

# Groundsure Screening (0 - 15 ha)



## Search Details

Prepared for: Hanratty & Co  
Matter: 15959  
Client address: The Eagles, 31 Short Bridge Street, Newtown, SY16 2LN

### Property:

Bryn Heulwen, Bryn Heulwen Land And Ty Mawr Wood, Bettws Cedewain, Newtown, SY16 3DX

### Local Authority:

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

Date Returned:  
13/04/2026

Property type:  
Commercial

This search was compiled by the Data Supplier above and provided by InfoTrack Ltd - t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at [www.infotrack.co.uk](http://www.infotrack.co.uk) or supplied on request. This search is also subject to terms and conditions issued by the Data Supplier, available on request. InfoTrack is registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit [www.propertycodes.org.uk](http://www.propertycodes.org.uk) for more information.



InfoTrack UK Limited, Level 11, 91 Waterloo Road, London, SE1 8RT  
T: 0207 186 8090 E: helpdesk@infotrack.co.uk

# Screening



Bryn Heulwen, Bryn Heulwen Land And Ty Mawr Wood, Bettws Cedewain, Newtown, SY16 3DX



Reference:  
ITK0000113851520

Grid reference:  
314305 297347

Your reference:  
ITK0000113851520

Date:  
13 April 2026

Consultant's guidance and recommendations inside.

Written by:



K Sigman BSc (Hons)

[k.sigman@groundsure.com](mailto:k.sigman@groundsure.com)

## Professional opinion

Key results



### Contaminated land

Acceptable risk

Page 3 →

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



### Flood

High

Page 16 →

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

### Building assessment

Not applicable

Page 16 →

## Other results



### Ground stability

Identified

Page 21 →



### Radon

Identified

Page 30 →



### Planning constraints

Identified

Page 32 →



### Energy

Identified

Page 35 →



### Transportation

Not identified

Page 40 →

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

All recommendations

Page 44

Appendix →



## ClimateIndex™

Page 25

Summary →

### Physical risks

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

C

5 years

Low-Moderate

C

30 years

Low-Moderate

### Rating key

A

B

C

D

E

F

Negligible risk

High risk

### Transition risks

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



## Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 23/04/2021

Site Area: 8.73ha



## Contaminated land ?

### Acceptable risk

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

### Section links

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

Past land use

Acceptable risk →

Waste and landfill

Acceptable risk

Current/recent land use

Acceptable risk →

## Contaminated land liability

### Banking security

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

Yes

### Statutory or 3rd party action

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

Unlikely

### Environmental liability

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

Unlikely

## Next steps

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

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



Contaminated land

## Consultant's assessment ?

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

### Section links

- [Consultant's assessment](#) →
- [Past land use](#) →
- [Hydrology](#) →
- [Back to section summary](#) →
- [Current/recent land use](#) →
- [Hydrogeology](#) →

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

## Current land use

Groundsure has assumed that the site is open land.

## Historical land use

### On-site

No potentially contaminative land uses of concern have been identified.

### Surrounding area

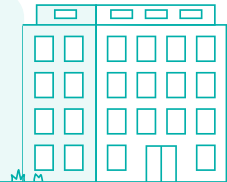
No potentially contaminative land uses of concern have been identified near to the site.

## Site setting

Potentially vulnerable receptors have been identified including site users, the underlying aquifers, surface water features on site, sensitive environmental areas in proximity.

## Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.





## Contaminated land data summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	10	1
Former tanks	0	0	0
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent land use	On-Site	0-50m	50-250m
Recent industrial land uses	0	0	1
National Geographic Database (NGD) - Current or recent tanks	0	0	0
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0



Contaminated land

## Past land use ?

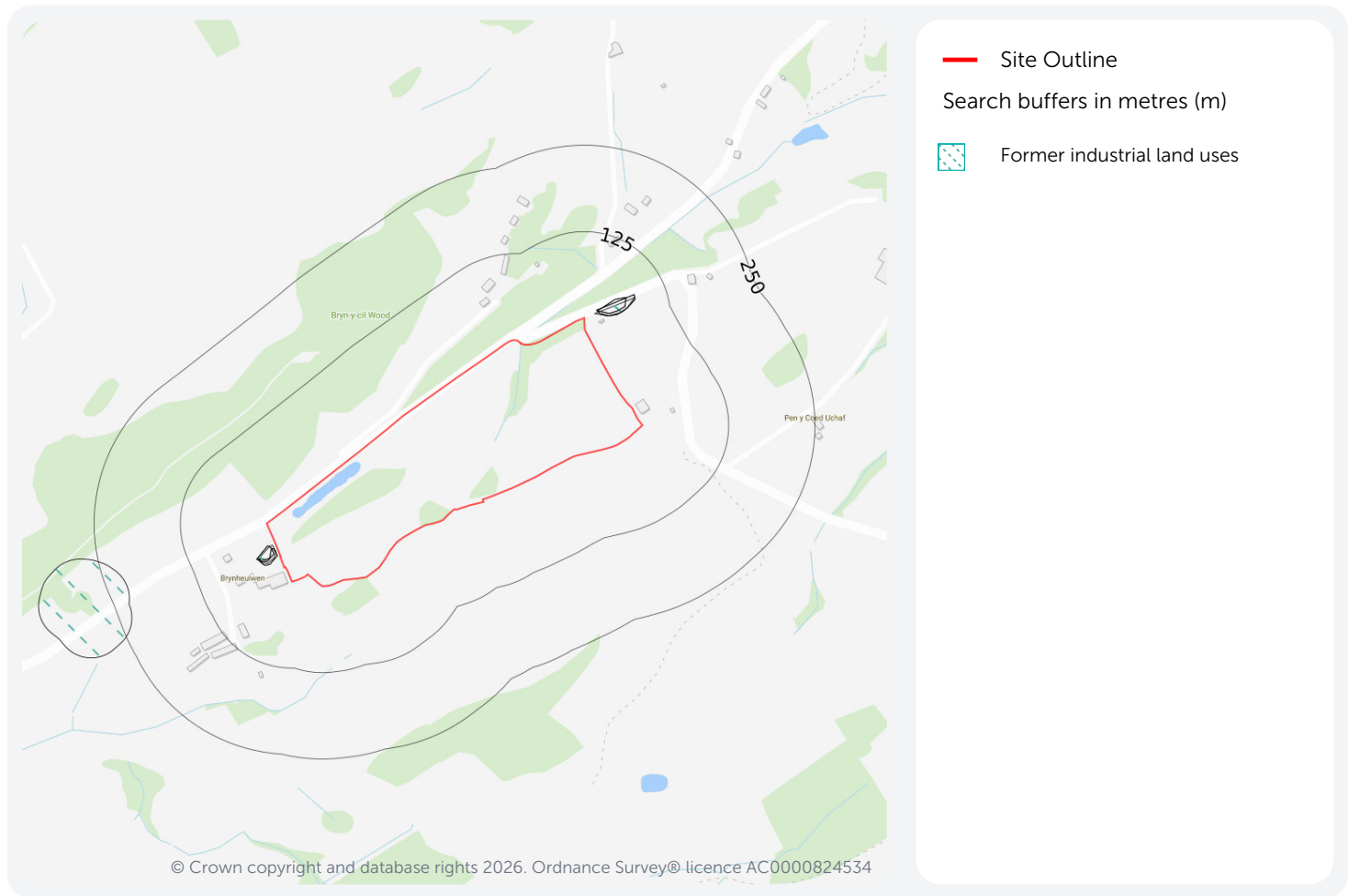
**Acceptable risk**

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

### Section links

[Back to section summary](#) →

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



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

### Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey® maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Distance	Direction	Use	Date
4 m	W	Unspecified Old Quarry	1903
4 m	W	Unspecified Old Quarry	1884
4 m	W	Unspecified Old Quarry	1949

# Screening



Distance	Direction	Use	Date
7 m	W	Unspecified Old Quarry	1949
7 m	W	Unspecified Disused Quarry	1982
17 m	E	Unspecified Quarry	1903
21 m	NE	Unspecified Quarry	1884
21 m	NE	Unspecified Quarry	1949
22 m	NE	Unspecified Quarry	1949
22 m	NE	Unspecified Disused Quarry	1982
222 m	SW	Unspecified Old Quarry	1884

This data is sourced from Ordnance Survey®/Groundsure.



Contaminated land

## Current and recent land use ?

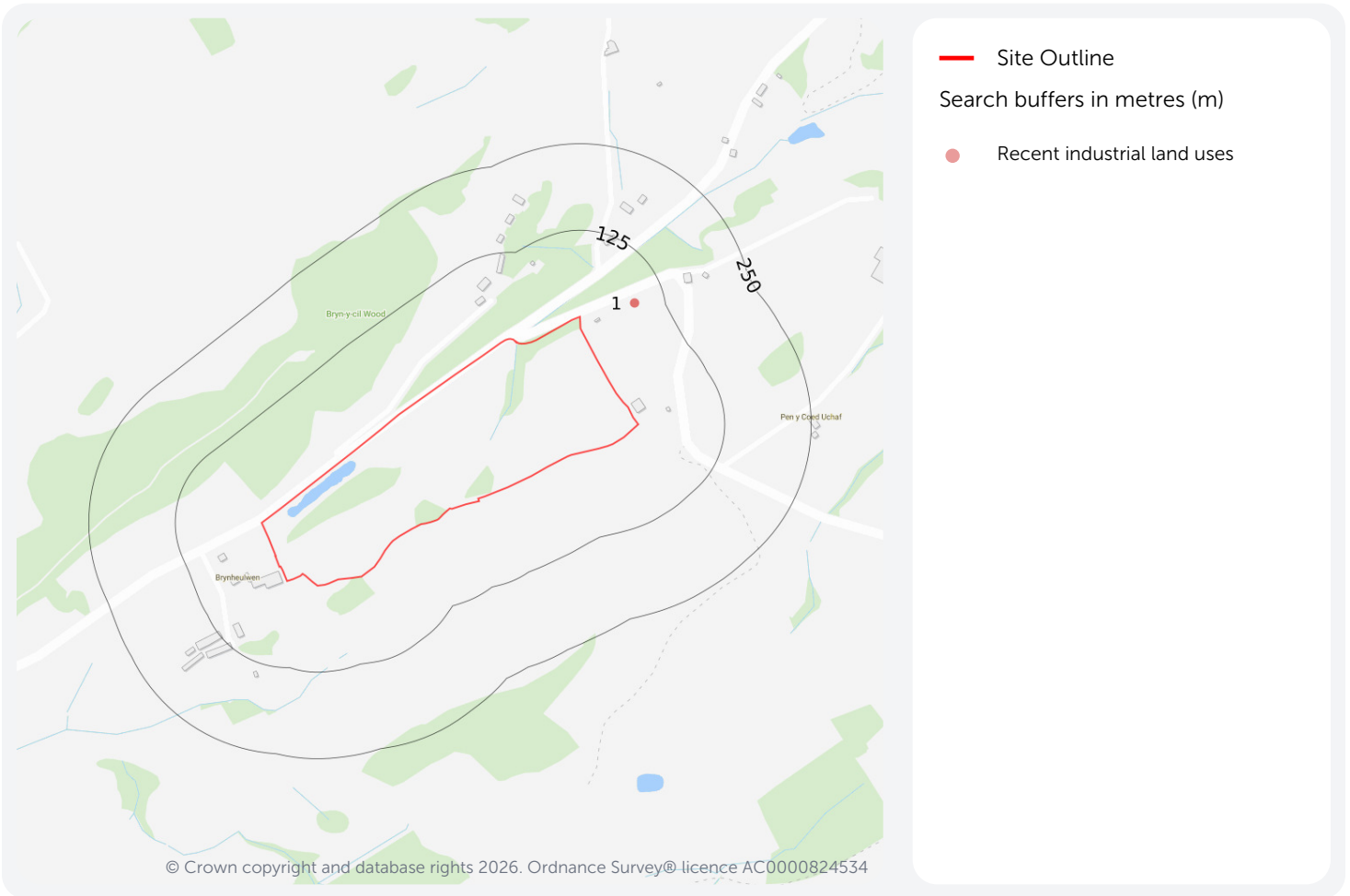
**Acceptable risk**

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

### Section links

[Back to section summary](#) →

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



### Recent industrial land uses

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

ID	Distance	Direction	Company / Address	Activity	Category
1	81 m	E	Quarry (Disused) - Powys, SY15	Unspecified Quarries Or Mines	Extractive Industries

This data is sourced from Ordnance Survey®.



Contaminated land

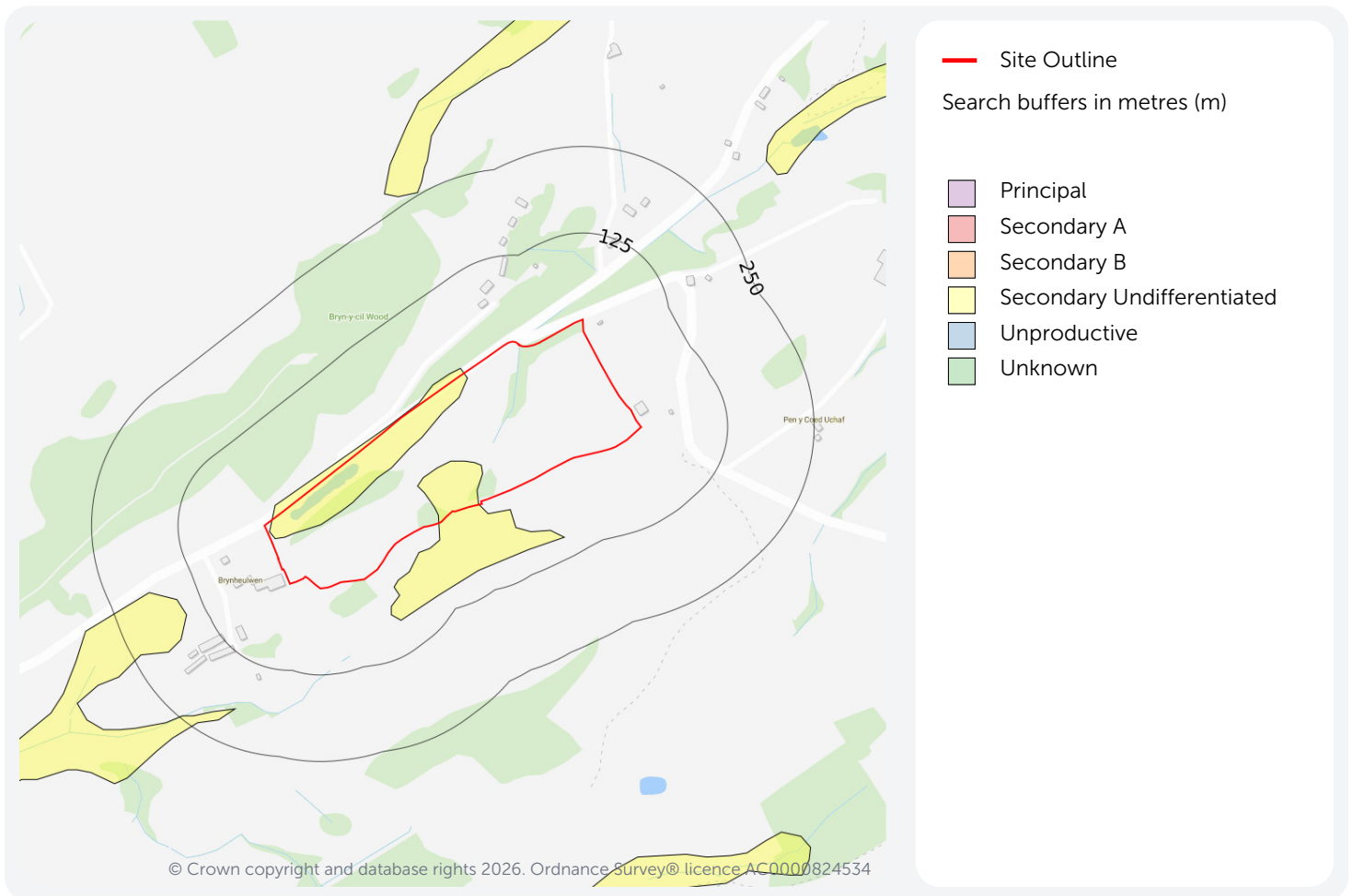
## Superficial hydrogeology ?

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

### Section links

[Back to section summary](#) →

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



### Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

**Principal** - These are layers of rock or superficial deposits that usually provide a high level of water storage.

**Secondary A** - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

**Secondary B** - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

**Secondary Undifferentiated** - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

**Unproductive** - These are rock layers with low permeability that have negligible significance for water supply.

# Screening



**Unknown** - These are rock layers where it has not been possible to classify the water storage potential.

Distance	Direction	Designation
0	on site	Secondary Undifferentiated
153 m	SW	Secondary Undifferentiated

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

## Superficial geology

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

Description	BGS LEX Code	Rock Type
Head	HEAD-XCZSV	Clay, silt, sand and gravel

This data is sourced from British Geological Survey.



Contaminated land

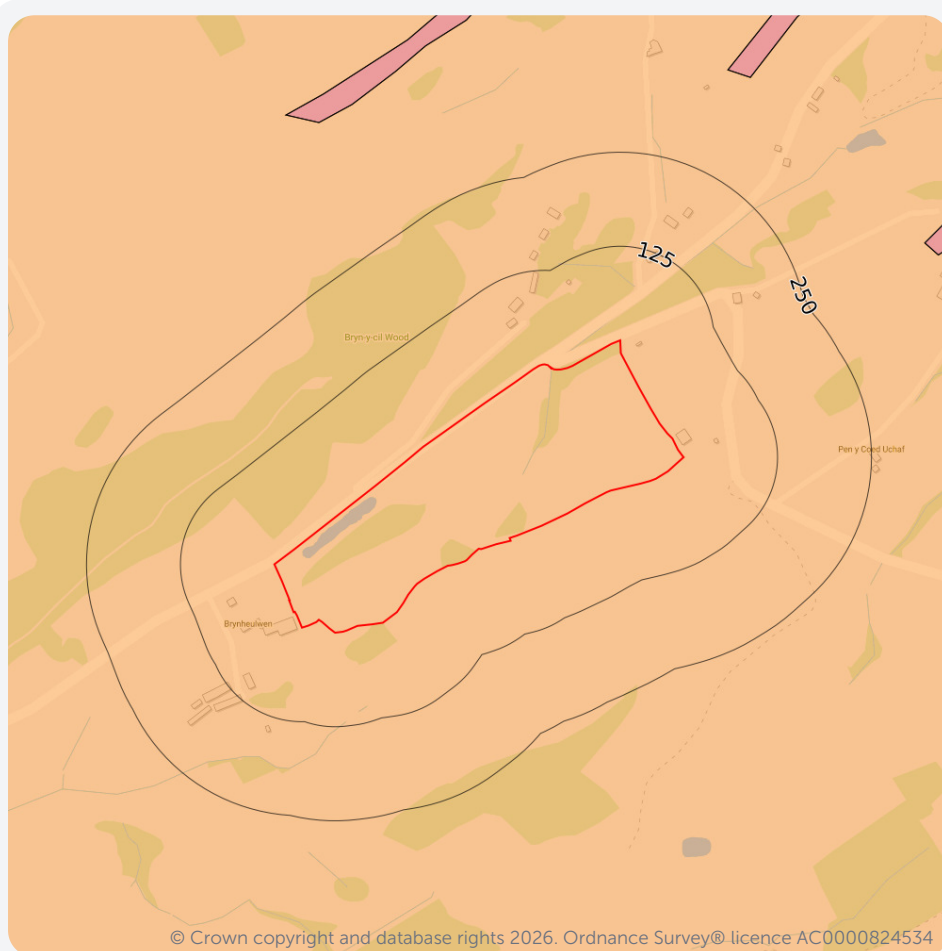
## Bedrock hydrogeology ?

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

### Section links

[Back to section summary](#) →

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



— Site Outline

Search buffers in metres (m)

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

© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

### Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

**Principal** - These are layers of rock or superficial deposits that usually provide a high level of water storage.

**Secondary A** - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

**Secondary B** - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

**Secondary Undifferentiated** - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

**Unproductive** - These are rock layers with low permeability that have negligible significance for water supply.

# Screening



Distance	Direction	Designation
----------	-----------	-------------

0 on site Secondary B

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

## Bedrock geology

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

Description	BGS LEX Code	Rock Type
Nantglyn Flags Formation	NGF-SDST	Sandstone
Nantglyn Flags Formation	NGF-MDSS	Mudstone, siltstone and sandstone

This data is sourced from British Geological Survey.



Contaminated land

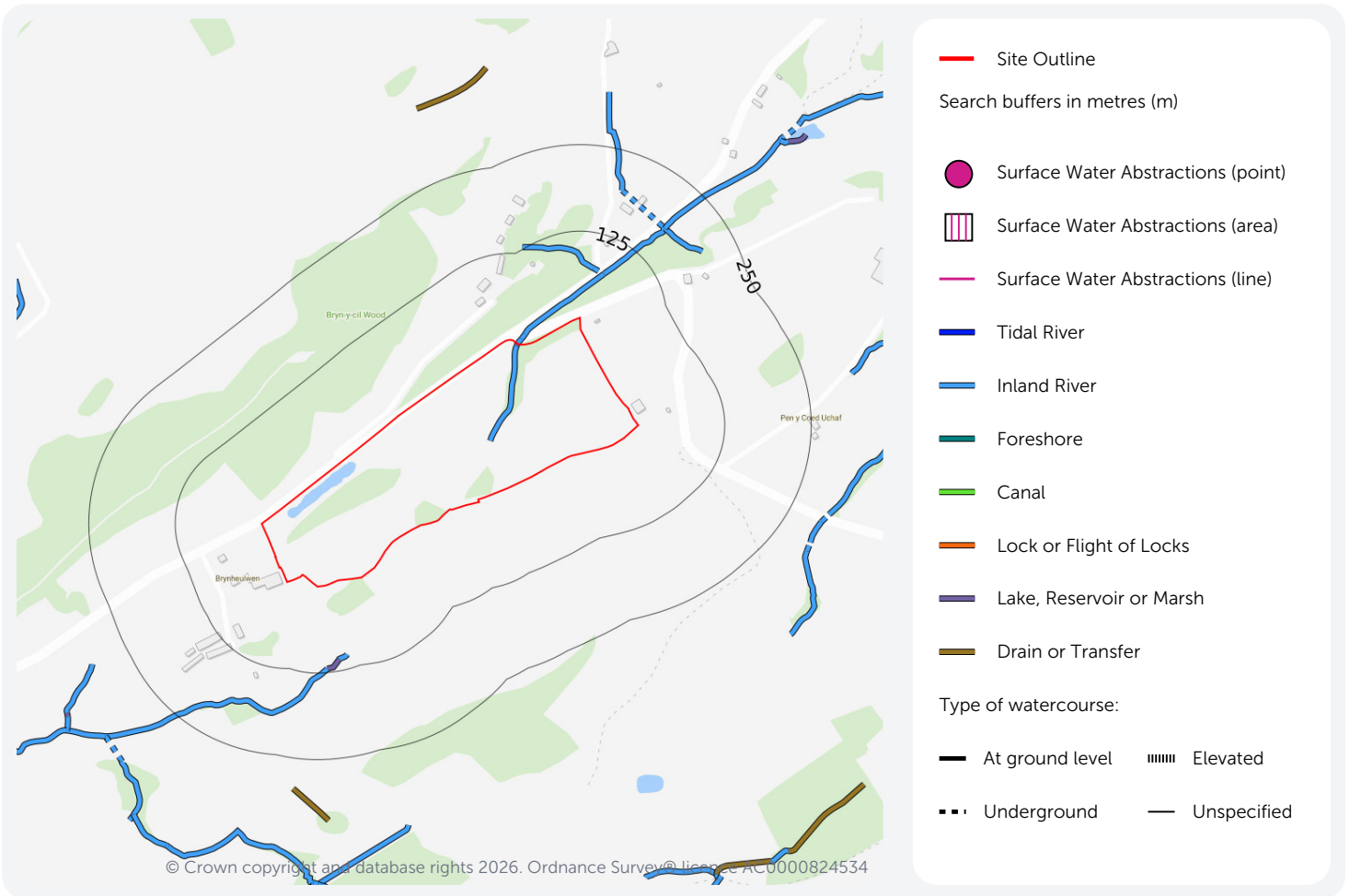
## Hydrology ?

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

### Section links

[Back to section summary](#) →

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



### Water courses from Ordnance Survey®

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey®. These features may be sensitive to contamination.

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

# Screening



Distance	Direction	Details
0	on site	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
0	on site	<b>Name:</b> <b>Type of water feature:</b> Lake, loch or reservoir. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
8 m	N	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> Underground <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
15 m	N	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
72 m	NE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> Underground <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
72 m	NE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> Underground <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
73 m	NE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
74 m	N	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
104 m	S	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
108 m	S	<b>Name:</b> <b>Type of water feature:</b> Lake, loch or reservoir. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
120 m	S	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
178 m	NE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> Underground <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)

# Screening



Distance	Direction	Details
178 m	NE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
178 m	NE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
194 m	N	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
249 m	NE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> Underground <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey®.



## Flooding ?

High

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

### Section links

Surface water → FloodScore™ insurance →

### Risk to site

River and coastal flooding

Very Low

Surface water flooding

Highly Significant →

Groundwater flooding

Low

Past flooding

Not identified

Flood storage areas

Not identified

### Risk to building(s)

Not applicable

Not applicable

Not applicable

Not applicable

Not applicable

**! No buildings or structures have been identified at the site.**

- Data from the Ordnance Survey® National Geographic Database (NGD) does not indicate the presence of any buildings or selected structures at the site. As a result we have not been able to provide a building-level flood risk assessment in this instance;
- The site may not have any building on-site, constitute an empty development plot or the buildings on-site may have been recently developed and Ordnance Survey® has not yet captured them in the data. For more information on this data and its limitations please click [here](#) ↗.

FloodScore™ insurance rating

Very High →



## Next steps



## Next steps continued

### Flooding

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

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



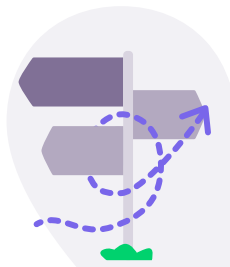
## National Planning Policy Framework (NPPF)

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

Yes

### National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.



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 41](#) →.



Flooding

## Surface water flooding ?

Highly Significant

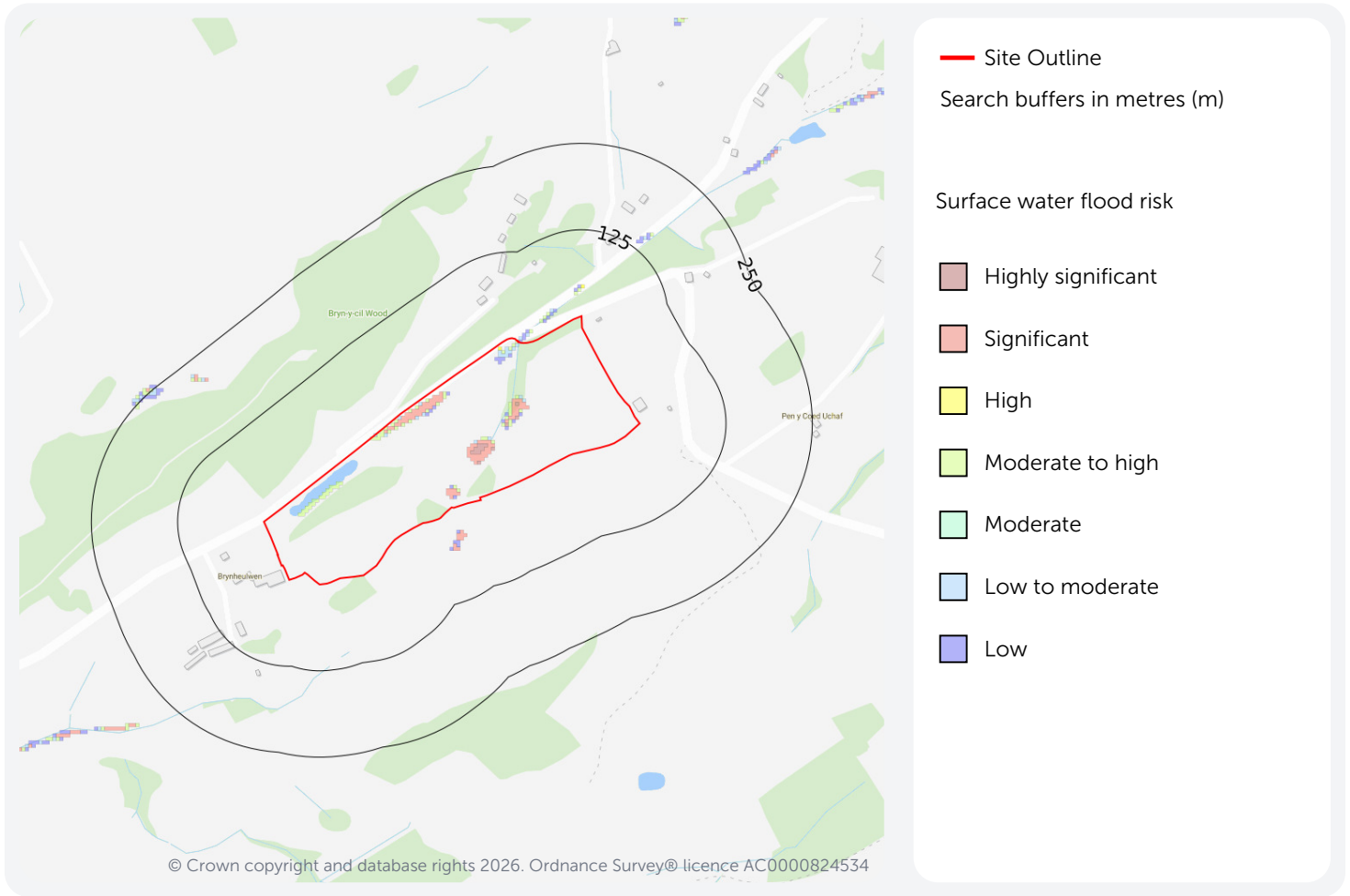
This section provides details of where there are flood risks originating from surface water. Surface water flooding can happen when heavy rain overwhelms drainage systems causing water to pool on the ground.

### Section links

[Back to section summary](#) →

[Surface water](#) →

[FloodScore™ insurance](#) →



### Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

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

These risk calculations are based on Ambiental Risk Analytics maps.



Flooding

## Ambiental FloodScore™ insurance rating ?

Very High

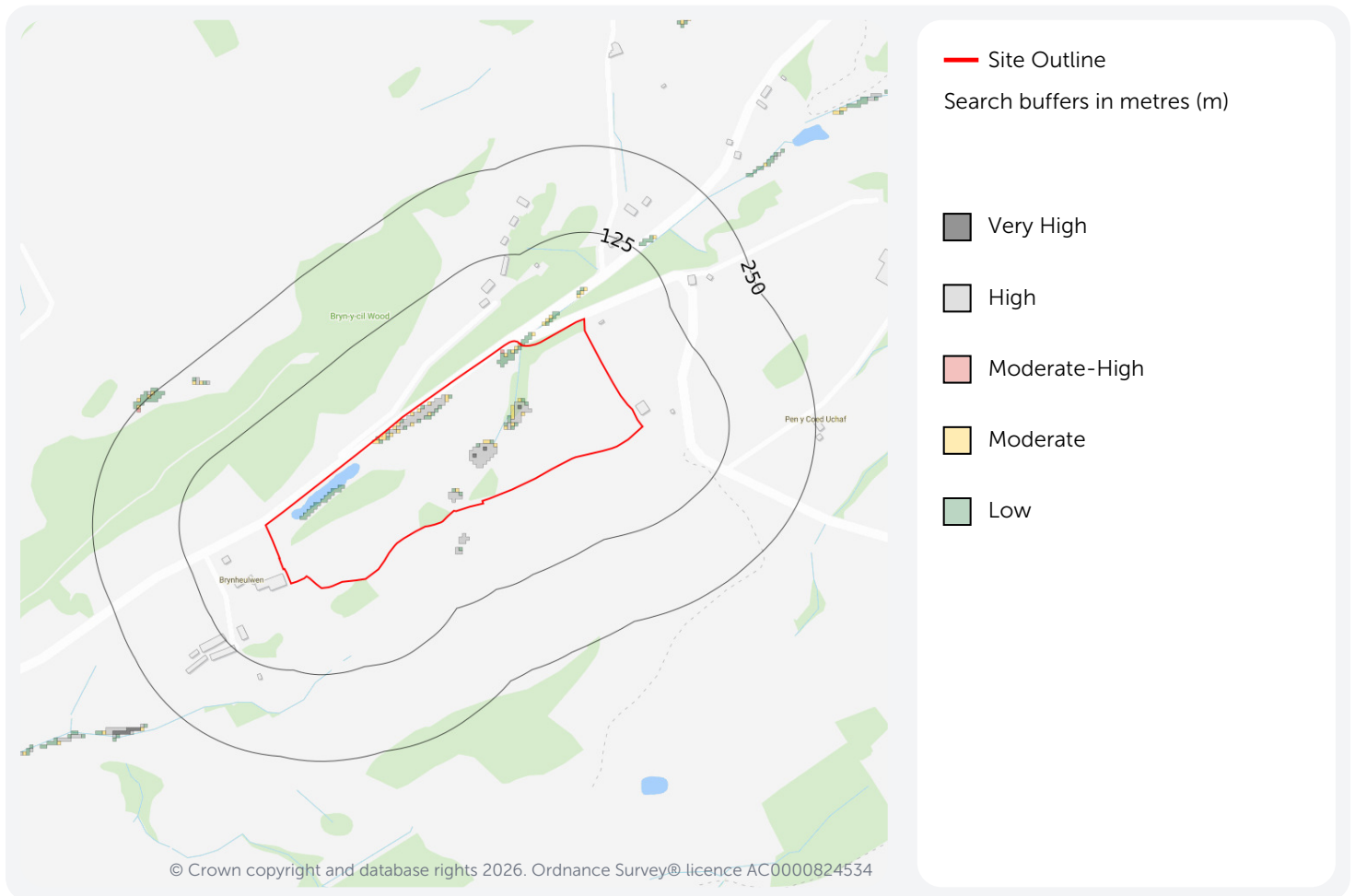
This section provides details of FloodScore™, a rating provided by flood modelling specialists Ambiental. It provides an indication of the perceived insurance risk classification.

### Section links

[Back to section summary](#) →

[Surface water](#) →

[FloodScore™ insurance](#) →



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

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

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



## Ground stability ?

Identified

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

### Section links

Natural



Non-natural



Natural ground stability

Moderate-High



Non-natural ground stability

Identified



## Next steps

### Ground stability

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

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

### Non-coal mining areas

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

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



Ground stability

## Natural ground stability ?

**Moderate-High**

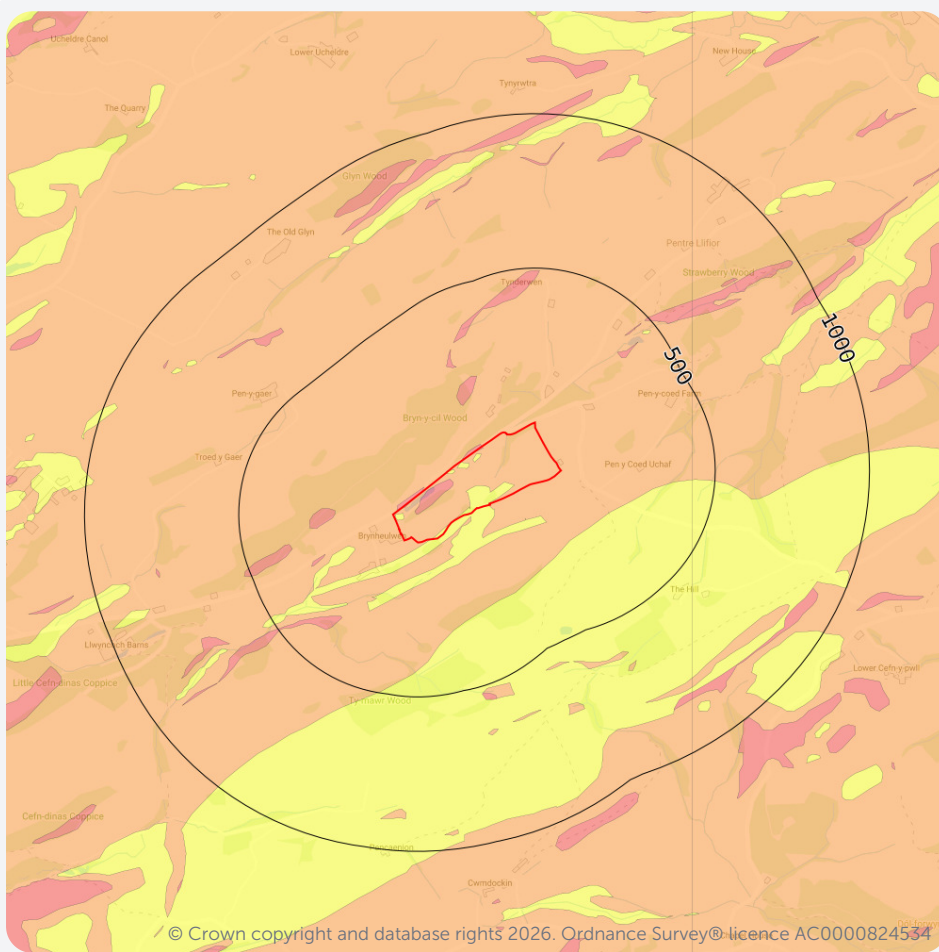
The data in this section relates to ground instability hazards that are a result of the natural geological conditions of the area.

### Section links

[Back to section summary](#) →

[Natural](#)

→ [Non-natural](#) →



— Site Outline  
Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

## Natural ground stability

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.



Ground stability

## Non-natural ground stability ?

Identified

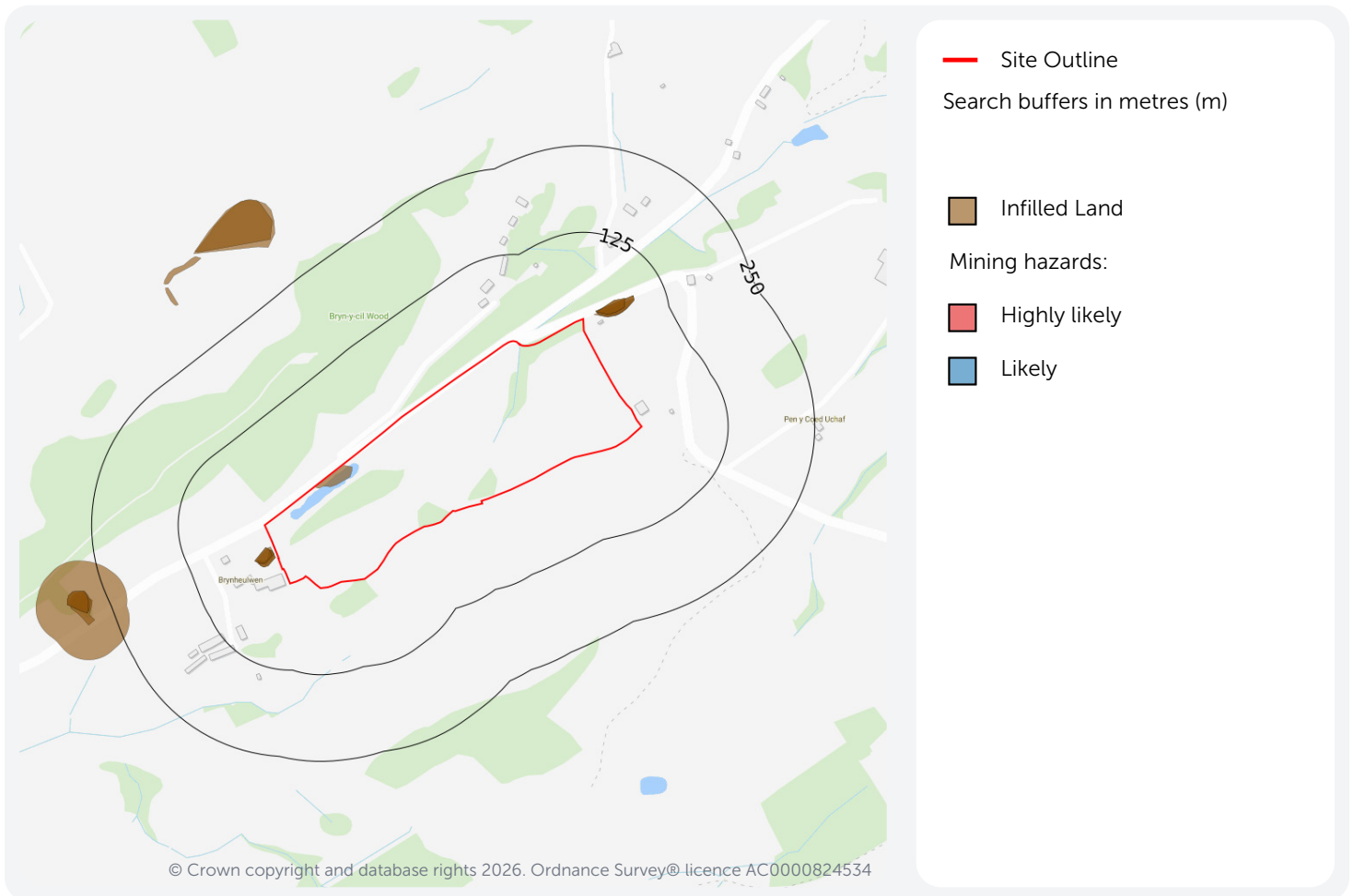
The data in this section relates to ground instability hazards that are a result of the non-natural activities in the areas, such as mining or infilled land.

### Section links

[Back to section summary](#) →

[Natural](#)

→ [Non-natural](#) →



### Non-coal mining areas

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



## Infilled land

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

Distance	Direction	Use	Date
0	on site	Pond	1982
4 m	W	Unspecified Old Quarry	1903
4 m	W	Unspecified Old Quarry	1949
4 m	W	Unspecified Old Quarry	1884
7 m	W	Unspecified Disused Quarry	1982
7 m	W	Unspecified Old Quarry	1949
17 m	E	Unspecified Quarry	1903
21 m	NE	Unspecified Quarry	1949
21 m	NE	Unspecified Quarry	1884
22 m	NE	Unspecified Disused Quarry	1982
22 m	NE	Unspecified Quarry	1949

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



## 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 →

Physical risks

Low-Moderate



Transition risks



Advice available



## Next steps



### Flooding

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

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable. Take into consideration that premiums could be impacted in the future if the risk increases due to climate change
- Investigate the possibility of obtaining parametric insurance or business interruption insurance
- Sign up for [flood warnings](#)  provided by the government
- Look into the various forms of flood [resistance and resilience](#)  measures that will help protect your property in the event of a flood

### 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 ?

Low-Moderate

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](#) →

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.

# C

## 5 years

Low-Moderate

Highest impact ↑

### Flooding

Flooding is expected to remain a risk over the next 5 years, please see assessment on [page 16](#) >

### Surface water flooding

Surface water flooding is expected to remain a risk over the next 5 years

# C

## 30 years

Low-Moderate

Highest impact ↑

### Flooding

Flooding is expected to remain a risk over the next 30 years, please see assessment on [page 16](#) >

### Surface water flooding

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

### 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](#) →

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	80+	80+
Medium emissions	< 20	< 20	80+	80+
High emissions	< 20	< 20	80+	80+

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](#) →

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 ?

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](#) →

## Energy Performance

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. 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.

### i We have not been able to find an EPC relating to the property.

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

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings and places of worship but full details can be found [here](#) ↗;
- An EPC is not required for the building(s) on the site;
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's [Find an energy certificate](#) ↗ service to search for the EPC for more detail;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

**Consideration should be given to the feasibility and cost of any improvement works that are recommended in the EPC, if any exemptions apply and also to when a new assessment might be required.**

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

## Leasing and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased non-domestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building that does not meet these requirements.

If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. [Click here](#) ↗ for more detail on the types of exemptions available and how to register for them.

Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green leases can be found [here](#) ↗.

Current government guidelines around future regulations or requirements are unclear. However, given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered in the future.



## Radon ?

Identified

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 5% and 10%.



## Next steps

### Radon

The property is in an area where elevated radon levels are expected to be found in 5-10% of properties.

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands>
- If the property was constructed after 2008 radon protection measures may have been installed during construction. We recommend checking with the Building Control department at the local authority to determine this;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderworkplace>
- Further information is available here <https://knowledge.groundsure.com/searches-radon>



## Radon ?

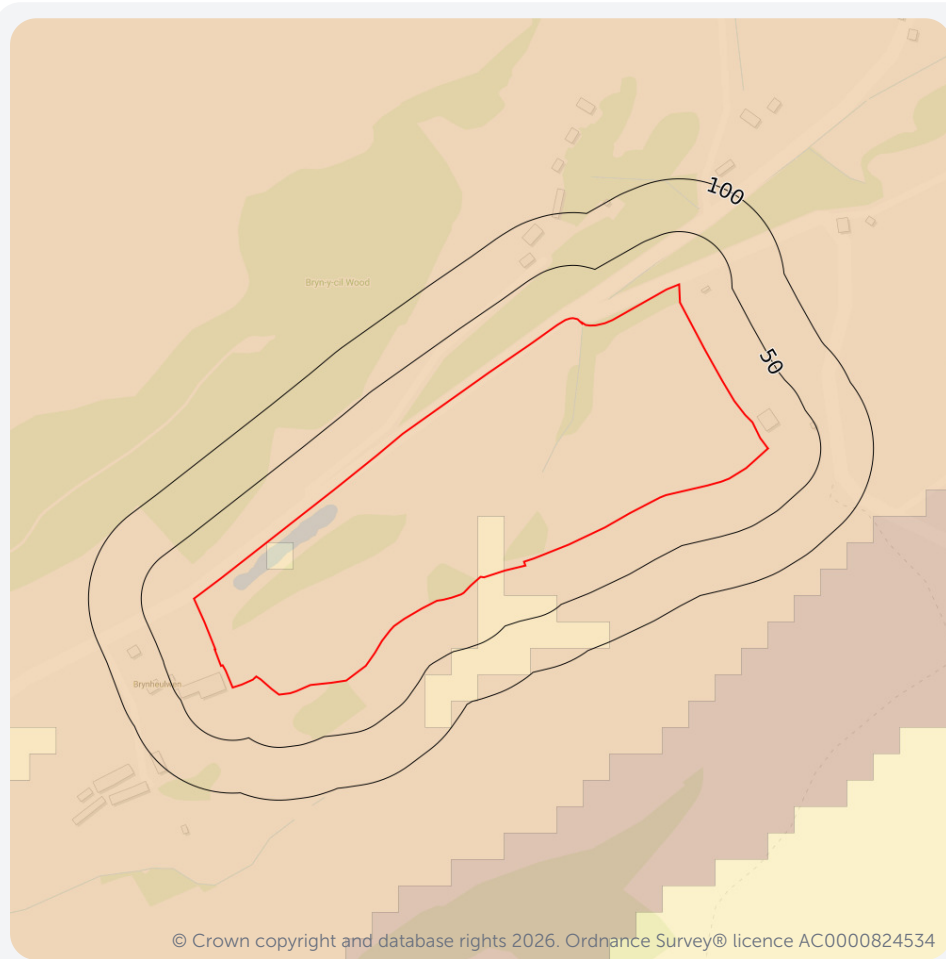
Identified

The property lies within a radon affected area.

### Section links

[Back to section summary](#) →

[Radon](#) →



— Site Outline  
Search buffers in metres (m)

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

© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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](http://www.ukradon.org).

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

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



## Planning constraints ?

Identified

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

### Section links

Planning constraints →

## Next steps

Planning constraints

None required.



## Planning constraints ?

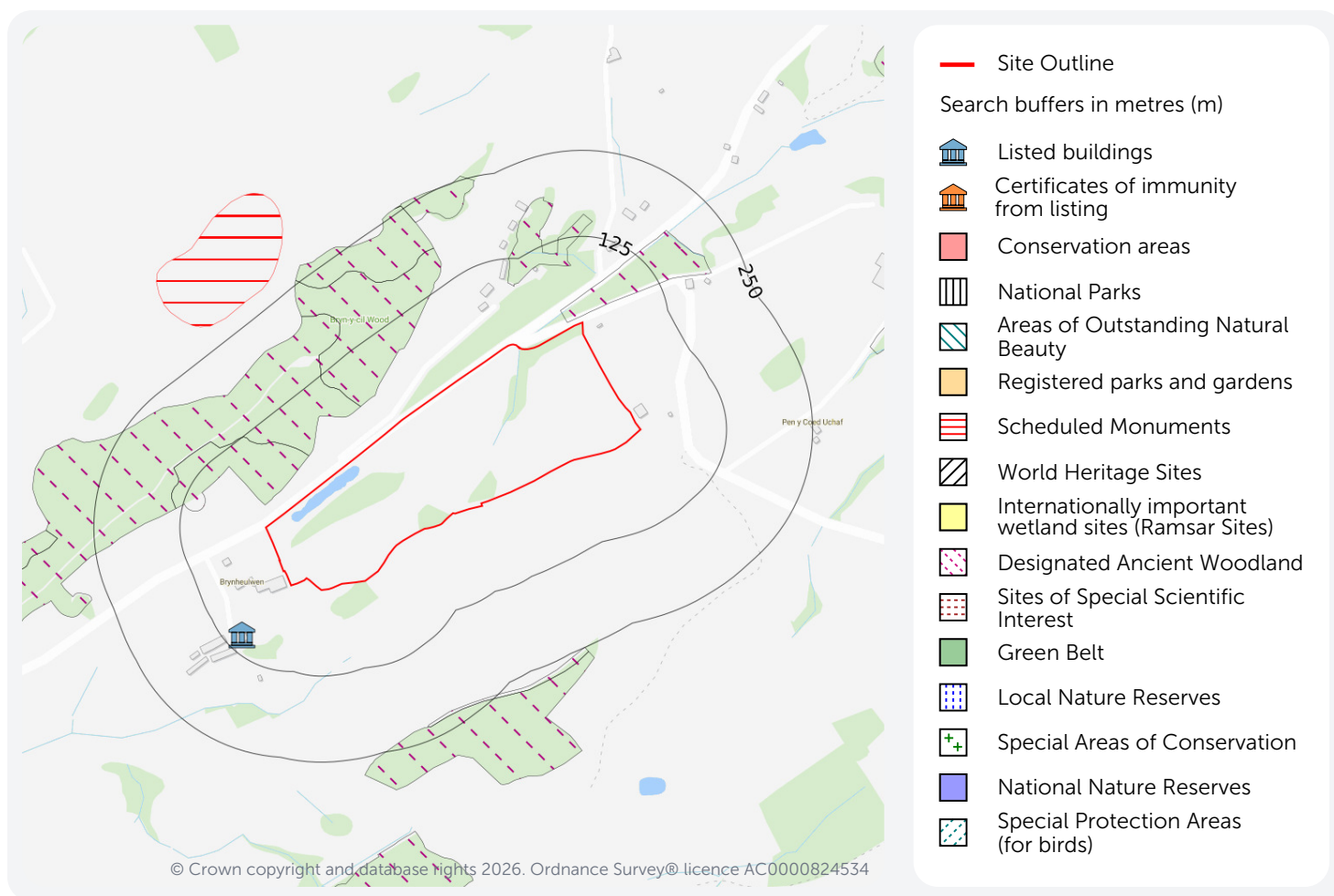
Identified

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

### Section links

[Back to section summary](#) →

[Planning constraints](#) →



## 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
9 m	NW	Unknown	Ancient Semi Natural Woodland
27 m	NW	Unknown	Ancient Semi Natural Woodland
44 m	NW	Unknown	Plantation on Ancient Woodland Site

# Screening



Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
52 m	NW	Unknown	Ancient Semi Natural Woodland
84 m	N	Unknown	Ancient Semi Natural Woodland
172 m	NW	Unknown	Plantation on Ancient Woodland Site
203 m	NW	Unknown	Plantation on Ancient Woodland Site
226 m	SE	Unknown	Plantation on Ancient Woodland Site
230 m	S	Unknown	Plantation on 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](http://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences) for further information

## Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
101 m	SW	Brynycil Farmhouse, Located On S Side Of A Minor Road Between Bettws Cedewain And Berriew, Approximately 1.8km E Of Bettws Cedewain Church. The Farmhouse Is Reached By A Short Farm Road, And Faces A Yard With Farm Buildings.	II	18420	25/04/1997

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



## Energy ?

Identified

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

### 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

Identified →

Planned single wind turbines

Identified →

Existing wind turbines

Identified →

Proposed solar farms

Not 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 10km.

- 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



Energy

## Wind and solar ?

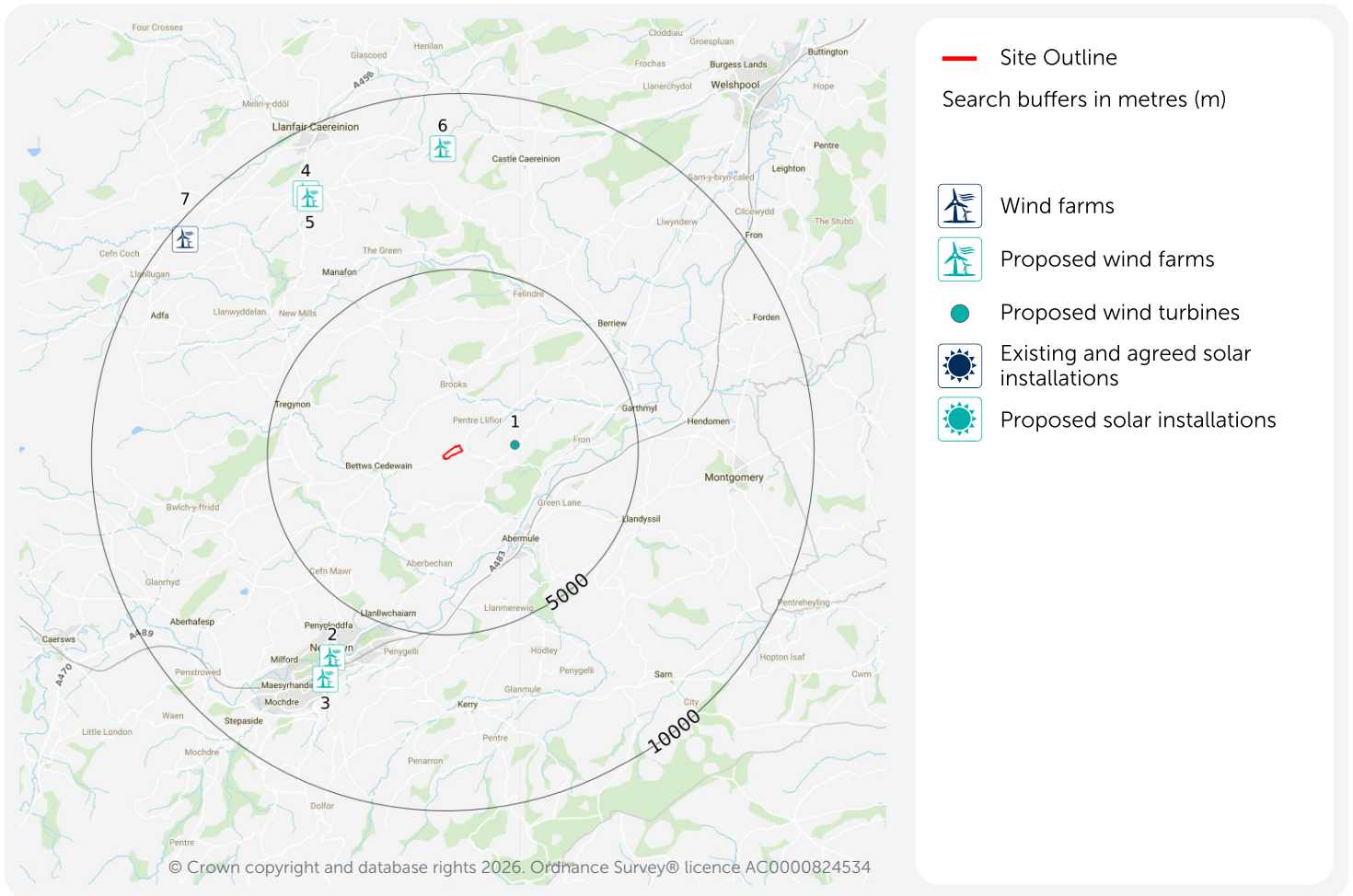
Identified

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](#) →



### 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.

# Screening



ID	Distance	Direction	Details
7	9-10 km	NW	<p><b>Site Name:</b> Esgair Cwmowen, SSA B: Land at Esgair, Cwmowen Nr Carno, Mid Wales</p> <p><b>Operator Developer:</b> Pennant Walters Holdings Ltd</p> <p><b>Status of Project:</b> In planning</p> <p><b>Type of project:</b> Onshore</p> <p><b>Number of Turbines:</b> 11</p> <p><b>Turbine Capacity:</b> 3.45MW</p> <p><b>Total project capacity:</b> 37.95</p> <p><b>Approximate Grid Reference:</b> 306693, 303396</p>

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

## Proposed wind farms

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

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

ID	Distance	Direction	Details
2	6-7 km	SW	<p><b>Site Name:</b> Garn Fach South Of, Newtown, Powys, SY16</p> <p><b>Planning Application Reference:</b> 20/0065/SC</p> <p><b>Type of Project:</b> Wind Farm</p> <p><b>Application Date:</b> 2020-01-10</p> <p><b>Planning Stage:</b> Pre-Planning</p> <p><b>Project Details:</b> Scheme comprises scoping direction in respect of regulation 33 of the town and country planning (environmental impact assessment(wales) regulations 2017 in relation to wind farm of up to 22 turbines, generating up to 110 megawatts, tip height of up to 150 meters.</p> <p><b>Approximate Grid Reference:</b> 310879, 291515</p>
3	7-8 km	SW	<p><b>Site Name:</b> Dolfor Road, Cwmgwyn &amp; Medwalleth Common, Newtown, Dolfor, Powys, SY16</p> <p><b>Planning Application Reference:</b> P/2012/0040</p> <p><b>Type of Project:</b> 9 Wind Turbines</p> <p><b>Application Date:</b> 2012-01-27</p> <p><b>Planning Stage:</b> Early Planning Detailed Plans Submitted</p> <p><b>Project Details:</b> Scheme comprises construction and operate 9 wind turbines, with a maximum tip height of 126m together with ancillary development comprising substation, anemometer mast, new and upgraded access tracks and temporary construction compound.</p> <p><b>Approximate Grid Reference:</b> 310678, 290901</p>
4	8-9 km	NW	<p><b>Site Name:</b> Bryn Penarth, Llanfair Caereinion, Welshpool, Powys, SY21 0BZ</p> <p><b>Planning Application Reference:</b> P/2012/0244</p> <p><b>Type of Project:</b> 2 Wind Turbines</p> <p><b>Application Date:</b> 2012-02-21</p> <p><b>Planning Stage:</b> Early Planning Detail Plans Withdrawn</p> <p><b>Project Details:</b> Scheme comprises installation of 2 micro wind turbines on 15m masts.</p> <p><b>Approximate Grid Reference:</b> 310125, 304695</p>

# Screening



ID	Distance	Direction	Details
5	8-9 km	NW	<p><b>Site Name:</b> Bryn Penarth, Llanfair Caereinion, Welshpool, Powys, SY21 0BZ  <b>Planning Application Reference:</b> P/2012/0613  <b>Type of Project:</b> 2 Wind Turbines</p> <p><b>Application Date:</b> 2012-06-19  <b>Planning Stage:</b> Plans Approved Detail Plans Granted  <b>Project Details:</b> Scheme comprises installation of 2 micro wind turbines on 15m masts (revised proposal).  <b>Approximate Grid Reference:</b> 310125, 304695</p>
6	8-9 km	N	<p><b>Site Name:</b> Pt OS 2561 &amp; 2269 Land near, Upper Cilhaul, Cyfronydd, Welshpool, Powys, Powys, SY21 9EY  <b>Planning Application Reference:</b> P/2013/0345  <b>Type of Project:</b> 3 Wind Turbines</p> <p><b>Application Date:</b> 2013-03-18  <b>Planning Stage:</b> Early Planning Detail Plans Refused  <b>Project Details:</b> 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  <b>Approximate Grid Reference:</b> 314016, 305973</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 wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis. If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

## Proposed wind turbines

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

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

ID	Distance	Direction	Details
1	1-2 km	E	<p><b>Site Name:</b> Upper Cefn y Pwll, Abermule, Montgomery, Powys, Powys, SY15 6JN  <b>Planning Application Reference:</b> M2007 1070  <b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2007-11-15  <b>Planning Stage:</b> Plans Approved Detail Plans Granted  <b>Project Details:</b> Scheme comprises construction of a domestic 15m 6kw wind turbine.  <b>Approximate Grid Reference:</b> 316076, 297563</p>

# Screening



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.

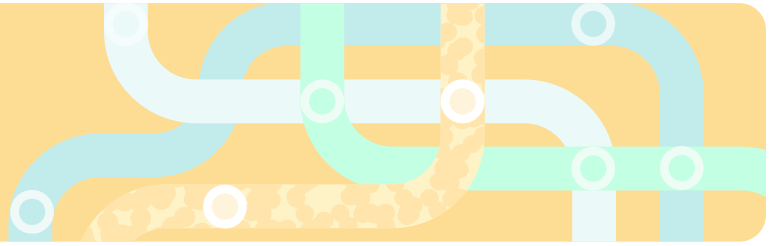
If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure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



## Transportation ?

Not identified

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



## HS2

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

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

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

## Crossrail

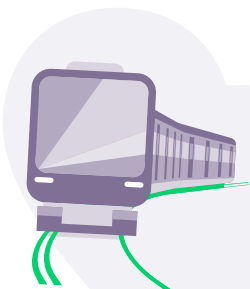
The property is not within 250 metres of the Crossrail 2 project.

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

## Other railways

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

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



## Next steps

None required.



## Datasets searched

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

<b>Contaminated Land</b>		<b>Contaminated Land</b>	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified	Dangerous industrial substances (D.S.I. List 2)	Not identified
Former tanks	Not identified	Pollution incidents	Not identified
Former energy features	Not identified	<b>Superficial hydrogeology</b>	
Former petrol stations	Not identified	Aquifers within superficial geology	Identified
Former garages	Not identified	Superficial geology	Identified
Former military land	Not identified	<b>Bedrock hydrogeology</b>	
Former landfill (from Local Authority and historical mapping records)	Not identified	Aquifers within bedrock geology	Identified
Waste site no longer in use	Not identified	Groundwater abstraction licences	Not identified
Active or recent landfill	Not identified	Bedrock geology	Identified
Former landfill (from Environment Agency Records)	Not identified	<b>Source Protection Zones and drinking water abstractions</b>	
Active or recent licensed waste sites	Not identified	Source Protection Zones	Not identified
Recent industrial land uses	Identified	Source Protection Zones in confined aquifer	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified	Drinking water abstraction licences	Not identified
Current or recent petrol stations	Not identified	<b>Hydrology</b>	
Dangerous or explosive sites	Not identified	Water courses from Ordnance Survey®	Identified
Hazardous substance storage/usage	Not identified	Surface water abstractions	Not identified
Sites designated as Contaminated Land	Not identified	<b>Flooding</b>	
Historical licensed industrial activities	Not identified	Risk of flooding from rivers and the sea	Not identified
Current or recent licensed industrial activities	Not identified	Flood storage areas: part of floodplain	Not identified
Local Authority licensed pollutant release	Not identified	Historical flood areas	Not identified
Pollutant release to surface waters	Not identified	Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Pollutant release to public sewer	Not identified		
Dangerous industrial substances (D.S.I. List 1)	Not identified		

# Screening



## Flooding

Flood defences	Not identified
Surface water flood risk	Identified
Groundwater flooding	Not identified
Ambiental FloodScore™ insurance rating	Identified
Flood map for planning	Not identified

## Natural ground subsidence

Natural ground subsidence	Identified
Natural geological cavities	Not identified

## Non-natural ground subsidence

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

## Climate change

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

## Radon

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

## Planning constraints

Sites of Special Scientific Interest	Not identified
--------------------------------------	----------------

## Planning constraints

Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	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	Identified
Certificates of Immunity from Listing	Not identified
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	Identified
Proposed wind farms	Identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Not identified
Proposed solar installations	Not identified

# Screening



## 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



## Appendix



### Contaminated land

Page 3 →

Acceptable risk

## Next steps

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

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



### Flooding

Page 16 →

High

#### National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

## Next steps

### Flooding

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

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



### Ground stability

Page 21 →

Identified

## Next steps



## Next steps continued

### Ground stability

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

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

### Non-coal mining areas

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

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



### Next steps

#### Flooding

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

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable. Take into consideration that premiums could be impacted in the future if the risk increases due to climate change
- Investigate the possibility of obtaining parametric insurance or business interruption insurance
- Sign up for [flood warnings](#) provided by the government
- Look into the various forms of flood [resistance and resilience](#) measures that will help protect your property in the event of a flood

#### 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.



### Next steps

#### Radon

The property is in an area where elevated radon levels are expected to be found in 5-10% of properties.

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands>;
- If the property was constructed after 2008 radon protection measures may have been installed during construction. We recommend checking with the Building Control department at the local authority to determine this;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderworkplace>;
- Further information is available here <https://knowledge.groundsure.com/searches-radon>.



## Energy

Page 35 →

Identified

### Next steps

#### Wind

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

- 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



## 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 Screening 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

### IMPORTANT CONSUMER PROTECTION INFORMATION

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

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

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

### Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

### COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

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

Email: [info@groundsure.com](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)

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

Groundsure's Terms & Conditions can be viewed here: [www.groundsure.com/terms-conditions-april-2026/](https://www.groundsure.com/terms-conditions-april-2026/)

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