

Search Details

Prepared for: Gilbert Davies & Partners Limited
Matter: S10750-0001
Client address: 18 Severn Street, Powys, SY21 7AD

Property:
Tonn Marr, Bronybuckley, Welshpool, SY21 7NQ

Local Authority:

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

Date Returned:
07/10/2025

Property type:
Residential

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Tonn Marr, Bronybuckley, Welshpool, SY21 7NQ

Key results

✓ **No key issues found**

For information

i **Radon** [page 7 >](#)

i **Infrastructure** [page 12 >](#)

i **Ground stability** [page 10 >](#)

i **Planning constraints** [page 20 >](#)

i **Planning applications** [page 20 >](#)

Also searched

✓ **Contaminated land liability**

✓ **Flooding**

✓ **Coal mining (CON29M)**

✓ **Other mining (non-coal)**

ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability** and **coastal erosion**. Please see [page 4 >](#) for details and guidance.

5 years

A

Negligible risk

30 years

A

Negligible risk

A

B

C

D

E

F

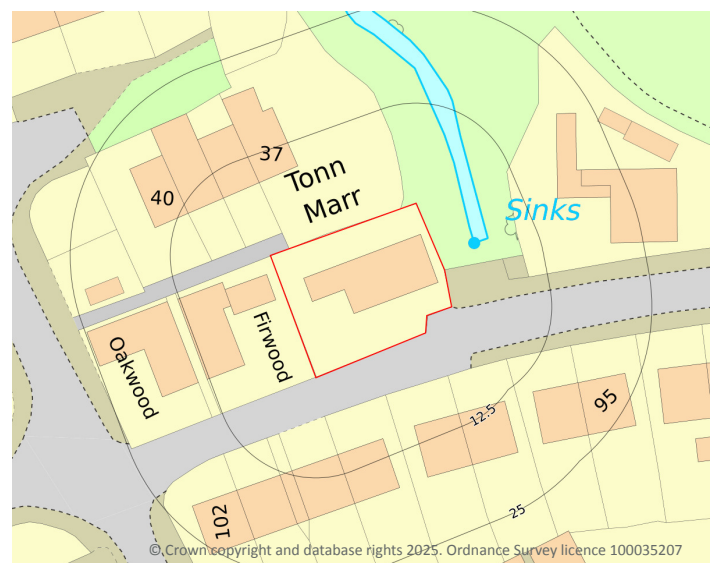
Negligible risk

→ High risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 5 >](#) for details.

Site Plan



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

You can view a full list of the information we have searched on [page 35 >](#).

Useful contacts

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

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

Key results

No key results requiring immediate attention have been identified.

For information

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

Radon

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

Next steps for consideration:

- Due to the age of the property, radon protection measures should not be expected to be present within the property unless recently installed;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderdomestic> ↗;
- Further information is available here <https://knowledge.groundsure.com/searches-radon> ↗.





Ground stability

Natural instability features or areas of susceptibility have been found in proximity to the property which have the potential to cause ground instability. However, we have determined that these features should not cause any significant issues. A prudent purchaser may wish to conduct a visual inspection of the property, looking for any evidence of cracks and other signs of subsidence if a full structural survey is not conducted.



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



Planning constraints

Environmental designations

The property lies within 50m of an environmentally protected site or area.

Next steps for consideration:

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



ClimateIndex™ physical risks



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from **flooding, natural ground stability and coastal erosion**. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

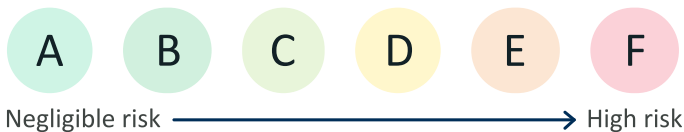
ClimateIndex™

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

A 5 years
Negligible risk

A 30 years
Negligible risk

Rating key



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

ClimateIndex™ guidance and next steps

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

- [Click here ↗](#) for more information on climate change risks, our methodology and limitations
- See the [.GOV website ↗](#) for updates on the governments policy on reaching Net Zero by 2050

Let's talk about climate



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

See our [ClimateIndex™ clauses ↗](#) here for actionable guidance on risks associated with climate change



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info@groundsure.com ↗
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Your ref: IT-96543899
Grid ref: 322073 307842

ClimateIndex™ transition risks

Energy Performance

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

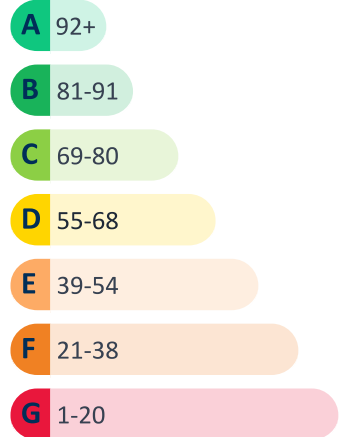
✓ We have found an EPC relating to Tonn Marr, Bronybuckley, SY21 7NQ
UPRN: 200001753540

Current EPC rating

E | 41

Certificate date:	Valid until:
21st July 2025	20th July 2035
Property type:	Floor area:
Detached house	104 sq m

You can visit gov.uk's [find an energy certificate service](#) ↗ to search for the EPC for more detail.



Average rating for similar properties in your area

D | 67

We have calculated the average rating in your area and determined that this property is **below the average** score for similar type properties of similar size.



Potential EPC rating

 **D** | 62

An energy assessor has determined the potential level of energy efficiency that could be achieved at the property.

Total cost to improve EPC rating:
£15,550 - £23,930

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Your EPC assessor has provided the following next steps to improve the energy efficiency of your home:

Step	Recommended measures	Indicative cost
Step 1	Heating controls (TRVs)	£220 - £250
Step 2	Solar photovoltaic panels	£8,000 - £10,000
Step 3	Condensing boiler	£2,200 - £3,500
Step 4	Floor insulation (solid floor)	£5,000 - £10,000
Step 5	Hot water cylinder thermostat	£130 - £180

Letting and energy efficiency regulations

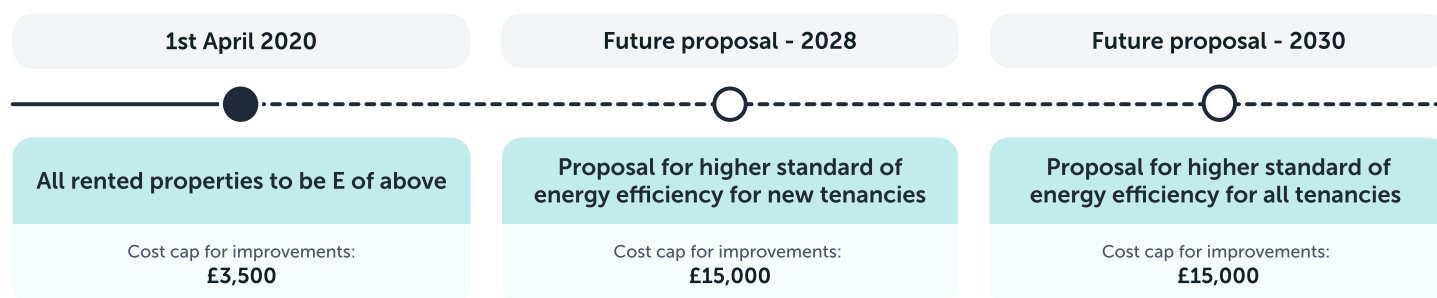
Minimum Energy Efficiency Standards (MEES) require all rented properties let in England and Wales to have a minimum EPC rating of 'E'.

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

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

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

Government guidelines and proposals (presented in the Government's consultation on [Improving the energy performance of privately rented homes in England and Wales](#) ↗) are summarised below.



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



Environmental summary



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

Please see the guidance and next steps on [page 2](#) > for further advice.



Contaminated Land

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

Contaminated Land Liability	Passed
Past Land Use	Passed
Waste and Landfill	Passed
Current and Recent Industrial	Passed



Flooding

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

[Click here](#) ↗ for further explanation of the flood risk assessment.

River and Coastal Flooding	Very Low
Groundwater Flooding	Negligible
Surface Water Flooding	Negligible
Past Flooding	Not identified
Flood Storage Areas	Not identified

FloodScore™ insurance rating	Very Low	Compiled by Ambiental, a leading flood risk analysis company. Click here ↗ for details.
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Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 10% and 30%.

Please see [page 8](#) > for details of the identified issues.

**In a radon
affected area**

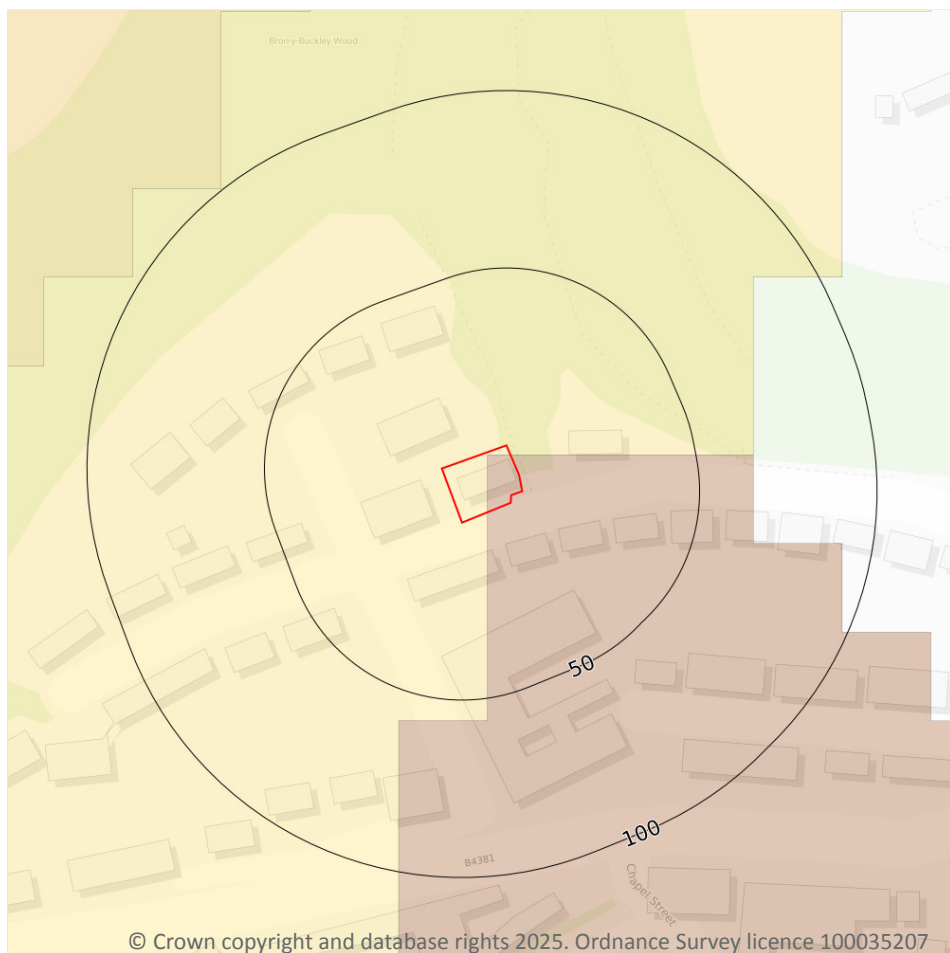


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Radon



- 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 the guidance and next steps on [page 2](#) for further advice.

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



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Non-coal mining summary



Mining records

Records relating to recorded mining areas or activity have been identified in the vicinity of the site but are not considered to be of note.

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



Historical features

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

Non-coal mining	Identified
Coal and associated mining	Not identified
Industry associated with mining	Not identified



Geological features

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

Artificial and made ground	Not identified
Mineral veins	Not identified



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Ground stability summary



Natural instability

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

See [page 11](#) > for details and [page 3](#) > for recommended next steps.

Shrink-swell hazard

Natural ground subsidence

Landslides

Natural cavities

Coastal erosion

Non-Plastic

Information

Not identified

Not identified

Not identified



Infilled land

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

Infilled land

Historical landfill sites

Not identified

Not identified



Sinkholes

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

Reported recent incidents

Recorded incidents (Stantec)

Historical incidents

Not identified

Not identified

Not identified

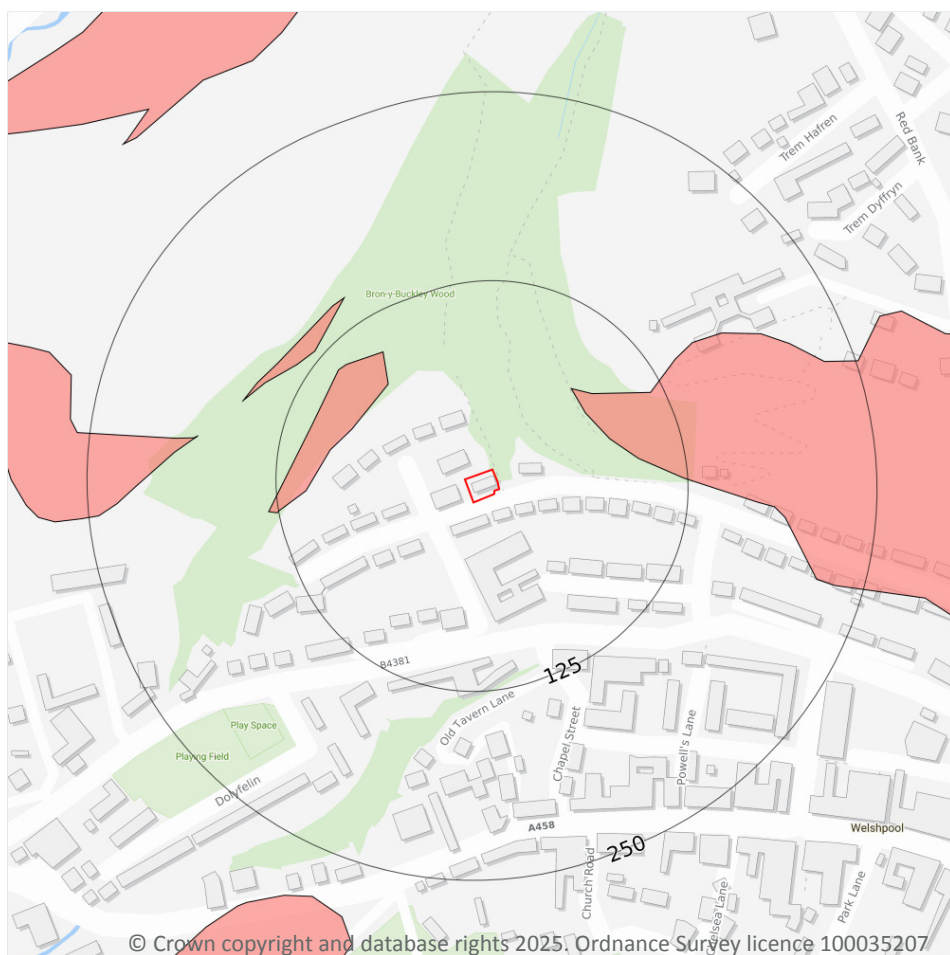


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Ground stability / Landslides



- Site Outline
- Search buffers in metres (m)
- Slope instability
 - Moderate
 - High
- National landslide database
 - Landslide record

Landslides

The potential for landsliding (slope instability) to be a hazard assessed using 1:50 000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Location	Hazard rating	Details
72m NE	Moderate	Slope instability problems are probably present or have occurred in the past. Land use should consider specifically the stability of the site.

This data is sourced from the British Geological Survey.



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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

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Additionally, see [page 13 >](#) for details of the identified issues.

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

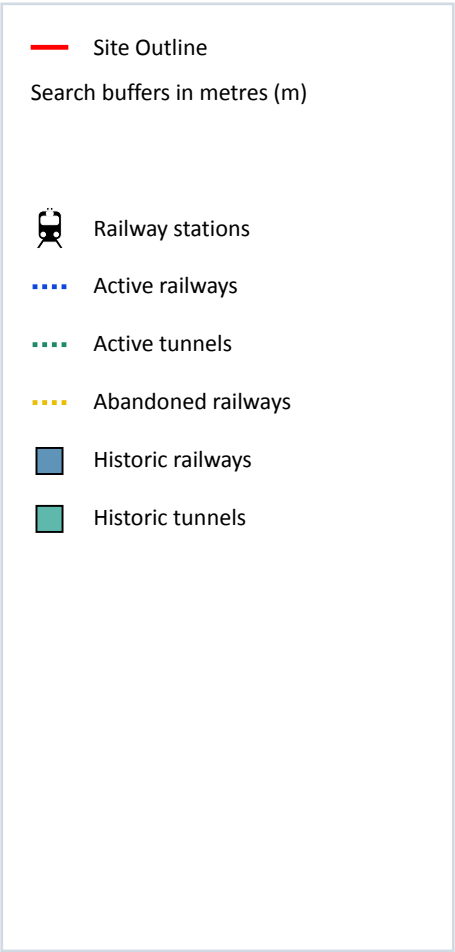
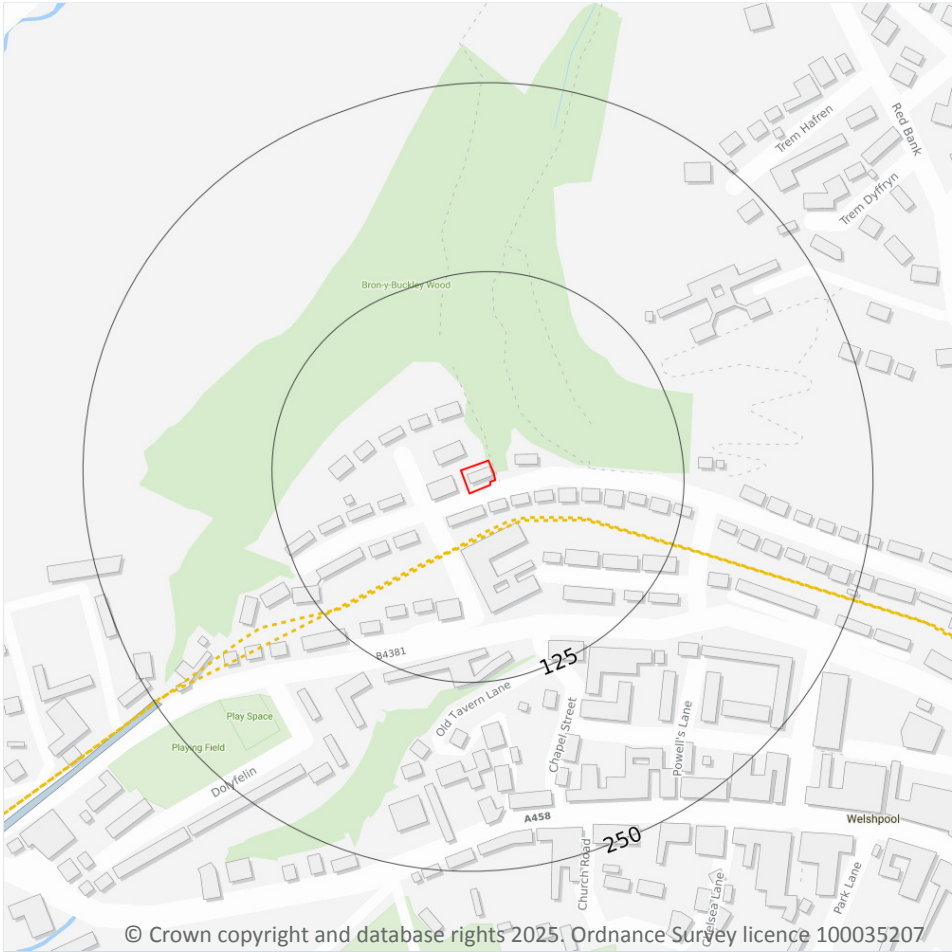


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Transportation / Railways and Underground



Historical railway infrastructure

The property is situated within 250m of a railway or tunnel feature identified on historical mapping. Please note that many historical railways noted in this section will still be in use today.

Please note that for reasons of clarity only the closest record identified will be shown in the table below, though the full extent of records identified can be seen on the map.

Distance	Direction	Feature	Year
247 m	SW	Railway Sidings	1967



Abandoned railways

The property is situated within 250m of an abandoned railway. Abandoned railways have the potential to be reopened in the future, and abandoned tunnels can also pose ground stability issues if a property basement is to be developed.

Distance	Direction	Status
27 m	S	Abandoned
30 m	S	Historical OSM



Energy summary



Oil and gas

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

Oil and gas areas
Oil and gas wells

Not identified
Not identified



Wind and Solar

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

Please see the guidance and next steps on [page 2 >](#) for further advice. Additionally, see [page 16 >](#) 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 not identified results.

Power stations
Energy Infrastructure Projects

Not identified
Not identified
Not identified

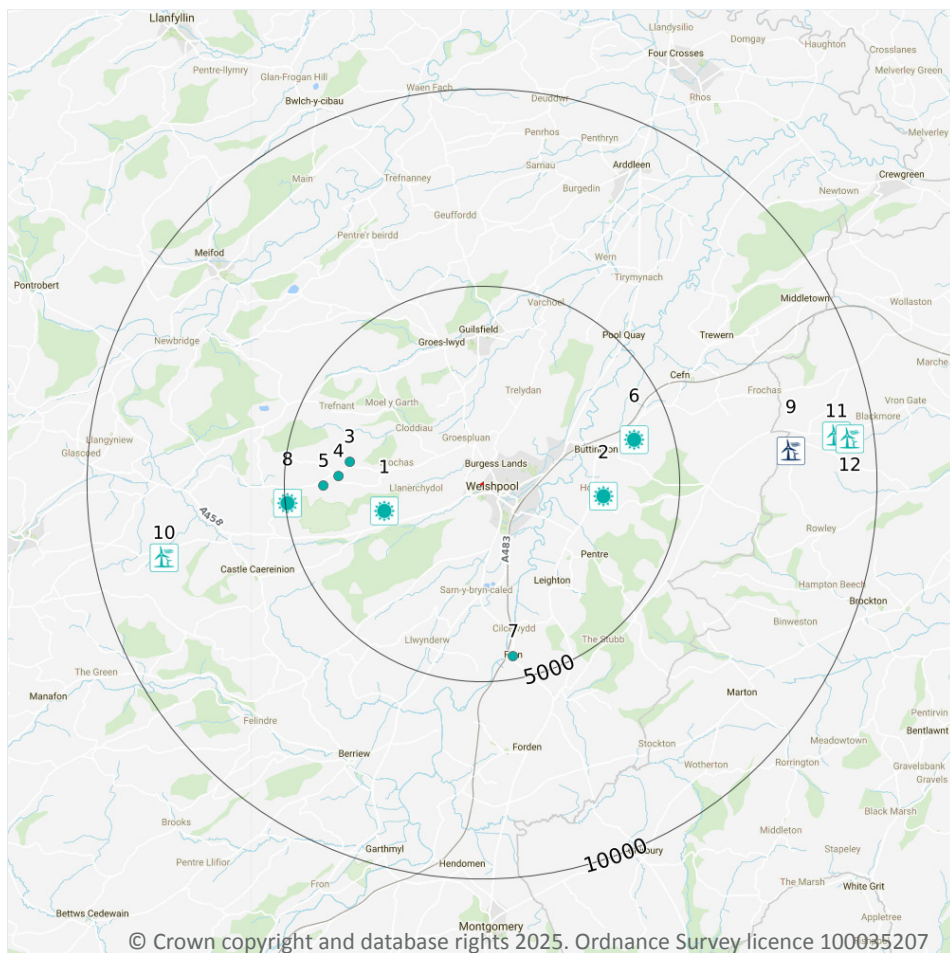


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Energy / Wind and solar



- 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	
9	7-8 km	E	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.



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Proposed wind farms

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

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

ID	Distance	Direction	Details	
10	8-9 km	W	Site Name: Pt OS 2561 & 2269 Land near, Upper Cilhaul, Cyfronydd, Welshpool, Powys, Powys, SY21 9EY Planning Application Reference: P/2013/0345 Type of Project: 3 Wind Turbines	Application Date: 2013-03-18 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 3 five kw wind turbines (17.9m mast, 20.7m tip height, 5.6m blade diameter), siting of a control cabinet and associated cable runs, grid ref: T1: 314189/305688, T2: 31 Approximate Grid Reference: 314016, 305973
11	9-10 km	E	Site Name: Woodlands, Westbury, Shrewsbury, Shropshire, SY5 9RN Planning Application Reference: 10/03157/FUL Type of Project: 2 Wind Turbines	Application Date: 2010-07-23 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of two micro generating wind turbines on a 12.39m monopole with blade length of 6.44m. Approximate Grid Reference: 331055, 309060
12	9-10 km	E	Site Name: Woodlands, Westbury, Shrewsbury, Shropshire, SY5 9RN Planning Application Reference: 10/05219/FUL Type of Project: 2 Wind Turbines	Application Date: 2010-11-29 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 vertical wind turbines on 10.4m monopoles with 6.44m blade length together with application under section 73a of the town and country planning act 1990 for retrospective consent for an 1kw horizontal axis turbine on a m Approximate Grid Reference: 331055, 309060

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



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	
1	2-3 km	W	Land Near Golfa Farm Golfa, Welshpool, Powys, SY21 9AF	Applicant name: Mr Richard Wearmouth Application Status: - Application Date: 16/12/2013 Application Number: SO/2013/0091	Screening Opinion under EIA Regulation 1999 for the installation of a 10 megawatt (MW) PV Solar Park (E:319605, N:307149)
2	3-4 km	E	Old Hope, Hope Road, Hope, Leighton, SY21 8HF	Applicant name: Mr M Lewis Application Status: Full Application Application Date: 31/01/2023 Application Number: 22/2124/FUL	Erection of ground mounted PV solar array
6	4-5 km	E	Buttington Old Hall, Buttington, Welshpool, Powys, SY21 8ST	Applicant name: Mr Robert Prycejones Application Status: Pending Consideration Application Date: 13/01/2022 Application Number: 21/2360/FUL	Installation of ground mounted Solar PV arrays
8	4-5 km	W	Welshpool Golf Club Golfa, Welshpool, SY21 9AQ	Applicant name: Mr Ken Stephens Application Status: Full Application Application Date: 08/02/2024 Application Number: 23/1864/FUL	Installation of ground mounted array of photovoltaic panels with associated electrical control panels

This data is sourced from Serac Tech and Glenigan.



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.

12

Home improvement

searched to 250m

Please see [page 21 >](#) for details of the proposed developments.**2**

Small residential

searched to 250m

Please see [page 23 >](#) for details of the proposed developments.**15**

Medium residential

searched to 500m

Please see [page 23 >](#) for details of the proposed developments.**1**

Large residential

searched to 750m

Please see [page 25 >](#) for details of the proposed developments.**38**

Mixed and commercial

searched to 750m

Please see [page 26 >](#) 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 39 >](#).



Planning constraints

Protected areas have been identified within 50 metres of the property.

Please see [page 31 >](#) for details of the identified issues.

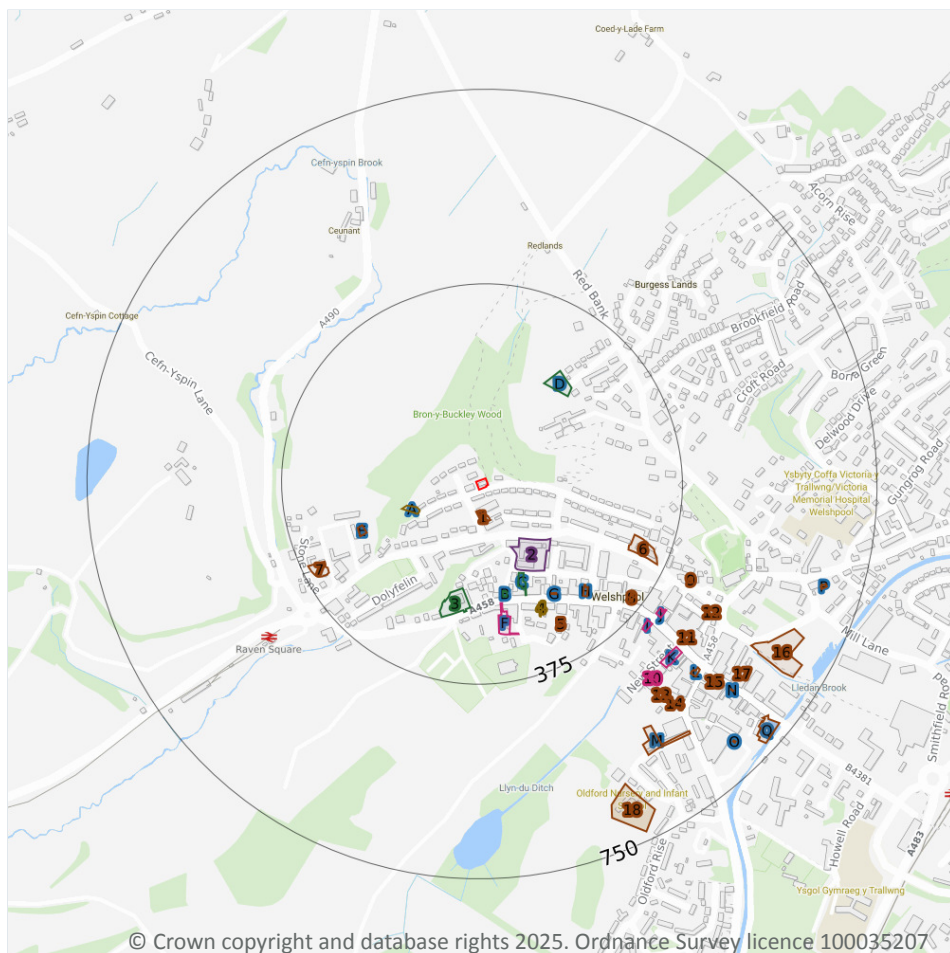
Environmental Protected Areas **Identified**
Visual and Cultural Protected Areas **Not identified**

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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)

Home improvement applications searched to 250m

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

ID	Details	Description	Online record
ID: A Distance: 113 m Direction: W	Application reference: 20/0509/HH Application date: 27/03/2020 Council: Powys	Address: 17 Woodside Welshpool SY21 7NF Project: Extension and Carport with Office Space Last known status: Approved Decision date: 30/07/2020	Link ↗



ID	Details	Description	Online record
ID: B Distance: 150 m Direction: S	Application reference: 22/0992/LBC Application date: 08/08/2022 Council: Powys	Address: Broom Cottage 38 Mount Street Welshpool SY21 7LW Project: Broom Cottage (Listed Building Works) Last known status: Withdrawn Decision date: 28/10/2022	Link ↗
ID: B Distance: 151 m Direction: S	Application reference: 22/0991/HH Application date: 08/08/2022 Council: Powys	Address: Broom Cottage 38 Mount Street Welshpool SY21 7LW Project: Broom Cottage (Alterations/Improvements) Last known status: Withdrawn Decision date: 28/10/2022	Link ↗
ID: C Distance: 177 m Direction: S	Application reference: 19/1409/HH Application date: 02/09/2019 Council: Powys	Address: Bethel House Mount Street Welshpool Powys SY21 7PA Project: Conservatory Installation Last known status: Refused Decision date: 11/11/2019	Link ↗
ID: C Distance: 183 m Direction: SE	Application reference: 20/1679/HH Application date: 10/11/2020 Council: Powys	Address: 2 Park Terrace Mount Street Welshpool SY21 7LL Project: Garage (New Construction) Last known status: Approved Decision date: 13/05/2021	Link ↗
ID: C Distance: 191 m Direction: S	Application reference: 20/0734/HH Application date: 15/05/2020 Council: Powys	Address: Bethel House Mount Street Welshpool Powys SY21 7PA Project: Single Storey Front Extension Last known status: Approved Decision date: 27/08/2020	Link ↗
ID: 3 Distance: 192 m Direction: S	Application reference: 20/0520/FUL Application date: 27/03/2020 Council: Powys	Address: St Winefride's Presbytery 2 Raven Street Welshpool SY21 7LR Project: Parish Accommodation (Extension/Remodelling) Last known status: Approved Decision date: 06/07/2020	Link ↗
ID: B Distance: 201 m Direction: S	Application reference: 20/0549/LBC Application date: 29/04/2020 Council: Powys	Address: Broom Cottage 38 Mount Street Welshpool SY21 7LW Project: Gas Meter Relocation Last known status: Approved Decision date: 11/08/2020	Link ↗
ID: B Distance: 201 m Direction: S	Application reference: 19/1599/LBC Application date: 03/10/2019 Council: Powys	Address: Broom Cottage 38 Mount Street Welshpool Powys SY21 7LW Project: Conservation Roof Windows Installation Last known status: Approved Decision date: 18/02/2020	Link ↗
ID: D Distance: 215 m Direction: NE	Application reference: 24/0729/HH Application date: 19/06/2024 Council: Powys	Address: 16 Trem Hafren Welshpool SY21 7PS Project: Garage Conversion & First-Floor Side Extension Last known status: Refused Decision date: 14/08/2024	Link ↗



ID	Details	Description	Online record
ID: D Distance: 234 m Direction: NE	Application reference: 24/1580/HH Application date: 31/10/2024 Council: Powys	Address: 16 Trem Hafren Welshpool SY21 7PS Project: Garage Conversion & First-Floor Side Extension Last known status: Approved Decision date: 27/12/2024	Link ↗
ID: F Distance: 242 m Direction: S	Application reference: 19/0766/HH Application date: 09/05/2019 Council: Powys	Address: Coronation House Church Road Welshpool SY21 7LN Project: Garage Replacement Last known status: Approved Decision date: 02/12/2019	Link ↗

The data is sourced from Serac Tech

Small residential applications searched to 250m

2 small residential developments within 250m from the property have been submitted for planning permission during the last seven years. Small residential developments are considered to be residential builds of 1-2 dwellings. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: A Distance: 121 m Direction: W	Application reference: 19/0255/FUL Application date: 14/02/2019 Council: Powys	Address: Development At 17 Woodside Y Trallwng Powys SY21 7NF Project: New Dwelling (Construction) Last known status: Withdrawn Decision date: 12/06/2019	Link ↗
ID: 4 Distance: 245 m Direction: SE	Application reference: 25/0502/FUL Application date: 23/05/2025 Council: Powys	Address: Land Adj To 1 Mount Street Welshpool Powys Project: 2 Semi-Detached Dwellings (New Build) Last known status: Validated Decision date: Not supplied	Link ↗

The data is sourced from Serac Tech

Medium residential applications searched to 500m

15 medium residential developments within 500m from the property have been submitted for planning permission during the last seven years. Medium residential developments are considered to be residential builds of 3-9 dwellings. Please see below for details of the proposed developments.



ID	Details	Description	Online record
ID: F Distance: 222 m Direction: S	Application reference: 20/0523/FUL Application date: 31/03/2020 Council: Powys	Address: Norfolk House Mount Street Welshpool SY21 7LW Project: 3 Dwellings (New Development) Last known status: Approved Decision date: 18/11/2020	Link ↗
ID: I Distance: 382 m Direction: SE	Application reference: 25/0126/LBC Application date: 27/01/2025 Council: Powys	Address: Welshpool Business Centre 42 Broad Street Welshpool SY21 7RR Project: 4 Apartments (Conversion) Last known status: Withdrawn Decision date: 05/02/2025	Link ↗
ID: I Distance: 395 m Direction: SE	Application reference: 24/0685/LBC Application date: 22/05/2024 Council: Powys	Address: Welshpool Business Centre 42 Broad Street Welshpool SY21 7RR Project: 4 Apartments (Conversion/Alterations) Last known status: Approved Decision date: 16/12/2024	Link ↗
ID: I Distance: 395 m Direction: SE	Application reference: 24/0684/FUL Application date: 22/05/2024 Council: Powys	Address: Welshpool Business Centre 42 Broad Street Welshpool SY21 7RR Project: 4 Apartments (Conversion) Last known status: Approved Decision date: 19/12/2024	Link ↗
ID: I Distance: 398 m Direction: SE	Application reference: 24/1890/FUL Application date: 07/01/2025 Council: Powys	Address: Welshpool Business Centre 42 Broad Street Welshpool SY21 7RR Project: 4 Apartments (Conversion/Change of Use) Last known status: Withdrawn Decision date: 05/02/2025	Link ↗
ID: I Distance: 403 m Direction: SE	Application reference: 22/1412/FUL Application date: 08/09/2022 Council: Powys	Address: 41 Broad Street Welshpool Powys SY21 7RR Project: 4 Residential Units (Conversion) Last known status: Approved Decision date: 25/05/2023	Link ↗
ID: I Distance: 403 m Direction: SE	Application reference: 22/1413/LBC Application date: 08/09/2022 Council: Powys	Address: 41 Broad Street Welshpool Powys SY21 7RR Project: 4 Residential Units (Conversion) Last known status: Approved Decision date: 25/05/2023	Link ↗
ID: J Distance: 407 m Direction: SE	Application reference: 22/0241/FUL Application date: 09/03/2022 Council: Powys	Address: The Pinewood Tavern Broad Street Welshpool SY21 7RZ Project: 6 Holiday Accommodation Units (Refurbishment/Conversion) Last known status: Approved Decision date: 12/09/2022	Link ↗
ID: J Distance: 408 m Direction: SE	Application reference: 19/1800/LBC Application date: 30/10/2019 Council: Powys	Address: The Pinewood Tavern Broad Street Welshpool SY21 7RZ Project: 4 Flats (Conversion/Alterations) Last known status: Withdrawn Decision date: 30/03/2021	Link ↗



ID	Details	Description	Online record
ID: J Distance: 408 m Direction: SE	Application reference: 22/0242/LBC Application date: 09/03/2022 Council: Powys	Address: The Pinewood Tavern Broad Street Welshpool SY21 7RZ Project: 6 Holiday Accommodation Units (Conversion/Refurbishment) Last known status: Approved Decision date: 12/09/2022	Link ↗
ID: J Distance: 408 m Direction: SE	Application reference: 19/1799/FUL Application date: 30/10/2019 Council: Powys	Address: The Pinewood Tavern Broad Street Welshpool SY21 7RZ Project: Public House & 4 Residential Units (Conversion/Alterations) Last known status: Withdrawn Decision date: 30/03/2021	Link ↗
ID: J Distance: 408 m Direction: SE	Application reference: 19/0723/FUL Application date: 21/05/2019 Council: Powys	Address: The Pinewood Tavern Broad Street Welshpool SY21 7RZ Project: 5 Residential Units (Conversion/Alterations) Last known status: Withdrawn Decision date: 08/08/2019	Link ↗
ID: K Distance: 477 m Direction: SE	Application reference: 20/1938/CAC Application date: 25/11/2020 Council: Powys	Address: 30 Broad Street Welshpool SY21 7RR Project: Mixed Use Development: 9 Apartments & Office Space Last known status: Withdrawn Decision date: 18/03/2021	Link ↗
ID: K Distance: 477 m Direction: SE	Application reference: 20/1937/FUL Application date: 26/11/2020 Council: Powys	Address: 30 Broad Street Welshpool SY21 7RR Project: Mixed Use Development: 9 Apartments & Office Space Last known status: Withdrawn Decision date: 18/03/2021	Link ↗
ID: 10 Distance: 478 m Direction: SE	Application reference: 24/1376/FUL Application date: 25/09/2024 Council: Powys	Address: 9 New Street Welshpool SY21 7SF Project: 4 Flats (Conversion) Last known status: Approved Decision date: 24/02/2025	Link ↗

The data is sourced from Serac Tech

Large residential applications searched to 750m

1 large residential developments within 750m from the property have been submitted for planning permission during the last seven years. Large residential developments are considered to be residential builds of over 10 dwellings. Please see below for details of the proposed developments.



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ID	Details	Description	Online record
ID: 2 Distance: 118 m Direction: SE	Application reference: 19/0099/FUL Application date: 22/01/2019 Council: Powys	Address: Land At Lansdowne House And William Ainge Court Chapel Street / Bowling Green Lane Welshpool Powys SY21 7LB / 7PA Project: 16 Apartments (New Development) Last known status: Approved Decision date: 14/06/2019	Link ↗

The data is sourced from Serac Tech

Mixed and commercial applications searched to 750m

38 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: 39 m Direction: S	Application reference: 19/1916/FUL Application date: 25/11/2019 Council: Powys	Address: The Armoury Brook Street Welshpool SY21 7NA Project: Clinic & Health Centre (Change of Use) Last known status: Approved Decision date: 11/02/2020	Link ↗
ID: E Distance: 216 m Direction: W	Application reference: 21/1122/FUL Application date: 02/07/2021 Council: Powys	Address: Unit 10 And 11 The Quarry Brook Street Welshpool Powys SY21 7NA Project: Storage Unit (New Construction) Last known status: Approved Decision date: 14/10/2021	Link ↗
ID: F Distance: 222 m Direction: S	Application reference: 20/0524/CAC Application date: 20/04/2020 Council: Powys	Address: Norfolk House Mount Street Welshpool SY21 7LW Project: Demolition of Existing Building (Conservation Area) Last known status: Approved Decision date: 18/11/2020	Link ↗
ID: E Distance: 232 m Direction: W	Application reference: 21/0107/FUL Application date: 14/01/2021 Council: Powys	Address: Unit 10 And 11 The Quarry Brook Street Welshpool Powys SY21 7NA Project: Industrial Building Development Last known status: Refused Decision date: 23/03/2021	Link ↗
ID: G Distance: 240 m Direction: SE	Application reference: 21/1816/FUL Application date: 12/10/2021 Council: Powys	Address: 20 High Street Welshpool SY21 7JP Project: Window Replacement (Ground Floor) Last known status: Withdrawn Decision date: 03/03/2022	Link ↗



ID	Details	Description	Online record
ID: G Distance: 241 m Direction: SE	Application reference: 21/1817/LBC Application date: 12/10/2021 Council: Powys	Address: 20 High Street Welshpool SY21 7JP Project: Window Replacement (Listed Building Consent) Last known status: Withdrawn Decision date: 03/03/2022	Link ↗
ID: H Distance: 268 m Direction: SE	Application reference: 20/1349/FUL Application date: 02/09/2020 Council: Powys	Address: Andrew's Fish Bar 32 High Street Welshpool SY21 7JP Project: Fish & Chip Shop (Office/Storage/Welfare Change of Use) Last known status: Approved Decision date: 08/10/2020	Link ↗
ID: H Distance: 277 m Direction: SE	Application reference: 20/1737/CAC Application date: 27/10/2020 Council: Powys	Address: 34 High Street Welshpool SY21 7JL Project: Stone Wall Demolition (Conservation Area Consent) Last known status: Approved Decision date: 18/02/2021	Link ↗
ID: 5 Distance: 294 m Direction: SE	Application reference: 24/0972/LBC Application date: 03/07/2024 Council: Powys	Address: 1 Chelsea Lane Welshpool SY21 7JS Project: Replacement Windows (Listed Building Consent) Last known status: Validated Decision date: Not supplied	Link ↗
ID: 6 Distance: 296 m Direction: E	Application reference: 19/0558/FUL Application date: 29/07/2019 Council: Powys	Address: Library Brook Street Welshpool SY21 7PH Project: Library to Office Conversion Last known status: Approved Decision date: 24/10/2019	Link ↗
ID: 7 Distance: 328 m Direction: SW	Application reference: 21/1863/FUL Application date: 20/10/2021 Council: Powys	Address: Unit 1 The Quarry Brook Street Welshpool Powys SY21 7NA Project: Secure Storage Facility Development Last known status: Approved Decision date: 23/11/2021	Link ↗
ID: 8 Distance: 345 m Direction: SE	Application reference: 24/1604/LBC Application date: 11/12/2024 Council: Powys	Address: The Pheasant Inn 43 High Street Welshpool SY21 7JQ Project: Signage & External Painting (Retrospective) Last known status: Approved Decision date: 18/02/2025	Link ↗
ID: I Distance: 403 m Direction: SE	Application reference: 24/0966/LBC Application date: 02/07/2024 Council: Powys	Address: 41 Broad Street Welshpool SY21 7RR Project: Service Connections (Listed Building Consent) Last known status: Withdrawn Decision date: 22/11/2024	Link ↗
ID: J Distance: 407 m Direction: SE	Application reference: 23/0170/CAC Application date: 23/01/2023 Council: Powys	Address: 9 - 10 Hall Street Welshpool Powys SY21 7RY Project: Structure Demolition Last known status: Approved Decision date: 27/03/2023	Link ↗



ID	Details	Description	Online record
ID: J Distance: 408 m Direction: SE	Application reference: 23/0020/DIS Application date: 06/01/2023 Council: Powys	Address: The Pinewood Tavern Broad Street Welshpool SY21 7RZ Project: Listed Building Consent Compliance Last known status: Approved Decision date: 16/03/2023	Link ↗
ID: 9 Distance: 426 m Direction: SE	Application reference: 20/1173/LBC Application date: 28/07/2020 Council: Powys	Address: Linley Cottage Union Street Welshpool Powys SY21 7PG Project: Internal Alterations (Listed Building Consent) Last known status: Approved Decision date: 08/10/2020	Link ↗
ID: K Distance: 477 m Direction: SE	Application reference: 21/2156/FUL Application date: 25/11/2021 Council: Powys	Address: 30 Broad Street Welshpool SY21 7RR Project: Office Renovation & External Refurbishment Last known status: Approved Decision date: 12/01/2022	Link ↗
ID: 11 Distance: 480 m Direction: SE	Application reference: 18/0906/FUL Application date: 08/11/2018 Council: Powys	Address: 14 Broad Street Welshpool SY21 7SD Project: Estate Agency (Change of Use) Last known status: Approved Decision date: 05/02/2019	Link ↗
ID: 12 Distance: 486 m Direction: SE	Application reference: 20/1102/FUL Application date: 29/07/2020 Council: Powys	Address: The Old Bakehouse 14 Church Street Welshpool SY21 7DP Project: Food & Drink Establishment (Change of Use/Extension) Last known status: Approved Decision date: 23/09/2020	Link ↗
ID: 13 Distance: 516 m Direction: SE	Application reference: 21/0721/FUL Application date: 29/04/2021 Council: Powys	Address: The Angel 12 Berriew Street Welshpool SY21 7SQ Project: Beer Garden Extension (Change of Use/Alterations) Last known status: Approved Decision date: 09/07/2021	Link ↗
ID: L Distance: 532 m Direction: SE	Application reference: 21/0812/LBC Application date: 29/04/2021 Council: Powys	Address: 23 Broad Street Welshpool SY21 7RN Project: Listed Building Consent (ATM Removal/Alterations) Last known status: Approved Decision date: 06/12/2021	Link ↗
ID: L Distance: 532 m Direction: SE	Application reference: 21/0811/FUL Application date: 29/04/2021 Council: Powys	Address: 23 Broad Street Welshpool SY21 7RN Project: ATM Removal & Internal Equipment Decommissioning Last known status: Approved Decision date: 07/12/2021	Link ↗



ID	Details	Description	Online record
ID: 14 Distance: 536 m Direction: SE	Application reference: 23/1333/FUL Application date: 26/09/2023 Council: Powys	Address: The Angel 11-12 Berriew Street Welshpool SY21 7SQ Project: Change of Use to A4 Pub & Residential Accommodation Last known status: Approved Decision date: 31/01/2024	Link ↗
ID: M Distance: 556 m Direction: SE	Application reference: 20/0103/CAC Application date: 16/01/2020 Council: Powys	Address: Oldford Cottage Oldford Lane Welshpool SY21 7TE Project: Wall and Fence Demolition (Conservation Area Consent) Last known status: Withdrawn Decision date: 10/07/2020	Link ↗
ID: 15 Distance: 574 m Direction: SE	Application reference: 22/1293/FUL Application date: 08/08/2022 Council: Powys	Address: 31-32 First And Second Floors Severn Street Welshpool SY21 7AD Project: Residential Flat (Conversion) Last known status: Approved Decision date: 11/10/2022	Link ↗
ID: 16 Distance: 594 m Direction: SE	Application reference: 21/1865/FUL Application date: 01/11/2021 Council: Powys	Address: Car Park Mill Lane Welshpool SY21 7DY Project: Bus Station Development (Change of Use) Last known status: Approved Decision date: 18/01/2022	Link ↗
ID: M Distance: 599 m Direction: SE	Application reference: 20/1142/LBC Application date: 22/07/2020 Council: Powys	Address: Oldford Cottage Oldford Lane Welshpool SY21 7TE Project: Stone Wall Alterations (Listed Building Consent) Last known status: Approved Decision date: 18/03/2021	Link ↗
ID: 17 Distance: 605 m Direction: SE	Application reference: 22/1732/CAC Application date: 10/11/2022 Council: Powys	Address: 6 Severn Street Welshpool Powys SY21 7AB Project: Demolition of Workshop (Conservation Area) Last known status: Approved Decision date: 07/03/2023	Link ↗
ID: N Distance: 612 m Direction: SE	Application reference: 21/1913/LBC Application date: 01/12/2021 Council: Powys	Address: Cadwallader & Co 25 Severn Street Welshpool Powys SY21 7AD Project: Porch Demolition Last known status: Withdrawn Decision date: 22/12/2021	Link ↗
ID: N Distance: 617 m Direction: SE	Application reference: 25/0707/LBC Application date: 12/05/2025 Council: Powys	Address: County Court And Premises 24 Severn Street Welshpool SY21 7UX Project: Gate Installation at Judge's Bench Last known status: Withdrawn Decision date: 15/05/2025	Link ↗



ID	Details	Description	Online record
ID: O Distance: 624 m Direction: SE	Application reference: 24/0098/FUL Application date: 25/01/2024 Council: Powys	Address: Land North Of Telephone Exchange Berriew Road Welshpool SY21 7SQ Project: Telecoms Infrastructure Storage Solution Last known status: Approved Decision date: 16/05/2024	Link ↗
ID: 18 Distance: 632 m Direction: SE	Application reference: 21/1457/FUL Application date: 11/08/2021 Council: Powys	Address: Welshpool Church In Wales Primary School Oldford Lane Welshpool SY21 7TE Project: Mixed Use Development (Family Centre, Council Offices, Nursery School) Last known status: Approved Decision date: 11/10/2021	Link ↗
ID: P Distance: 647 m Direction: E	Application reference: 19/1442/HH Application date: 11/09/2019 Council: Powys	Address: 40 Salop Road Welshpool SY21 7EA Project: External Alterations Last known status: Approved Decision date: 28/11/2019	Link ↗
ID: P Distance: 657 m Direction: E	Application reference: 19/1580/DIS Application date: 18/09/2019 Council: Powys	Address: 38 Salop Road Welshpool Powys SY21 7EA Project: Listed Building Consent Condition Discharge Last known status: Approved Decision date: 03/12/2019	Link ↗
ID: P Distance: 671 m Direction: E	Application reference: 19/0946/DIS Application date: 05/06/2019 Council: Powys	Address: 38 Salop Road Welshpool Powys SY21 7EA Project: Listed Building Consent (Condition Discharge) Last known status: Approved Decision date: 29/07/2019	Link ↗
ID: O Distance: 683 m Direction: SE	Application reference: 23/0096/FUL Application date: 27/02/2023 Council: Powys	Address: Morrisons Supermarket Berriew Road Welshpool SY21 7SQ Project: Launderette Installation (Retrospective) Last known status: Approved Decision date: 11/04/2023	Link ↗
ID: Q Distance: 694 m Direction: SE	Application reference: 24/0073/DIS Application date: 23/01/2024 Council: Powys	Address: Canal Yard Cottages Canal Yard Welshpool SY21 7AQ Project: Listed Building Consent Conditions Discharge Last known status: Approved Decision date: 29/04/2024	Link ↗
ID: Q Distance: 702 m Direction: SE	Application reference: 24/0695/DIS Application date: 14/05/2024 Council: Powys	Address: Canal Yard Cottages Canal Yard Welshpool SY21 7AQ Project: Listed Building Consent Conditions Discharge Last known status: Approved Decision date: 17/09/2024	Link ↗

The data is sourced from Serac Tech

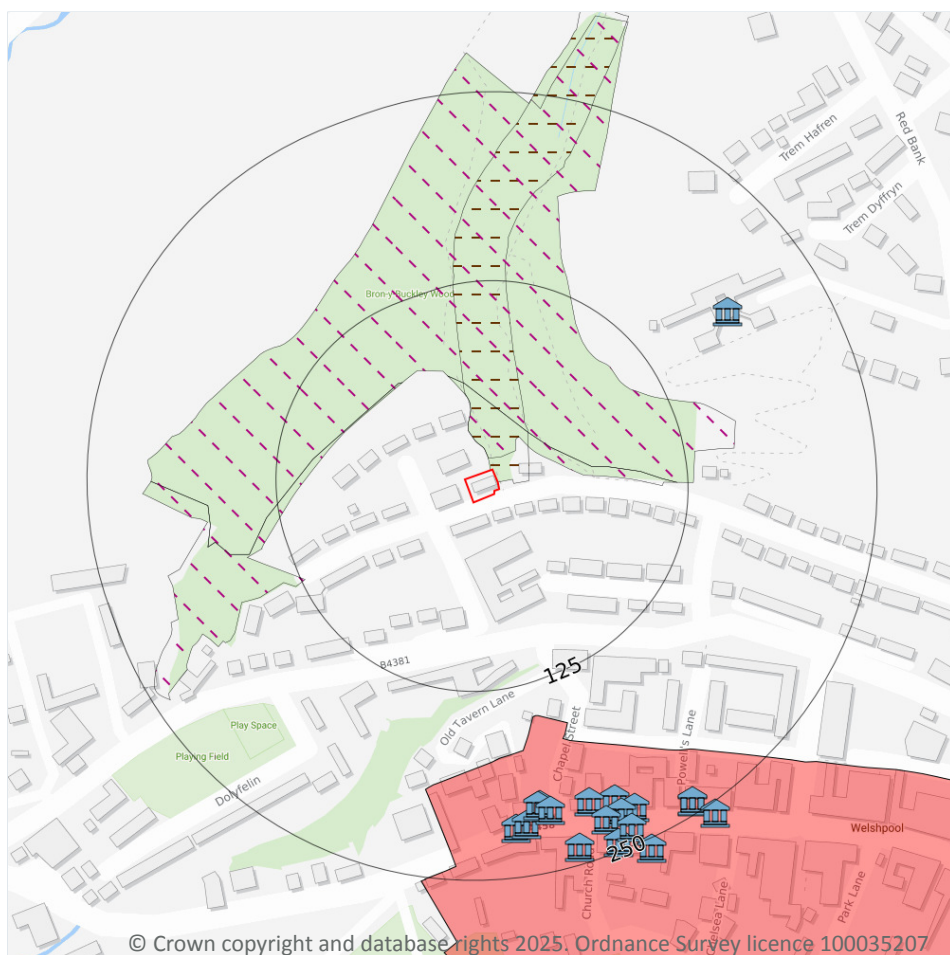


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Planning constraints



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

Sites of Special Scientific Interest

Sites of Special Scientific Interest (SSSIs) are nature conservation sites chosen because they are significantly important natural habitats for animals or plants or significant geologically. They are designated under the Wildlife and Countryside Act 1981. This national network of sites are subject to strict regulations, protecting against any developments on them.

Distance	Direction	SSSI Name	Data Source
0	on site	Bron-y-Buckley Wood	Natural Resources Wales

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information see <https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest> ↗



Designated Ancient Woodland

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

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
8 m	N	Unknown	Restored Ancient Woodland Site
34 m	NE	Unknown	Restored Ancient Woodland Site

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



Climate change / Flood risk (5 and 30 Years)

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

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

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

More information about our methodology and limitations is available here:

knowledge.groundsure.com/methodologies-and-limitations ↗.

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

This data is sourced from Ambiental Risk Analytics.

Climate change / Ground stability (5 and 30 Years)

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

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

More information about our methodology and limitations is available here:



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knowledge.groundsure.com/methodologies-and-limitations ↗.

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

This data is sourced from the British Geological Survey



Datasets searched

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

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

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified
Flooding	
Risk of flooding from rivers and the sea	Not 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
Surface water flood risk	Not identified
Groundwater flooding	Not identified
Radon	
Radon	Identified
Mining features	
Mine entries	Not identified
Mineralised veins	Not identified
Surface workings	Not identified
Surface features	Not identified
Underground mine workings	Not identified
Reported subsidence	Not identified
Mine waste tips	Not identified



Mining features

Secured features	Not identified
Licence boundaries	Not identified
Researched mining	Not identified
Mining Record Office plans	Not identified
BGS mine plans	Not identified

Mining records

BritPits	Identified
Mineral Planning Areas	Not identified
Non-coal mining areas	Not identified
Mining cavities	Not identified
Coal mining areas	Not identified
Brine areas	Not identified
Gypsum areas	Not identified
Tin mining areas	Not identified

Historical Features

Non-coal mining	Identified
Coal and associated mining	Not identified
Industry associated with mining	Not identified

Geological features

Artificial and made ground (10k)	Not identified
Linear features - mineral veins (10k)	Not identified
Artificial and made ground (50k)	Not identified
Linear features - mineral veins (50k)	Not identified

Natural instability

Property shrink-swell assessment	Not identified
Shrink-swell clays	Not identified

Natural instability

Landslides	Identified
National landslide database	Not identified
Running sands	Not identified
Compressible deposits	Not identified
Collapsible deposits	Not identified
Dissolution of soluble rocks	Not identified
Natural cavities	Not identified

Coastal Erosion

Complex cliffs	Not identified
Projections with intervention measures in place	Not identified
Projections with no active intervention	Not identified
Complex cliffs	Not identified
Projections with active management or intervention measures in place	Not identified
Projections with no active management plan or intervention	Not identified

Infilled land

Infilling from historical mapping	Not identified
Active landfill sites	Not identified
Historical landfill (from Environment Agency records)	Not identified
Historical landfill (from Local Authority and historical mapping records)	Not identified

Sinkholes

Reported recent incidents	Not identified
Recorded incidents (Stantec)	Not identified
Historical incidents	Not 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
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	Identified
Abandoned railways	Identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

Oil and gas

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

Oil and gas

Potential future exploration areas	Not identified
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Wind and solar

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

Energy

Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified

Planning Applications

Home improvement applications searched to 250m	Identified
Small residential applications searched to 250m	Identified
Medium residential applications searched to 500m	Identified
Large residential applications searched to 750m	Identified
Mixed and commercial applications searched to 750m	Identified

Planning constraints

Sites of Special Scientific Interest	Identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified



Planning constraints

Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Climate change

Flood risk (5 and 30 Years)	Identified
Ground stability (5 and 30 Years)	Identified



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 Avista 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

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- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

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- 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

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

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