

## Search Details

Prepared for: Woodstock Legal Services  
Matter: 26/25793  
Client address: 11 Haven Road, Poole, BH13 7LE

Property:  
38 Ingoe Street, Newcastle Upon Tyne, NE15 8DQ

**Local Authority:**  
Groundsure  
Nile House, Nile Street, Brighton, BN1 1HW

Date Returned: 05/06/2026	Property type: Residential
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38, Ingoe Street, Newcastle Upon Tyne,  
NE15 8DQ



Reference:  
ITK0000120190512

Grid reference:  
418450 564977

Your reference:  
ITK0000120190512

Date:  
5 June 2026

Consultant's guidance and recommendations inside.



Customer Support

[info@groundsure.com](mailto:info@groundsure.com)

## Professional opinion

### Key results

✔ No significant environmental risks have been identified

Please review all report content, as relevance may vary depending on a client's specific circumstances.



Contaminated land

Passed

Page 2 →

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



Flooding

Negligible

Page 3 →

No flood risks of significant concern have been identified at the site.



## Other results

### Review recommendations



Ground stability

Identified

Page 5 →



Radon

Passed

Page 14 →



Planning constraints

Not identified

Page 15 →



Planning applications

Identified

Page 15 →



Energy

Identified

Page 18 →



Transportation

Not identified

Page 23 →

## ClimateIndex™

Page 7

Summary →

### Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability and coastal erosion.**

A

5 years

Negligible

A

30 years

Negligible

### Rating key

A

B

C

D

E

F

Negligible risk

High risk

### Transition risks

ClimateIndex™ covers transition risks including **energy efficiency.**



## Contaminated land liability ?

Passed

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

Past land use

Passed

Waste and landfill

Passed

Current/recent land use

Passed

## Next steps

Contaminated land liability

None required.



## Flooding ?

Negligible

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

### Section links

[Building assessment](#) →

### Risk to site

- River and coastal flooding
- Surface water flooding
- Groundwater flooding
- Past flooding
- Flood storage areas

Very Low

Negligible

Low

Not identified

Not identified

### Risk to building(s)

Very Low

Negligible

Low

Not identified

Not identified

### FloodScore™ insurance rating

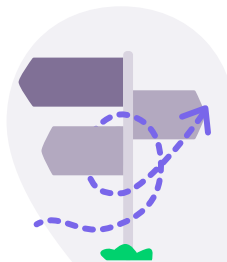
Compiled by Ambiental, a leading flood risk analysis company. [Click here](#) for details.

Very Low

## Next steps

### Flooding

None required.



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 25](#) →



Flooding

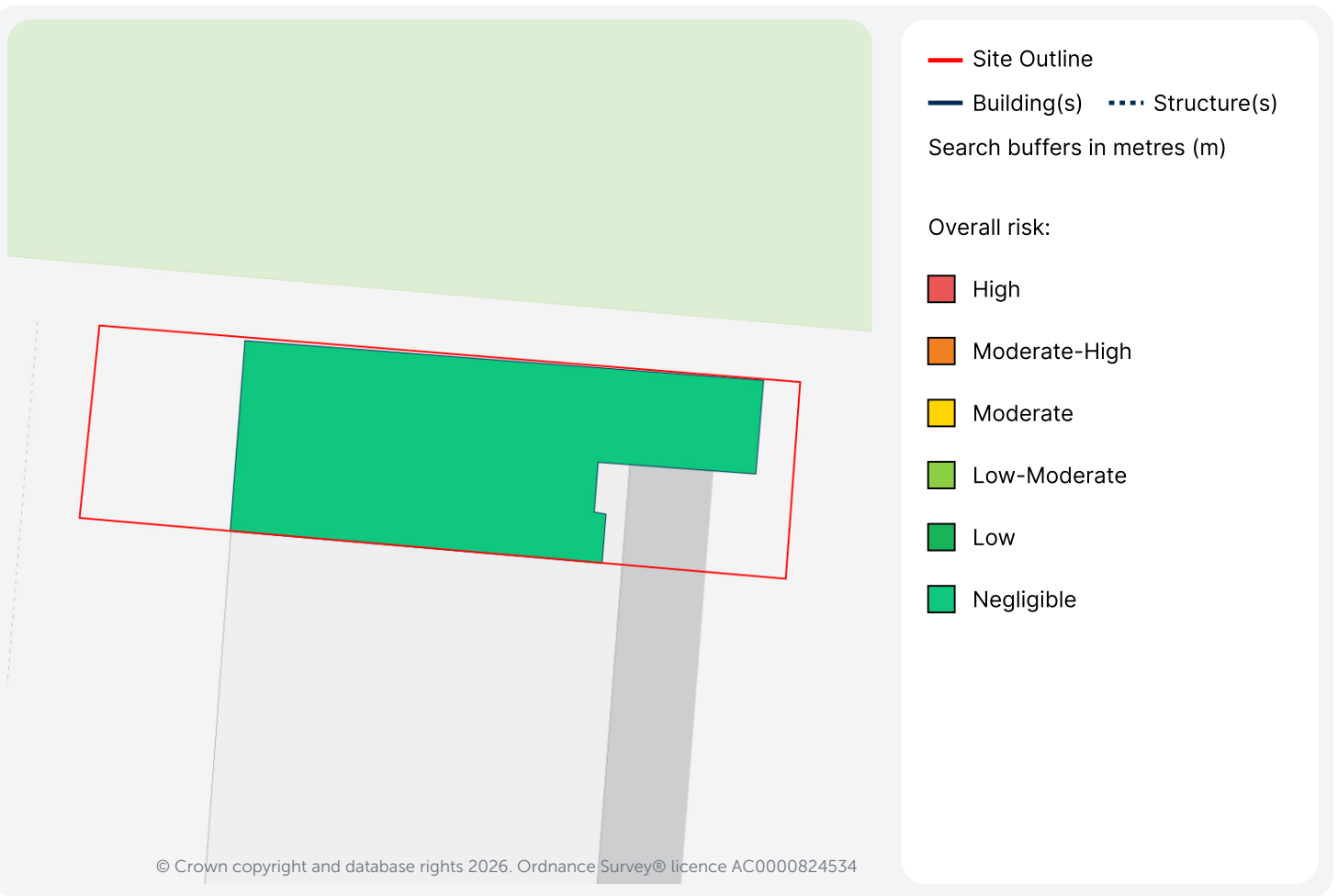
## Building assessment ?

This section assesses individual buildings and structures on the site for flood risk based on all main flood sources including river, coastal, surface water, and groundwater. Risk levels shown below may differ from the overall site risk, particularly where terrain or drainage affects buildings differently.

### Section links

[Back to section summary](#) →

[Building assessment](#) →



Flood risk for each building (and other significant structures) at the site (those indicated on the map above) has been assessed using authoritative flood data alongside the Ordnance Survey® National Geographic Database. Further information on the limitations of this data and how it is collected can be found here <https://knowledge.groundsure.com/searches-flooding>.

This assessment considers data on river and coastal flooding, historical flood events, and flood defences provided by the Environment Agency / Natural Resources Wales, and surface water and groundwater flooding from Ambiantal Risk Analytics. In Scotland, Ambiantal Risk Analytics additionally provides the river and coastal flood models.

Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
End-Of-Terrace House 418451, 564978	<span style="background-color: #008000; color: white; border-radius: 10px; padding: 2px 5px;">Negligible</span>	Very Low	Negligible	Low	No	No



## Ground stability ?

Identified

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

### Section links

Non-natural



Natural ground stability

Low

Non-natural ground stability

Identified



## Next steps

### Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.



Ground stability

## Non-natural ground stability ?

Identified

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

### Section links

[Back to section summary](#) →

[Non-natural](#) →

### Coal mining

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



## ClimateIndex™

Future-focused property ratings summarising flood, subsidence and coastal erosion risks over 5 and 30 year periods, aligned with Bank of England reporting requirements.

### Section links

Physical risks → Flooding →  
Ground stability → Transition risks (EPC) →

Physical risks

Negligible



Transition risks



EPC found



## Next steps

### Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#)  here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on [info@groundsure.com](mailto:info@groundsure.com)  or 01273 257755.



ClimateIndex™

## Physical risks ?

**Negligible**

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from flooding, natural ground stability and coastal erosion.

### Section links

[Back to section summary](#) →

[Physical risks](#) → [Flooding](#) →

[Ground stability](#) → [Transition risks \(EPC\)](#) →

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.

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**

# A

30 years

**Negligible**

### Rating key



Negligible risk → High risk

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™

## Flooding ?

This section summarises the projected change in flood water depths at the site over time as a result of climate change.

### Section links

[Back to section summary](#) →

[Physical risks](#) → [Flooding](#) →

[Ground stability](#) → [Transition risks \(EPC\)](#) →

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](https://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.



ClimateIndex™

## Ground stability ?

This section summarises the projected likelihood of increased ground stability risks from shrink swell clays at the site over time as a result of climate change.

### Section links

[Back to section summary](#) →

[Physical risks](#) → [Flooding](#) →  
[Ground stability](#) → [Transition risks \(EPC\)](#) →

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

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

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

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



ClimateIndex™

## Transition risks (EPC) ?

Transition risks can occur as a result of requirements or obligations to move towards a less polluting, greener economy. This section summarises information relating to any Energy Performance Certificates at the property.

### Section links

[Back to section summary](#) →

- [Physical risks](#) → [Flooding](#) →
- [Ground stability](#) → [Transition risks \(EPC\)](#) →

## Energy Performance

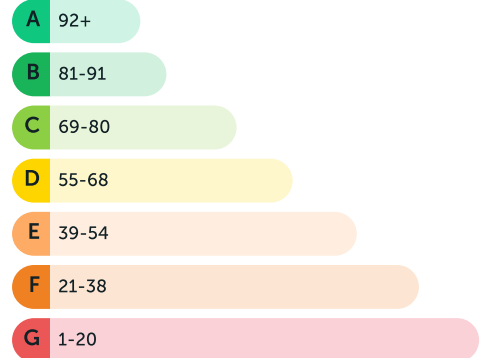
An Energy Performance Certificate (EPC) contains information about a property's energy use and typical energy costs, alongside recommendations about how to reduce energy use and potentially save money. An EPC also contains an energy efficiency rating: from A (most efficient) to G (least efficient). EPC 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 **38 Ingoe Street, NE15 8DQ**  
UPRN: 4510118124

### Current EPC rating

**C**  
**69**

Certificate date: 18th June 2024  
Valid until: 17th June 2034  
Property type: End-Terrace house  
Floor area: 86 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**  
**66**

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



### Potential EPC rating

↑ **B**  
**83**

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

Total cost to improve EPC rating:  
£12,300 - £26,700



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

Step	Recommended measures	Indicative cost
<b>Step 1</b>	A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. The Solar Trade Association has up-to-date information on local installers.	£4,000 - £6,000
<b>Step 2</b>	Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below. . Further information about floor insulation is available from many sources including <a href="http://www.energysavingtrust.org.uk/northernireland/Insulation/Floor-insulation">www.energysavingtrust.org.uk/northernireland/Insulation/Floor-insulation</a> .	£800 - £1,200
<b>Step 3</b>	A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians. It is best to obtain advice from a qualified electrician. Ask the electrician to explain the options.	£3,500 - £5,500
<b>Step 4</b>	Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating and can be installed by a competent DIY enthusiast. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association ( <a href="http://www.nationalinsulationassociation.org.uk">www.nationalinsulationassociation.org.uk</a> ).	£4,000 - £14,000

**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.



1st April 2020

Future proposal - 2028

Future proposal - 2030

All rented properties to be E of above

Cost cap for improvements:  
**£3,500**

Proposal for higher standard of energy efficiency for new tenancies

Cost cap for improvements:  
**£15,000**

Proposal for higher standard of energy efficiency for all tenancies

Cost cap for improvements:  
**£15,000**

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



## Radon ?

Passed

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

## Next steps

Radon

None required.



## Planning ?

### Identified

Planning applications have been identified at or in proximity of the property. No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

### Section links

Planning applications →

## 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 50m

0 Small residential searched to 50m

0 Medium residential searched to 75m

0 Large residential searched to 250m

2 Mixed and commercial searched to 250m →

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 [Click here](#).

## Planning constraints

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

Environmental designations

Not identified

Visual and cultural designations

Not identified

## Next steps

### Planning constraints

None required.

Planning

## Planning applications ?

Identified

Planning applications have been identified at or in proximity of the property.

### Section links

[Back to section summary](#) →

[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 250m

2 mixed and commercial developments within 250m 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
<b>ID:</b> 1 <b>Distance:</b> 238 m <b>Direction:</b> S	<b>Application reference:</b> 2026/0382/01/DET <b>Application date:</b> 17/04/2026 <b>Council:</b> Newcastle upon Tyne	<b>Address:</b> Girl Guiding Newcastle, 6 Tyne View, Lemington, Newcastle Upon Tyne, NE15 8DE <b>Project:</b> Beauty Salon (Change of Use) <b>Last known status:</b> Validated <b>Decision date:</b> Not supplied	<a href="#">Link</a>
<b>ID:</b> 2 <b>Distance:</b> 240 m <b>Direction:</b> SW	<b>Application reference:</b> 2024/1033/01/LDC <b>Application date:</b> 02/07/2024 <b>Council:</b> Newcastle upon Tyne	<b>Address:</b> Lemington Methodist Church, Lemington Methodist Church Loraine Terrace, Lemington, Newcastle Upon Tyne, NE15 8EA <b>Project:</b> Building Access & Internal Alterations <b>Last known status:</b> Withdrawn <b>Decision date:</b> 12/09/2024	<a href="#">Link</a>

The data is sourced from Serac Tech



## Energy ?

Identified

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

### Section links

Wind and solar →

## Oil and gas

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

Oil and gas areas

Not identified

Oil and gas wells

Not identified

## Wind and solar

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

Planned multiple wind turbines

Not identified

Planned single wind turbines

Identified →

Existing wind turbines

Not identified

Proposed solar farms

Identified →

Existing solar farms

Not identified

## Energy Infrastructure

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

Power stations

Not identified

Energy infrastructure

Not identified

Projects

Not identified

## Next steps

### Wind

Existing or proposed wind installations have been identified within 5km.

- 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



## Next steps continued

### Solar

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

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

Energy

## Wind and solar ?

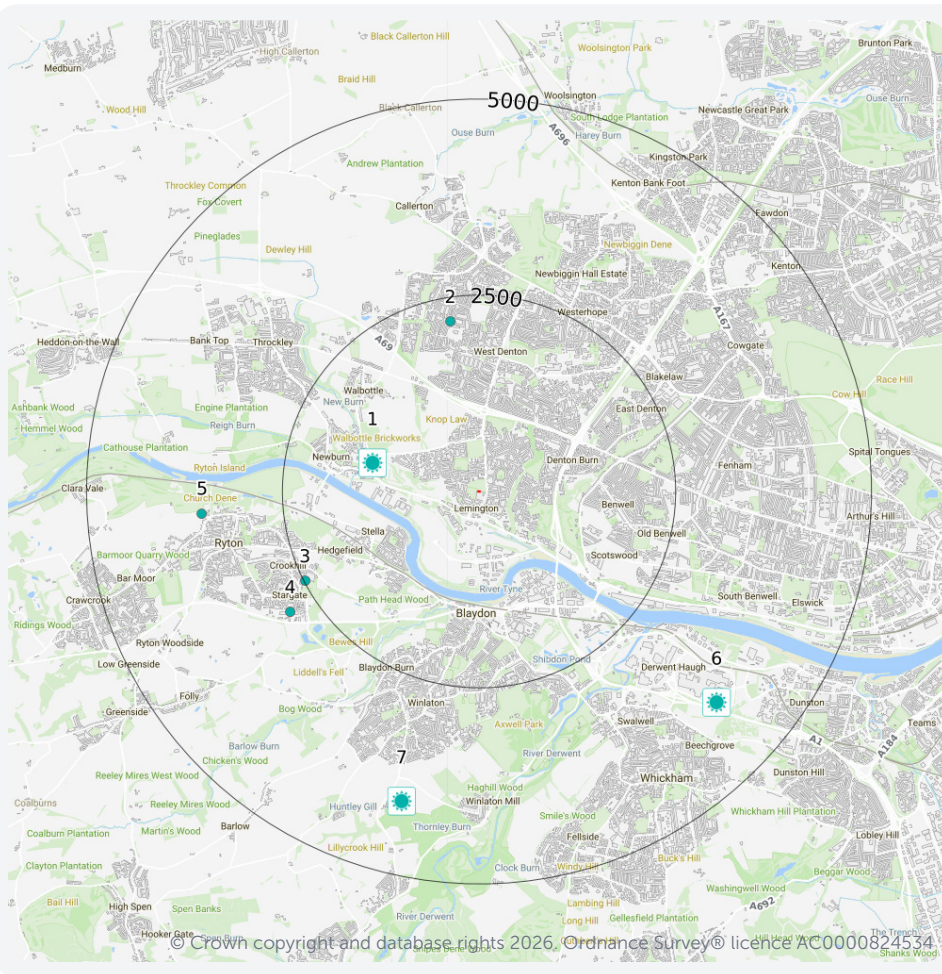
Identified

The data summarised in this section relates to the location of current and planned wind farms/turbines and solar farms.

### Section links

[Back to section summary](#) →

[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

### 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
2	2-3 km	N	<p><b>Site Name:</b> 14 Caversham Road, West Denton, Newcastle-Upon-Tyne, Newcastle-Upon-Tyne, Tyne &amp; Wear, NE5 1JP</p> <p><b>Planning Application Reference:</b> 2007/1065/01/DET</p> <p><b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2007-05-11</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises construction of wind turbine to side of house.</p> <p><b>Approximate Grid Reference:</b> 418083, 567141</p>
3	2-3 km	SW	<p><b>Site Name:</b> 11 Alexandra Gardens, Crookhill, Ryton, Gateshead, Tyne &amp; Wear, NE40 3EN</p> <p><b>Planning Application Reference:</b> DC/06/01915/FUL</p> <p><b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2006-12-04</p> <p><b>Planning Stage:</b> Early Planning Detail Plans Refused</p> <p><b>Project Details:</b> Scheme comprises installation of windsave wind turbine at rear of house.</p> <p><b>Approximate Grid Reference:</b> 416228, 563835</p>
4	2-3 km	SW	<p><b>Site Name:</b> MKW Eng Ltd, Bailey House, Stargate Industrial Estate, Stargate, Stargate Lane, Ryton, Gateshead, Tyne &amp; Wear, NE40 3DG</p> <p><b>Planning Application Reference:</b> DC/07/01766/FUL</p> <p><b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2007-11-13</p> <p><b>Planning Stage:</b> Early Planning Detail Plans Withdrawn</p> <p><b>Project Details:</b> Scheme comprises installation of 20kw wind turbine on 12.5m high tower.</p> <p><b>Approximate Grid Reference:</b> 416040, 563439</p>
5	3-4 km	W	<p><b>Site Name:</b> Westfield Lane, Ryton, Tyne &amp; Wear, NE40 3QE</p> <p><b>Planning Application Reference:</b> DC/09/01373/FUL</p> <p><b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2009-10-09</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises installation of 15kw wind turbine on 15m high mast adjacent to greenkeepers buildings.</p> <p><b>Approximate Grid Reference:</b> 414916, 564697</p>

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	1-2 km	W	Land To The East Of Walbottle Road And North Of Hospital Lane, Walbottle, Newcastle Upon Tyne	<p><b>Applicant name:</b> -</p> <p><b>Application Status:</b> Validated</p> <p><b>Application Date:</b> -</p> <p><b>Application Number:</b> 2025/0205/01/SCR</p> <p>Screening Opinion in respect of proposed solar farm and associated infrastructure.</p>
6	4-5 km	SE	The Metrocentre Car Park, St Michael's Way, Dunston Hill, Gateshead, Metrocentre, NE11 9YG	<p><b>Applicant name:</b> Miss Isobel Jackson</p> <p><b>Application Status:</b> Awaiting decision</p> <p><b>Application Date:</b> 05/04/2019</p> <p><b>Application Number:</b> DC/19/00312/FUL</p> <p>Erection of free standing photovoltaic equipment</p>
7	4-5 km	S	Gas Governor Station, Thornley Lane, Rowlands Gill, NE21 6LE	<p><b>Applicant name:</b> Mr Dimitrios Mavroeidis</p> <p><b>Application Status:</b> Awaiting decision</p> <p><b>Application Date:</b> 04/11/2020</p> <p><b>Application Number:</b> DC/20/01022/FUL</p> <p>Installation of ground-mounted Solar Photovoltaic system.</p>

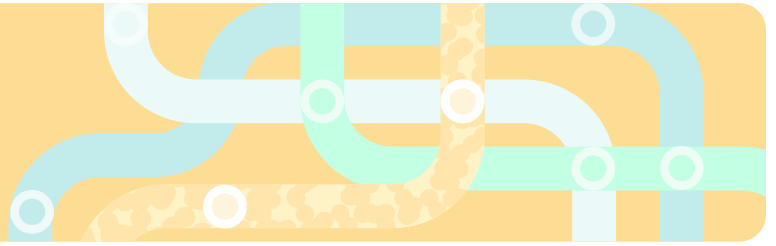
This data is sourced from Serac Tech and Glenigan.



## Transportation ?

Not identified

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



## HS2

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

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

HS2 route	Not identified
HS2 safeguarding	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise	Not assessed
HS2 visual impact	Not assessed

## Crossrail

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

Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 safeguarding	Not identified
Crossrail 2 headhouse	Not identified

## Other railways

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

Active railways and tunnels	Not identified
Historical railways and tunnels	Not identified
Railway and tube stations	Not identified
Underground	Not identified



## Next steps

Transportation

None required.



## Datasets searched

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

<b>Contaminated Land</b>		<b>Contaminated Land</b>	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified	Pollution incidents	Not identified
Former tanks	Not identified	<b>Flooding</b>	
Former energy features	Not identified	Risk of flooding from rivers and the sea	Not identified
Former petrol stations	Not identified	Flood storage areas: part of floodplain	Not identified
Former garages	Not identified	Historical flood areas	Not identified
Former military land	Not identified	Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Flood defences	Not identified
Waste site no longer in use	Not identified	Surface water flood risk	Not identified
Active or recent landfill	Not identified	Groundwater flooding	Not identified
Former landfill (from Environment Agency Records)	Not identified	<b>Natural ground subsidence</b>	
Active or recent licensed waste sites	Not identified	Natural ground subsidence	Not identified
Recent industrial land uses	Not identified	Natural geological cavities	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified	<b>Non-natural ground subsidence</b>	
Current or recent petrol stations	Not identified	Coal mining	Identified
Hazardous substance storage/usage	Not identified	Non-coal mining areas	Not identified
Sites designated as Contaminated Land	Not identified	Non-coal mining	Not identified
Historical licensed industrial activities	Not identified	Mining cavities	Not identified
Current or recent licensed industrial activities	Not identified	Infilled land	Not identified
Local Authority licensed pollutant release	Not identified	Cheshire Brine	Not identified
Pollutant release to surface waters	Not identified	<b>Climate change</b>	
Pollutant release to public sewer	Not identified	Flood risk (5 and 30 Years)	Identified
Dangerous industrial substances (D.S.I. List 1)	Not identified	Ground stability (5 and 30 Years)	Identified
Dangerous industrial substances (D.S.I. List 2)	Not identified	Climate change - Shoreline Management Plan (SMP) delivered	Not identified



## Climate change

Climate change - Projections with no future intervention (NFI) and complex geology Not identified

## Radon

Radon Not identified

## Planning Applications

Home improvement applications searched to 50m Not identified

Small residential applications searched to 50m Not identified

Medium residential applications searched to 75m Not identified

Large residential applications searched to 250m Not identified

Mixed and commercial applications searched to 250m Identified

## Planning constraints

Sites of Special Scientific Interest Not identified

Internationally important wetland sites (Ramsar Sites) Not identified

Special Areas of Conservation Not identified

Special Protection Areas (for birds) Not identified

National Nature Reserves Not identified

Local Nature Reserves Not identified

Designated Ancient Woodland Not identified

Green Belt Not identified

World Heritage Sites Not identified

Areas of Outstanding Natural Beauty Not identified

National Parks Not identified

Conservation Areas Not identified

Listed Buildings Not identified

Certificates of Immunity from Listing Not identified

## Planning constraints

Scheduled Monuments Not identified

Registered Parks and Gardens Not identified

## Oil and gas

Oil or gas drilling well Not identified

Proposed oil or gas drilling well Not identified

Licensed blocks Not identified

Potential future exploration areas Not identified

## Wind and solar

Wind farms Not identified

Proposed wind farms Not 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

## 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



## Transportation

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



## Methodologies and limitations

Groundsure's methodologies and limitations are available here: [knowledge.groundsure.com/methodologies-and-limitations](https://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 Homebuyers report. To find out who they are and their areas of expertise see [www.groundsure.com/sources-reference](https://www.groundsure.com/sources-reference)

## Conveyancing Information Executive and our terms & conditions

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- 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.

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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

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.

Email: [info@groundsure.com](mailto: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](mailto:admin@tpos.co.uk)

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