



Regulated Local Authority Search

Prepared for **Hatchers Solicitors LLP**

About your Search

Client Ref:

BALM1/41HEL.KDH

Search Number:

00715053

Search Date:

16/04/2025

Address of land/property:

LAND AT GUILDSFIELD
WELSHPOOL
POWYS
NOT KNOWN

Local Authority:

Powys County Council
County Hall
Llandrindod Wells
Powys
LD1 5LG

Records Inspected by:

David Mermod

Report Compiled by:

X-Press Legal Services Ltd

Local Land Charges

REGISTRATIONS

NONE

Standard Enquiries

PLANNING

NO

BUILDING REGS

NO

HIGHWAYS

SEE 2.1

NEARBY ROAD SCHEMES

YES

NEARBY RAILWAY SCHEMES

YES

NEARBY TRAFFIC SCHEMES

YES

OTHER SECTIONS OF 1.1 TO 3.15

YES

Other

NOTES FOR SOLICITOR

YES

OTHER COMMENTS

YES

ATTACHMENTS

YES: 1 ATTACHMENT

If you require any further information please contact:

X-Press Legal Services (Central) Ltd | 14 Pool Meadow, Cheslyn Hay, Walsall, WS6 7PB | 0330 159 5365



REGULATED ENQUIRIES OF THE LOCAL AUTHORITY

Local Authority Name and Address:

Powys County Council
County Hall
Llandrindod Wells
Powys
LD1 5LG

This report has been prepared following a search of property related information held by the above local authority including, for example, local land charges, planning and roads data. Copies of the records identified in this report can be obtained direct from the local authority

A	Client Ref No:	BALM1/41HEL.KDH
	Search Date:	16/04/2025
	Records Inspected by	David Mermod
	Report Compiled by	X-Press Legal Services

B	Address of the land / property:	LAND AT GUILSFIELD WELSHPOOL POWYS NOT KNOWN
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C	Other roadways, footways and footpaths in respect of which a reply at Enquiry 2 is required:	Please see 2.1
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D	Questions which have not been answered, where this information has not been made available by the Local Authority.	None
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E	X-Press Legal Services has a contractual relationship with:	Hatchers Solicitors LLP
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This search reveals 0 subsisting registrations up to and including the date of the search

All parties concerned with compiling this report are Search Code subscribers.



LOCAL LAND CHARGES

Part 1 - General Financial Charges

None

Part 2 - Specific Financial Charges

None

Part 3 - Planning Charges

None

Part 4 - Miscellaneous Charges

None

Part 5 - Fenland Ways Maintenance Charges

None

Part 6 - Land Compensation Charges

None

Part 7 - New Town Charges

None

Part 8 - Civil Aviation Charges

None

Part 9 - Open Cast Coal Charges

None

Part 10 - Listed Building Charges

None

Part 11 - Light Obstruction Notices

None

Part 12 - Drainage Scheme Charges

None



STANDARD ENQUIRIES

Local Plan



The Powys Local Development Plan (2011-2026) was adopted by Powys County Council on the 17th of April 2018

1.1 PLANNING AND BUILDING DECISIONS AND PENDING APPLICATIONS

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity; it is property specific

(ii) As from 1st April 2002 the installation of a replacement window, roof-light or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fensa Registration Self-Assessment Scheme by the Glass and Glazing Federation. The owner or occupier should be asked to produce any such certificate.

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

Local Authority planning data post (LAPD)



Planning post 1980 (Brecon National Park Planning post 1996)

Local Authority building control data post (LABCD)



Building control post 2002

(a) a planning permission

None

(b) a listed building consent

None

(c) a conservation area consent

None

(d) a certificate of lawfulness of existing use or development

None

(e) a certificate of lawfulness of proposed use or development

None

(f) a certificate of lawfulness of proposed works for listed buildings

None



(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

(j) building regulations approval

None

(k) a building regulation completion certificate and

None

(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

1) Reference: Council records

None

1.2 PLANNING DESIGNATIONS AND PROPOSALS

Informative

This reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes

This reply is based on and limited to the information available to us at the time the search is answered.

This reply does not cover other properties in the vicinity please refer to the Notes for Solicitors page for planning designations and proposals within 500 metres.

What designations of land use for the property, or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?



Within
Rural Area
Sand & Gravel Resource Safeguarding

Within 200 metres
Listed Buildings
B4392 - Primary Route

2.1 ROADWAYS, FOOTWAYS AND FOOTPATHS

Informative

This reply is based on and limited to the information available to us at the time the search is answered.

This reply does not cover other properties in the vicinity

Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

(a) highways maintainable at public expense:





Yes - B4392 (Adopted)

(b) subject to adoption and, supported by a bond or bond waiver

None

(c) to be made up by a local authority who will reclaim the cost from the frontagers

None

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

None

2.2 - 2.5 PUBLIC RIGHTS OF WAY

Informative

This reply is based on and limited to the information available to us at the time the search is answered. However additional public rights of way may exist other than those shown on the definitive map.

2.2 Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?

None

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?

No

2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?

No

2.5 If so, please attach a plan showing the approximate route.

Not applicable

OTHER MATTERS

Informative

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of relevant documents be obtained?

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to enquiries 3.1 to 3.15 below.

3.1 LAND REQUIRED FOR PUBLIC PURPOSES

Informative

This reply is based on and limited to the information available to us at the time the search is answered
(i) This reply does not cover other properties in the vicinity

Is the property included in land required for public purposes?

No

3.2 LAND TO BE ACQUIRED FOR ROAD WORKS

Informative



This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

Is the property included in land to be acquired for road works?

No

3.3 DRAINAGE MATTERS

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

(a) Is the property served by a sustainable urban drainage system (SuDS)?



Local Authority records do not allow for the provision of comprehensive answers for these questions. We therefore recommend checking planning approvals, Section 106 Agreements and referring to the vendor in order to establish if the property is served by a Sustainable Urban Drainage System. Please make enquiries of the Developer or Vendor

Additional information:

As of 7 January 2019 schedule 3 of the Flood and Water Management Act 2010 will be enacted in Wales. This means that from this date all proposed new developments that include at least 2 properties or developments over 100m² must include Sustainable Drainage Systems (SuDS).

All development proposal schemes must comply with the Welsh Ministers' Standards and will need to be signed off by the new SuDS Approval Bodies (SAB). As such, for any development with construction work that will impact on drainage will not start before being approved by the SAB.

With regards to current properties, the scheme ensures that any existing planning applications or valid registered applications will not require approval from the SAB provided associated conditions and reserved matters are discharged by 7 January 2020.

(b) Are there SuDS features within the boundary of the property?

No

If yes, is the owner responsible for maintenance?

No

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

Not applicable

3.4 NEARBY ROAD SCHEMES

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.

Is the property (or will it be) within 200 metres of any of the following:

(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme



None revealed in available Public Register



(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway



None revealed in available Public Register

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road, involving:-

(c) (i) construction of a roundabout (other than a mini roundabout), or



None revealed in available Public Register

(c) (ii) widening by construction of one or more additional traffic lanes



None revealed in available Public Register

(d) the outer limits of:

(d) (i) construction of a new road to be built by a local authority



None revealed in available Public Register

(d) (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway,



None revealed in available Public Register

(d) (iii) construction of a roundabout (other than mini roundabout) or widening by construction of one or more additional traffic lanes



None revealed in available Public Register

(e) the centre line of the proposed route of a new road under proposals published for public consultation



None revealed in available Public Register

(f) the outer limits of:-



(f) (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

None revealed in available Public Register

(f) (ii) construction of a roundabout (other than a mini roundabout)

None revealed in available Public Register

(f) (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation

None revealed in available Public Register

3.5 NEARBY RAILWAY SCHEMES

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

None revealed in available Public Register

(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

None revealed in available Public Register

Informative

3.6 TRAFFIC SCHEMES

Informative

In some circumstances, road closure orders can be obtained by third parties from magistrates' courts or can be made by the Secretary of State for Transport without including the council.

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

General Informatives (a)-(l)

1. The replies to these enquiries relate only to permanent or experimental proposals on roads, footways and footpaths that are already highways maintainable at public expense within the meaning of the Highways Act 1980 (s36).
2. Many of these smaller schemes can be introduced into or deleted from programmes at little or no notice. The replies should therefore be



regarded merely as an indication of what may take place over the next few months.

3. "Approved by the Council" is presently defined by this Authority as "Schemes which have been included in a County Council funded Financial Programme for possible implementation in the current or forthcoming financial year". This means that funding has been provisionally allocated (but see also 2 above). However, in some cases further approvals are required before a scheme can actually be implemented. Minor TRO's are generally listed once approval has been given to advertise them.

Specific Informatives

(f) The reply to (f) (vehicle width or weight restriction) relates to restrictions that will be covered by a legal order. It excludes environmental weight restrictions which have an 'except for access' clause.

(g) The reply to (g) (traffic calming works) relates to proposals that involve physical construction on the carriageway. Proposals that are based purely or mainly on signing and lining will not be revealed.

(h) The reply to (h) (residents parking controls) refers to proposals for the introduction or removal of residents parking controls. Amendments to existing waiting and loading restrictions within a residents controlled parking area will be revealed in the reply to enquiry 3.6(b).

(i) The reply to (i) (minor road widening or improvements) covers proposals such as junction improvements, turning and acceleration/deceleration lanes etc., which are not revealed in the reply to 3.4. Pedestrian improvements (other than the construction of new footways) and improvements that are purely or mainly maintenance will not be revealed. Proposals for new or upgraded street lighting will not be revealed.

(j) The reply to (j) (pedestrian crossings) covers proposals such as pedestrian refuges and new pedestrian crossings. Pedestrian crossing proposals that involve the maintenance, upgrade or improvement of existing facilities will not be revealed.

(k) The reply to (k) (cycle tracks) relates to proposals that involve physical construction. Proposals that are based purely or mainly on signing and lining may not be revealed.

(l) The reply to (l) (bridge construction) relates to proposals which are not revealed in the reply to 3.4 and which involve the substantial reconstruction of a bridge. Proposals for culvert reconstruction or for major or minor maintenance of bridges or for improvements to parapets/footways and the like will not be revealed.

This enquiry is designed to reveal matters that are yet to be implemented and could not therefore be ascertained by a visual inspection. Schemes that have been, or are currently being implemented will not be referred to in answer to this enquiry.

Has a local authority approved but not yet implemented any of the following for roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?

(a) permanent stopping up or diversion



None revealed in available Public Register

(b) waiting or loading restrictions



None revealed in available Public Register

(c) one way driving



None revealed in available Public Register

(d) prohibition of driving



None revealed in available Public Register

(e) pedestrianisation





None revealed in available Public Register

(f) vehicle width or weight restriction



None revealed in available Public Register

(g) traffic calming works including road humps



The Welsh Government passed ' The Restricted Roads (20 mph Speed Limit) (Wales) Order 2022 ' on the 13th February 2022, which will come into force on the 17th of September 2023. All Councils in Wales will be required to implement this Welsh Government initiative.

The proposed extents of the 20mph default speed limit will be available for viewing by the Public from the 12th June 2023 via the DataMapWales website
<https://datamap.gov.wales/maps/roads-affected-by-changes-to-the-speed-limit-on-re/>

(h) residents parking controls



None revealed in available Public Register

(i) minor road widening or improvement



None revealed in available Public Register

(j) pedestrian crossings



None revealed in available Public Register

(k) cycle tracks



None revealed in available Public Register

(l) bridge building



None revealed in available Public Register



3.7 OUTSTANDING NOTICES

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

Do any statutory notices which relate to the following matters exist in relation to the property other than those revealed in a response to any other enquiry in this form?

(a) building works



None registered with Land Charges

(b) environment



None registered with Land Charges

(c) health and safety



None registered with Land Charges

(d) housing



None registered with Land Charges

(e) highways



None registered with Land Charges

(f) public health



None registered with Land Charges

(g) flood and coastal erosion risk management



None registered with Land Charges



3.8 CONTRAVENTION OF BUILDING REGULATIONS

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?

No

3.9 NOTICES, ORDERS, DIRECTIONS AND PROCEEDINGS UNDER PLANNING ACTS

Informative

The historic buildings and monuments commission (also called English Heritage) also have power to issue building preservation notices for listed buildings in London Boroughs and enquiries should also be made of them if appropriate

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

National Park authorities also have the power to serve a building preservation notice, so an enquiry should also be made with them. Cadw (meaning "to keep" or "to protect") is the Welsh Government's historic environment service working for an accessible and well-protected historic environment for Wales. Additional enquiries should also be made with them at: Welsh Government, Plas Carew, Unit 5/7 Cefn Coed, Parc Nantgarw, Cardiff, CF15 7QQ

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?

(a) an enforcement notice

No

(b) a stop notice

No

(c) a listed building enforcement notice

No

(d) a breach of condition notice

No

(e) a planning contravention notice

No

(f) another notice relating to a breach of planning control

No

(g) a listed buildings repair notice

No

(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

No

(i) a building preservation notice



No

(j) a direction restricting permitted development

No

(k) an order revoking or modifying planning permission

No

(l) an order requiring discontinuance of use or alteration or removal of buildings or works

No

(m) a tree preservation order

No

(n) proceedings to enforce a planning agreement or planning contribution

No

3.10 COMMUNITY INFRASTRUCTURE LEVY (CIL)

Informative

This reply is based on and limited to the information available to us at the time the search is answered
(i) This reply does not cover other properties in the vicinity

(a) Is there a CIL charging schedule?

No

(b) If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

(b) (i) a liability notice?

Not applicable

(b) (ii) a notice of chargeable development?

Not applicable

(b) (iii) a demand notice?

Not applicable

(b) (iv) a default liability notice?

Not applicable

(b) (v) an assumption of liability notice?

Not applicable

(b) (vi) a commencement notice?

Not applicable

(c) Has any demand notice been suspended?

Not applicable



(d) Has the Local Authority received full or part payment of any CIL liability?

Not applicable

(e) Has the Local Authority received any appeal against any of the above?

Not applicable

(f) Has a decision been taken to apply for a liability order?

Not applicable

(g) Has a liability order been granted?

Not applicable

(h) Have any other enforcement measures been taken?

Not applicable

3.11 CONSERVATION AREA

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

Do the following apply in relation to the property?

(a) the making of the area a conservation area before 31 August 1974

No

(b) an unimplemented decision to designate the area a Conservation Area?

No

3.12 COMPULSORY PURCHASE

Informative

This reply is based on and limited to the information available to us at the time the search is answered

Please note that other Authorities have compulsory powers.

Central Government departments, Statutory undertakers, Railway authorities, County Councils and the Greater London Authority, Water transport authorities, Electricity, gas or hydraulic power undertakers, British Airports Authority, Civil Aviation Authority, Post Office and British Telecom.

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?



No

Informative:

If an enforceable order or decision has been made to compulsorily purchase or acquire the property, it should be registered as a Local Land Charge.

3.13 CONTAMINATED LAND

Informative

This reply is based on and limited to the information available to us at the time the search is answered.

A negative reply does not imply that the property is free from contamination or from risk to it, and the reply may not disclose steps taken by



another council in whose area adjacent or adjoining land is situated.

The Environment Act 1995 introduced a contaminated land regime forming part IIA of the Environmental Protection Act 1990 which became effective in April 2000. This change saw owner/occupiers become potentially liable for clean up costs as a Class B "Appropriate Person".

Local Authorities are now responsible for preparation of reports on contamination in their respective areas and their subsequent local strategy. Local Authorities will intermittently inspect their areas in respect of contamination and take action against those seriously contaminated areas. Registers of remediation notices and contaminated land identified under s.78R must also be kept. These registers do not form lists of contaminated sites; rather sites where Remediation Notices have been served. It is intended that information will also be included with regard to the condition of the land in question.

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?

(a) a contaminated land notice

No.

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

The Register maintained under S.78 of the Environmental Protection Act 1990 is currently being compiled.

(b) (i) a decision to make an entry

No

(b) (ii) an entry

No

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of remediation notice

No

3.14 RADON GAS

Informative

This reply is based on and limited to the information available to us at the time the search is answered.

"Radon Affected Area" means a part of the country with a 1% probability or more of present or future homes being above the Action Level. Such areas are designated by the Health Protection Agency which also advises Government on the numerical value of the "Radon Action Level" (the recommended maximum radon concentration for present homes expressed as an annual average concentration in the home. Radon concentrations above the Action Level should be reduced below it and become as low as reasonably practicable).

The areas are identified from radiological evidence and are periodically reviewed by the Health Protection Agency or its predecessor the National Radiation Protection Board. Existing homes in Affected Areas should have radon measurements.

The present owner should say whether the radon concentration has been measured in the property; whether the result was at or above the Action Level and if so whether remedial measures were installed and whether the radon concentration was retested to assess the effectiveness of the remedy.

Radon preventative measures are required for new buildings in higher risk areas. For new properties the builder and/or the owners of properties built after 1988 should say whether protective measures were incorporated in the construction of the property.

Do records indicate that the property is in a "Radon Affected Area" as identified by the Public Health England or Public Health Wales?

Yes
(This answer is based on Landmark datasets as at 17/04/2025)



3.15 ASSETS OF COMMUNITY VALUE

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

(a) Has the property been nominated as an asset of community value?

No

If so:- (i) Is it listed as an asset of community value?



No, Assets of Community Value not yet set in Wales

(ii) Was it excluded and placed on the "nominated but not listed" list?



No.

(iii) Has the listing expired?

Not applicable

(iv) Is the Local Authority reviewing or proposing to review the listing?

Not applicable

(v) Are there any subsisting appeals against the listing?

Not applicable

(b) If the property is listed:

(i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?

No

(ii) Has the Local Authority received a notice of disposal?

No

(iii) Has any community interest group requested to be treated as a bidder?

No

INFORMATION

References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.

The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.



This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

Where relevant, the source department for copy documents should be provided.

GREEN DEAL - FOR INFORMATION PURPOSES ONLY

Informative

As from July 2015 the Government ended the funding for the Green Deal (GDFC). This was initially set up to lend money to Green Deal providers. Should you require more information please visit the Green Deal website <https://www.gov.uk/green-deal-energy-saving-measures/how-the-green-deal-works>

NOTES FOR SOLICITOR

Within
Rural Area
Sand & Gravel Resource Safeguarding

Within 200 metres
Listed Buildings
B4392 - Primary Route

Within 500 metres
Rural Area

OTHER COMMENTS

Reference: Vision 2025

Please see the following link for information regarding the Powys Council Corporate Improvement plan
<https://en.powys.gov.uk/article/14123/Stronger-Fairer-Greener---Our-Corporate-Plan>

ATTACHMENTS

LAND AT GUILSFIELD WELSHPOOL HIGHWAYS.pdf



Data sources

The following data sources have been used when compiling this report:

- Contaminated land
- Data derived under the New Roads and Street Works Act 1991
- Environmental Information as described under the EIR Regulations 2004
- Highway maintainable at public expense
- Planning register and register of enforcement notices and breach of condition notices
- Public rights of way
- Radon answer by Landmark
- Tree preservation orders
- FENSA
- GAS SAFE
- HETAS
- Local land charges register/HM Land registry
- NICEIC
- OFTEC
- Ordnance Survey derived data is used under a commercial license held by X-Press Legal Services



Property Codes Compliance Board - Search Code



Important Consumer Protection Information

This search has been produced by
X-Press Legal Services (Central) Ltd
14 Pool Meadow
Cheslyn Hay
Walsall
WS6 7PB
Phone 0330 159 5365 Fax
Email central.1365@xpresslegal.uk

which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

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- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

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- monitor their compliance with the Code

PLEASE ASK X-PRESS LEGAL SERVICES LIMITED IF YOU WOULD LIKE A COPY OF THE SEARCH CODE



X-Press Legal Services (Central) Ltd

Complaints Procedure

Information for Customers

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 Code.

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

TPOs Contact Details:

The Property Ombudsman Scheme

Milford House

43-55 Milford Street, Salisbury

Wiltshire, SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Web site: www.tpos.co.uk

Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE 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.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Code Compliance Officer
12 Webster Court
Carina Park
Westbrook
Warrington
WA5 8WD

Phone 01925 393333 Fax 01925 393900
Email central.7377@xlsuk.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.



Terms and Conditions

Definitions

1. In these terms and conditions, the following words shall have the following meanings:

"We", "us" and "our" are references to X-Press Legal Services

"Report" means local report prepared by us in respect of the Property.

"Property" means the address or location supplied by the Customer or Client in the Order for the Report.

The "Local Authority" means the local authority referred to in the Report.

"Order" means any request completed by the Customer or Client requesting the Report.

"Customer" means the person, company, partnership or other organisation placing an Order either on their own behalf as a Client, or as an agent for the Client.

"Client" means the seller, buyer, potential buyer and a lender in respect of the Property who is the intended recipient of the Report and has an actual or potential interest in the property.

Agreement

2. We agree to supply the Report to the Client subject to these terms and the Client indicates their acceptance of these terms when placing an order for the Report or when relying on the information in the Report.

The Search Report

3. We will produce the Report with reasonable care and skill and it is provided to the Client on the basis that they acknowledge and agree to the following:

3.1 The information in the Report reflects that available to us on the date the Report was produced.

3.2 The information contained in a Report can change on a regular basis and we cannot be responsible to the Client for any change in the information after the date on which the Report was produced and sent to the Client or for any inaccuracies, omissions or errors on a public register.

3.3 The Report is produced for use in relation to individual property transactions only and is for the Property supplied in the Order.

3.4 The Report is intended for the personal use of the Client.

Liability and Insurance

4. We shall not be liable for any acts or omissions of any party for whom we are not responsible, our insurance provision includes cover for errors and omissions in local authority data and records under the firm's professional indemnity policy together with run off cover for six years.

4.1 X-Press Legal Services assumes that the value of residential/commercial property/land does not exceed £2,000,000.00 and that it is the responsibility of the customer/client to advise us at the time of requesting the report where the value of the residential/commercial property/land exceeds the stated amount. Premiums for additional cover are available upon request.

4.2 We will be liable for any negligent or incorrect recording of the information in the search report.

4.3 If the insurance company goes out of business, compensation may be available from the Financial Services Compensation Scheme (FSCS). The Financial Ombudsman Service may also provide help in resolving disputes involving insurance companies.

4.4 Our underwriters are Dual Corporate Risks Limited.

Price and Payment

5. The price payable for the Report is inclusive of VAT, unless otherwise stated.

5.1 Unless the Customer and/or Client has an agreed credit account with us for payment for the Reports, we must receive payments for Reports in full before the Report is produced.

5.2 Until such time as payment has been received in full, title of this report remains with the search provider.

Disclosure

6. X-Press Legal Services maintain and have ongoing contractual and standalone business relationships with various persons and companies involved in the conveyancing process within the United Kingdom. X-Press Legal Services discloses any relationship in Box E. X-Press Legal Services cannot and will not accept any liability for failing to disclose a relationship where the involvement in the transaction was not made known to X-Press Legal Services by the client instructions.



Copyright

7. The copyright and intellectual property rights in the Report shall remain our property.

7.1 The Customer and Client agree to respect and not to alter any trademark, copyright notice or trading name which appears on the Report.

7.2 The Customer and Client agree to indemnify us against any costs, claims and damage suffered by us as a result of any breach by them of the copyright terms in paragraphs 7 and 7.1.

7.3 This report may also be distributed as a copy or reproduction without alteration to potential purchasers, the actual purchaser and the mortgage lender.

General

8. If any of these terms are held to be invalid or unenforceable, that provision or part of that provision shall be taken to be removed from these terms and the remaining terms will continue in full force and effect.

8.1 These terms shall be governed by English law and shall be subject to the jurisdiction of the English Courts

8.2 In providing reports and Services XLS will comply with the Search Code www.propertycodes.org.uk



Common Terms

Section 38 - Highways Act 1980

Section 38 relates specifically to the creation of a new highway upon land in the ownership of anyone other than the highway authority. It is an agreement between the land owner and the authority for the construction of a new highway and the ultimate adoption by the authority as a public highway. The agreement secures a bond for the cost of the works, to enable completion of the works by the authority upon default by the developer.

Section 278 - Highways Act 1980

Section 278 covers proposed highway works within the existing highway (modification of highways not general excavation for different reasons). This would generally encompass works such as new traffic islands, roundabouts, junction improvements, carriageway alignment etc. and is often accompanied by a Section 38 Agreement for works outside the highway.

Section 219 - Highways Act 1980

Section 219 - secures payment of the expenses for carrying out street works in private streets next to new buildings. This makes sure that the Local Authority can complete the roadworks if the developer is unable. If work is started on a building before the appropriate sum has been paid or secured, the owner may be liable and incur a fine.

Section 220 - Highways Act 1980

Section 220 - is served following receipt of Building Regulations approval specifying the amount to be deposited or secured in respect of the street works charges for those dwellings for which approval has been granted which must be paid before building works commence.

Section 104 - Water Industry Act 1990

Section 104 relates to the construction of new sewers by a developer, to be offered for adoption by the Water Authority as public sewers. The agreement secures a bond for the cost of the works, to enable completion of the works by the company upon default by the developer.

Section 106 - Pre-planning Agreement

Section 106 of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation, with a land developer over a related issue. The obligation is sometimes termed as a "Section 106 agreement".

Tree Preservation Orders

Tree Preservation Orders (TPOs) are made under the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 1999.

Listed Buildings

Listed Buildings - A listed building in the United Kingdom is a building or other structure officially designated as being of special architectural, historical or cultural significance.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a planning charge based on legislation that came into force on 6 April 2010. When adopted, a CIL levy allows the Council to raise contributions from new development to help pay for infrastructure that is needed to support planned growth. CIL contributions can be used to supplement other funding streams and can wholly or partly fund a variety of strategic infrastructure projects ranging from transport, green infrastructure, flood defences, education and health, subject to pooling restrictions. Where a CIL charging schedule is in place, it largely replaces Section 106 Obligations in delivering strategic infrastructure. However, s106 would still be used for affordable housing and site development-related infrastructure requirements that are deemed necessary to make a development acceptable. Some developments would pay both Section 106 and CIL, but they would fund different types of infrastructure. Contributions may also be sought for Section 278 of the Highways Act where modifications are required to the highways network.

Conservation Areas

Conservation Areas - Local authorities have the power to designate as conservation areas any area of "special architectural or historic interest" whose character or appearance is worth protecting or enhancing.

Planning permission

Planning permission or planning consent is the permission required in the United Kingdom in order to be allowed to build on land, or change the use of land or buildings.

Planning Info Graphic

- Large developments: 10 or more houses (or 1-9 houses if value is greater than £1m) and all other projects with a value greater than £250,000.
- Small developments: 3-9 houses or other developments with project value of less than £250,000.
- House Extensions or new builds searched to 125m.



Please note the planning records were extracted at the time the application was submitted, the application details can be found by entering the application reference manually into the Local Authority's planning website.

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

REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant:

X-Press Legal Services (Central) Ltd

Search Reference: 2025/00093
NLIS Reference:
Date: 10-Apr-2025

Property:

Land at Guilsfield
Welshpool

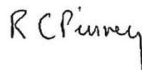
Other Roads etc:

Additional Properties: None

I refer to your Optional Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Optional Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

Signed:



R C Pinney
Solicitor to the Council
On behalf of POWYS COUNTY COUNCIL

Dated: 10 April 2025

Optional Enquiries

COMMON LAND AND TOWN OR VILLAGE GREEN

22.1. Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?

No

22.2. Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?

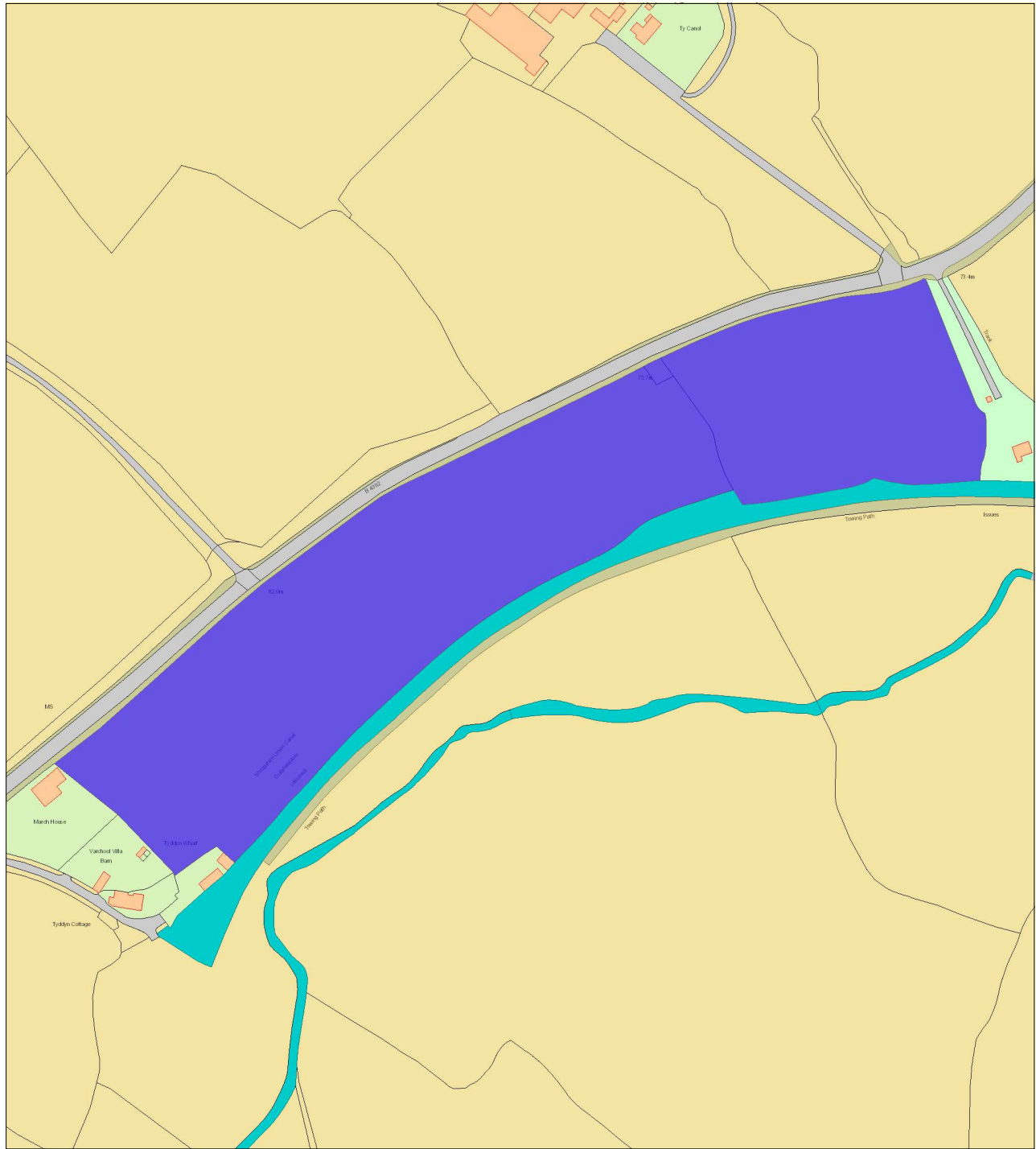
No


22.3. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?

Register entries and maps can be viewed or copies, which will incur such reasonable fees as the local authority may fix, can be obtained by contacting:

Countryside Services,
Powys County Council,
County Hall,
Spa Road East,
Llandrindod Wells,
Powys, LD1 5LG

Tel: 01597 827625 Email : commons.registration@powys.gov.uk




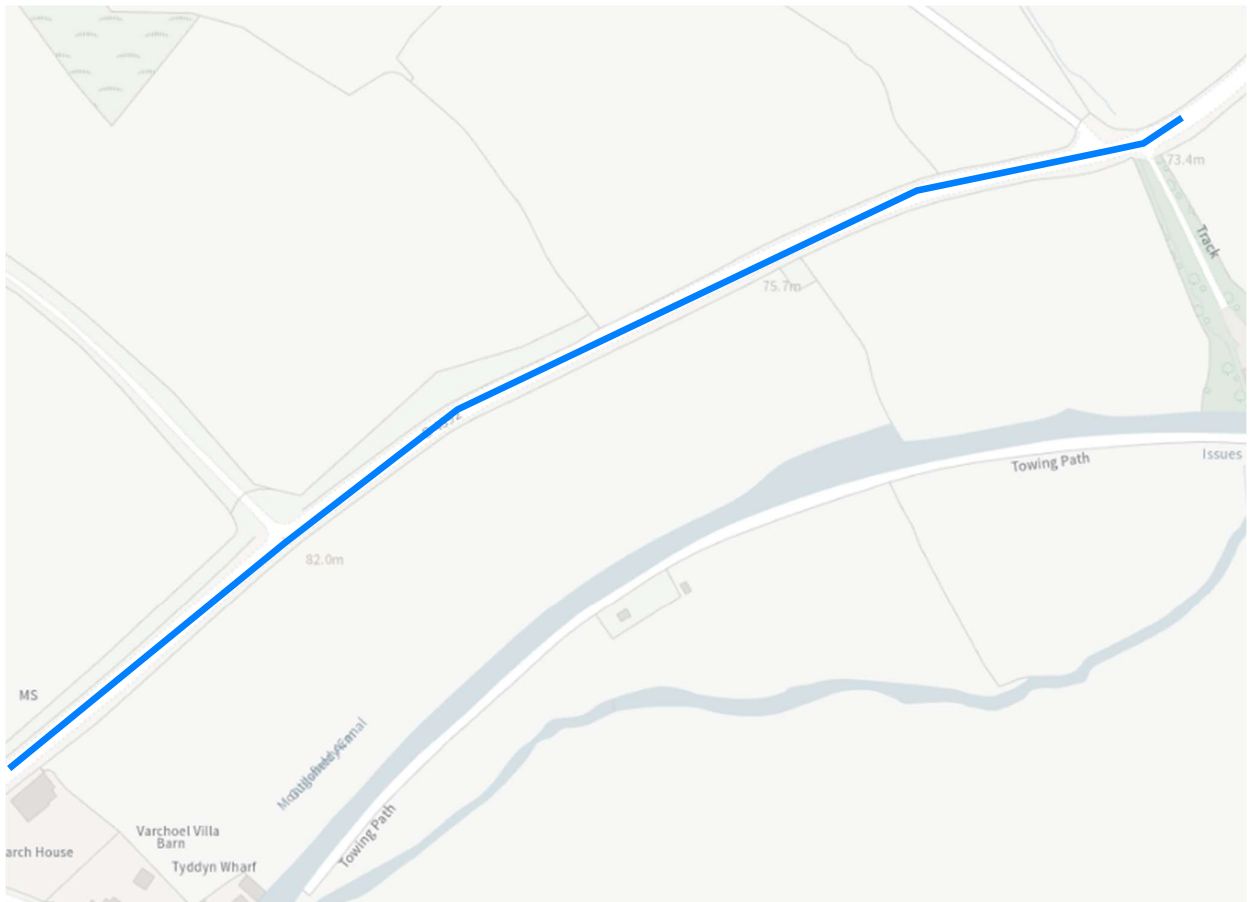
Search Reference:	2025/00093	
Property Address:	Land at Guilsfield Welshpool	
Date:	09-Apr-2025	Scale: 1: 2550
<small>© Crown Copyright and databas100025371 e rights 2018 Ordnance Survey © Hawlfraint y Goron a hawliau cronfa ddata 2018 Arolwg Ordnans 100025371 © Landmark Information Group Limited © Timod Gwybodaeth Grwp Cyfyngedig Additional Information © Powys County Council 2018 No additional copies should be made without the permission of the Council. Gwybodaeth ychwanegol © Cyngor Sir Powys 2018 Ni ddylid gwneud unrhyw gopïau ychwanegol heb ganiatod y Cyngor.</small>		



X-Press Legal Services®

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 Adopted Highways



The extent of publicly maintainable Highway shown on the plan is indicative only as the maps are not detailed enough for us to identify the full extent of highway adoption.



UK
FINANCE
2022 ASSOCIATE MEMBER





(c) Crown copyright and database rights 2025 Ordnance Survey AC0000808122 Date: 10/04/25 Scale: 1:1250 Map Centre: 323107,312684 Data updated: 14/03/25 Our Ref: 1741057 - 2 Wastewater Plan A3
Powered by digdat

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Public Foul Gravity/Lateral Drain		Highway Drain		Manhole Foul	
Public Combined Gravity/Lateral Drain		Overflow Pipe		Manhole Surface	
Public Surface Water Gravity/Lateral Drain		Disposal Pipe		Abandoned Pipe	
Pressure Foul		Culverted Water Course		Chamber	
Pressure Combined		Pumping Station		Section 104 sewers are shown in green	
Pressure Surface Water		Fitting		Private sewers are shown in magenta	

davidm.1365@xpresslegal.uk

LAND AT GUILSFIELD



GENERAL CONDITIONS AND PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK ADJACENT TO SEVERN TRENT WATER'S APPARATUS

Please ensure that a copy of these conditions is passed to your representative and/or your contractor on site. If any damage is caused to Hafren Dyfrdwy (HD) apparatus (defined below), the person, contractor or subcontractor responsible must inform HD immediately on: **0800 085 8033 (24 hours)**

a) These general conditions and precautions apply to the public sewerage, water distribution and cables in ducts including (but not limited to) sewers which are the subject of an Agreement under Section 104 of the Water Industry Act 1991 (a legal agreement between a developer and HD, where a developer agrees to build sewers to an agreed standard, which HD will then adopt); mains installed in accordance with an agreement for the self-construction of water mains entered into with HD and the assets described at condition b) of these general conditions and precautions. Such apparatus is referred to as "HD Apparatus" in these general conditions and precautions.

b) Please be aware that due to The Private Sewers Transfer Regulations June 2011, the number of public sewers has increased, but many of these are not shown on the public sewer record. However, some idea of their positions may be obtained from the position of inspection covers and their existence must be anticipated.

c) On request, STW will issue a copy of the plan showing the approximate locations of HD Apparatus although in certain instances a charge will be made. The position of private drains, private sewers and water service pipes to properties are not normally shown but their presence must be anticipated. This plan and the information supplied with it is furnished as a general guide only and HD does not guarantee its accuracy.

d) STW does not update these plans on a regular basis. Therefore the position and depth of HD Apparatus may change and this plan is issued subject to any such change. Before any works are carried out, you should confirm whether any changes to the plan have been made since it was issued.

e) The plan must not be relied upon in the event of excavations or other works in the vicinity of HD Apparatus. It is your responsibility to ascertain the precise location of any HD Apparatus prior to undertaking any development or other works (including but not limited to excavations).

f) No person or company shall be relieved from liability for loss and/or damage caused to HD Apparatus by reason of the actual position and/or depths of HD Apparatus being different from those shown on the plan.

In order to achieve safe working conditions adjacent to any HD Apparatus the following should be observed:

1. All HD Apparatus should be located by hand digging prior to the use of mechanical excavators.
2. All information set out in any plans received from us, or given by our staff at the site of the works, about the position and depth of the mains, is approximate. Every possible precaution should be taken to avoid damage to HD Apparatus. You or your contractor must ensure the safety of HD Apparatus and will be responsible for the cost of repairing any loss and/or damage caused (including without limitation replacement parts).
3. Water mains are normally laid at a depth of 900mm. No records are kept of customer service pipes which are normally laid at a depth of 750mm; but some idea of their positions may be obtained from the position of stop tap covers and their existence must be anticipated.
4. During construction work, where heavy plant will cross the line of HD Apparatus, specific crossing points must be agreed with HD and suitably reinforced where required. These crossing points should be clearly marked and crossing of the line of HD Apparatus at other locations must be prevented.
5. Where it is proposed to carry out piling or boring within 20 metres of any HD Apparatus, HD should be consulted to enable any affected HD Apparatus to be surveyed prior to the works commencing.
6. Where excavation of trenches adjacent to any HD Apparatus affects its support, the HD Apparatus must be supported to the satisfaction of HD. Water mains and some sewers are pressurised and can fail if excavation removes support to thrust blocks to bends and other fittings.
7. Where a trench is excavated crossing or parallel to the line of any HD Apparatus, the backfill should be adequately compacted to prevent any settlement which could subsequently cause damage to the HD Apparatus. In special cases, it may be necessary to provide permanent support to HD Apparatus which has been exposed over a length of the excavation before backfilling and reinstatement is carried out. There should be no concrete backfill in contact with the HD Apparatus.
8. No other apparatus should be laid along the line of HD Apparatus irrespective of clearance. Above ground apparatus must not be located within a minimum of 3 metres either side of the centre line of HD Apparatus for smaller sized pipes and 6 metres either side for larger sized pipes without prior approval. No manhole or chamber shall be built over or around any HD Apparatus.
9. A minimum radial clearance of 300 millimetres should be allowed between any plant or equipment being installed and existing HD Apparatus. We reserve the right to increase this distance where strategic assets are affected.
10. Where any HD Apparatus coated with a special wrapping is damaged, even to a minor extent, HD must be notified and the trench left open until the damage has been inspected and the necessary repairs have been carried out. In the case of any material damage to any HD Apparatus causing leakage, weakening of the mechanical strength of the pipe or corrosion-protection damage, the necessary remedial work will be recharged to you.
11. It may be necessary to adjust the finished level of any surface boxes which may fall within your proposed construction. Please ensure that these are not damaged, buried or otherwise rendered inaccessible as a result of the works and that all stop taps, valves, hydrants, etc. remain accessible and operable. Minor reduction in existing levels may result in conflict with HD Apparatus such as valve spindles or tops of hydrants housed under the surface boxes. Checks should be made during site investigations to ascertain the level of such HD Apparatus in order to determine any necessary alterations in advance of the works.
12. With regard to any proposed resurfacing works, you are required to contact HD on the number given above to arrange a site inspection to establish the condition of any HD Apparatus in the nature of surface boxes or manhole covers and frames affected by the works. HD will then advise on any measures to be taken, in the event of this a proportionate charge will be made.
13. You are advised that HD will not agree to either the erection of posts, directly over or within 1.0 metre of valves and hydrants,

14. No explosives are to be used in the vicinity of any HD Apparatus without prior consultation with HD.

TREE PLANTING RESTRICTIONS

There are many problems with the location of trees adjacent to sewers, water mains and other HD Apparatus and these can lead to the loss of trees and hence amenity to the area which many people may have become used to. It is best if the problem is not created in the first place. Set out below are the recommendations for tree planting in close proximity to public sewers, water mains and other HD Apparatus.

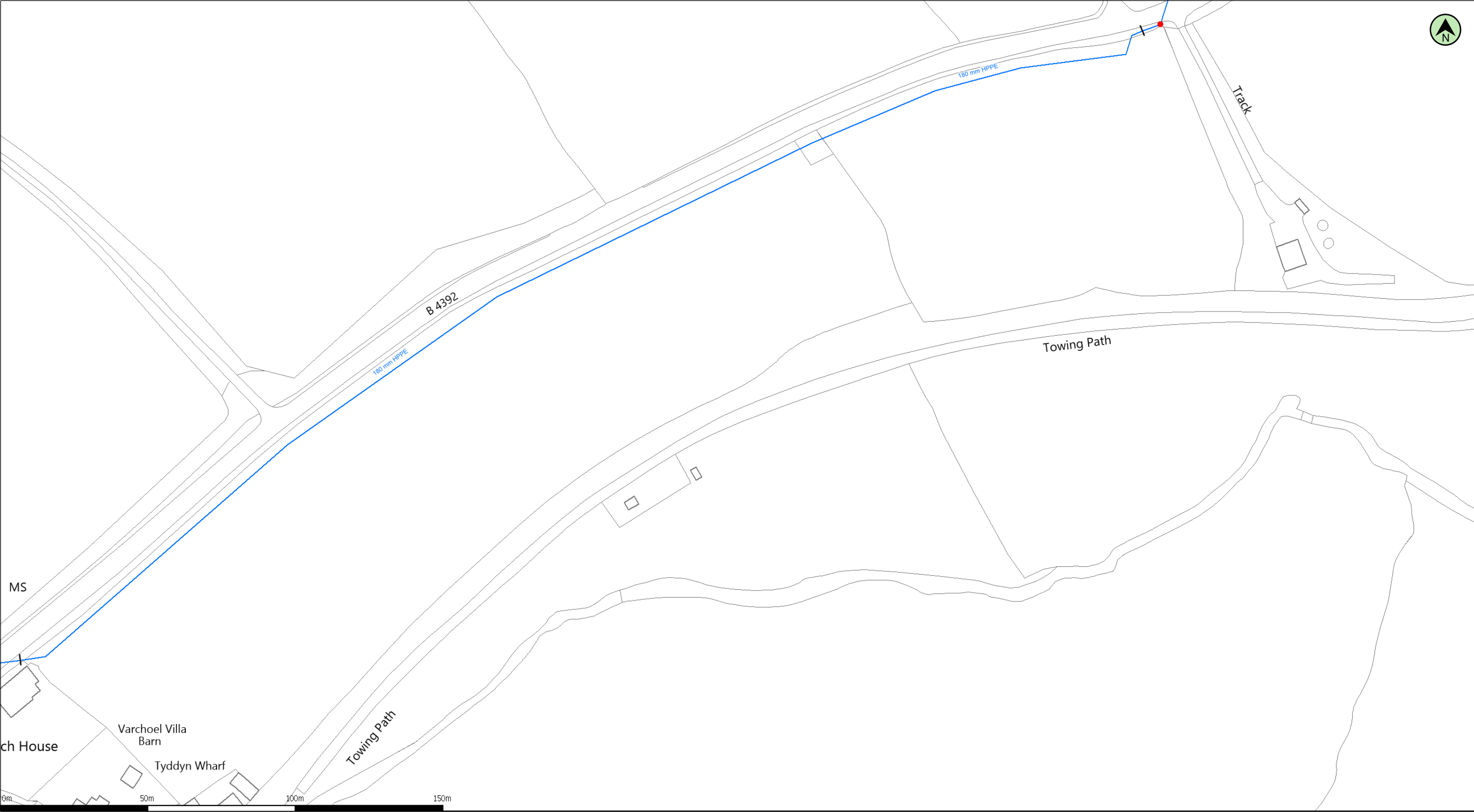
15. Please ensure that, in relation to HD Apparatus, the mature root systems and canopies of any tree planted do not and will not encroach within the recommended distances specified in the notes below.

16. Both Poplar and Willow trees have extensive root systems and should not be planted within 12 metres of a sewer, water main or other HD Apparatus.

17. The following trees and those of similar size, be they deciduous or evergreen, should not be planted within 6 metres of a sewer, water main or other HD Apparatus. E.g. Ash, Beech, Birch, most Conifers, Elm, Horse Chestnut, Lime, Oak, Sycamore, Apple and Pear. Asset Protection Statements Updated May 2014

18. HD personnel require a clear path to conduct surveys etc. No shrubs or bushes should be planted within 2 metre of the centre line of a sewer, water main or other HD Apparatus.

19. In certain circumstances, both HD and landowners may wish to plant shrubs/bushes in close proximity to a sewer, water main or other HD Apparatus for screening purposes. The following are shallow rooting and are suitable for this purpose: Blackthorn, Broom, Cotoneaster, Elder, Hazel, Laurel, Privet, Quickthorn, Snowberry, and most ornamental flowering shrubs.



(c) Crown copyright and database rights 2025 Ordnance Survey AC0000808122 Date: 10/04/25 Scale: 1:1250 Map Centre: 323107,312684 Data updated: 14/03/25 Our Ref: 1741057 - 1 Clean Water Plan A3
Powered by digdat

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Hydrant	●	Valve		Aqueduct	- - - - -
Washout	●	Water Main	—	Duct	==
Meter	■	Abandoned Pipe	x x x x x	Service Pipe/ Private Pipe	- . - . - .

David M. 1365@xpresslegal.uk

LAND AT GUILDSFIELD



GENERAL CONDITIONS AND PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK ADJACENT TO SEVERN TRENT WATER'S APPARATUS

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- a) These general conditions and precautions apply to the public sewerage, water distribution and cables in ducts including (but not limited to) sewers which are the subject of an Agreement under Section 104 of the Water Industry Act 1991 (a legal agreement between a developer and HD, where a developer agrees to build sewers to an agreed standard, which HD will then adopt); mains installed in accordance with an agreement for the self-construction of water mains entered into with HD and the assets described at condition b) of these general conditions and precautions. Such apparatus is referred to as “HD Apparatus” in these general conditions and precautions.
- b) Please be aware that due to The Private Sewers Transfer Regulations June 2011, the number of public sewers has increased, but many of these are not shown on the public sewer record. However, some idea of their positions may be obtained from the position of inspection covers and their existence must be anticipated.
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3. Water mains are normally laid at a depth of 900mm. No records are kept of customer service pipes which are normally laid at a depth of 750mm; but some idea of their positions may be obtained from the position of stop tap covers and their existence must be anticipated.
4. During construction work, where heavy plant will cross the line of HD Apparatus, specific crossing points must be agreed with HD and suitably reinforced where required. These crossing points should be clearly marked and crossing of the line of HD Apparatus at other locations must be prevented.
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6. Where excavation of trenches adjacent to any HD Apparatus affects its support, the HD Apparatus must be supported to the satisfaction of HD. Water mains and some sewers are pressurised and can fail if excavation removes support to thrust blocks to bends and other fittings.
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15. Please ensure that, in relation to HD Apparatus, the mature root systems and canopies of any tree planted do not and will not encroach within the recommended distances specified in the notes below.

16. Both Poplar and Willow trees have extensive root systems and should not be planted within 12 metres of a sewer, water main or other HD Apparatus.

17. The following trees and those of similar size, be they deciduous or evergreen, should not be planted within 6 metres of a sewer, water main or other HD Apparatus. E.g. Ash, Beech, Birch, most Conifers, Elm, Horse Chestnut, Lime, Oak, Sycamore, Apple and Pear. Asset Protection Statements Updated May 2014

18. HD personnel require a clear path to conduct surveys etc. No shrubs or bushes should be planted within 2 metre of the centre line of a sewer, water main or other HD Apparatus.

19. In certain circumstances, both HD and landowners may wish to plant shrubs/bushes in close proximity to a sewer, water main or other HD Apparatus for screening purposes. The following are shallow rooting and are suitable for this purpose: Blackthorn, Broom, Cotoneaster, Elder, Hazel, Laurel, Privet, Quickthorn, Snowberry, and most ornamental flowering shrubs.

Siteview



LAND AT GUILSFIELD, WELSHPOOL,
POWYS, NOT KNOWN



Reference:
XP-WAL-00715053_3152153

Grid reference:
323072 312693

Your reference:
BALM1/41HEL.KDH

Date:
11 April 2025

Consultant's guidance and recommendations inside.

Written by:



J Roye

j.roye@groundsure.com

Professional opinion

Key results



Acceptable risk

Contaminated land

Page 3

Groundsure has not identified any risks of concern relating to contaminated land liabilities under Part 2A of the EPA 1990.

[Summary and data](#) →



High

Flooding

Page 18

An elevated flood risk has been identified at the site. The site has been found to be at risk from one or more sources of flooding.

[Summary and data](#) →

Other results



Ground stability

Page 24

Identified

[Summary](#) →



Radon

Page 27

Identified

[Summary](#) →



Planning constraints

Page 29

Identified

[Summary](#) →



Energy

Page 32

Identified

[Summary](#) →



Transportation

Page 33

Not identified

[Summary](#) →

A full assessment of these features is available in our [Energy & Transportation report](#). Contact Groundsure or your search provider for further details.



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Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 14/05/2023

Site Area: 3.24ha



Contaminated land

Acceptable risk

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

Section links

Consultant's assessment	→	Current/recent land use	→
Past land use	→	Hydrogeology	→
Hydrology	→		

Past land use

Acceptable risk



Waste and landfill

Acceptable risk

Current/recent land use

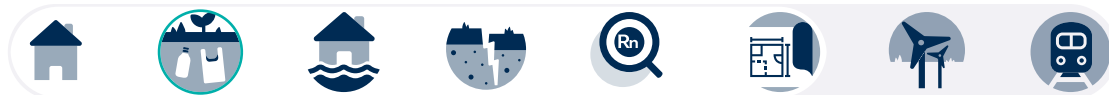
Acceptable risk



Next steps

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

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



Contaminated land

Consultant's assessment ?

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

Section links

[Consultant's assessment](#) → [Current/recent land use](#) →
[Past land use](#) → [Hydrogeology](#) →
[Hydrology](#) →

[Back to section 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.

Current land use

Groundsure has assumed the property is to be used for commercial purposes.

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, surface water features on site.

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)	1	8	0
Former tanks	0	0	0
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
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 land use	On-Site	0-50m	50-250m
Recent industrial land uses	1	1	0
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
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
Pollution incidents	0	0	0



Contaminated land
Past land use ?

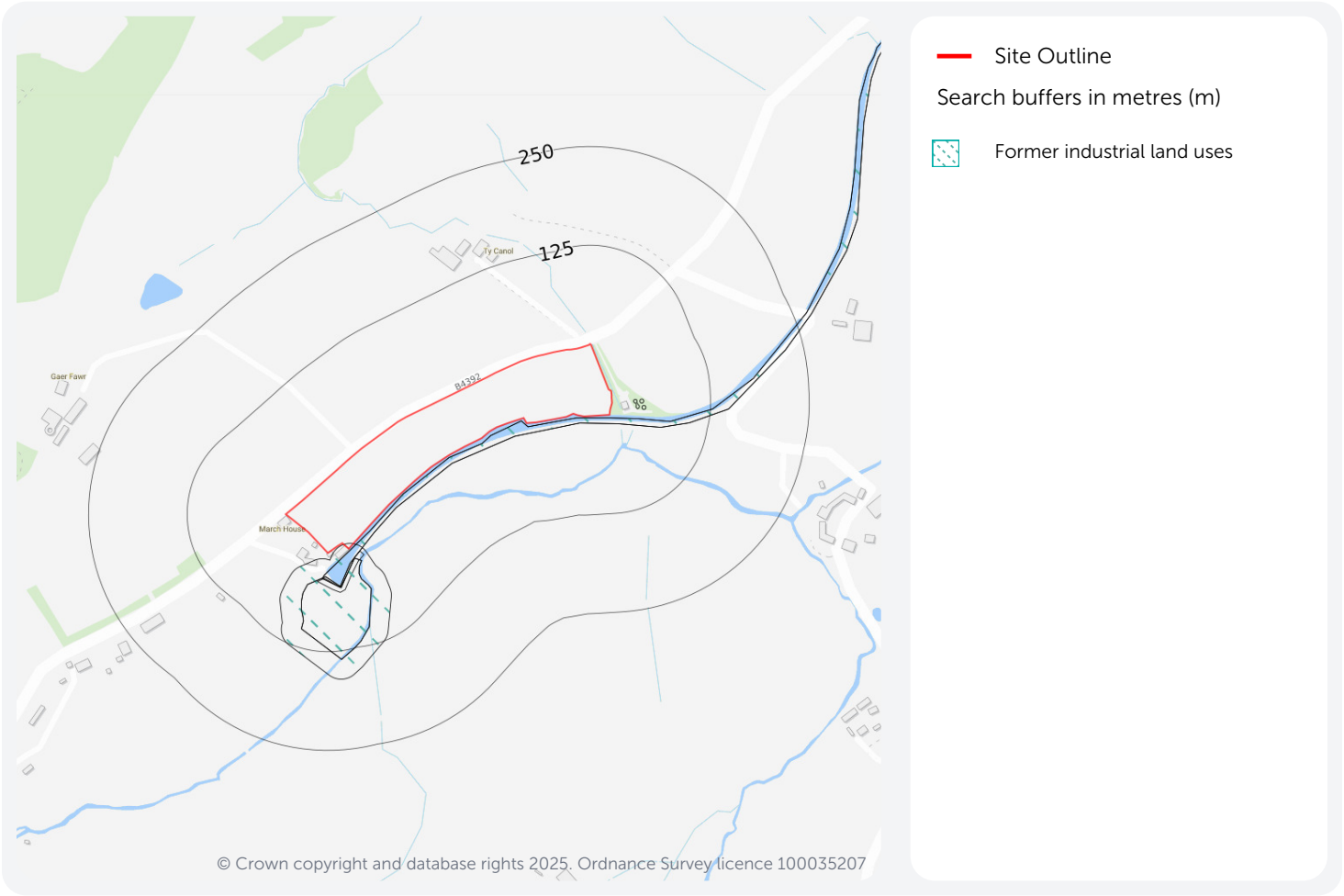
Acceptable risk

The data summarised in this section relates to potentially contaminative land uses and operations that happened historically at and around the site.

Section links

Back to section summary →

- Consultant's assessment →
Past land use →
Hydrology →
- Current/recent land use →
Hydrogeology →



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.

Distance	Direction	Use	Date
0	on site	Unspecified Wharf	1960
2 m	E	Disused Canal	1960
2 m	E	Disused Canal	1978

Siteview



Distance	Direction	Use	Date
12 m	SW	Unspecified Wharf	1949
14 m	SW	Unspecified Wharf	1902
14 m	SW	Unspecified Wharf	1902
27 m	E	Lime Kilns	1884
35 m	E	Disused Lime Kilns	1978
38 m	E	Disused Lime Kilns	1978

This data is sourced from Ordnance Survey/Groundsure.



Contaminated land

Current and recent land use ?

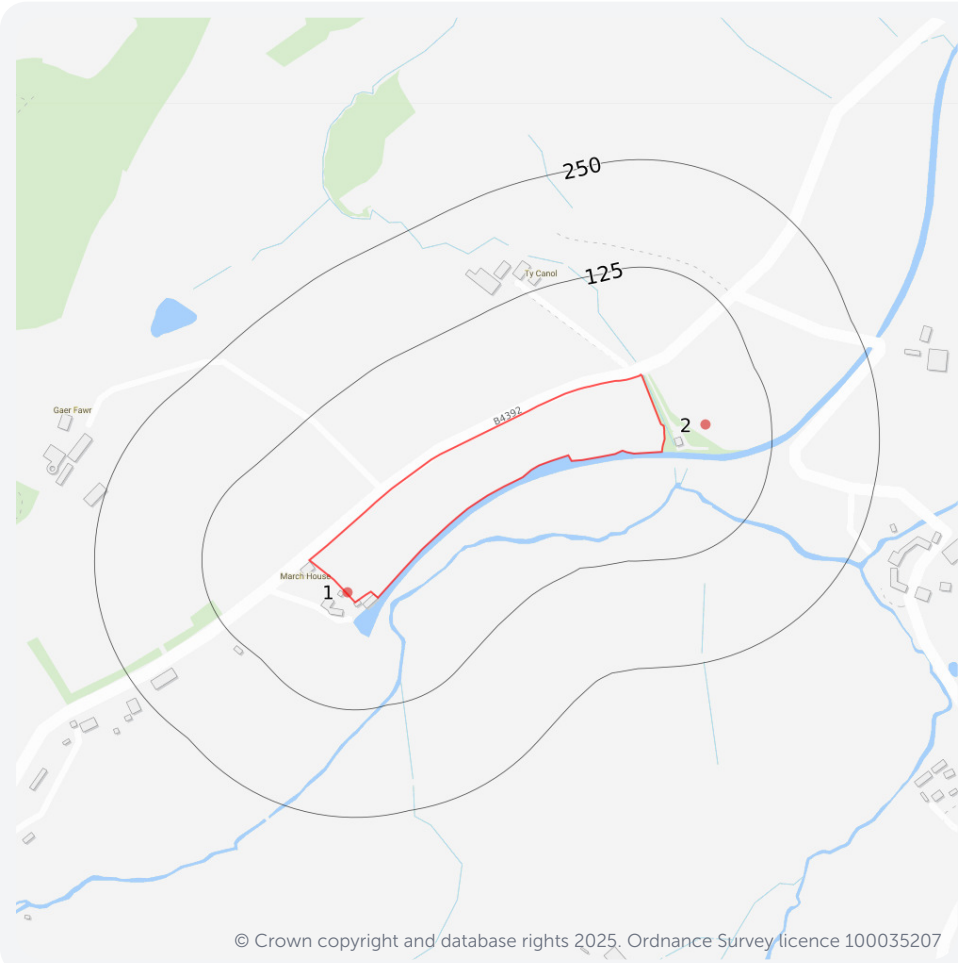
Acceptable risk

The data summarised in this section relates to current and recent commercial and industrial land uses and operations that could have the potential to cause ground contamination risks.

Section links

Back to section summary →

- Consultant's assessment → Current/recent land use →
- Past land use → Hydrogeology →
- Hydrology →



— Site Outline

Search buffers in metres (m)

● Recent industrial land uses

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.

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	Tyddyn Wharf - Powys, SY21	Moorings and Unloading Facilities	Water
2	48 m	E	Limekilns (Disused) - Powys, SY21	Lime Kilns	Industrial Features

Siteview



This data is sourced from Ordnance Survey.

Contaminated land

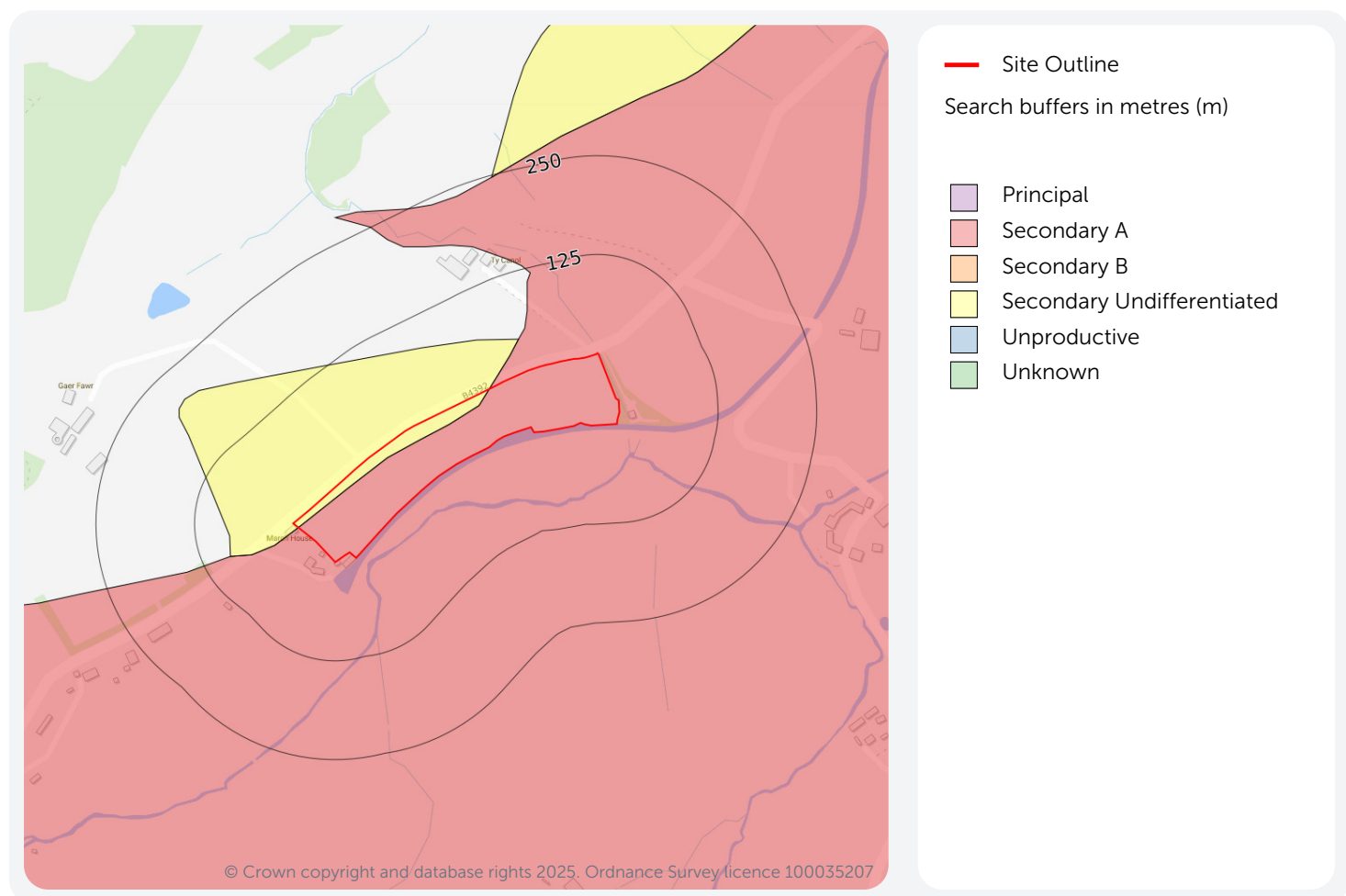
Superficial hydrogeology ?

The data summarised in this section relates to underground water resources (aquifers) within surface drift geology that may be sensitive to any ground contamination.

Section links

[Back to section summary](#) →

[Consultant's assessment](#) → [Current/recent land use](#) →
[Past land use](#) → [Hydrogeology](#) →
[Hydrology](#) →



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.

Distance	Direction	Designation
0	on site	Secondary A
0	on site	Secondary Undifferentiated
247 m	N	Secondary Undifferentiated

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.

Contaminated land

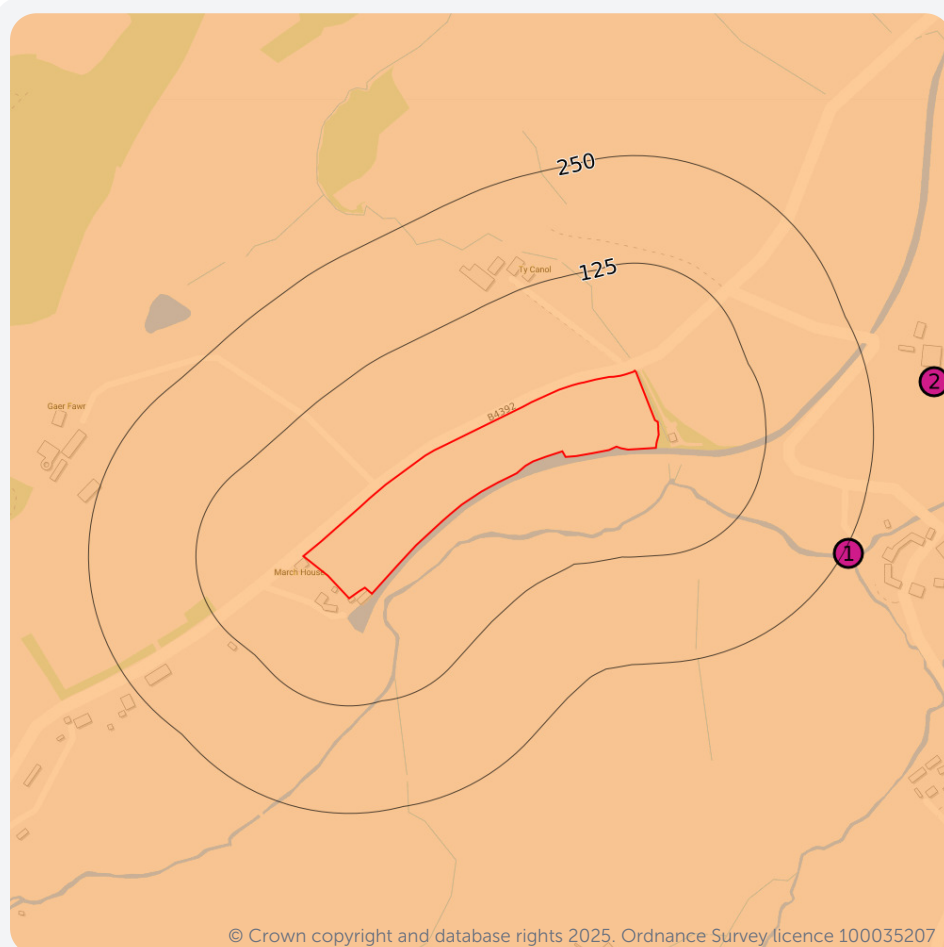
Bedrock hydrogeology ?

The data summarised in this section relates to underground water resources (aquifers) within bedrock geology that may be sensitive to any ground contamination.

Section links

[Back to section summary](#) →

[Consultant's assessment](#) → [Current/recent land use](#) →
[Past land use](#) → [Hydrogeology](#) →
[Hydrology](#) →



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

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.



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
MIDDLE HOUSE MEMBER	MDHO-MDST	MUDSTONE
STONE HOUSE SHALE FORMATION	STHO-MDST	MUDSTONE

This data is sourced from British Geological Survey.



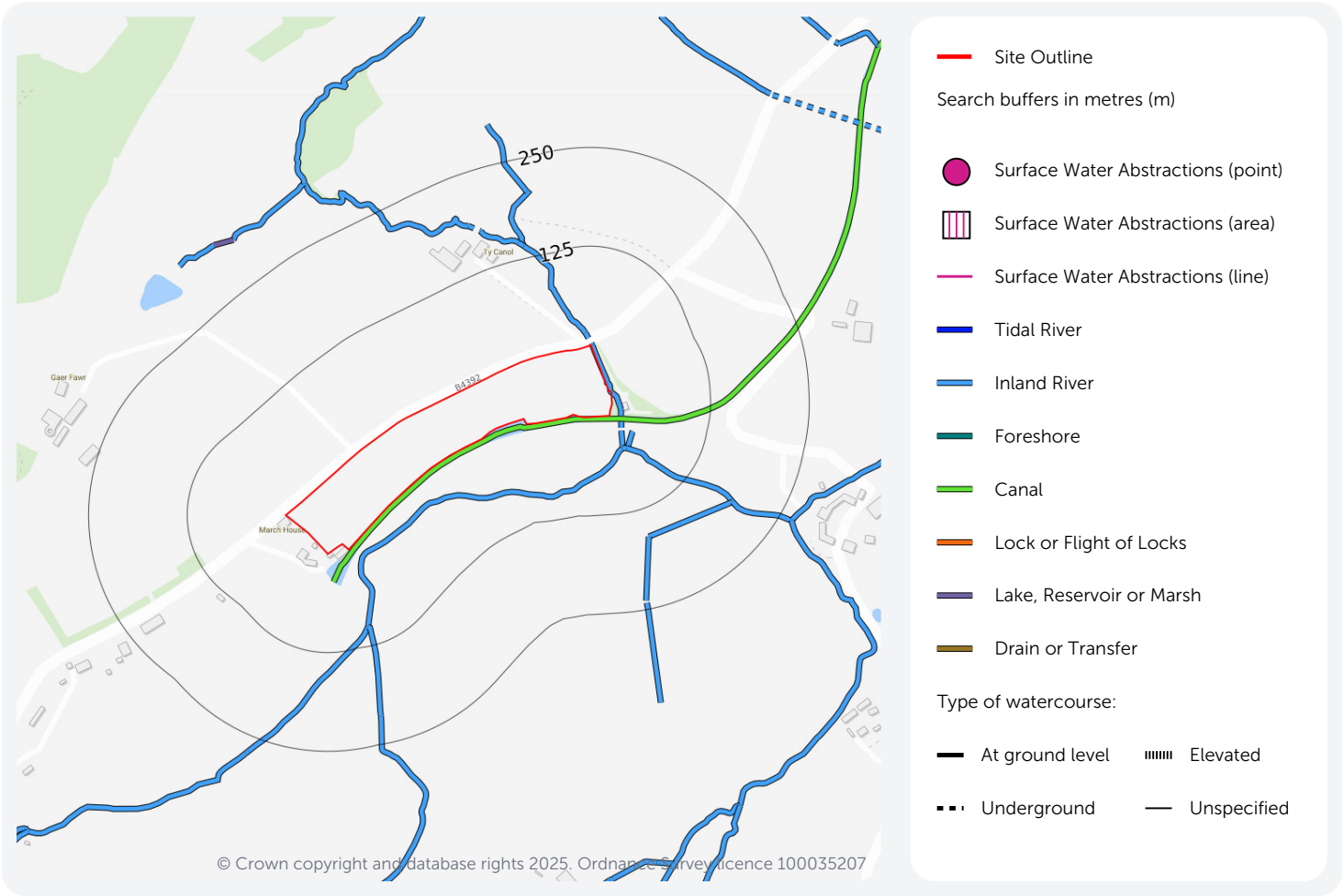
Contaminated land
Hydrology ?

The data summarised in this section relates to surface water resources such as rivers, lakes and ponds that may be sensitive to any ground contamination.

Section links

Consultant's assessment →
Past land use →
Hydrology →

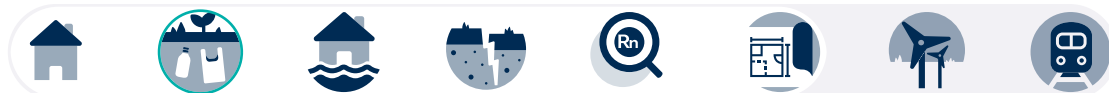
Back to section summary →
Current/recent land use →
Hydrogeology →



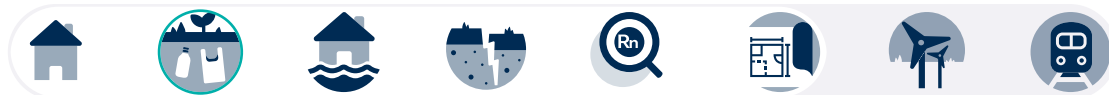
Water courses from Ordnance Survey

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
0	on site	<div>Name:</div> <div>Type of water feature: Inland river not influenced by normal tidal action.</div> <div>Ground level: On ground surface</div> <div>Permanence: Watercourse contains water year round (in normal circumstances)</div>



Distance	Direction	Details
2 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
2 m	E	Name: Montgomery Canal Type of water feature: Canal. A manmade watercourse for inland navigation. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
13 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
16 m	NE	Name: 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)
19 m	SW	Name: Guilsfield 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)
24 m	E	Name: 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)
35 m	E	Name: 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)
44 m	E	Name: Guilsfield 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)
47 m	E	Name: Guilsfield 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)
101 m	SW	Name: Guilsfield 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)
101 m	SW	Name: 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)
141 m	N	Name: 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)



Distance	Direction	Details
141 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
146 m	N	Name: 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)
160 m	SE	Name: 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)
161 m	SE	Name: 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)
174 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
185 m	N	Name: 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)
191 m	E	Name: Guilsfield 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)
207 m	N	Name: 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)
214 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
222 m	S	Name: 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)
239 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
249 m	SE	Name: 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)

Siteview



This data is sourced from Ordnance Survey.



Flooding ?

High

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.

Section links

River & coastal → Surface water →
FloodScore™ insurance → Planning →

River and coastal flooding

High



Past flood events

Not identified

Groundwater flooding

Low

Flood storage areas

Not identified

Surface water flooding

Moderate-High



Floodscore™ insurance rating

Moderate



National Planning Policy Framework (NPPF)

Will any NPPF Flood Risk Assessment be required if the site is redeveloped?

Yes

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. 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.

Next steps

Flooding

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

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable;
- Make enquiries of the seller and other nearby businesses on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings>
- 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, including evacuation and business continuity <https://www.gov.uk/prepare-for-flooding> . The flood maps within this report may be of assistance in identifying higher risk areas;
- 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.

Flooding

Risk of flooding from rivers and the sea ?

High

This section provides an indication of where there are flood risks originating from rivers and/or the sea. Rivers may break their banks following high rainfall and the sea level may rise as a result of high tides or extreme weather.

Section links

[Back to section summary](#) →

[River & coastal](#)



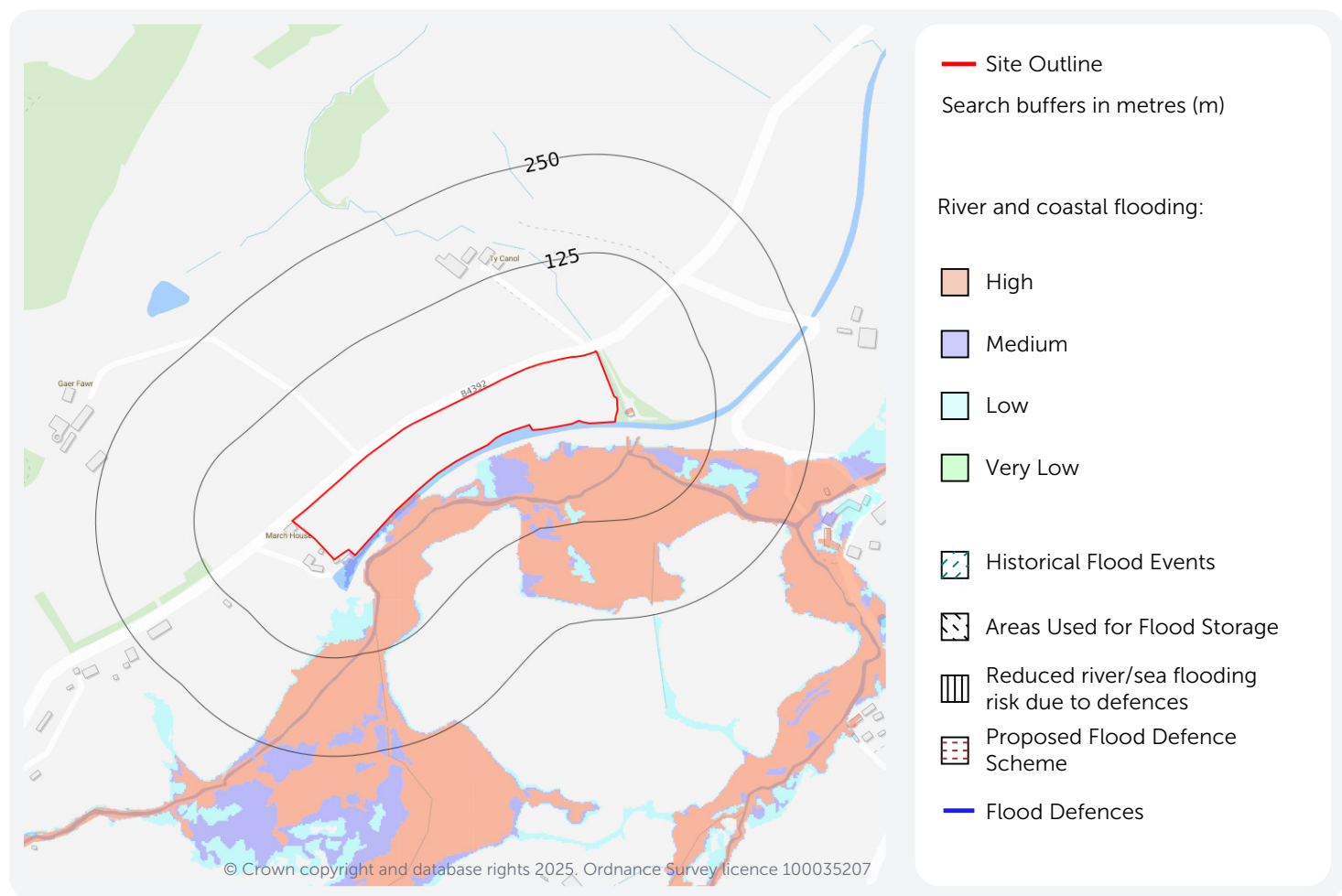
[Surface water](#)



[FloodScore™ insurance](#)



[Planning](#)



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.

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](#) for explanation of the levels of flood risk.

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

Flooding

Surface water flooding ?

Moderate-High

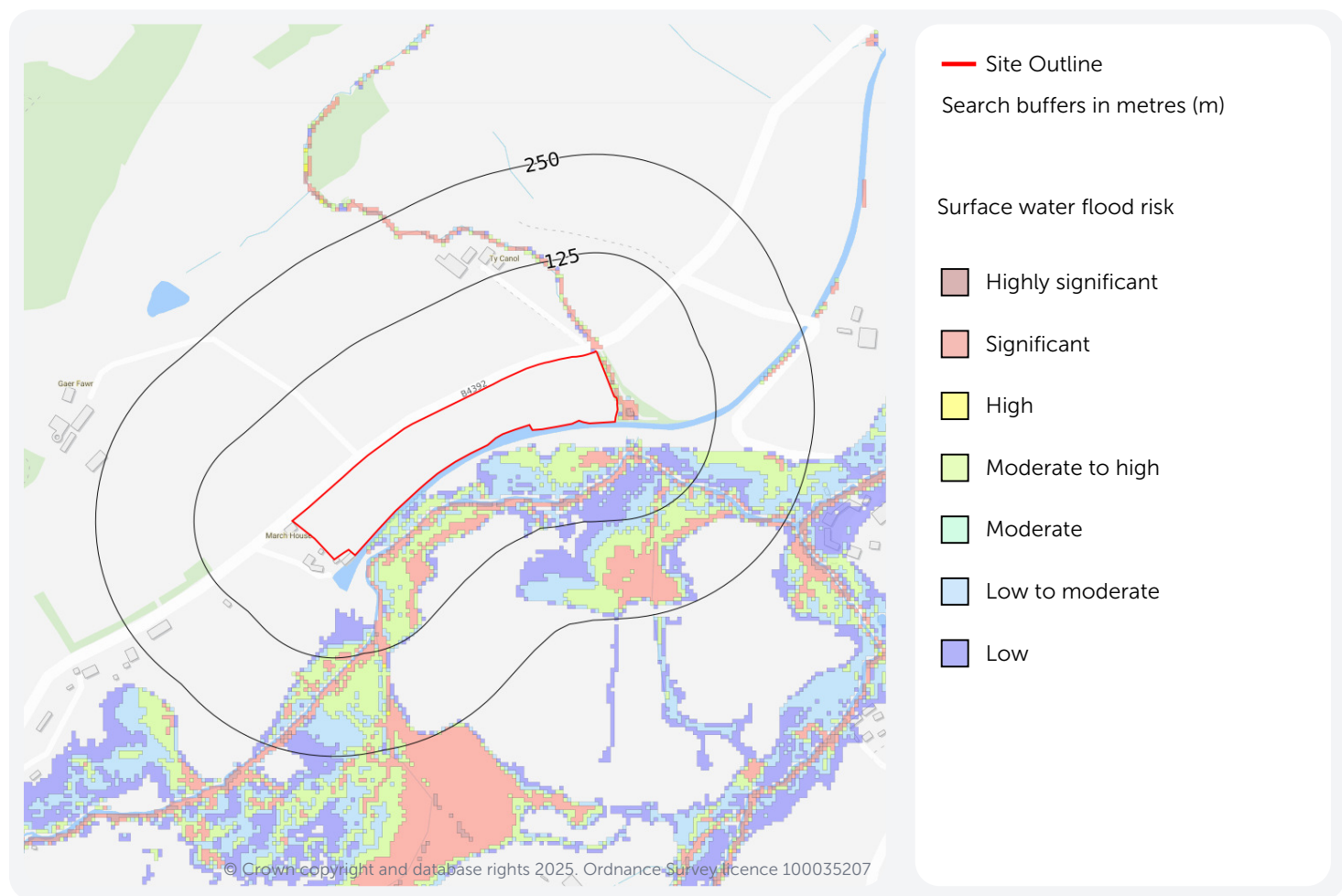
This section provides details of where there are flood risks originating from surface water. Surface water flooding can happen when heavy rain overwhelms drainage systems causing water to pool on the ground.

Section links

[Back to section summary](#) →

[River & coastal](#) → [Surface water](#) →

[FloodScore™ insurance](#) → [Planning](#) →



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.

The area in which the property is located has been assessed to be at a Moderate-High risk of surface water flooding. This area is considered to have a 1 in 100 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.

Flooding

Ambiental FloodScore™ insurance rating ?

Moderate

This section provides details of FloodScore™, a rating provided by flood modelling specialists Ambiental. It provides an indication of the perceived insurance risk classification.

Section links

[Back to section summary](#) →

[River & coastal](#)

→

[Surface water](#)

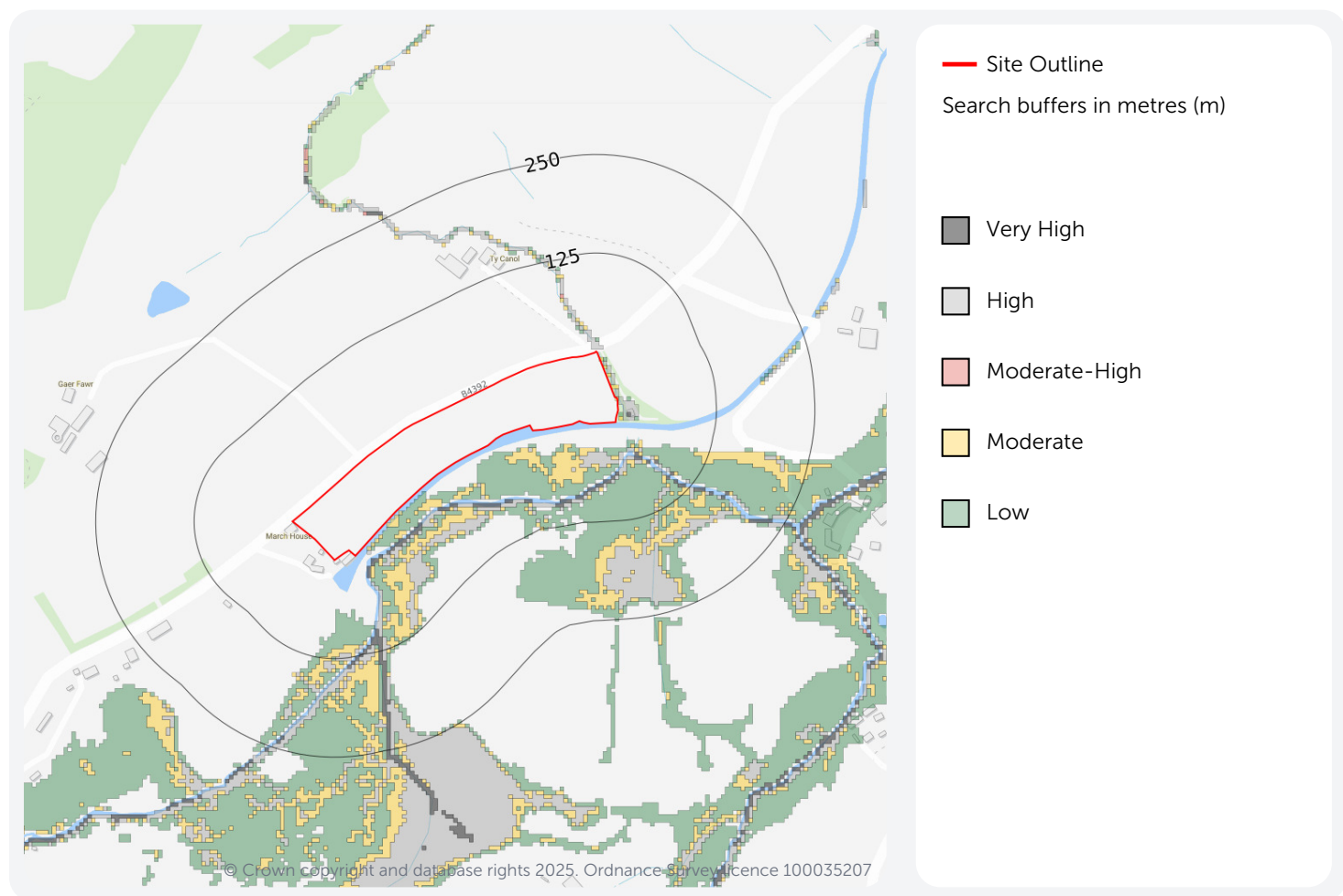
→

[FloodScore™ insurance](#)

→

[Planning](#)

→



The property has been rated as having a Moderate level of flood hazard.

Ambiental's FloodScore™ insurance rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore™ insurance rating information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.



Flooding

Flood map for planning ?

This section provides details of the flood zones as defined by the Environment Agency. These zones are typically used by planning authorities.

Section links

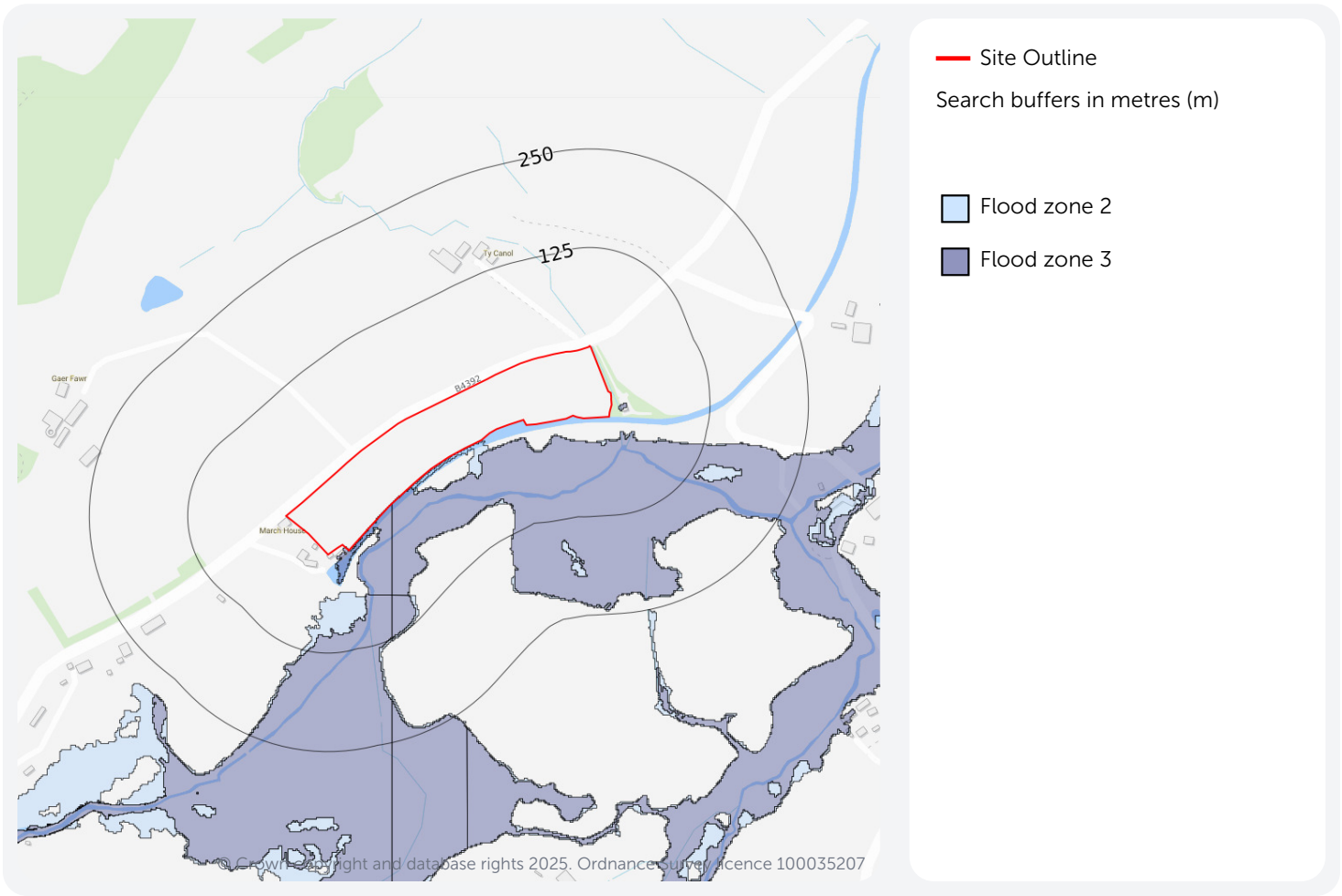
[Back to section summary](#) →

[River & coastal](#) →

[Surface water](#) →

[FloodScore™ insurance](#) →

[Planning](#) →



The Environment Agency Flood Zone information is used within the planning system to help determine whether flood risk assessments are required for development. This guidance forms part of the National Planning Policy Framework (NPPF). The different Flood Zones are classified as follows (note that the risk values stated below do not take into account any flood defences -see the RoFRaS data for a rating that takes flood defences into account):

- Zone 1** – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%.
- Zone 2** – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.
- Zone 3 (or Zone 3a)** – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.
- Zone 3b** – very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.

Owners of properties within Zone 2 and Zone 3 are advised to sign up to the Environment Agency's Flood Warning scheme. The Flood Zone(s) found at the property are shown in the table below.



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

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



Ground stability ?

Identified

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

Section links

Non-natural



Natural ground stability

Low

Non-natural ground stability

Identified



Next steps

Ground stability

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

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Non-coal mining areas

The property is assessed to be in a non-coal mining area.

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

Ground stability

Non-natural ground stability ?

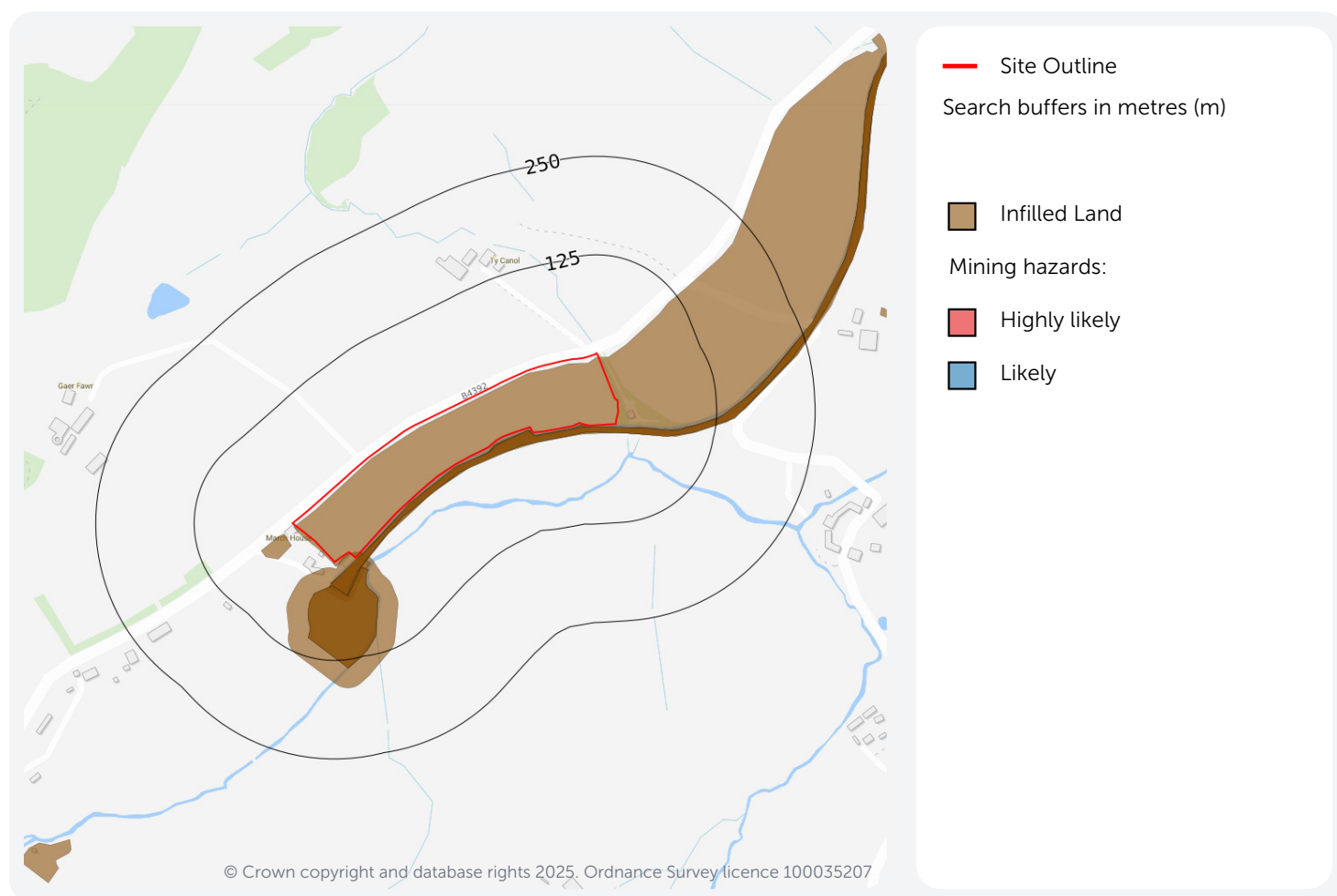
Identified

The data in this section relates to ground instability hazards that are a result of the non-natural activities in the areas, such as mining or infilled land.

Section links

[Back to section summary](#) →

[Non-natural](#) →



Non-coal mining areas

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



Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Distance	Direction	Use	Date
0	on site	Canal	1902
0	on site	Unspecified Wharf	1960
0	E	Canal	1949
2 m	E	Canal	1884
2 m	E	Disused Canal	1978
2 m	E	Disused Canal	1960
12 m	SW	Unspecified Wharf	1949
14 m	SW	Unspecified Wharf	1902
14 m	SW	Unspecified Wharf	1902
18 m	SW	Pond	1960

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.



Radon ?

Identified

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%.

Section links

Radon →

Next steps

Radon

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

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands>
- 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>

Radon ?

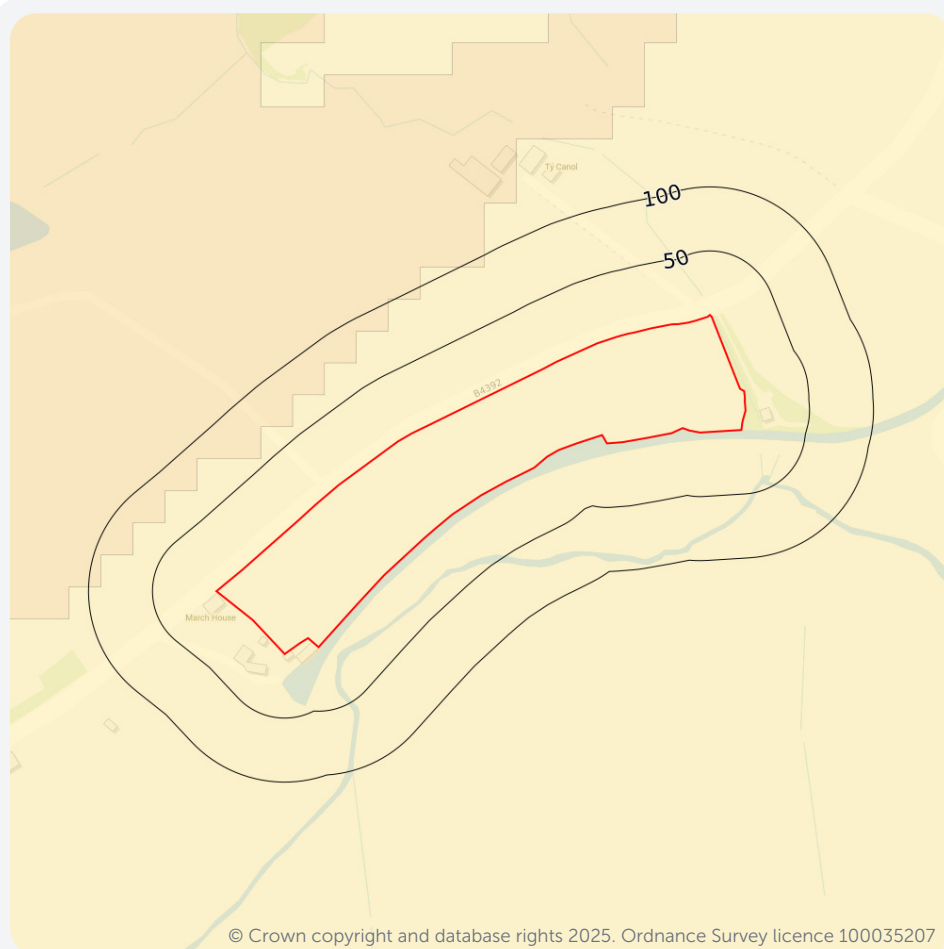
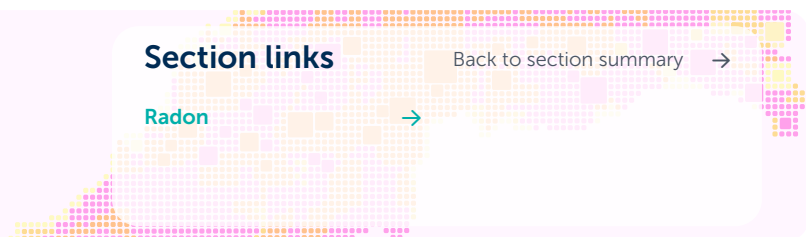
Identified

The property lies within a radon affected area.

Section links

[Back to section summary](#) →

[Radon](#) →



— Site Outline

Search buffers in metres (m)

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

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

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

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

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



Planning constraints

Identified

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

Section links

Planning constraints	→			
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Next steps

Planning constraints
None required.



Planning constraints ?

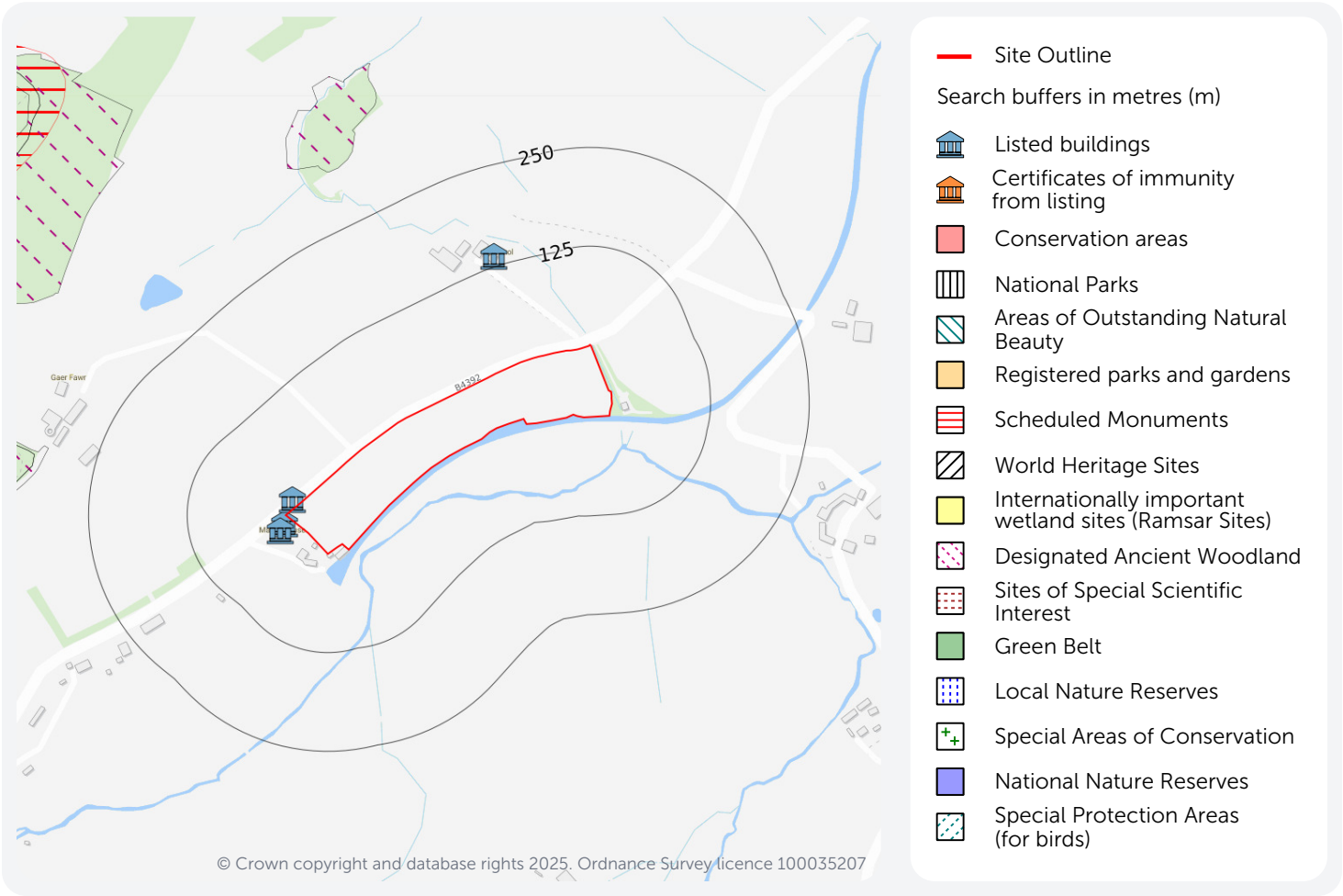
Identified

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

Section links

Back to section summary →

Planning constraints →



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.

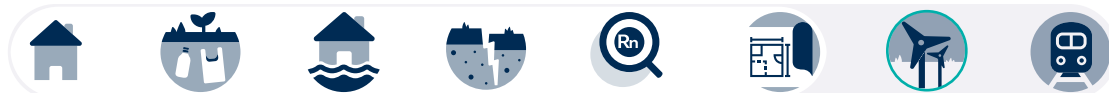
Distance	Direction	Name	Grade	Listed building reference number	Listed date
9 m	SW	No 2, B 4392 (Se Side) Varchoel,Powys, Located Against The B.4392, Halfway Between Guilsfield And Arddl_N.	II	15815	22/02/1995

Siteview



Distance	Direction	Name	Grade	Listed building reference number	Listed date
10 m	W	Milestone At Varchoel Cottages, Located Partly Buried In The Road Verge Almost Opposite No. 2 Varchoel Cottages.	II	15812	22/02/1995
14 m	SW	Varchoel Villa, Located Against The B.4392, Halfway Between Guilsfield And Arddl_N.	II	15816	22/02/1995
138 m	N	Ty Canol, Located On Rising Ground 3km Miles N Of Welshpool Along A Straight Drive Approximately 150m From The Road.	II	15811	22/02/1995

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



Energy ?

Identified

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

Oil and gas

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

Oil and gas areas

Not identified

Oil and gas wells

Not identified

Wind and solar

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

Planned multiple wind turbines

Identified

Planned single wind turbines

Identified

Existing wind turbines

Identified

Proposed solar farms

Identified

Existing solar farms

Identified

Energy Infrastructure

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

Power stations

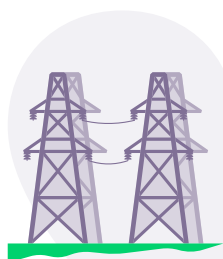
Not identified

Energy infrastructure

Not identified

Projects

Identified



Next steps

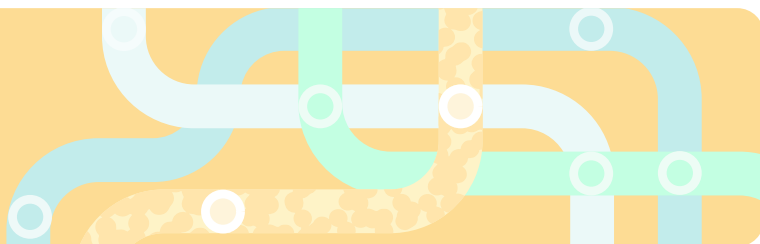
If required, full details on these energy features including a detailed location plan relative to the property are available when you purchase our [Energy and Transportation report](#) via your preferred searches provider.



Transportation ?

Not identified

The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.



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

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

Not identified

Historical railways and tunnels

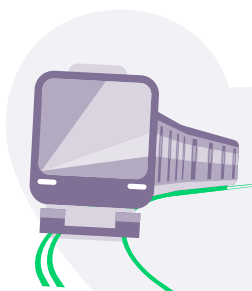
Not identified

Railway and tube stations

Not identified

Underground

Not identified



Next steps

None required.



Datasets searched

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

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Not identified
Former energy features	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	Identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Contaminated Land	
Pollution incidents	Not identified
Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified
Hydrology	
Water courses from Ordnance Survey	Identified
Surface water abstractions	Not identified
Flooding	
Risk of flooding from rivers and the sea	Identified
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



Flooding

Groundwater flooding	Not identified
Ambiental FloodScore™ insurance rating	Identified
Flood map for planning	Identified

Natural ground subsidence

Natural ground subsidence	Not identified
Natural geological cavities	Not identified

Non-natural ground subsidence

Coal mining	Not identified
Non-coal mining areas	Identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Identified
Cheshire Brine	Not identified

Radon

Radon	Identified
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Planning constraints

Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified

Planning constraints

Conservation Areas	Not identified
Listed Buildings	Identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified



Methodologies and limitations

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

Data providers

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

Conveyancing Information Executive and our terms & conditions

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: info@groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk

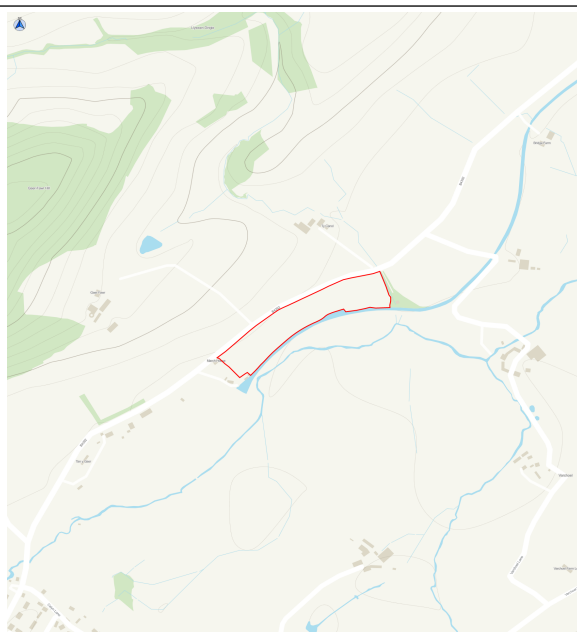
We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms & Conditions can be viewed here: www.groundsure.com/terms-and-conditions-april-2023/

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

Certificate Details

Certificate Number	9943969
Issue Date	10/04/2025
Client Ref	00715053
Address	Welshpool, Powys, SY21 9PS
Property	The area(s) of land within the boundaries on the plan attached to this report
Result	We hereby certify that no points on or within the boundaries marked on the plan attached to this Certificate are located within the historical boundary of a tithe district within a parish which continues to have a potential chancel repair liability based upon historical parish boundary data and the relevant Inland Revenue indices held by The National Archives.



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Ordnance Survey 100049731



Notes and Conditions of Issue of this Certificate

- This service is only available for properties in England and Wales.
- The data used to identify potential risk are derived from an academic study of historical parish boundaries and the relevant documentation pertaining to potential chancel repair liability held at The National Archives.
- The statement of certification above means that:

No record of risk is held by The National Archives for any point searched against in the subject parish; or a point is within a parish with evidence of risk but that point is situated within a tithe district for which the records described above disclose no risk or; the record held by The National Archives specifies that the total liability is held by the Church Commissioners, cathedrals and/or educational establishments.

When purchasing land from any of these parties you should enquire with them directly regarding this liability.
- ChancelCheck[®] Premium** searches against the address points forming and enclosed by the boundary marked by you on the plan attached to this Certificate.
- Dye & Durham (UK) Limited (formerly Future Climate Info Limited) will not be liable for any inaccuracy in the plan provided by you.
- This **ChancelCheck[®] Premium** is provided with the benefit of a warranty offering cover up to a market value of £2m where a pre-existing matter adversely affects the result of the ChancelCheck[®] Premium provided on the property.
- This Certificate is prepared by Dye & Durham (UK) Limited (formerly Future Climate Info Limited) and is subject to the Terms and Conditions available at <https://futureclimateinfo.com/wp-content/uploads/2023/02/FCL-terms-and-conditions-v0223.pdf>

ChancelCheck® Premium Guidance Note

Chancel Repair Liability Background

Chancel repair liability is a medieval anomaly whereby the Church of England and Wales was granted powers to charge those owning “rectorial land” for the upkeep of the chancel of some Parish Churches.

Chancel repair liability affects millions of acres in England and Wales and is still deemed a usual and necessary search by conveyancers.

Chancel repair liability can still be attached to land regardless of whether or not the liability is noted against the title, making the prospective risk unquantifiable.

The Church continues to actively register their interest, to protect their right to charge for chancel repair liability in perpetuity.

ChancelCheck® Premium Identifies the Problem

ChancelCheck® Premium **ChancelCheck® Premium** is a unique, online, low cost screening report designed to analyse a large area of land to identify parishes where there is a potential to charge for repairs to the Parish Church chancel, as recorded by The National Archives. **ChancelCheck® Premium** is appropriate for use in the following circumstances:

- Any commercial/residential property, where the property radius from the identified address point is more than **25 metres**

For which Properties is it Applicable?

- OWPA properties
- Any property in the vicinity of Central London

Certificate

If the area of land selected falls within a parish that does not have the ability to claim for chancel repair liability, the search will be returned as a Certificate.

Report

If the area of land selected falls within a parish that has the ability to claim for chancel repair liability, a potential liability will be returned and the search will come back as a Report. ***Where an issue has been identified, legal indemnity insurance could be sought to cover the potential risk.***

NB. ChancelCheck® Premium does not publish the relevant parish name to deter contacting the Church. Doing so will put the Church on notice of a potential liability and may lead to negating insurance cover.

ChancelSure® Offers a Solution

Insurance

The legal indemnity insurance markets are known to offer chancel repair cover which may be available from your preferred insurance broker/provider. Alternatively, the market leading **ChancelSure®** insurance offered by CLS Property Insight is available online via their website at www.clspl.co.uk.

ChancelSure® policies have been specifically designed to work in conjunction with **ChancelCheck®** and are fully compliant with lender requirements. A schedule of indicative online premiums is provided overleaf.

Indicative Insurance Policy Premiums

Chancel repair indemnity insurance products, providing protection and security for the homeowner where a potential chancel liability has been identified.

The indicative figures given below are standard one-off ChancelSure® policy premiums (including IPT) offered by CLS Property Insight which will apply to most properties and were correct as at 5th August 2021. However, as chancel repair liability is a fluctuating risk, these figures may alter for some properties. In addition, insurers periodically review their underwriting data and may carry out further assessment before confirming the availability of cover.

The chancel repair policies available via your preferred insurance broker/provider may offer diminution in value, a 200% escalator clause, 25 year, 35 year and even in perpetuity terms. Should you wish to obtain ChancelSure® insurance, which is offered by CLS Property Insight, this is available online via their website at www.clspi.co.uk.

Residential Property (25 Years)

Limit of Indemnity	Residential Non Successor < 5 acres	Residential Successor < 5 acres	Residential Non Successor 5 – 10 acres	Residential Successor 5 – 10 acres
£100,000	£40.00	£65.00	£50.00	£90.00
£250,000	£54.00	£95.00	£75.00	£125.00
£500,000	£75.00	£125.00	£110.00	£150.00
£1,000,000	£94.00	£140.00	£130.00	£165.00
£1,500,000	£130.00	£175.00	£150.00	£195.00
£2,000,000	£150.00	£190.00	£175.00	£215.00
£2,500,000	£175.00	£210.00	£225.00	£275.00
£3,000,000	£210.00	£250.00	£275.00	£325.00

Residential Property (35 Years)

Limit of Indemnity	Residential Successor < 5 acres	Residential Successor 5 - 10 acres
£100,000	£80.00	£105.00
£250,000	£120.00	£145.00
£500,000	£145.00	£165.00
£1,000,000	£160.00	£185.00
£1,500,000	£185.00	£210.00
£2,000,000	£210.00	£240.00
£2,500,000	£225.00	£300.00
£3,000,000	£325.00	£423.00

Residential Property (In Perpetuity)

Residential Successor < 5 acres	Residential Successor 5 – 10 acres
£90.00	£125.00
£140.00	£165.00
£165.00	£180.00
£180.00	£215.00
£215.00	£240.00
£240.00	£300.00
£265.00	£350.00
£363.00	£472.00

Bespoke Policies

Bespoke policies may be available for larger residential properties, higher limits of indemnity, when there is prior knowledge of a risk, a Unilateral Notice registered or a caution lodged against the title.

Indicative Insurance Policy Premiums

Commercial Property (25 Years)

Limit of Indemnity	Commercial Non Successor < 3 acres	Commercial Non Successor 3 – 5 acres	Commercial Non Successor 5 – 10 acres
£250,000	£130.00	£200.00	£250.00
£500,000	£220.00	£400.00	£550.00
£750,000	£450.00	£600.00	£750.00
£1,000,000	£500.00	£800.00	£900.00
£1,500,000	£700.00	£1,000.00	£1,300.00
£2,000,000	£1,250.00	£1,350.00	£1,500.00
£2,500,000	£1,400.00	£1,550.00	£1,700.00
£3,000,000	£1,600.00	£1,750.00	£1,900.00

Commercial Property (25 Years)

Limit of Indemnity	Commercial Successor < 3 acres	Commercial Successor 3 – 5 acres	Commercial Successor 5 – 10 acres
£250,000	£200.00	£300.00	£375.00
£500,000	£320.00	£600.00	£700.00
£750,000	£625.00	£850.00	£950.00
£1,000,000	£680.00	£1,100.00	£1,150.00
£1,500,000	£950.00	£1,250.00	£1,500.00
£2,000,000	£1,500.00	£1,750.00	£2,000.00
£2,500,000	£1,750.00	£2,000.00	£2,200.00
£3,000,000	£1,900.00	£2,150.00	£2,350.00

Bespoke Policies

Bespoke policies may be available for larger commercial properties, higher limits of indemnity, when there is prior knowledge of a risk, a Unilateral Notice registered or a caution lodged against the title.

Search Code – Consumer Information

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Dye & Durham (UK) Limited (formerly Future Climate Info Limited), Imperium, Imperial Way, Reading, Berkshire, RG2 0TD (Call: 01732 755 180, Email: FCL-Admin@dyedurham.com).

Dye & Durham (UK) Limited (formerly Future Climate Info Limited) is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code

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

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

Core Principles

Search providers which subscribe to the Code will:

- display the Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

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 Code.

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

TPO's Contact Details:

The Property Ombudsman scheme; Milford House, 43-55 Milford Street Salisbury, Wiltshire, SP1 2BP. (Call: 01722 333 306, Fax: 01722 332 296, Email: admin@tpos.co.uk, Website: www.tpos.co.uk).

You can also get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE FULL SEARCH CODE

Complaint Resolution Procedure

If you have a complaint regarding our services or products, please send the details to:

Dye & Durham (UK) Limited (formerly Future Climate Info Limited), Imperium, Imperial Way, Reading, Berkshire, RG2 0TD (Call: 01732 755 180 Email: FCL-Admin@dyedurham.com).

Our formal complaints procedure can be found at <http://www.futureclimateinfo.com/complaints>.

