

## Search Details

Prepared for: Gilbert Davies & Partners Limited  
Matter: B11312-0001  
Client address: 18 Severn Street, Powys, SY21 7AD

**Property:**  
Trem Y De, Guilsfield, Geuffordd, Welshpool, SY21 9DR

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

<b>Date Returned:</b> 13/04/2026	<b>Property type:</b> Residential
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Trem Y De, Guilsfield, Geuffordd, Welshpool, SY21 9DR

Reference:  
ITK0000113889202

Grid reference:  
321580 313754

Your reference:  
ITK0000113889202

Date:  
13 April 2026

Consultant's guidance and recommendations inside.



Customer Support

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

✔ No significant environmental risks have been identified

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

## Advisory findings

[Review recommendations](#)



Planning applications

Advice available Page 18 →



Energy

Advice available Page 21 →

## Passed results

[Included for context](#)



Contaminated land

Passed Page 2 →



Flooding

Negligible Page 3 →



Ground stability

Not identified Page 6 →



Coal mining (CON29M)

Pass Page 13 →



Non-coal mining

Pass Page 14 →



Radon

Passed Page 17 →



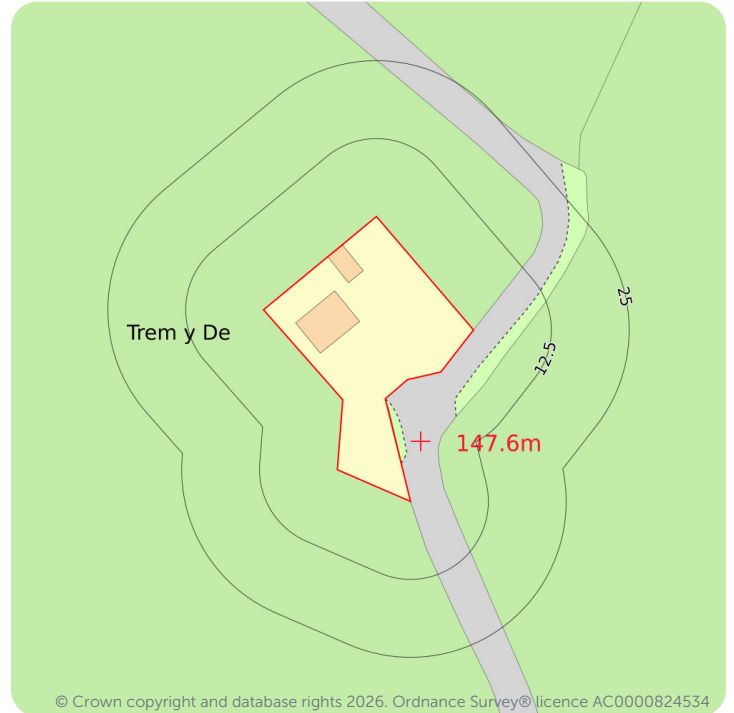
Planning constraints

Not identified Page 18 →



Transportation

Not identified Page 28 →



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## 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.



Let us know how we are doing!

Scan the QR code to complete a short (1-2 minute) questionnaire. Your feedback helps us better understand how the report is used and continue refining it to suit your needs.



### 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**

 **Risk to building(s)**

River and coastal flooding

Very Low

Very Low

Surface water flooding

Negligible

Negligible

Groundwater flooding

Low

Low

Past flooding

Not identified


Not identified

Flood storage areas

Not identified

Not identified

**FloodScore™ insurance rating**

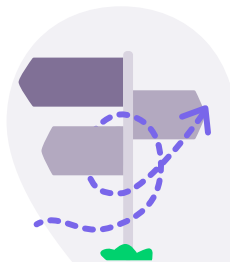
Compiled by Ambiental, a leading flood risk analysis company. [Click here](#)  for details.

**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 30](#) →.

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](#) →



- Site Outline
  - Building(s)    - - - - Structure(s)
- Search buffers in metres (m)
- Overall risk:
- High
  - Moderate-High
  - Moderate
  - Low-Moderate
  - Low
  - Negligible

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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)
Detached House 321574, 313758	Negligible	Very Low	Negligible	Low	No	No



Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
------------------------	--------------	------------------	---------------	-------------	--------------------------------	------------------------------

Domestic Outbuilding  
321576, 313767

Negligible

Very Low

Negligible

Low

No

No



## Ground stability ?

**Not identified**

No issues or hazards relating to ground stability have been identified in the vicinity of the property.

## Natural instability

Searches of natural ground stability data have not identified any potential ground stability risks.

**Shrink-swell hazard**

**Non-Plastic**

**Natural ground subsidence**

**Not identified**

**Landslides**

**Not identified**

**Natural cavities**

**Not identified**

**Coastal erosion**

**Not identified**

## Infilled land

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

**Infilled land**

**Not identified**

**Historical landfill sites**

**Not identified**

## Sinkholes

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

**Reported recent incidents**

**Not identified**

**Recorded incidents (Stantec)**

**Not identified**

**Historical incidents**

**Not identified**

## Next steps

**Ground stability**

None required.

**Coastal Erosion**

None required.



## 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



Advice available



## 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**



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 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 but full details can be found [here](#)
- 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.

## 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**

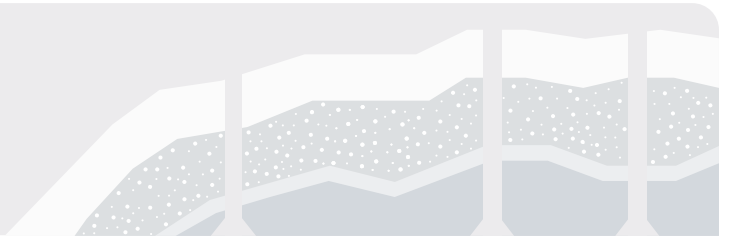
Properties can be exempt from these requirements though this may not pass to the new owner or landlord upon sale. Any exemptions will need to be registered on the PRS Exemptions Register. [Click here](#) for more information on exemptions and how to register them.



### Coal mining (CON29M) ?

Pass

The site has not been identified in an area that is likely to be impacted by coal mining activities. No further action is required.



### Next steps

Coal mining areas

None required.



## Non-coal mining ?

Pass

Groundsure considers the property to be acceptably free from non-coal mining related settlement or subsidence risk.

### Section links

[Consultant's assessment](#) →

## Consultant's assessment

This assessment has been completed by a qualified geological consultant and includes a manual review of our extensive collection of mining data.

### Assessment results

Pass →

## Mining features

No records relating to recorded mining areas or activity have been identified in the vicinity of the site.

### Mining features

Not identified

### Mine plans

Not identified

### Researched mining

Not identified

## Mining records

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

### BritPits

Pass

### Mineral Planning Areas

Not identified

### Non-coal mining areas

Not identified

### Mining cavities

Not identified

### Coal mining areas

Not identified

### Cheshire Brine areas

Not identified

### Gypsum areas

Not identified

### Tin mining areas

Not identified

## Historical features

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

### Non-coal mining

Pass

### Coal and associated mining

Not identified

### Industry associated with mining

Not identified

## Geological features

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

### Artificial and made ground

Not identified

### Mineral veins

Not identified



## Next steps

 Assessed by a Groundsure consultant

### Non-coal mining

- No further action is recommended.

Non-coal mining

## Consultant's assessment ?

Pass

This assessment has been completed by a qualified geological consultant and includes a manual review of our extensive collection of mining data.

### Section links

[Consultant's assessment](#) →

[Back to section summary](#) →

We consider the property to be acceptably free from non-coal mining-related risk. Please refer to the assessment by Groundsure's mining experts below for further details.

### Mining types: Stone, Unspecified

#### Past mining activity

We have no evidence of any non-coal mining features potentially affecting the property.

There are no recorded non-coal mine entries within 20 metres of the property.

#### Current and future mining

According to our archive the property does not presently lie within an area with planning permission for non-coal mineral development. We are not aware of any planned future mining activity.

#### Consultant's guidance and recommendations

##### Written by:



L Morris BSc

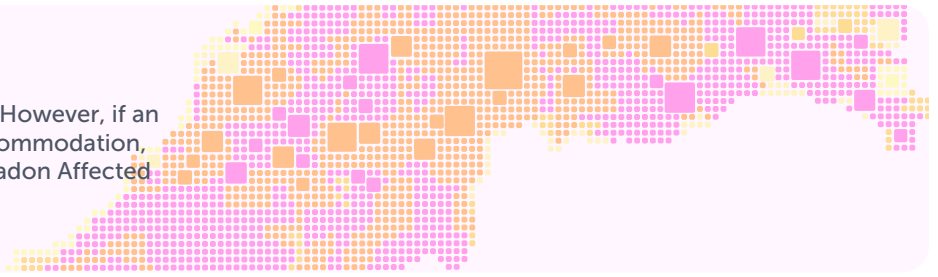
[l.morris@groundsure.com](mailto:l.morris@groundsure.com) 



### 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 250m
0	Small residential	searched to 250m
0	Medium residential	searched to 500m
0	Large residential	searched to 750m
4	Mixed and commercial	searched to 750m →

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 ?

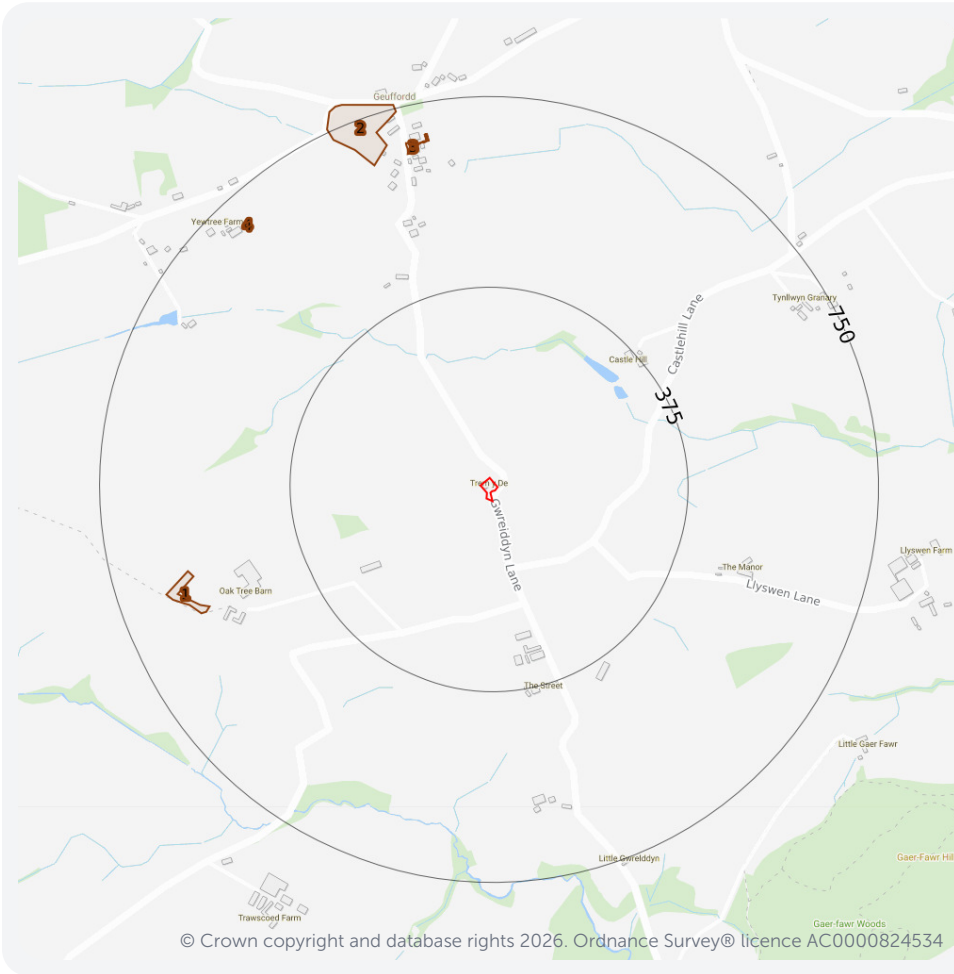
Identified

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 750m

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



ID	Details	Description	Online record
<b>ID: 1</b> <b>Distance:</b> 584 m <b>Direction:</b> W	<b>Application reference:</b> 20/0956/FUL <b>Application date:</b> 30/06/2020 <b>Council:</b> Powys	<b>Address:</b> Ashtree Barn Guilsfield Welshpool SY21 9DT <b>Project:</b> Stables with Hay Storage and Menage Creation <b>Last known status:</b> Approved <b>Decision date:</b> 28/08/2020	<a href="#">Link</a> 
<b>ID: 2</b> <b>Distance:</b> 655 m <b>Direction:</b> N	<b>Application reference:</b> 21/2204/FUL <b>Application date:</b> 03/12/2021 <b>Council:</b> Powys	<b>Address:</b> Cefn Broniarth Geuffordd Guilsfield Welshpool Powys SY21 9DP <b>Project:</b> Equine Facilities Development <b>Last known status:</b> Approved <b>Decision date:</b> 16/03/2022	<a href="#">Link</a> 
<b>ID: 3</b> <b>Distance:</b> 657 m <b>Direction:</b> N	<b>Application reference:</b> 19/1756/FUL <b>Application date:</b> 17/10/2019 <b>Council:</b> Powys	<b>Address:</b> New Dwelling Old Oak Yard Geuffordd Guilsfield Welshpool SY21 9DR <b>Project:</b> Affordable Housing Development <b>Last known status:</b> Refused <b>Decision date:</b> 17/12/2019	<a href="#">Link</a> 
<b>ID: 4</b> <b>Distance:</b> 681 m <b>Direction:</b> NW	<b>Application reference:</b> 25/1727/AGR <b>Application date:</b> 27/11/2025 <b>Council:</b> Powys	<b>Address:</b> Yew Tree Farm Geuffordd Guilsfield SY21 9DP <b>Project:</b> Agricultural Building <b>Last known status:</b> Approved <b>Decision date:</b> 19/12/2025	<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](#) → [Energy](#) →

**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** Identified →

**Proposed solar farms** Identified →

**Existing solar farms** Identified →

**Energy Infrastructure**

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

**Power stations** Not identified

**Energy infrastructure** Not identified

**Projects** Identified →

**Next steps**

**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



## 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

### Projects

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

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

Energy  
Wind and solar ?

Identified

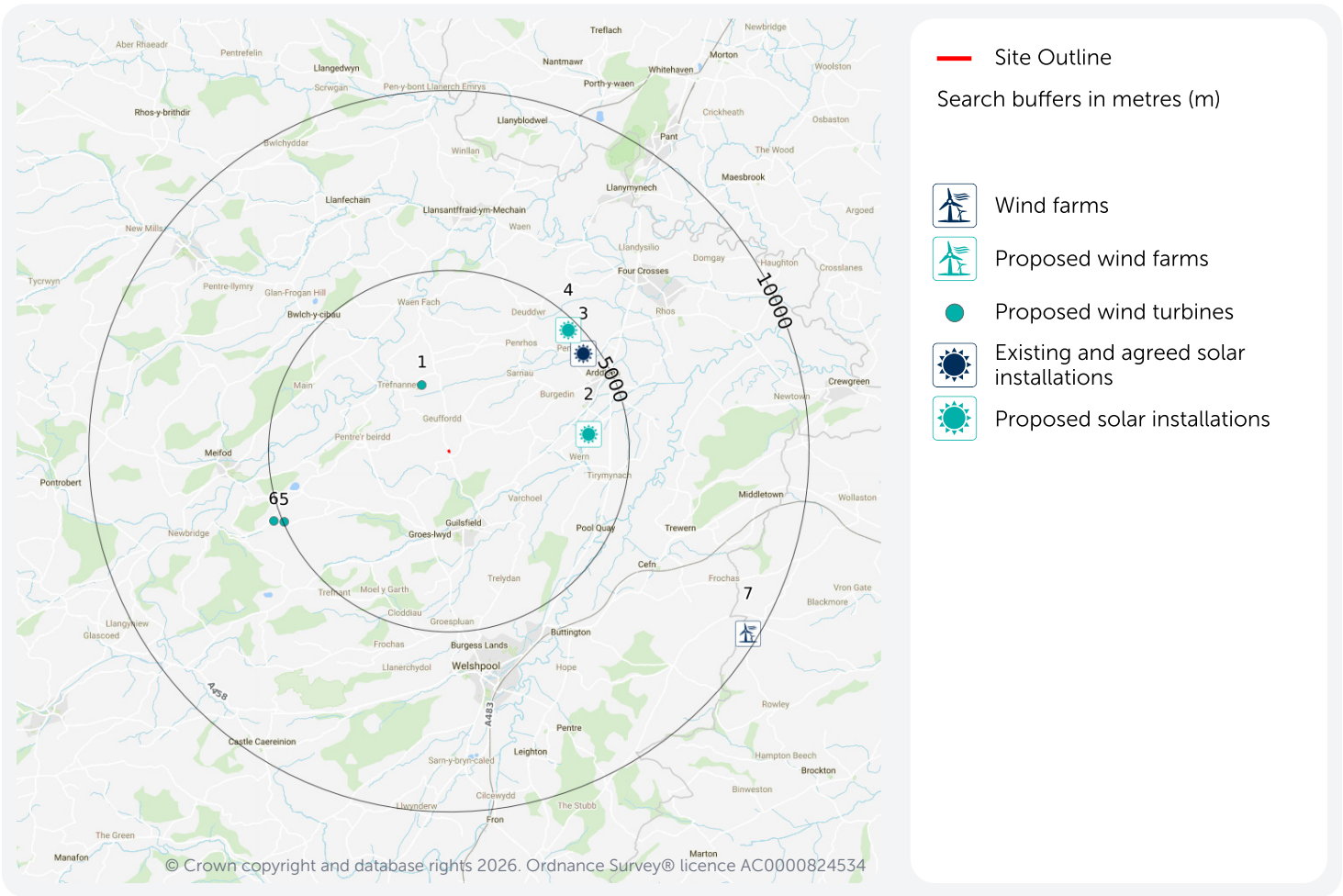
The data summarised in this section relates to the location of current and planned wind farms/turbines and solar farms.

Section links

Back to section summary →

Wind and solar →

Energy →



Wind farms

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



ID	Distance	Direction	Details
7	9-10 km	SE	<p><b>Site Name:</b> Woodleasowes Farm, Blackmore, Westbury, Shrewsbury, West Midlands, SY5 9SA</p> <p><b>Operator Developer:</b> Wind FX Ltd</p> <p><b>Status of Project:</b> Operational</p> <p><b>Type of project:</b> Onshore</p> <p><b>Number of Turbines:</b> 1</p> <p><b>Turbine Capacity:</b> 0.1MW</p> <p><b>Total project capacity:</b> 0.1</p> <p><b>Approximate Grid Reference:</b> 329902, 308681</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 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	N	<p><b>Site Name:</b> Gaer Fach, Trefnanney, Meifod, Powys, SY22 6XX</p> <p><b>Planning Application Reference:</b> P/2008/1431</p> <p><b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2008-09-26</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises installation of a domestic wind turbine (hub height 10.56m).</p> <p><b>Approximate Grid Reference:</b> 320835, 315594</p>
5	4-5 km	SW	<p><b>Site Name:</b> Land north of Pant Mawr Meifod, Meifod, Powys, SY22 6YF</p> <p><b>Planning Application Reference:</b> P/2012/1329</p> <p><b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2012-11-26</p> <p><b>Planning Stage:</b> Early Planning Detail Plans Refused</p> <p><b>Project Details:</b> Scheme comprises installation of a wind turbine on a 24.8 metre high monopole mast with overall blade tip height of 36 metres together with grid connection route - grid ref: 316998/311780.</p> <p><b>Approximate Grid Reference:</b> 316998, 311780</p>
6	4-5 km	SW	<p><b>Site Name:</b> Land north of Pant Mawr, Meifod, Powys, SY22 6YF</p> <p><b>Planning Application Reference:</b> P/2013/0835</p> <p><b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2013-09-11</p> <p><b>Planning Stage:</b> Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises Full: Installation of a WES80 (80kw) wind turbine on a 24.8 monopole mast, hub height 25.8 with overall blade tip height of 34.8m (316963/311900)</p> <p><b>Approximate Grid Reference:</b> 316997, 311779</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.

### Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details
3	4-5 km	NE	Coppice Farm, Pen-Rhos - Solar Array, Coppice Farm, Pen-Rhos, Llanymynech, SY22 6QB	<b>Contractor:</b> Coppice Farm <b>LPA Name:</b> Powys <b>Capacity (MW):</b> 1.15 <b>Application Date:</b> 24/10/2022 <b>Pre Consent Status:</b> Planning Permission Granted <b>Post Consent Status:</b> Awaiting Construction <b>Date Commenced:</b> -

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

### Proposed solar installations

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

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

ID	Distance	Direction	Address	Details
2	3-4 km	E	Land at Burgedin Wern Farm, Nr Guilsfield, Welshpool, Powys, SY21 9LQ	<b>Applicant name:</b> Mr George Whitworth <b>Application Status:</b> - <b>Application Date:</b> 15/09/2014 <b>Application Number:</b> P/2014/0954 Full: Erection of a single row of ground based photovoltaic panels
4	4-5 km	NE	Land At Coppice Farm, Penrhos, Llanymynech, SY22 6QB	<b>Applicant name:</b> R & EJ Bowker <b>Application Status:</b> Full Application <b>Application Date:</b> 24/10/2022 <b>Application Number:</b> 22/1603/FUL Construction of 1148.04kw ground mounted solar array and all associated works

This data is sourced from Serac Tech and Glenigan.

Energy  
**Energy infrastructure** ?

Identified

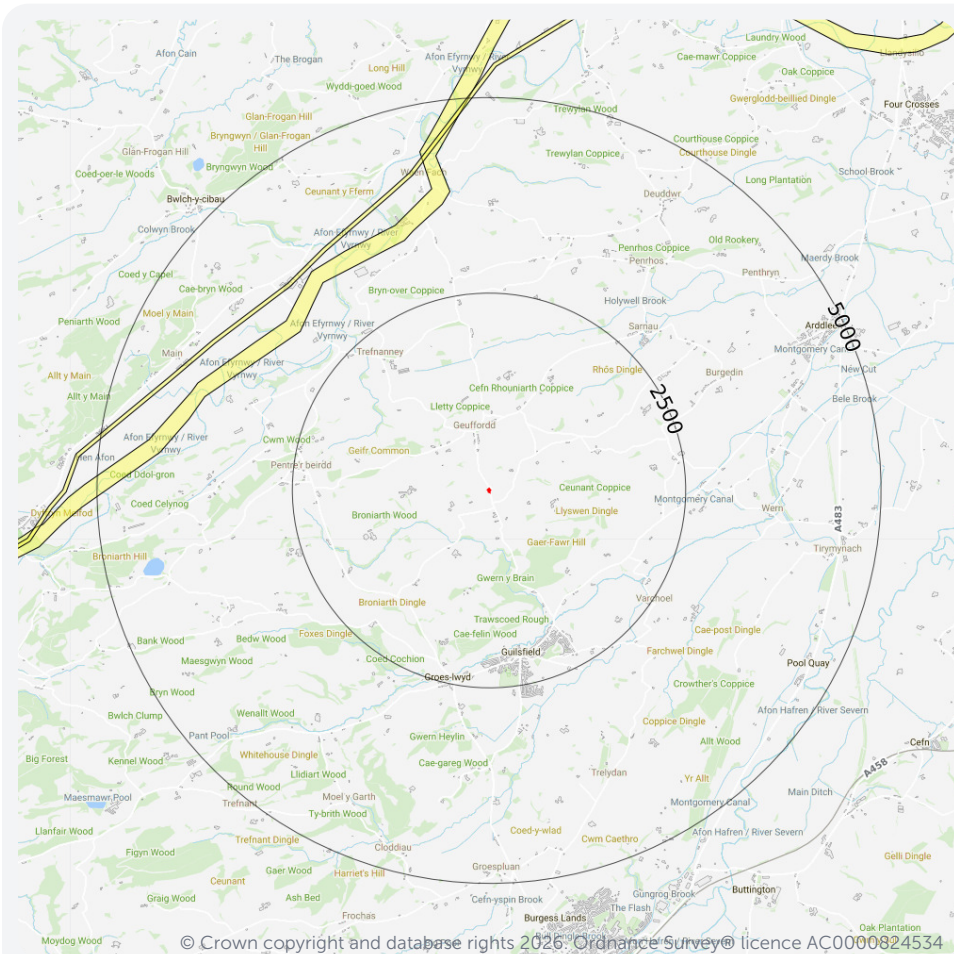
The data summarised in this section relates to the location of large energy infrastructure such as power stations, transmission lines or proposed large energy developments.

Section links

[Back to section summary](#) →

[Wind and solar](#) →

[Energy](#) →



— Site Outline

Search buffers in metres (m)


- Power stations
- Nuclear sites
- Gas sites
- Electricity substations
- Energy development projects
- Gas pipelines
- Electricity Lines
- Electricity Cable
- Electricity transmission lines and pylons

**Large Energy Projects**

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



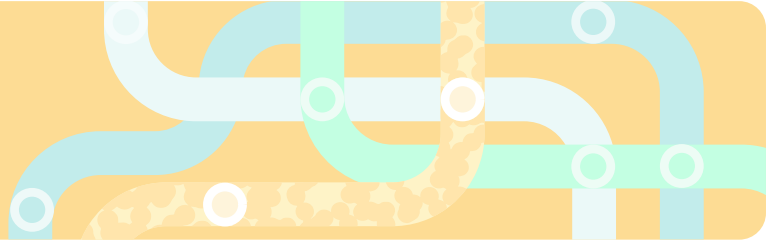
Distance	Direction	Details	Summary
3-4 km	NW	<b>Operator:</b> Green Gen Cymru <b>Site Name:</b> Green Gen Vyrnwy Frankton <b>Stage:</b> Pre application	An overhead line from a collector substation in Powys through the Vyrnwy Valley to a connection point on the national electricity network near Lower Frankton in Shropshire.
3-4 km	NW	<b>Operator:</b> National Grid <b>Site Name:</b> Mid Wales Electricity Connection (N Grid) <b>Stage:</b> Withdrawn	Construction of a new 400 kV electricity connection between Shropshire and Powys

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

## 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.

Contaminated Land		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified	Pollution incidents	Not identified
Former tanks	Not identified	Flooding	
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	Natural instability	
Active or recent licensed waste sites	Not identified	Property shrink-swell assessment	Not identified
Recent industrial land uses	Not identified	Shrink-swell clays	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified	Landslides	Not identified
Current or recent petrol stations	Not identified	National landslide database	Not identified
Hazardous substance storage/usage	Not identified	Running sands	Not identified
Sites designated as Contaminated Land	Not identified	Compressible deposits	Not identified
Historical licensed industrial activities	Not identified	Collapsible deposits	Not identified
Current or recent licensed industrial activities	Not identified	Dissolution of soluble rocks	Not identified
Local Authority licensed pollutant release	Not identified	Natural cavities	Not identified
Pollutant release to surface waters	Not identified	Coastal Erosion	
Pollutant release to public sewer	Not identified	Complex cliffs	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified	Projections with intervention measures in place	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified	Projections with no active intervention	Not identified



### Infilled land

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

### Sinkholes

Reported recent incidents	Not identified
Recorded incidents (Stantec)	Not identified
Historical incidents	Not identified

### 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

### Mining features

Mine entries	Not identified
Mineralised veins	Not identified
Surface workings	Not identified
Surface features	Not identified
Underground mine workings	Not identified
Reported subsidence	Not identified
Mine waste tips	Not identified
Secured features	Not identified
Licence boundaries	Not identified
Researched mining	Not identified
Mining Record Office plans	Not identified

### Mining features

BGS mine plans	Not identified
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### Mining records

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

### Historical Features

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

### Geological features

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

### Radon

Radon	Not identified
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### Planning Applications

Home improvement applications searched to 250m	Not identified
Small residential applications searched to 250m	Not identified
Medium residential applications searched to 500m	Not identified



Planning Applications	
Large residential applications searched to 750m	Not identified
Mixed and commercial applications searched to 750m	Identified

Wind and solar	
Proposed wind turbines	Identified
Existing and agreed solar installations	Identified
Proposed solar installations	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
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not 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	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

Transportation	
HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified

Wind and solar	
Wind farms	Identified
Proposed wind farms	Not identified



Transportation


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 Avista report. To find out who they are and their areas of expertise see [www.groundsure.com/sources-reference](https://www.groundsure.com/sources-reference) 

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- a charity with an annual income 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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