

Groundsure Agricultural (0 - 50 ha)



Search Details

Prepared for: Gilbert Davies & Partners Limited
Matter: R10446-0003
Client address: 18 Severn Street, Powys, SY21 7AD

Property:

Land On The South East Side of, The Hollies, Llandrinio, Llanymynech, SY22 6SQ

Local Authority:

Groundsure
Nile House, Nile Street, Brighton, BN1 1HW

Date Returned:
05/09/2025

Property type:
Agriculture / Large Site

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Land On The South East Side of, The Hollies, Llandrinio, Llanymynech, SY22 6SQ

Professional opinion

Written by: M Gomes MSc AISEP

Email: info@groundsure.com ↗



Contaminated Land
Low:
Acceptable Risk

[page 6 >](#)



Flooding
High

[page 8 >](#)

Consultant's guidance and recommendations inside.



Farm specific considerations
Identified

[page 12 >](#)



Ground Stability
Not identified



Radon
Identified

[page 8 >](#)



Energy
Identified

[page 9 >](#)



Transportation
Not identified

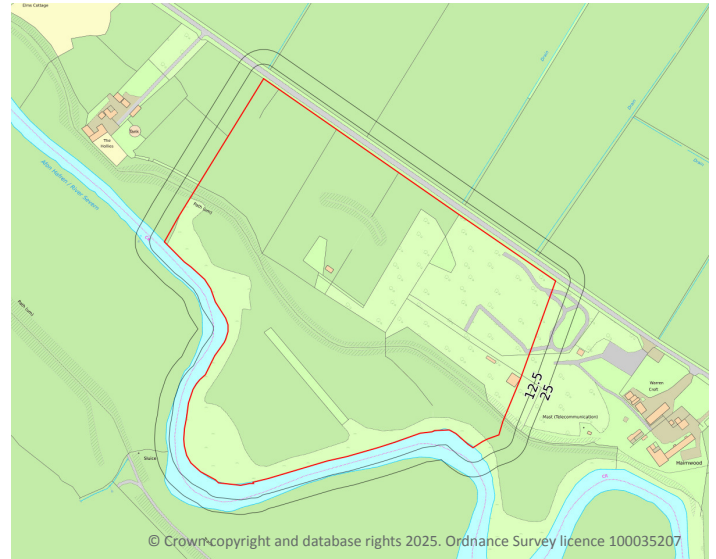


Planning Constraints
Not identified



Planning Applications
3

[page 11 >](#)



Contaminated land liability

Banking security

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

Yes

Statutory or 3rd party action

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

Unlikely

Environmental liability

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

Unlikely

Overview of findings and recommendations

These relate to additional issues that are mentioned in Section B8 of the Law Society Conveyancing Handbook (25th ed.) associated with agricultural land transactions. The notifications below are limited to on-site issues only. Please see detailed guidance and recommendations later in this section.

 Current rights of way Identified	 Abstraction licences Not identified
 Historical rights of way Identified	 Discharge consents Not identified
 Open access land Not identified	 Timber felling licences Not identified
 Waste licences and exemptions Not identified	 Stewardship schemes Not identified
 Coal, other mining & infilling Not identified	 Agricultural land classification Identified
 Natural ground subsidence Not identified	 Nitrate Vulnerable Zone Not identified
 Environmental designations Not identified	 Underground gas pipeline Not identified
 Visual / cultural designations Not identified	 Electricity lines and cables Not identified

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend. You can view the fully comprehensive library of information we have searched on [page 43 >](#).





Contaminated Land

No recommendations are considered necessary for the property.



Agricultural features

Current rights of way

One or more public rights of way have been identified to cross the property. These rights of way have been identified from extracts of local authority plans and contemporary Ordnance Survey maps, and it advised that the status of any such route is checked against the County Council/Unitary Authority's Definitive Map of the area as this information could have changed since the data was supplied. The relevant authority should also be able to provide advice on any associated obligations for a landowner.

Historical rights of way

A pre-1949 potential public right of way has been identified on the property. This historical right of way appears to follow the same course as extant rights of way on the property, so no additional actions are recommended beyond those already given.

Tanks

It is common for either underground storage tanks (USTs) and/or above ground storage tanks (ASTs) to be present within an agricultural premises/farm yard for the storage of heating oil, diesel fuel or petrol. As there is not a reliable database pinpointing the locations of all USTs and ASTs across the UK, further investigation to identify the presence of any tanks on site would be advised.

Agricultural land classifications

The site contains areas which have been assessed under an Agricultural Land Classification Scheme. The scheme grades land according to its potential to support agriculture, with Grade 1 being the highest quality and Grade 5 being the poorest quality. A full breakdown of all the classifications present on site and their meanings can be found in the Agricultural Features section. See [page 41 >](#) for details.



Flooding

An area of the study site has been assessed to be at risk of flooding. For further details of the flood risk assessment for the site, please see the flooding summary and detailed data section. Specific advice and assessment of practical ways to mitigate flood risk on farmland can be found on the NFU website at www.nfuonline.com/cross-sector/environment/water/flooding/ ↗



Radon

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



Next steps for consideration:

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- no radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property
- all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status
- see <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> ↗ for further information
- radon is only considered to be an issue when it has the opportunity to accumulate in buildings. A purchaser may wish to check the radon map on [page 32 >](#) to check the location of radon affected areas. If the radon affected areas are located on open farmland, then radon will be able to freely dissipate and no further action needs to be taken.

Other considerations

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

Energy

Wind

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

Next steps for consideration:

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



Solar

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

Next steps for consideration:

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

Projects

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

Next steps for consideration:

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



Consultant's assessment



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see [page 2](#) > for further advice.



Contaminated Land

The Contaminated Land assessment has been completed by a qualified environmental consultant and includes a manual review of our extensive collection of high detailed Ordnance Survey maps and environmental data.

Please see [page 17](#) > for details of the identified issues.

Past Land Use	Low
Waste and Landfill	Low
Current and Recent Industrial	Low

Current land use

Current farm activities

The study site comprises farmland divided into multiple fields demarcated with hedgerows and occasional trees. Woodland is located across the north and east, and a path crosses the site from the north west to the south east.

No working farmyard has been identified at the property, however, three minor units are present in the centre and south east.

Considering the size and apparent use of the structures present it has been presumed that all agricultural chemicals and fuels are stored off site.

Telegraph/electricity poles

If there is/are a number of telegraph/electricity poles identified across the site, please keep in mind that features such as these may cause an obstruction to large scale cultivation of that area.

Topography

The study site is relatively flat (at 60m AOD) with no identified undulations.

Historical land use

On-site

No potentially contaminative land uses have been identified at the study site.

Surrounding area

No potentially contaminative land uses have been identified in proximity to the study site.



Environmental permits and register entries

No Environmental Permits of concern have been identified on site or in proximity to the property.

No entries on the Local Authority's Contaminated Land Register have been identified within 250m of the site.

Site setting and overall environmental sensitivity

The site is situated on superficial alluvium deposits underlain by bedrock layers of the Kinnerton Sandstone Formation. Groundwater mapping indicates the superficial deposits to be classified as a Secondary A aquifer and bedrock layers to be classified as a Principal aquifer.

Surface water features of note include the River Severn adjacent to the south.

Potentially vulnerable receptors have been identified including site users, residents of nearby dwellings with gardens, the surface water features and the underlying aquifers. For further details please refer to the Planning Constraints section of this report. Groundsure considers that the property has a high environmental sensitivity.

Conclusion

There is no working farmyard on site and no areas associated with a significant contaminative risk have been identified at the site. No significant areas of infilling are noted to be associated with the property.

Groundsure has not identified a potential Source-Pathway-Receptor relationship that is likely to give rise to significant environmental liability. The study site is considered unlikely to be subject to individual statutory investigation and Groundsure therefore concludes that the site represents an Acceptable Environmental Risk. Please refer to the Contaminated Land assessment methodology contained within this report.



Environmental summary



Flooding

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

Please see [page 26](#) > for details of the identified issues.

River and Coastal Flooding	High
Groundwater Flooding	Moderate
Surface Water Flooding	Negligible
FloodScore™ insurance rating	Very High
Past Flooding	Identified
Flood Storage Areas	Not identified



Ground stability

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

Natural Ground Stability	Low
Non-Natural Ground Stability	Not identified



Radon

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

Please see [page 32](#) > for details of the identified issues.

In a radon
affected area

[Back to Summary](#)

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Your ref: IT-93171403
Grid ref: 331534 316255

Energy summary



Oil and gas

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

Oil and gas areas
Oil and gas wells

Not identified
Not identified



Wind and Solar

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

Please see [page 2 >](#) for further advice. Additionally, see [page 33 >](#) for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Identified

Proposed Solar Farms

Identified

Existing Solar Farms

Not identified



Energy

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

Please see [page 2 >](#) for further advice. Additionally, see [page 37 >](#) for details of the identified issues.

Power stations

Not identified

Energy Infrastructure

Not identified

Projects

Identified



Transportation summary



HS2

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

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

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



Crossrail

The property is not within 250 metres of 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



Planning summary



Planning Applications

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

0

Home improvement

searched to 250m

0

Small residential

searched to 250m

0

Medium residential

searched to 500m

0

Large residential

searched to 750m

3

Mixed and commercial

searched to 750m

Please see [page 39 >](#) for details of the proposed developments.

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

In order to understand this planning data better together with its limitations you should read the full detailed limitations on [page 46 >](#).



Planning constraints

No protected areas have been identified within 250 metres of the property. Protected areas include nature reserves and other conservation areas.

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

[Back to Summary](#)

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Your ref: IT-93171403
Grid ref: 331534 316255

Agricultural features summary



Agricultural Land Classification

Land within the property has been assigned a value under the Agricultural Land Classification Scheme.

Highest Classification
Lowest Classification

Grade 3a
Grade NA



Open Access Land

No Open Access Land has been identified at the property. This includes land designated under the Countryside and Rights of Way Act 2000 or previous legislation but does not include ordinary footpaths, which have been assessed separately within this report.

Registered Common Land
Open Country
Other Statutory Access Land
Public Forest

Not identified
Not identified
Not identified
Not identified



Timber felling licences

No timber felling licences granted by the Forestry Commission have been identified on site. Please note this data is only currently available in England.

Single Tree
Clear Fell (Conditional)
Clear Fell (Unconditional)
Selective fell/thin (Conditional)
Selective fell/thin (Unconditional)

Not identified
Not identified
Not identified
Not identified
Not identified



Other environmental considerations



The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issues are considered to be a concern.

Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com ↗. The reports start from £1245+VAT, which includes a discount for current reporting.

Made ground and infilled land

Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.



Hedgerows

The Hedgerow Regulations (1997) protect countryside hedgerows. You could get a fine up to £5,000 if you break the rules for removing them, or in serious cases referred to the Crown Court unlimited fines may be applied. The main criteria for a hedgerow being protected are length, location and importance. If you need to remove a hedgerow on your land you should discuss the proposal with the Local Planning Authority first. Further information on the criteria for protection can be found here www.gov.uk/guidance/countryside-hedgerows-regulation-and-management ↗.

Tree Protection Orders

Tree Protection Orders protect specific trees, groups of trees or woodlands in the interests of amenity. It is prohibited to undertake cutting down, topping, lopping, uprooting, root cutting, wilful damage or wilful destruction of protected trees without the Local Planning Authority's written consent. Groundsure recommend that you ascertain what, if any, trees on the property are covered by Tree Protection Orders if any such works are anticipated.

Riparian Ownership

If your land abuts a river, stream or ditch, you may have responsibility to maintain this watercourse, even if Title Deeds show the property boundary to be adjacent to the watercourse. This includes the responsibility for clearing debris and obstructions which may impede the free passage of water and fish, and also includes the responsibilities to accept flood flows through your land, even if these are caused by inadequate capacity downstream. There is no duty in common law for a landowner to improve the drainage capacity of a watercourse. Please contact Groundsure if you need further advice on riparian ownership issues relating to this property.



Recent aerial photograph



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

Capture Date: 21/05/2023

Site Area: 7.13ha



[Back to Summary](#)

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Ref: IT-93171403
Your ref: IT-93171403
Grid ref: 331534 316255

Contaminated land data summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	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 industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	1	0
National Geographic Database (NGD) - Current or recent tanks	0	0	1
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 / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- NGD - Current or recent tanks

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Recent industrial land uses

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

Please see [page 2](#) > for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	31 m	E	Mast (Telecommunication) - Powys, SY22	Telecommunications Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



[Back to Summary](#)

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Ref: IT-93171403
Your ref: IT-93171403
Grid ref: 331534 316255

National Geographic Database (NGD) - Current or recent tanks

Depending on their purpose, tanks can be considered a risk to soil and groundwater contamination. If tanks contain potentially contaminative substances such as waste oil or fuel there is risk to the site from leaks and spills etc. Tanks may also be used to store substances such as water and these, on the other hand, pose a much lower risk with regards to soil and groundwater contamination. The tanks listed below have been identified from recent and current data from the Ordnance Survey.

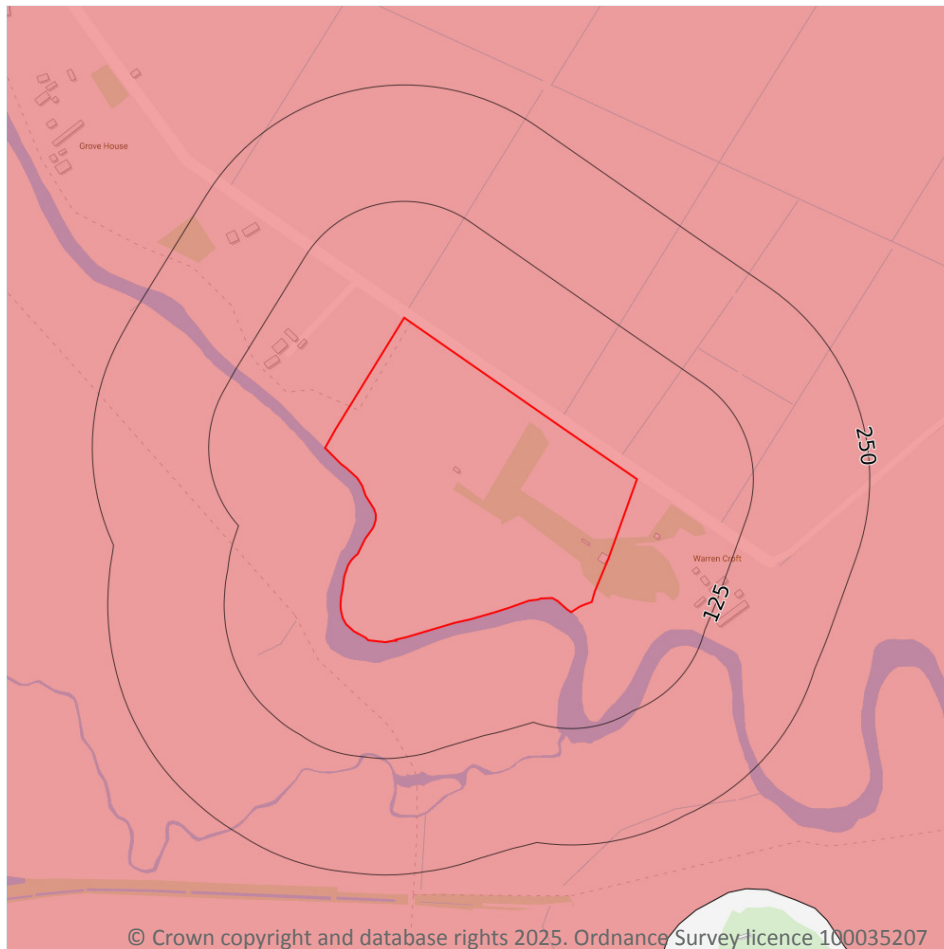
Please see [page 2 >](#) for further advice.

Distance	Direction	Tank description	Date first identified
65 m	NW	Open Storage Tank	15/08/2015

This data is sourced from Ordnance Survey.



Superficial hydrogeology



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

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.



[Back to Summary](#)

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Ref: IT-93171403
Your ref: IT-93171403
Grid ref: 331534 316255

Distance	Direction	Designation
0	on site	Secondary A

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

Superficial geology

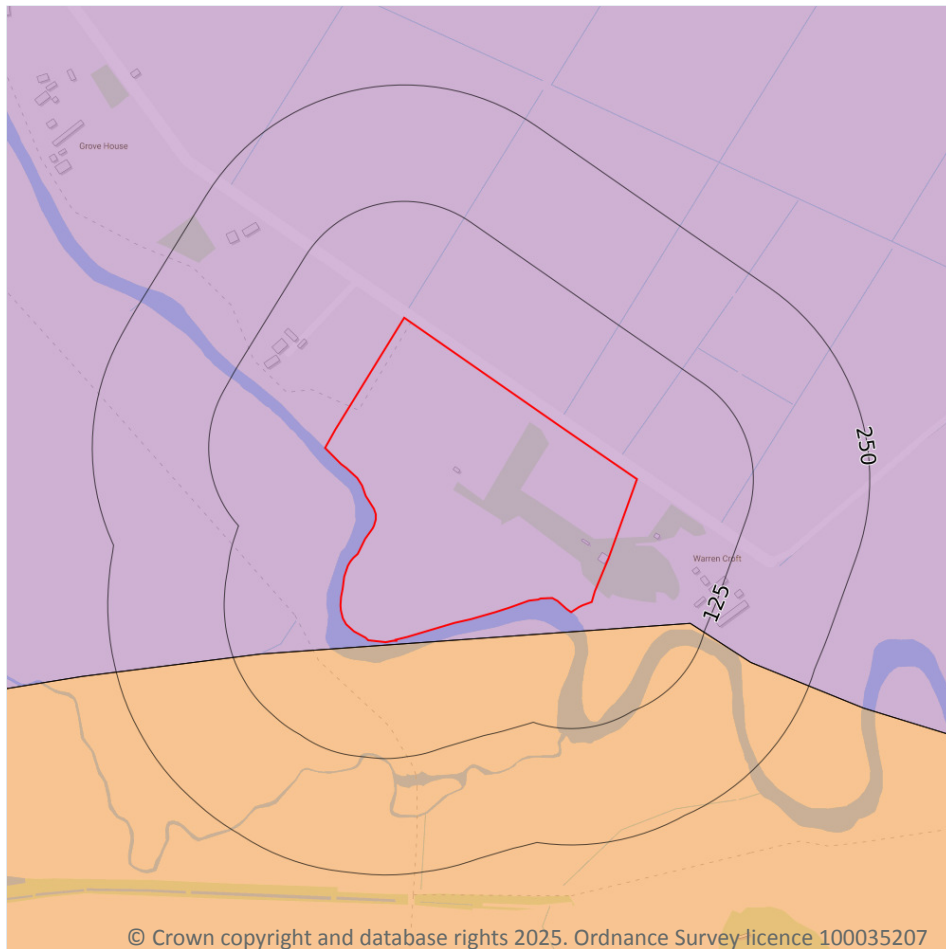
Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
ALLUVIUM	ALV-XVSZC	GRAVEL, SAND, SILT AND CLAY

This data is sourced from British Geological Survey.



Bedrock hydrogeology



- 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	Principal
3 m	S	Secondary B

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

Bedrock geology

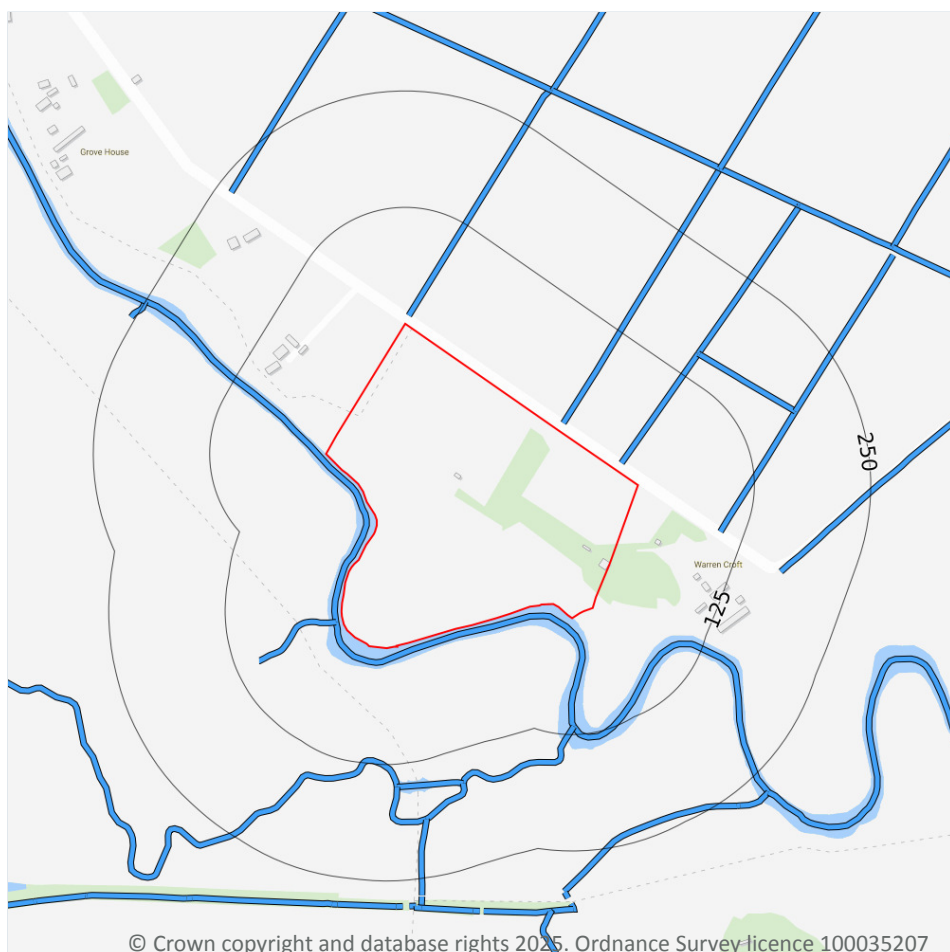
Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
KINNERTON SANDSTONE FORMATION	KNSF-SDST	SANDSTONE

This data is sourced from British Geological Survey.



Hydrology



- Site Outline
- Search buffers in metres (m)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer
- Type of watercourse:
 - At ground level
 - - - Underground
 - ||||| Elevated
 - Unspecified

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
6 m	W	Name: Afon Hafren 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)
7 m	S	Name: Afon Hafren 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
8 m	W	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)
10 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)
10 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)
10 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)
88 m	SE	Name: Afon Hafren 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)
100 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)
116 m	S	Name: Acre 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)
122 m	S	Name: Acre 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)
150 m	S	Name: Acre 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)
150 m	S	Name: Acre 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)



Distance	Direction	Details
153 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)
153 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)
153 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)
161 m	S	Name: Acre 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)
176 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)
187 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)
188 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)
234 m	NW	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)
237 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)
249 m	NW	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)

This data is sourced from Ordnance Survey.

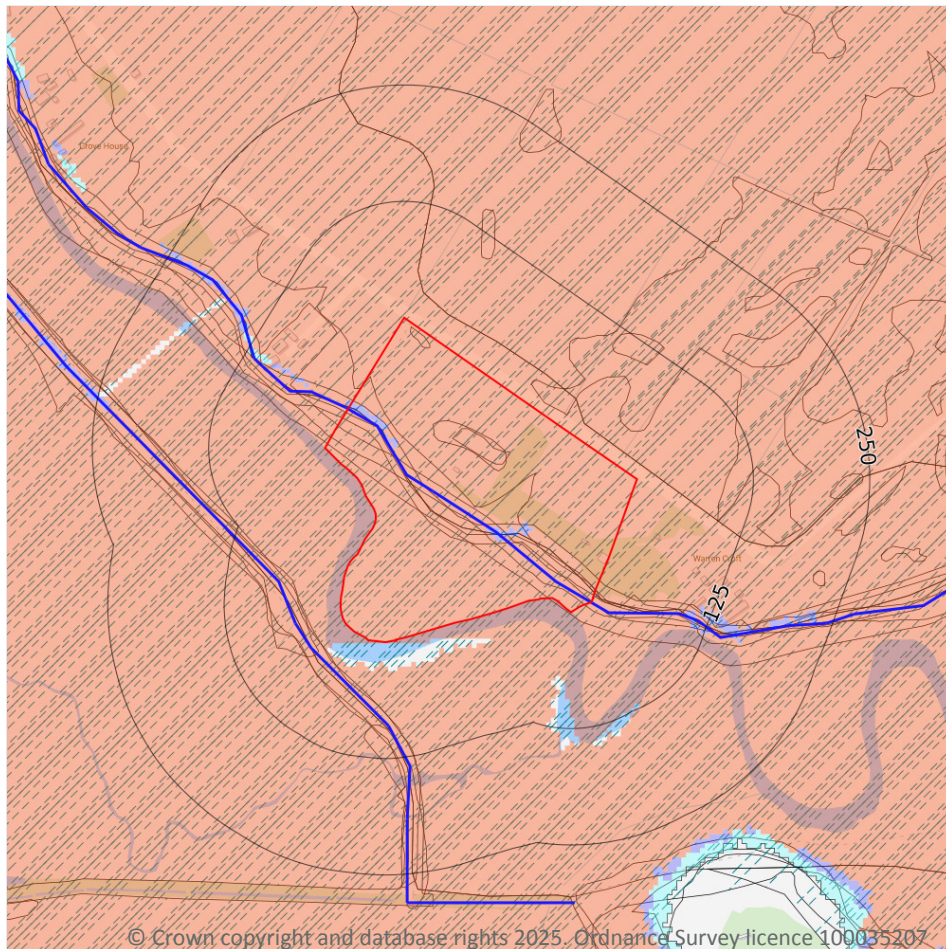


[Back to Summary](#)

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 Your ref: IT-93171403
 Grid ref: 331534 316255

Flooding / Risk of flooding from rivers and the sea



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
 - High
 - Medium
 - Low
 - Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Reduced river/sea flooding risk due to defences
- Flood Defences

Risk of flooding from rivers and the sea

The property has a High chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk.

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.

Please see [page 2](#) > for further advice.

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



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Grid ref: 331534 316255

Historical flood areas

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

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

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

Distance	Direction	Date of Flood	Flood Source	Flood Cause	Type of Flood
0	on site	2000-09-01 2000-11-15	Main river	Channel capacity exceeded (no raised defences)	Fluvial
0	on site	1998-10-26 1998-10-31	Main river	Unknown	No data
0	on site	2004-02-03 2004-02-07	Main river	Channel capacity exceeded (no raised defences)	Fluvial
0	on site	1948-01-01 1948-01-01	Main river	Channel capacity exceeded (no raised defences)	Fluvial
0	on site	2004-02-03 2004-02-07	Main river	Channel capacity exceeded (no raised defences)	Fluvial
0	on site	2004-02-03 2004-02-07	Main river	Channel capacity exceeded (no raised defences)	Fluvial
0	on site	2002-02-01 2002-02-28	Main river	Channel capacity exceeded (no raised defences)	Fluvial
0	on site	1960-12-01 1960-12-01	Main river	Channel capacity exceeded (no raised defences)	Fluvial
0	on site	1998-10-26 1998-10-31	Main river	Channel capacity exceeded (no raised defences)	Fluvial
0	on site	1948-01-01 1948-01-01	Main river	Channel capacity exceeded (no raised defences)	Fluvial

Flooding / Flood defences

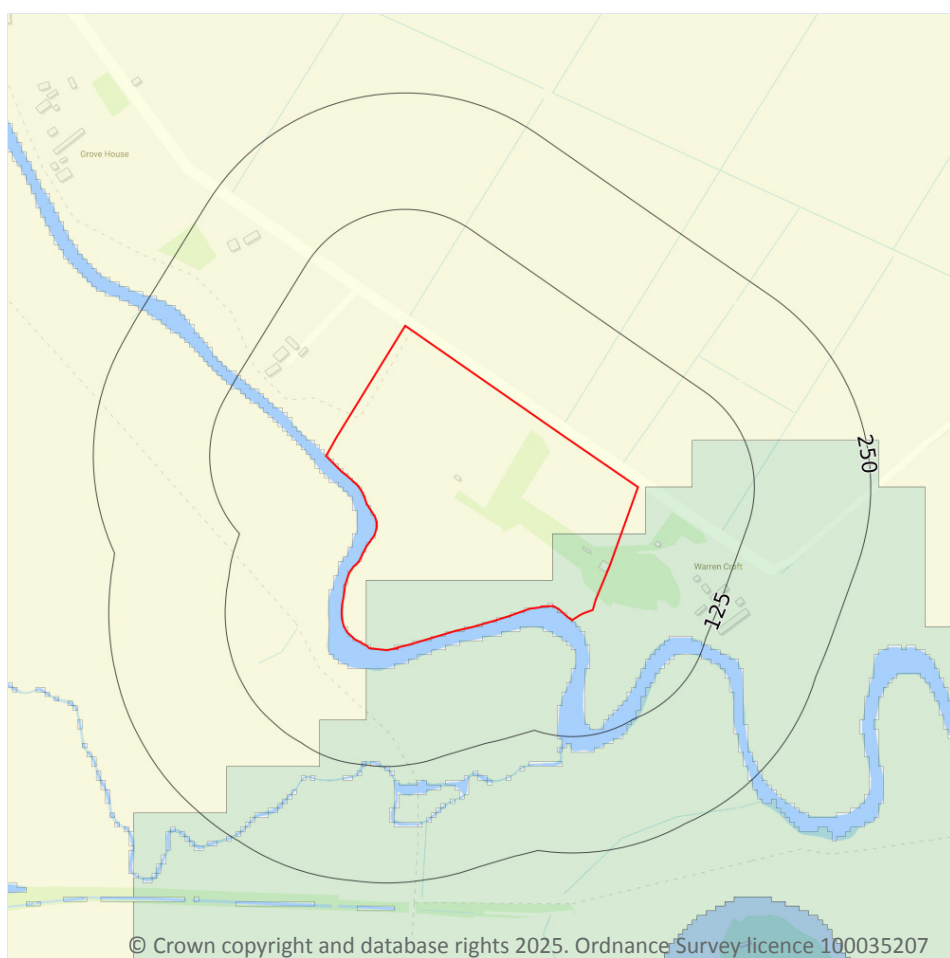


Flood defences

There are flood defences built in the vicinity of the property. Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year.

Please see [page 2](#) > for further advice.

Flooding / Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

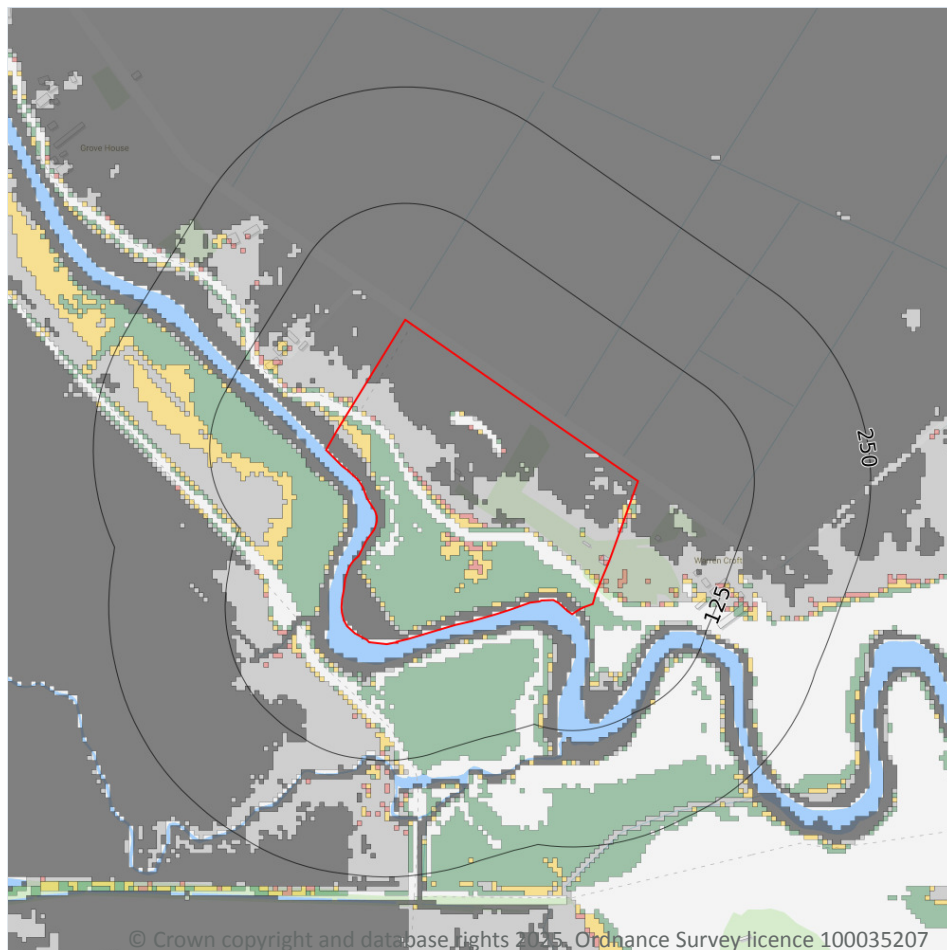
Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to



the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.

Flooding / Ambiental FloodScore™ insurance rating



— Site Outline
Search buffers in metres (m)

- Very High
- High
- Moderate-High
- Moderate
- Low

The property has been rated as having a Very High 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.

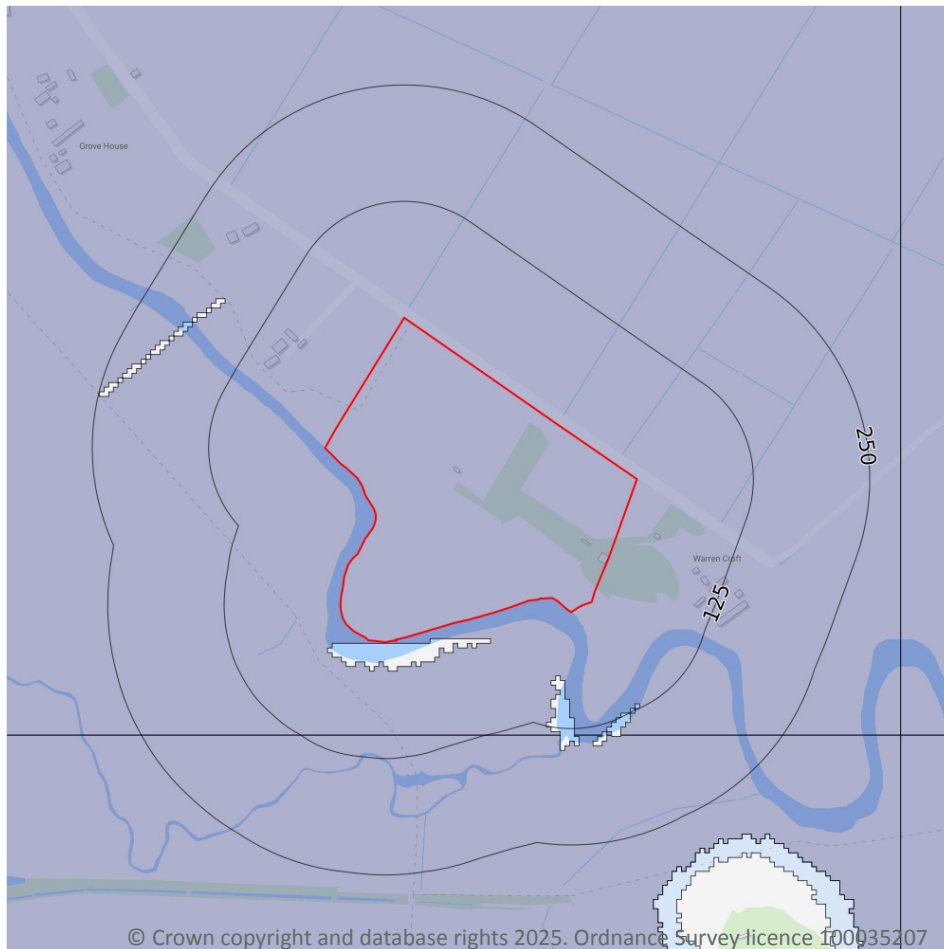


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Your ref: IT-93171403
Grid ref: 331534 316255

Flooding / Flood map for planning



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

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 3

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



Radon



— Site Outline
Search buffers in metres (m)

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

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

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

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

Please see [page 2](#) for further advice.

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

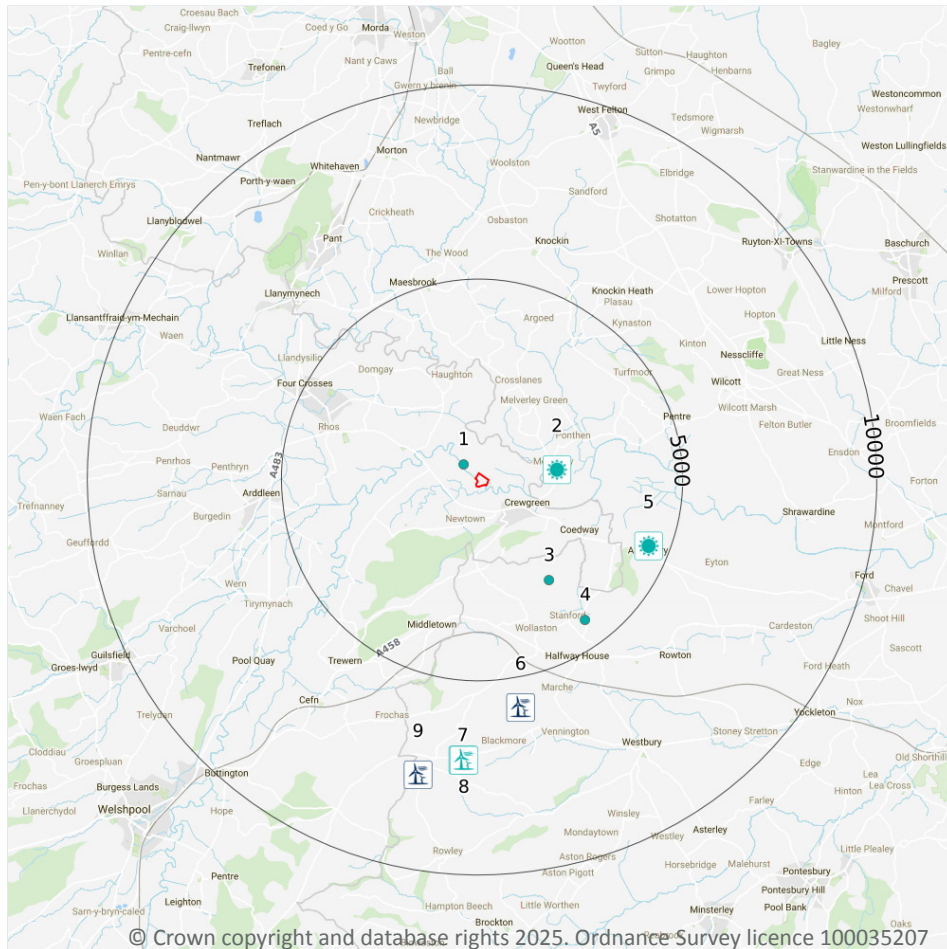


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Ref: IT-93171403
Your ref: IT-93171403
Grid ref: 331534 316255

Energy / Wind and solar



— Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

Wind farms

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

ID	Distance	Direction	Details	
6	5-6 km	S	Site Name: Hargreaves Farm, Halfway House, Shrewsbury, West Midlands Operator Developer: Roger Parry & Partners LLP Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.225MW Total project capacity: 0.225 Approximate Grid Reference: 332543, 310413



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Ref: IT-93171403
 Your ref: IT-93171403
 Grid ref: 331534 316255

ID	Distance	Direction	Details	
9	7-8 km	S	Site Name: Woodleasowes Farm, Blackmore, Westbury, Shrewsbury, West Midlands, SY5 9SA Operator Developer: Wind FX Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.1MW Total project capacity: 0.1 Approximate Grid Reference: 329902, 308681

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

Proposed wind farms

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

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

ID	Distance	Direction	Details	
7	7-8 km	S	Site Name: Woodlands, Westbury, Shrewsbury, Shropshire, SY5 9RN Planning Application Reference: 10/03157/FUL Type of Project: 2 Wind Turbines	Application Date: 2010-07-23 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of two micro generating wind turbines on a 12.39m monopole with blade length of 6.44m. Approximate Grid Reference: 331055, 309060
8	7-8 km	S	Site Name: Woodlands, Westbury, Shrewsbury, Shropshire, SY5 9RN Planning Application Reference: 10/05219/FUL Type of Project: 2 Wind Turbines	Application Date: 2010-11-29 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 vertical wind turbines on 10.4m monopoles with 6.44m blade length together with application under section 73a of the town and country planning act 1990 for retrospective consent for an 1kw horizontal axis turbine on a m Approximate Grid Reference: 331055, 309060



This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis. If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

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

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

ID	Distance	Direction	Details	
1	454 m	NW	Site Name: Argae Cottage, Haimwood, Llandrinio, Llanymynech, Powys, Powys, SY22 6SQ Planning Application Reference: M2006 0669 Type of Project: Wind Generator	Application Date: 2006-07-27 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a domestic wind generator plus tower. Approximate Grid Reference: 331079, 316684
3	2-3 km	SE	Site Name: Red Willows, Braggington Hall, Halfway House, Shrewsbury, Shropshire, Shropshire, SY5 9DW Planning Application Reference: 13/04718/FUL Type of Project: Wind Turbine	Application Date: 2013-11-22 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of one 20kW wind turbine with a 20.58m hub height and a maximum 27.13m tip height. Approximate Grid Reference: 333281, 313701
4	4-5 km	SE	Site Name: Hole Farm Pecknall Lane, Shrewsbury, Halfway House, Shropshire, SY5 9DR Planning Application Reference: 08/0913/F Type of Project: Wind Turbine	Application Date: 2008-07-22 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 15kw wind turbine on a 15m tower. Approximate Grid Reference: 334212, 312680



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

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

Proposed solar installations

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

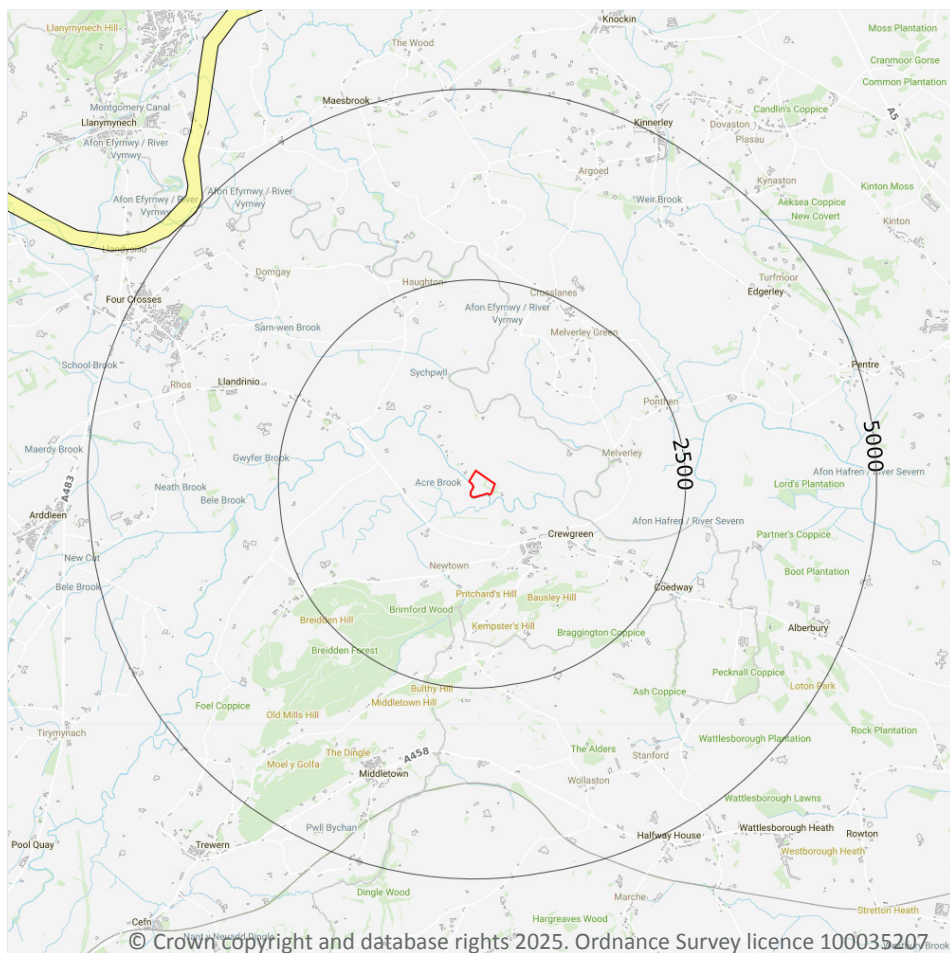
Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please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

ID	Distance	Direction	Address	Details	
2	1-2 km	E	Land To The Rear Of Minafon, Melverley, Oswestry, Shropshire	Applicant name: Mrs Melanie Hadwick Application Status: Full Planning Application Application Date: 02/02/2024 Application Number: 24/00253/FUL	Installation of a ground array of photovoltaic panels
5	4-5 km	E	Loton Park, Alberbury, Shrewsbury, Shropshire, SY5 9AJ	Applicant name: PAO Dalton Frics Application Status: Full Planning Application Application Date: 06/11/2015 Application Number: 15/04474/FUL	Installation of 250kw Solar photovoltaic panel system

This data is sourced from Serac Tech and Glenigan.



Energy / Energy infrastructure



- Site Outline
- Search buffers in metres (m)
-  Power stations
-  Nuclear sites
-  Gas sites
-  Electricity substations
-  Energy development projects
- Gas pipelines
- Electricity Lines
- Electricity Cable
- Electricity transmission lines and pylons

Large Energy Projects

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

Distance	Direction	Details	Summary
4-5 km	NW	Operator: Green Gen Cymru Site Name: Green Gen Vyrnwy Frankton Stage: Pre application	An overhead line from a collector substation in Powys through the Vyrnwy Valley to a connection point on the national electricity network near Lower Frankton in Shropshire.


[Back to Summary](#)

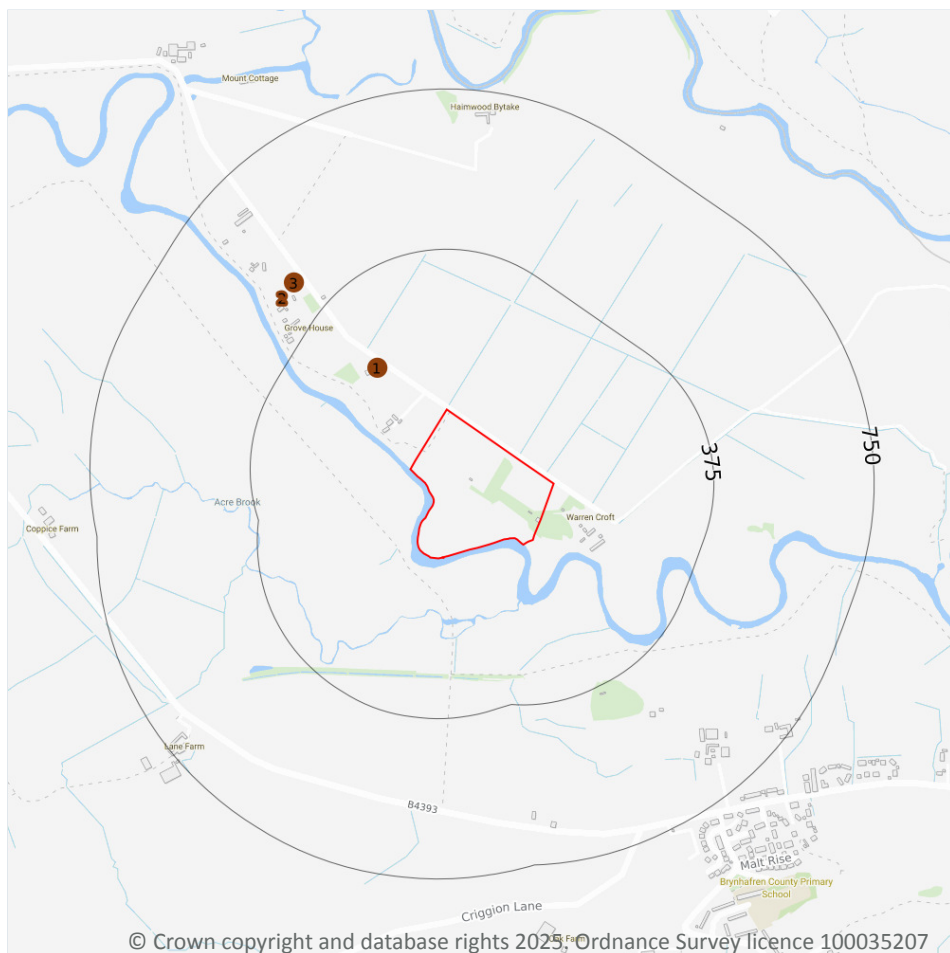
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 Your ref: IT-93171403
 Grid ref: 331534 316255

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



Planning Applications



- Site Outline
- Search buffers in metres (m)
- Grouped applications
- Home improvement applications
- Home improvement applications (polygon)
- Small residential applications
- Small residential applications (polygon)
- Medium residential applications
- Medium residential applications (polygon)
- Large residential applications
- Large residential applications (polygon)
- Mixed and commercial applications
- Mixed and commercial applications (polygon)

Mixed and commercial applications searched to 750m

3 mixed and commercial developments within 750m from the property have been submitted for planning permission during the last seven years. Mixed and commercial developments are considered to be any other development that can be mixed use of commercial and residential development or purely commercial. This section also includes any planning applications that do not have a classification and these could be residential, commercial or a mixture of both. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 1 Distance: 191 m Direction: NW	Application reference: 24/1615/AGR Application date: 08/11/2024 Council: Powys	Address: Haughton Farm Llandrinio Llanymynech SY22 6SQ Project: Manure Store Cover (Proposed) Last known status: Approved Decision date: 29/11/2024	Link ↗



ID	Details	Description	Online record
ID: 2 Distance: 460 m Direction: NW	Application reference: 23/0033/AGR Application date: 13/01/2023 Council: Powys	Address: Argae Cottage Llandrinio Powys SY22 6SQ Project: Agricultural Building (Fodder Storage) Last known status: Approved Decision date: 19/01/2023	Link ↗
ID: 3 Distance: 465 m Direction: NW	Application reference: 20/1553/AGR Application date: 29/09/2020 Council: Powys	Address: Argae Cottage Llandrinio Llanymynech Powys SY22 6SQ Project: Agricultural Building (New Construction) Last known status: Approved Decision date: 09/10/2020	Link ↗

The data is sourced from Serac Tech



Agricultural Features



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- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - good quality
- Grade 3a - good to moderate quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Timber felling licences
- Open Access land

Agricultural land classifications

Agricultural land is classified into five grades and two subgrades. Grade one is best quality and grade five is poorest quality. A number of consistent criteria used for assessment which include climate (temperature, rainfall, aspect, exposure, frost risk), site (gradient, micro-relief, flood risk) and soil (depth, structure, texture, chemicals, stoniness). National planning policy defines the Best and Most Versatile agricultural land as land within grades 1, 2 and 3a. This is good to excellent quality land which can best deliver the food and non-food crops for the future.

Distance	Direction	Details
0 m	on site	Classification: Grade 3a Description: Good to moderate quality agricultural land
0 m	on site	Classification: Grade NA Description: Non-agricultural



[Back to Summary](#)

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Ref: IT-93171403
 Your ref: IT-93171403
 Grid ref: 331534 316255

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<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/> ↗



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.

Agricultural Features	
Abstraction licences	Not identified
Discharge consents	Not identified
Countryside stewardship schemes	Not identified
Environmental stewardship schemes	Not identified
Nitrate Vulnerable Zone	Not identified
Agricultural land classifications	Identified
Open access land	Not identified
Timber felling licences	Not identified
Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified
Former tanks	Not identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Identified
Contaminated Land	
National Geographic Database (NGD) - Current or recent tanks	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
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
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Historical flood areas Identified

Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
---	----------------

Flood defences Identified

Surface water flood risk	Not identified
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Groundwater flooding 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	Not identified
-----------------------	----------------

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

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

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

Radon

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

Oil and gas

Oil or gas drilling well	Not identified
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Proposed oil or gas drilling well	Not identified
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Licensed blocks	Not identified
-----------------	----------------

Potential future exploration areas	Not identified
------------------------------------	----------------

Wind and solar

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

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

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

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

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

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

Transportation

HS2 route: nearest centre point of track	Not identified
--	----------------

HS2 route: nearest overground section	Not identified
---------------------------------------	----------------

HS2 surface safeguarding	Not identified
--------------------------	----------------

HS2 subsurface safeguarding	Not identified
-----------------------------	----------------

HS2 Homeowner Payment Zone	Not identified
----------------------------	----------------

HS2 Extended Homeowner Protection Zone	Not identified
--	----------------

HS2 stations	Not identified
--------------	----------------



Transportation

HS2 depots	Not identified
HS2 noise and visual assessment	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Not identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

Planning Applications

Home improvement applications searched to 250m	Not identified
Small residential applications searched to 250m	Not identified
Medium residential applications searched to 500m	Not identified
Large residential applications searched to 750m	Not identified
Mixed and commercial applications searched to 750m	Identified

Planning constraints

Sites of Special Scientific Interest	Not identified
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Planning constraints

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



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 Agricultural report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.

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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 and Conditions can be viewed here: www.groundsure.com/terms-and-conditions-april-2023/ ↗

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