50 to £150
Resistance	Resilience	Resilience	Resilience
<b>Vent covers</b> from £60	Water resistant mortar in external walls from £150	Waterproof external walls from £500	Relocating electric/ service meters £760 to £2,500



# **Avista**

## **Environmental summary**



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



### Contaminated Land

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

ssed
ssed
ssed
ssed



### **Flooding**

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

Please see page 11 > for details of the identified issues.

**River and Coastal Flooding** High **Groundwater Flooding** Low **Significant Surface Water Flooding Past Flooding** Not identified **Flood Storage Areas** Not identified

FloodScore™ insurance rating

Very High

01273 257 755

Compiled by Ambiental, a leading flood risk analysis company. Click here 

→ for details.



### Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 1% and 3%.

Please see page 13 > for details of the identified issues.

In a radon affected area



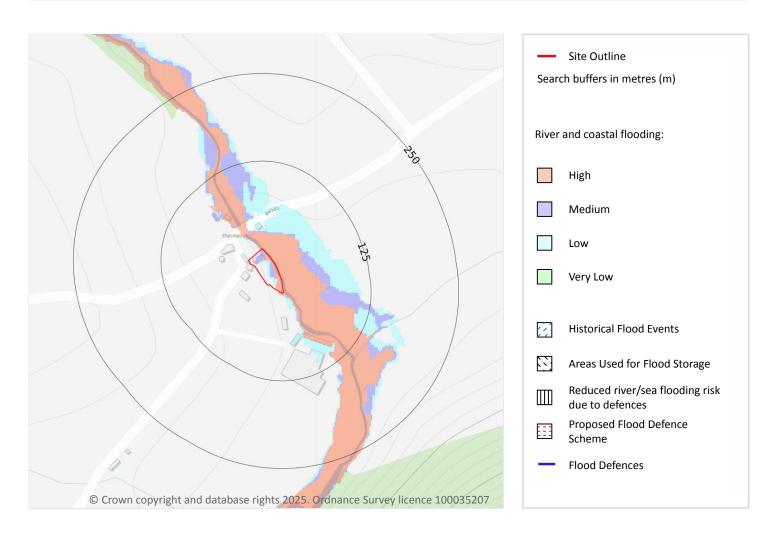
Contact us with any questions at: Ref: IT-81955131 Your ref: IT-81955131 Grid ref: 316150 326408



## **Avista**

## Flooding / Risk of flooding from rivers and the sea





#### Risk of flooding from rivers and the sea

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

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

Please see the guidance and next steps on page 2 > for further advice.

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

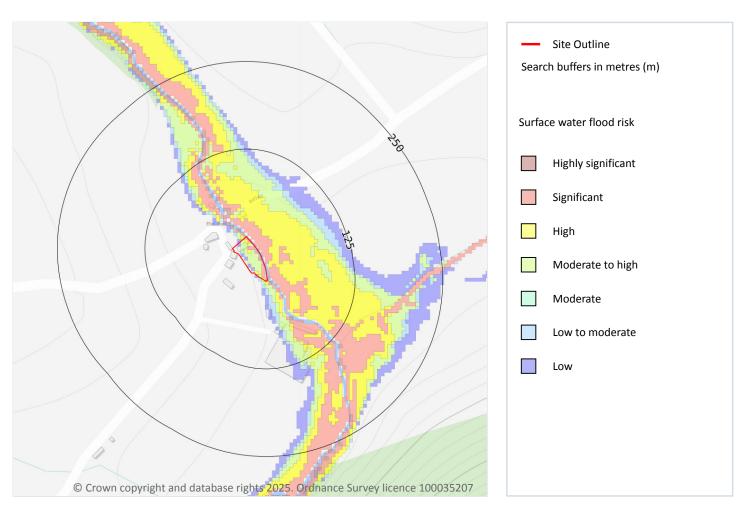




# **Avista**

## Flooding / Surface water flood risk





#### Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: <a href="https://www.floodre.co.uk/">www.floodre.co.uk/</a>

The area in which the property is located has been assessed to be at a Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiental Risk Analytics maps.





# **Avista**

#### 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 <a href="https://www.ukradon.org">www.ukradon.org</a>.

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.

Please see the guidance and next steps on page 2 > for further advice.

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





## **Avista**

## Non-coal mining summary





### Mining records

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

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



## **Historical features**

Historical mapping has identified mining features in the vicinity of the site but these are not considered to be of note.

Non-coal mining Coal and associated mining Industry associated with mining

# Identified Not identified

Not identified



## **Geological features**

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

Not identified Not identified



## **Avista**

## **Ground stability summary**





### **Natural instability**

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

See <u>page 16</u> > for details and <u>page 3</u> > for recommended next steps.

Shrink-swell hazard
Natural ground subsidence
Landslides
Natural cavities

**Coastal erosion** 

Low Moderate Not identified Not identified



### **Infilled land**

No recorded areas of infilled land or landfill have been identified in the vicinity of the site.

Infilled land Not identified Historical landfill sites Not identified



### **Sinkholes**

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

Reported recent incidents
Recorded incidents (Stantec)
Historical incidents

Not identified Not identified Not identified



# **Avista**

## **Ground stability** / Compressible deposits





### **Compressible deposits**

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

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

This data is sourced from the British Geological Survey.







# **Avista**

## **Transportation summary**





### HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
<b>HS2 Stations</b>	Not identified
<b>HS2 Depots</b>	Not identified
HS2 Noise	Not assessed
<b>HS2</b> Visual impact	Not assessed



### **Crossrail**

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

Not identified
Not identified
Not identified
Not identified
Not identified



## **Other Railways**

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

Active Railways and Tunnels

Historical Railways and
Tunnels

Railway and Tube Stations

Underground

Not identified

Not identified



## **Avista**

## **Energy summary**





### 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 the guidance and next steps on <u>page 2</u> > for further advice. Additionally, see <u>page 19</u> > for details of the identified issues.

Planned Multiple Wind Identified Turbines

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



## **Energy**

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

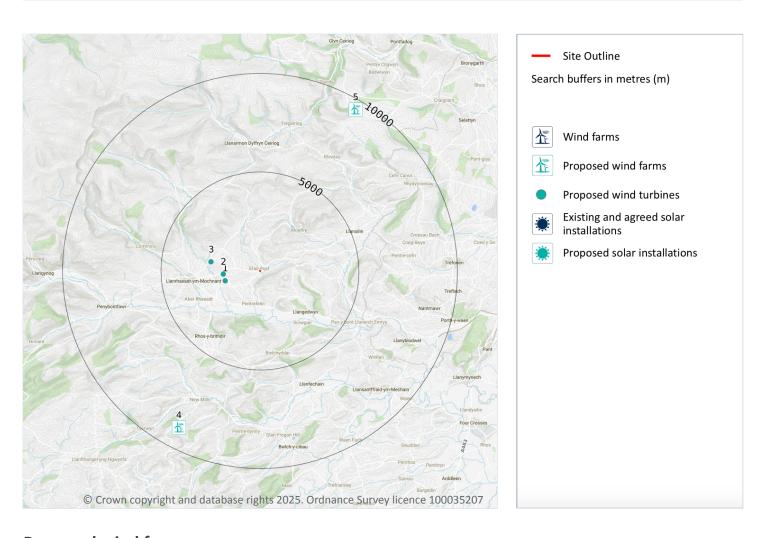
Power stations Energy Infrastructure Projects Not identified Not identified Not identified



# **Avista**

## **Energy** / Wind and solar





#### **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.



# **Avista**

ID	Distance	Direction	Details	
4	8-9 km	SW	Site Name: Land at Cefn Gribin Moel, Fronllwyd;, Llanfyllin, Powys, Powys, SY22 5EN Planning Application Reference: P/2013/0991 Type of Project: 2 Wind Turbines	Application Date: 2013-10-11 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two 10kw wind turbines with a hub height of 15 metres and max blade tip height of 19.2 metres and associated works (grid ref: turbine 1 E: 312013,N:317661 turbine 2: E Approximate Grid Reference: 312034, 318458
5	9-10 km	NE	Site Name: Spring Hill Farm, Selattyn, Oswestry, Shropshire, SY10 7NZ Planning Application Reference: P/2012/0216 Type of Project: 5 Wind Turbines	Application Date: 2012-03-22 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises development of 5 5kw horizontal axis wind turbines of up to 25m. Approximate Grid Reference: 321007, 334605

This information is derived from planning data supplied by Serac Tech and 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.

#### **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.



## **Avista**

ID	Distance	Direction	Details	
1	1-2 km	W	Site Name: Parc Isaf, Llanrhaeadr Ym Mochnant, Oswestry, Shropshire, SY10 0DR Planning Application Reference: P/2013/0271 Type of Project: Wind Turbine	Application Date: 2013-03-18 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises Full: Installation of a single wind turbine with blade tip height of 34.2m and hub height of 24.6m, construction of a control box and all other associated works (E:314331 N:326328) (Resubmission) Approximate Grid Reference: 314382, 325911
2	1-2 km	W	Site Name: Parc Isaf, Llanrhaeadr Ym Mochnant, Oswestry, Shropshire, SY10 0DR Planning Application Reference: P/2012/1154 Type of Project: Wind Turbine	Application Date: 2012-10-19 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of a wind turbine, control box and all other associated works. Approximate Grid Reference: 314382, 325911
3	2-3 km	W	Site Name: Land at Cefnhir-Fawr, Llanrhaeadr Ym Mochnant, Oswestry, Shropshire, SY10 0DZ Planning Application Reference: P/2012/1057 Type of Project: Wind Turbine	Application Date: 2012-10-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 5kw wind turbine with tower height of 15 metres and blade diameter of 5.5 metres and associated works - grid ref:313673/326870. Approximate Grid Reference: 313673, 326870

This information is derived from planning data supplied by Serac Tech and 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.



# **Avista**

### **Planning summary**





1

### **Planning Applications**

Using Local Authority planning information supplied and processed by Serac Tech dating back 7 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

Home improvement

searched to 250m

Please see <u>page 23</u> > for details of the proposed developments.

Small residential
searched to 250m

Medium residential searched to 500m

0 Large residential searched to 750m

Mixed and commercial searched to 750m

Please see <u>page 24</u> > for details of the proposed developments.

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

In order to understand this planning data better together with its limitations you should read the full detailed limitations on <a href="mailto:page-31">page 31</a> >.



### **Planning constraints**

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

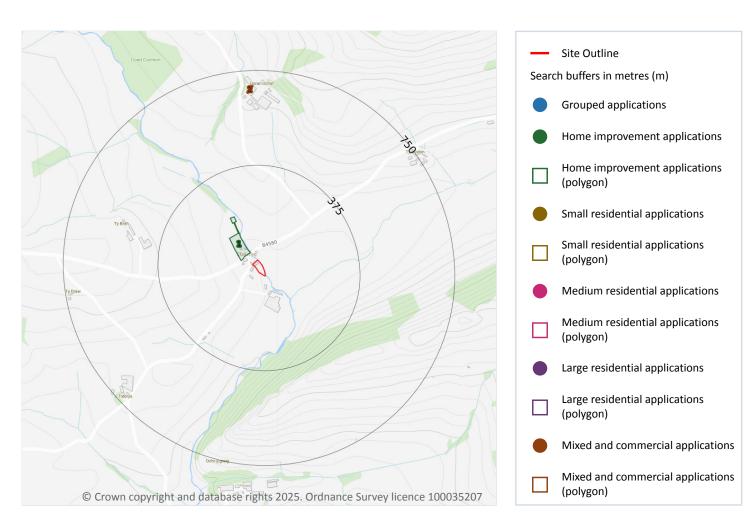
Environmental Protected Areas Not identified Visual and Cultural Protected Not identified Areas



# **Avista**

## **Planning Applications**





### Home improvement applications searched to 250m

1 home improvement planning applications within 250m from the property have been submitted for planning permission during the last seven years. These applications relate to developments associated with an existing residential address. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 1 Distance: 41 m Direction: NW	Application reference: 24/0317/FUL Application date: 28/03/2024 Council: Powys	Address: The Mill Efail-Rhyd Llanrhaeadr-Ym-Mochnant SY10 0DU Project: Replacement Dwelling with Carport and Treatment Plant Installation Last known status: Validated Decision date: 16/08/2024	<u>Link</u> ⊅

The data is sourced from Serac Tech





# **Avista**

### Mixed and commercial applications searched to 750m

1 mixed and commercial developments within 750m from the property have been submitted for planning permission during the last seven years. Mixed and commercial developments are considered to be any other development that can be mixed use of commercial and residential development or purely commercial. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 2 Distance: 660 m Direction: N	Application reference: 21/1728/FUL Application date: 23/09/2021 Council: Powys	Address: Lloran Uchaf Moelfre Oswestry SY10 7QT Project: Agricultural Building (Yard Cover) Last known status: Approved Decision date: 19/11/2021	Link 7

The data is sourced from Serac Tech



# **Avista**

### 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	40-80	40-80	80+	80+
Medium emissions	40-80	40-80	80+	80+
High emissions	40-80	40-80	80+	80+

This data is sourced from Ambiental Risk Analytics.

## 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:





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#### 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

This data is sourced from the British Geological Survey



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### **Datasets searched**

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

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

Contaminated Land	
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified
Flooding	
Risk of flooding from rivers and the sea	Identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Identified
Groundwater flooding	Not identified
Radon	
Radon	Identified
Mining features	
Mine entries	Not identified
Mineralised veins	Not identified
Surface workings	Not identified
Surface features	Not identified
Underground mine workings	Not identified
Reported subsidence	Not identified
Mine waste tips	Not identified

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Mining features		Natural instability	
Secured features	Not identified	Landslides	Not identified
Licence boundaries	Not identified	National landslide database	Not identified
Researched mining	Not identified	Running sands	Not identified
Mining Record Office plans	Not identified	Compressible deposits	Identified
BGS mine plans	Not identified	Collapsible deposits	Not identified
Mining records		Dissolution of soluble rocks	Not identified
BritPits	Not identified	Natural cavities	Not identified
Mineral Planning Areas	Not identified	Coastal Erosion	
Non-coal mining areas	Not identified	Complex cliffs	Not identified
Mining cavities	Not identified	Projections with intervention measures in	Not identified
Coal mining areas	Not identified	place	
Brine areas	Not identified	Projections with no active intervention	Not identified
Gypsum areas	Not identified	Complex cliffs	Not identified
Tin mining areas	Not identified	Projections with active management or intervention measures in place	Not identified
Historical Features		Projections with no active management plan or intervention	Not identified
Non-coal mining	Identified	plan of intervention	
Coal and associated mining	Not identified	Infilled land	
Industry associated with mining	Not identified	Infilling from historical mapping	Not identified
madstry associated with mining	Not identified	Active landfill sites	Not identified
Geological features		Historical landfill (from Environment	Not identified  Not identified
Artificial and made ground (10k)	Not identified	Agency records)	
Linear features - mineral veins (10k)	Not identified	Historical landfill (from Local Authority and historical mapping records)	
Artificial and made ground (50k)	Not identified		
Linear features - mineral veins (50k)	Not identified	Sinkholes	
		Reported recent incidents	Not identified
Natural instability		Recorded incidents (Stantec)	Not identified
Property shrink-swell assessment	Not identified	Historical incidents Not identified	
Shrink-swell clays	Not identified		

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Transportation	
HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Not identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified
Oil and gas	
Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified

Oil and gas	
Potential future exploration areas	Not identified
Wind and solar	
Wind farms	Not identified
Proposed wind farms	Identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Not identified
Proposed solar installations	Not 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 Applications	
Home improvement applications searched to 250m	Identified
Small residential applications searched to 250m	Not identified
Medium residential applications searched to 500m	Not identified
Large residential applications searched to 750m	Not identified
Mixed and commercial applications searched to 750m	Identified
Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Consequation	Not identified

Special Areas of Conservation

Not identified



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Planning constraints	
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified
Climate change	
Flood risk (5 and 30 Years)	Identified
Ground stability (5 and 30 Years)	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 Avista report. To find out who they are and their areas of expertise see <a href="https://www.groundsure.com/sources-reference">www.groundsure.com/sources-reference</a> 7.

### **Conveyancing Information Executive and our terms & conditions**

#### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

#### **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: <a href="mailto:info@groundsure.com">info@groundsure.com</a> 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: <a href="mailto:admin@tpos.co.uk">admin@tpos.co.uk</a> We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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