Groundsure Avista

Search Details

Prepared for: Gilbert Davies & Partners Limited
Matter: C10855-0001
Client address: 18 Severn Street, Powys, SY21 7AD

Property:
Offa Close, Ffordun, Y Trallwng, SY21 8NB

Data Supplier:
Groundsure
Nile House, Nile Street, Brighton, BN1 1HW

Date Returned:	Property type:
24/09/2026	Residential

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Avista

Offa Close, Ffordun, Y Trallwng, SY21 8NB

Reference:
ITK0000132744890

Grid reference:
323072 300607

Your reference:
ITK0000132744890

Date:
24 September 2026

Consultant's guidance and recommendations inside.

Customer Support
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

Radon	Advice available	Page 16 →
Planning constraints	Advice available	Page 23 →
Planning applications	Advice available	Page 18 →
Energy	Advice available	Page 25 →

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 →
Transportation	Not identified	Page 31 →



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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.

Groundsure LOCATION INTELLIGENCE

Certified B Corporation

The Property Ombudsman

CIEH Approved Certification

Contaminated land liability

Passed

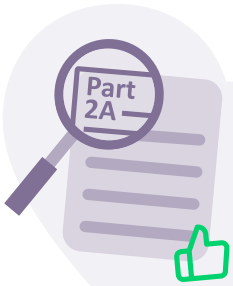
No significant concerns have been identified as a result of the contaminated land searches.

Past land use	Passed	**Waste and landfill**	Passed
Current/recent land use	Passed		

Next steps

Contaminated land liability

None required.



What is Part 2A and why does it matter?

The UK's historical industry can leave behind traces of contamination. To manage this, Part 2A of the Environmental Protection Act was established, a vital legal framework designed to identify and remediate land that poses a genuine risk to public health or the environment.

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.



How can this affect insurability & future planning?

Flood risk is a key factor for insurers and local planning authorities. While a property may have never flooded, its location can influence the cost of your premiums and your ability to make changes to the home.

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 →



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Site Outline

Building(s) Structure(s)

Search buffers in metres (m)

Overall risk:

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

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 Ambiental Risk Analytics. In Scotland, Ambiental 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 323106, 300647	Negligible	Very Low	Negligible	Low	No	No

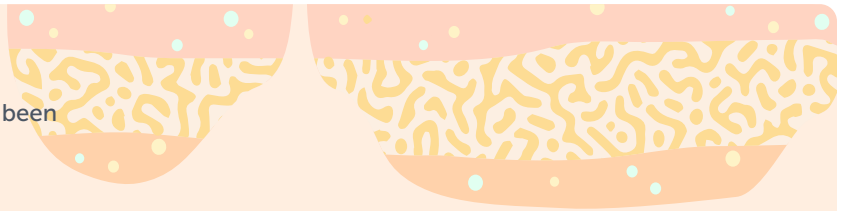


Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
Domestic Outbuilding 323121, 300668	Negligible	Very Low	Negligible	Low	No	No
Domestic Outbuilding 323125, 300666	Negligible	Very Low	Negligible	Low	No	No
Unknown Building 323066, 300576	Negligible	Very Low	Negligible	Negligible	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	Low
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.



Why do we search beyond the property boundary?

Ground stability refers to the risk of the ground moving due to natural or man-made causes. We assess both the site and the surrounding area, as nearby ground movement can signal wider underground patterns that may eventually affect your home.

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 or 01273 257755.



Why do we project climate risks over 5 and 30 years?

Climate change is an evolving risk that some lenders now factor into their financial decisions. We provide projections for 5 years and 30 years to mirror the typical lifespan of a UK mortgage.

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

A B C D E F

Negligible risk → High risk

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

ClimateIndex™

Flooding

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

Section links

Back to section summary →

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

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

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

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

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

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.

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	**Proposal for higher standard of energy efficiency for new tenancies**	**Proposal for higher standard of energy efficiency for all tenancies**
Cost cap for improvements: **£3,500**	Cost cap for improvements: **£15,000**	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.



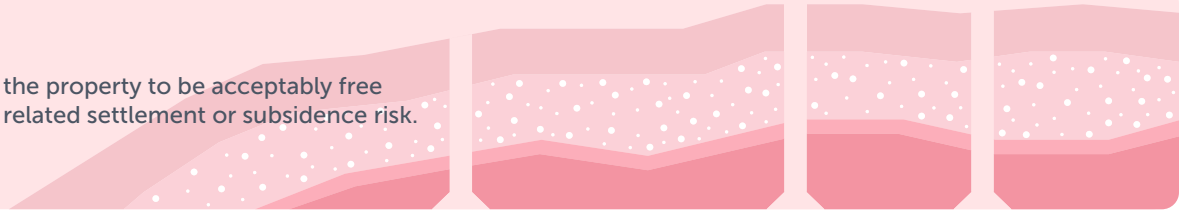
What are your legal protections?

The Coal Authority, a government body, has specific statutory duties to manage risks associated with historic coal mining. Unlike other environmental hazards where the owner is often responsible, coal mining comes with a unique legal safety net for homeowners.

Non-coal mining

Pass

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



Consultant's assessment

The non-coal mining assessment was completed using a detailed risk assessment designed by qualified geological consultants.

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

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

BritPits	Not identified
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 no mining features in the vicinity of the site.

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

Geological features

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

Artificial and made ground	Not identified
Mineral veins	Not identified

Next steps

Non-coal mining

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



Why does a consultant's review matter?

While coal mining has a national safety net, other types of mining do not have a government body responsible for remediation. To help give clarity to complex data we have a team of in-house mining consultants who manually assess the true risk to your property.

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 1% and 3%.

Section links

Radon →

Next steps

Radon

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

- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon https://www.ukradon.org/services/orderdomestic;
- Further information is available here https://knowledge.groundsure.com/searches-radon.

Why does our result differ from the free radon checker?

Radon is a naturally occurring radioactive gas that can seep into homes from the ground. While many buyers use the free, publicly available radon maps to check their risk, our premium report uses significantly higher resolution data to provide a more precise assessment.

Radon

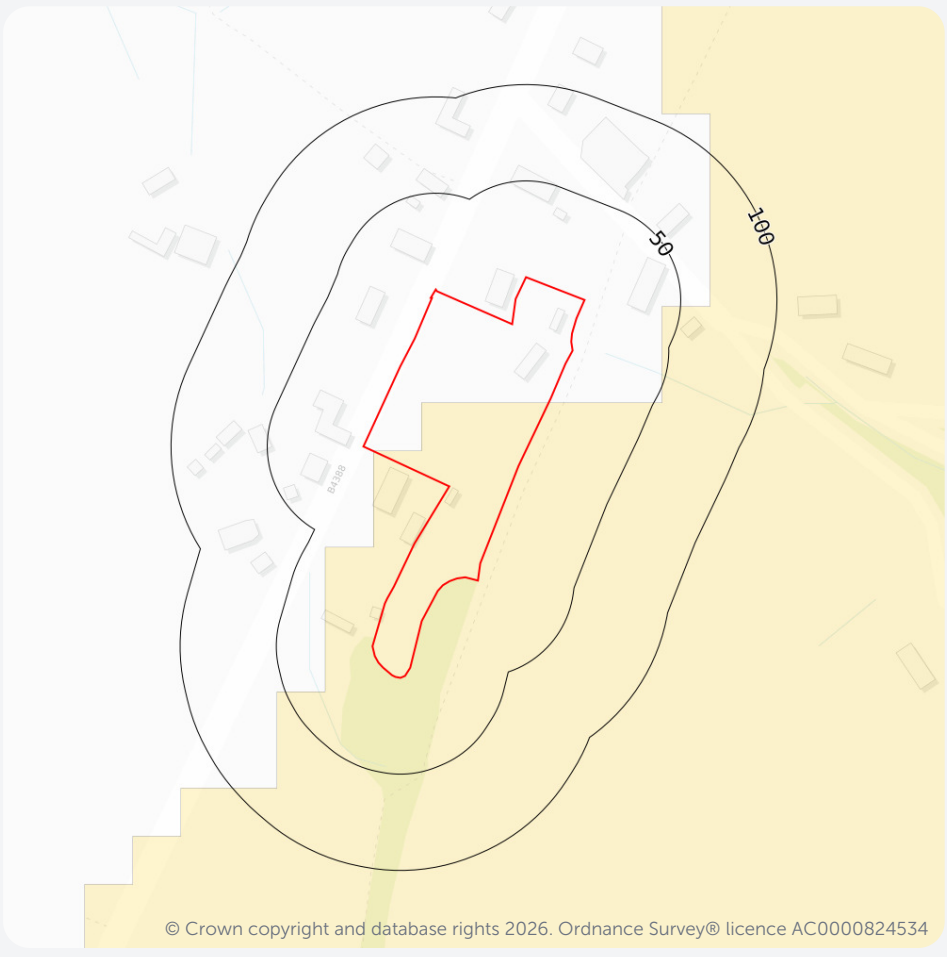
Identified

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%

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

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

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

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

Planning

Identified

Planning applications have been identified at or in proximity of the property. Protected areas have been identified within 50 metres of the property.

Section links

Planning applications → Planning constraints →

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.

1	Home improvement	searched to 250m →
1	Small residential	searched to 250m →
1	Medium residential	searched to 500m →
2	Large residential	searched to 750m →
2	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

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

Environmental designations	Not identified
Visual and cultural designations	Identified →

Next steps

Visual and cultural designations

The property lies within 50m of a visually or culturally protected site or area.

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



How will this affect your future plans?

This section isn't just a list of nearby building projects; it's a potential forecast of your neighbourhood. By looking at local planning applications and land constraints, you get a clear picture of how the area is evolving and what you can and cannot do with your own property.

Planning

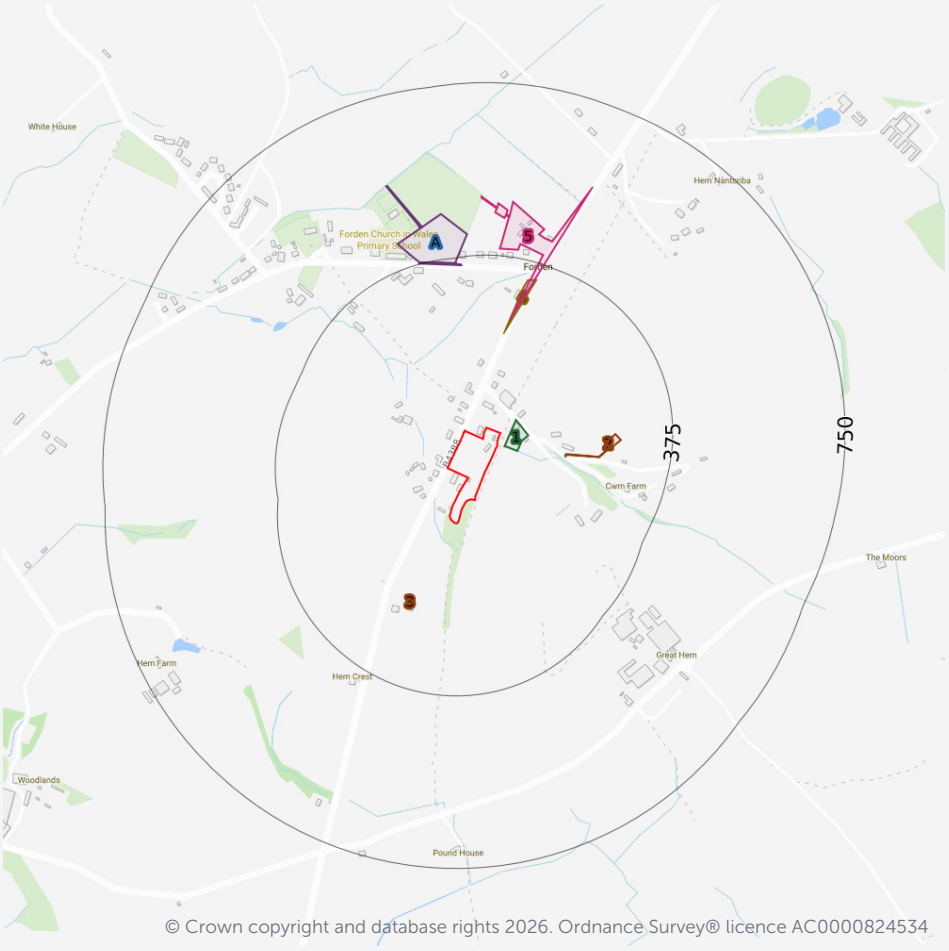
Planning applications

Identified

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

Section links Back to section summary

Planning applications → Planning constraints →



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- Site Outline

Search buffers in metres (m)

- Grouped applications
- Home improvement applications
- Home improvement applications (polygon)
- Small residential applications
- Small residential applications (polygon)
- Medium residential applications
- Medium residential applications (polygon)
- Large residential applications
- Large residential applications (polygon)
- Mixed and commercial applications
- Mixed and commercial applications (polygon)

Home improvement applications searched to 250m

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

ID	Details	Description	Online record
ID: 1 **Distance:** 16 m **Direction:** NE	**Application reference:** 21/1545/HH **Application date:** 18/08/2021 **Council:** Powys	**Address:** Meadow Rise Forden Welshpool Powys SY21 8ND **Project:** Dwelling Extension and Alterations **Last known status:** Approved **Decision date:** 06/10/2021	Link

The data is sourced from Serac Tech

Small residential applications searched to 250m

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

ID	Details	Description	Online record
ID: 4 **Distance:** 215 m **Direction:** N	**Application reference:** 21/1162/FUL **Application date:** 22/06/2021 **Council:** Powys	**Address:** Land At Oaklands Forden Welshpool Powys **Project:** 1 House & Detached Garage (New Development) **Last known status:** Approved **Decision date:** 26/11/2021	Link

The data is sourced from Serac Tech

Medium residential applications searched to 500m

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

ID	Details	Description	Online record
ID: 5 **Distance:** 249 m **Direction:** N	**Application reference:** 20/0002/RES **Application date:** 06/01/2020 **Council:** Powys	**Address:** Land At Oaklands Forden Welshpool Powys SY21 8NA **Project:** 9 Dwellings (Reserved Matters) **Last known status:** Approved **Decision date:** 14/05/2021	Link

The data is sourced from Serac Tech

Large residential applications searched to 750m

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

ID	Details	Description	Online record
ID: A **Distance:** 357 m **Direction:** N	**Application reference:** 25/0033/RES **Application date:** 09/01/2025 **Council:** Powys	**Address:** Land Adj Lyndale And Forden C In W School Forden Welshpool Powys SY21 8NE **Project:** 23 Dwellings (Reserved Matters Application) **Last known status:** Approved **Decision date:** 02/07/2025	Link
ID: A **Distance:** 357 m **Direction:** N	**Application reference:** 21/0840/OUT **Application date:** 07/05/2021 **Council:** Powys	**Address:** Land Adj. Lyndale And Forden C In W Primary School Forden Welshpool SY21 8NE **Project:** 23 Dwellings (Outline Planning) **Last known status:** Approved **Decision date:** 24/01/2022	Link

The data is sourced from Serac Tech

Mixed and commercial applications searched to 750m

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

ID	Details	Description	Online record
ID: 2 **Distance:** 149 m **Direction:** E	**Application reference:** 22/0201/FUL **Application date:** 09/02/2022 **Council:** Powys	**Address:** Cwm Heulog Forden Welshpool SY21 8ND **Project:** Holiday Log Cabin (New Installation) **Last known status:** Approved **Decision date:** 18/05/2022	Link
ID: 3 **Distance:** 192 m **Direction:** SW	**Application reference:** 21/0188/FUL **Application date:** 04/02/2021 **Council:** Powys	**Address:** Bryn Offa Forden Welshpool SY21 8NB **Project:** Hay Barn Development **Last known status:** Approved **Decision date:** 01/04/2021	Link

The data is sourced from Serac Tech

Planning

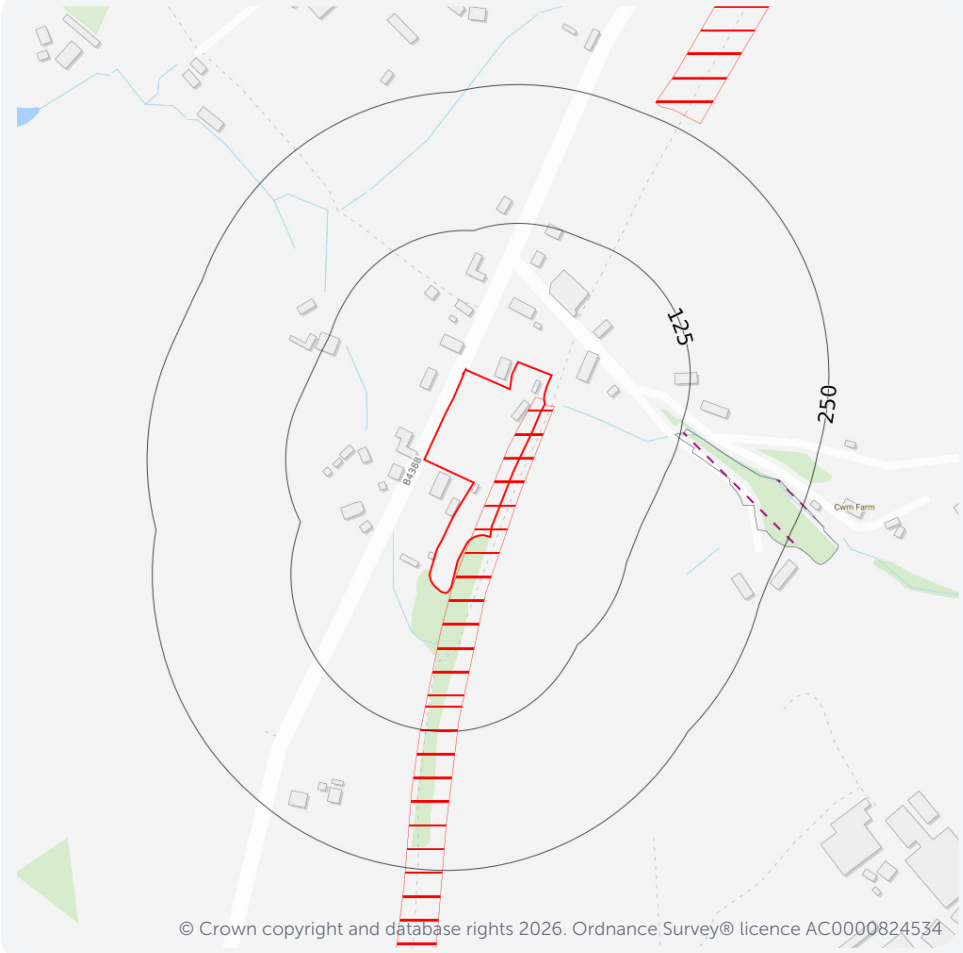
Planning constraints

Identified

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

Section links Back to section summary

Planning applications → Planning constraints →



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- Site Outline

Search buffers in metres (m)

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

Scheduled Monuments

Scheduled Monuments have been officially protected as they are considered of national importance. If you are the owner of a scheduled monument and you wish to carry out works to the monument, you will need to apply for prior written permission from the Secretary of State for Culture, Media and Sport. This applies to works above or below ground level.

Scheduled monuments are not always ancient, or visible above ground. There are over 200 'classes' of monuments, ranging from prehistoric standing stones, through to many types of medieval site - castles, monasteries, abandoned farmsteads - to the more recent results of human activity, such as collieries.

Scheduling is reserved for carefully selected sites, which create a representative sample of sites from different epochs. Please see Historic England's website for further information.

Distance	Direction	Ancient Monument Name	Listed Entry
0	on site	Offa's Dyke: Section from Cwm By-Road to Hem Road	1983

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	Not 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 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

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

Why do we search such a large area?

We look far beyond your property boundary and uniquely digitise energy project footprints. This provides the full context of the area's energy profile, helping you understand how the neighbourhood is evolving and what your future surroundings might look like.

Energy

Wind and solar

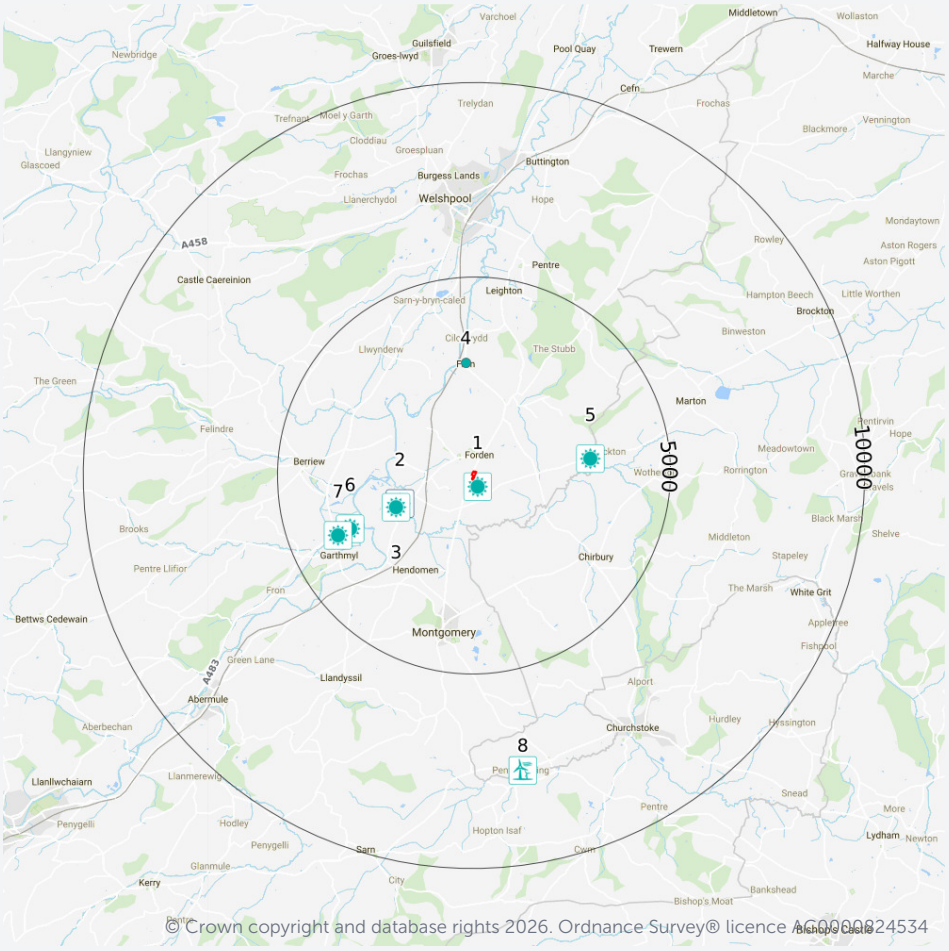
Identified

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



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Proposed wind farms

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

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

ID	Distance	Direction	Details	
8	7-8 km	S	**Site Name**: Pentrehyling Farm, Church Stoke, Montgomery, Powys, SY15 6HU **Planning Application Reference**: 12/02189/FUL **Type of Project**: 2 Wind Turbines	**Application Date**: 2012-05-21 **Planning Stage**: Plans Approved Detail Plans Granted **Project Details**: Scheme comprises installation of 2 wind turbines (maximum tip heights of 27.131m and 21.979m). **Approximate Grid Reference**: 324333, 293003

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	
4	2-3 km	N	**Site Name**: Fron Poultry, Forden Poultry F, Forden, Welshpool, Powys, Powys, SY21 8RZ **Planning Application Reference**: P/2013/0957 **Type of Project**: Wind Turbine	**Application Date**: 2013-11-20 **Planning Stage**: Early Planning Detail Plans Withdrawn **Project Details**: Scheme comprises full: installation of a 500kW wind turbine with a hub height of 50 metres and a blade tip of 77 metre and associated infrastructure to include a crane hard standing. **Approximate Grid Reference**: 322866, 303478

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.
If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

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	
2	1-2 km	W	The Gaer - Solar Array, The Gaer, Forden, Welshpool, SY21 8NR	**Contractor**: D & S Gethin **LPA Name**: Powys **Capacity (MW)**: 1.87	**Application Date**: 03/08/2023 **Pre Consent Status**: Planning Permission Granted **Post Consent Status**: Awaiting Construction **Date Commenced**: -

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	
1	225 m	SE	Great Hem, Forden, Welshpool, Powys, SY21 8NU	**Applicant name**: Robert Stockford **Application Status**: - **Application Date**: 19/05/2015 **Application Number**: SO/2015/0025	Screening Opinion for a solar farm
3	2-3 km	W	The Gaer, Forden, Welshpool, SY21 8NR	**Applicant name**: D & S Gethin **Application Status**: Full Application **Application Date**: 03/08/2023 **Application Number**: 23/1008/FUL	Erection of solar array and all associated works
5	2-3 km	E	Westlawn, Marton, Welshpool, SY21 8JL	**Applicant name**: Nicholas Cain **Application Status**: Full Application **Application Date**: 11/05/2023 **Application Number**: 23/0592/FUL	Removal of solar thermal panels from garage, repair works to garage roof and installation of ground mounted PV solar panels

ID	Distance	Direction	Address	Details	
6	3-4 km	W	Proposed Solar Field (East Of A483), Garthmyl, Montgomery, Powys, SY21 8AJ	**Applicant name**: Mr I Sneade **Application Status**: Full Application **Application Date**: 07/11/2024 **Application Number**: 24/1355/FUL	Photovoltaic panel array and substation installation to agricultural land
7	3-4 km	W	Proposed Solar Field (East Of A483) Garthmyl Montgomery Powys	**Applicant name**: - **Application Status**: Approved **Application Date**: 02/06/2025 **Application Number**: 24/1355/FUL	Photovoltaic panel array and substation installation to agricultural land

This data is sourced from Serac Tech and Glenigan.

Transportation

Not identified

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

HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.
Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

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

Crossrail

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

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

Other railways

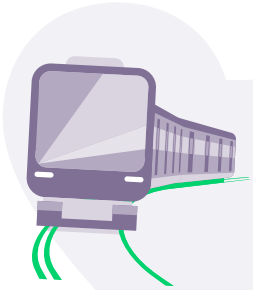
The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

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

Next steps

Transportation

None required.



How will the area's connectivity change?

Transport projects can drive change in a neighbourhood. This section complements the planning data by combining historical infrastructure with future development plans, providing a complete picture of how the area is connected today and how that might shift in the future.

Datasets searched

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

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified
Former tanks	Not identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified
Current or recent petrol stations	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified

Contaminated Land	
Pollution incidents	Not identified

Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified

Natural instability	
Property shrink-swell assessment	Not identified
Shrink-swell clays	Not identified
Landslides	Not identified
National landslide database	Not identified
Running sands	Not identified
Compressible deposits	Not identified
Collapsible deposits	Not identified
Dissolution of soluble rocks	Not identified
Natural cavities	Not identified

Coastal Erosion	
Complex cliffs	Not identified
Projections with intervention measures in place	Not identified
Projections with no active intervention	Not identified

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

Mining records	
BritPits	Not 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	Not 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	Identified

Planning Applications	
Home improvement applications searched to 250m	Identified
Small residential applications searched to 250m	Identified
Medium residential applications searched to 500m	Identified



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

Oil and gas	
Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified

Wind and solar	
Wind farms	Not identified
Proposed wind farms	Identified

Wind and solar	
Proposed wind turbines	Identified
Existing and agreed solar installations	Identified
Proposed solar installations	Identified

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

Transportation	
HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
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

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.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Avista report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference.

Conveyancing Information Executive and our terms & conditions

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

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

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

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk
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