

Search Details

Prepared for: Gilbert Davies & Partners Limited
Matter: M11093-0002
Client address: 18 Severn Street, Powys, SY21 7AD

Property:
Prospect Cottage, Cegidfa, Groesllwyd, Y Trallwng, SY21 9BZ

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

Date Returned:
04/08/2026

Property type:
Residential

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Prospect Cottage, Cegidfa, Groesllwyd, Y Trallwng, SY21 9BZ



Reference:
ITK0000126722179

Grid reference:
320970 311294

Your reference:
ITK0000126722179

Date:
4 August 2026

Consultant's guidance and recommendations inside.



Customer Support
info@groundsure.com

Priority findings

Action required

Significant environmental risks have been identified
Please review all report content, as relevance may vary depending on a client's specific circumstances.



Flooding

Moderate-High

Page 3 →

Flood risk to buildings

Negligible

Page 5 →

Advisory findings

Review recommendations



Radon

Advice available

Page 21 →



Planning applications

Advice available

Page 23 →



Energy

Advice available

Page 28 →

Passed results

Included for context



Contaminated land

Passed

Page 2 →



Ground stability

Not identified

Page 9 →



Coal mining
(CON29M)

Pass

Page 17 →



Non-coal mining

Pass

Page 18 →



Planning constraints

Not identified

Page 23 →



Transportation

Not identified

Page 36 →



ClimateIndex™

Page 10

Summary →

Physical risks

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

C

5 years

Low-Moderate

C

30 years

Low-Moderate

Rating key

A

B

C

D

E

F

Negligible risk

High risk

Transition risks

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



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

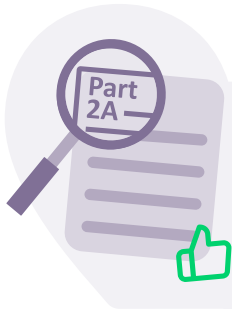
Current/recent land use

Passed

Next steps

Contaminated land liability

None required.



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

Moderate-High

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

Section links

[Building assessment](#) → [Surface water](#) →

Risk to site

River and coastal flooding

Very Low

Surface water flooding

Significant

→

Groundwater flooding

Low

Past flooding

Not identified

Flood storage areas

Not identified

Risk to building(s)

Very Low

Negligible

Low

Not identified

Not identified

FloodScore™ insurance rating

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

High

Next steps

Flooding

An elevated level of flood risk has been identified at the site but is not indicated to impact any buildings or structures.

- Ensure buildings and contents insurance covering flood risk is available and affordable. The property may be eligible for the Flood Re scheme. Whilst the property may qualify the decision to insure through Flood Re rests with your insurance provider. You may wish to enquire with them further on this;
- Make enquiries of the seller (e.g. in the TA6) and other nearby residents on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings> 
- Create a flood plan <https://www.gov.uk/prepare-for-flooding> 
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- If the property has recently been constructed, the risk assessment within this report will not take into account measures put in place by the developer. This should be factored in when making any purchase decisions;
- If any buildings or structures are known to be present but not highlighted in the flood maps provided, please review the location of the flood risk data itself to infer the risk to those areas. Furthermore, if any extensions are planned at the site you can use the maps in the same way.



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 →

Surface water →



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)
Residential Building 320970, 311289	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 320989, 311295	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building 320984, 311292	Negligible	Very Low	Negligible	Low	No	No
Ancillary Building 320949, 311287	Negligible	Very Low	Negligible	Negligible	No	No

Flooding

Surface water flooding ?

Significant

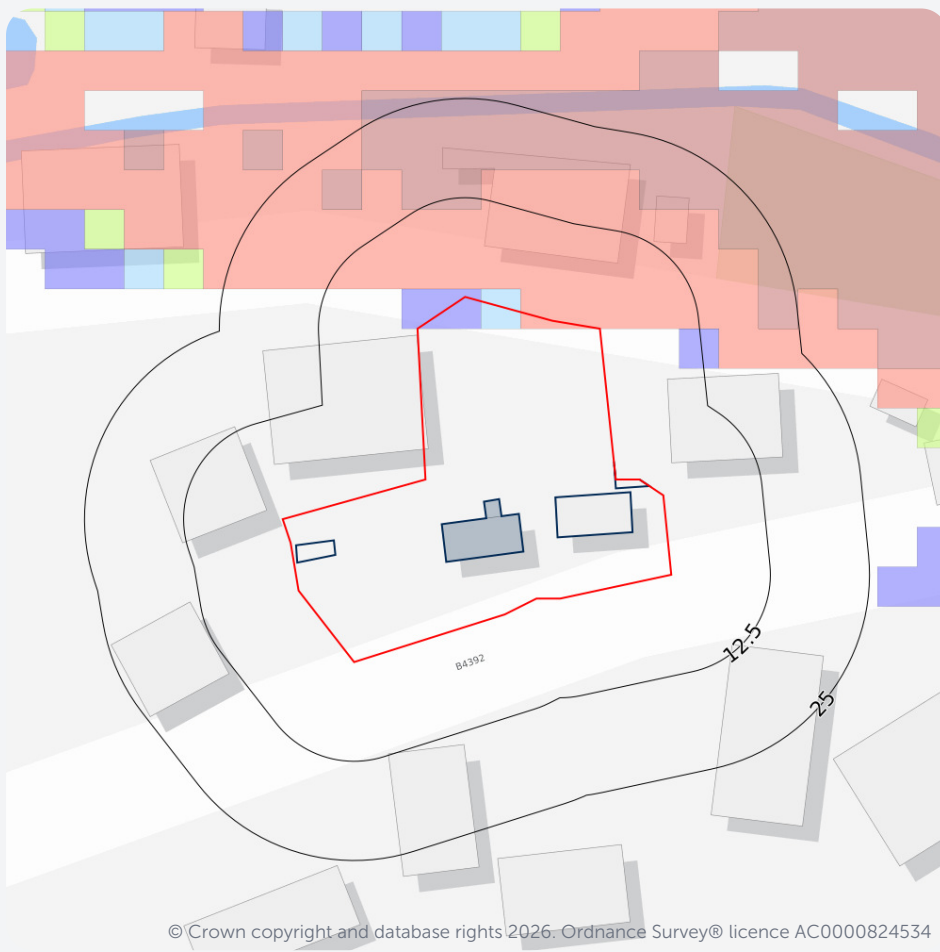
This section provides details of where there are flood risks originating from surface water. Surface water flooding can happen when heavy rain overwhelms drainage systems causing water to pool on the ground.

Section links

[Back to section summary](#) →

[Building assessment](#) →

[Surface water](#) →



Site Outline Main building

Other building(s) Structure(s)

Search buffers in metres (m)

Surface water flood risk:

Highly significant

Significant

High

Moderate to high

Moderate

Low to moderate

Low

Risk of surface water flooding to building(s)

Negligible

Surface water flooding happens when heavy rainfall overwhelms drainage systems and causes flash flooding. The buildings and structures at the site are indicated to have a negligible risk of surface water flooding.





Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/ 

The area in which the property is located has been assessed to be at a Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiental Risk Analytics maps.

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

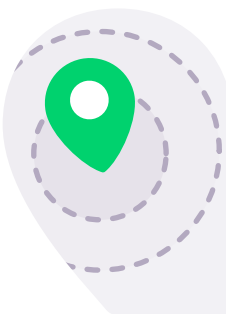
Historical incidents

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) →
Transition risks (Flood) →

Physical risks

Low-Moderate



Transition risks

Advice available



Next steps

Flooding

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

- Ensure buildings and contents insurance covering flood risk is available and affordable. Take into consideration that premiums could be impacted in the future if the risk increases due to climate change. The property may be eligible for the [Flood Re](#)  scheme. Your insurer will be able to advise. Please note that this scheme is due to end in 2039, and owners may be required to invest in improving the flood resiliency of the property
- Sign up for [flood warnings](#)  provided by the government
- Look into the various forms of flood [resistance and resilience](#)  measures that will help protect your property in the event of a flood. The local authority may be able to let you know if there are any future flood protection schemes that could benefit your area

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 ?

Low-Moderate

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

Section links

[Back to section summary](#) →

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

Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

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

C 5 years

Low-Moderate

Highest impact ↑

Flooding

Flooding is expected to remain a risk over the next 5 years, please see assessment on [page 3](#) →

Surface water flooding

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

C 30 years

Low-Moderate

Highest impact ↑

Flooding

Flooding is expected to remain a risk over the next 30 years, please see assessment on [page 3](#) →

Surface water flooding

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

Rating key



Negligible risk → High risk

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

ClimateIndex™
Flooding ?

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

Section links

Back to section summary →

- Physical risks → **Flooding** →
- Ground stability → **Transition risks (EPC)** →
- Transition risks (Flood) →

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	40-80	40-80
Medium emissions	< 20	< 20	40-80	40-80
High emissions	< 20	< 20	80+	80+

This data is sourced from Ambiental Risk Analytics.

ClimateIndex™

Ground stability ?

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

Section links

Back to section summary →

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

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 \(EPC\)](#) →
Transition risks (Flood) →

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.

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

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

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings 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.

ClimateIndex™

Transition risks (Flood) ?

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 how you can protect and mitigate against the impact of flooding at your property.

Section links

[Back to section summary](#) →

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

Flood protection

Flood Re is a government-backed insurance scheme in the United Kingdom that aims to make flood insurance more affordable and available for properties at high risk of flooding. It allows insurers to pass on the flood risk element of home insurance policies to Flood Re. This enables insurers to offer more affordable premiums to homeowners in high-risk flood areas.

This only impacts properties built before January 1st 2009, as properties built after should have been built to stricter flood resistant standards.

If your property is not covered by Flood Re or if you're facing challenges in obtaining affordable insurance, demonstrating investment in flood resilience measures may improve your prospects with insurers.

The Flood Re scheme **concludes in 2039**, meaning affordable flood insurance may be harder to secure.

By installing flood resilience measures in your property, you can increase the likelihood of securing affordable insurance even after the Flood Re scheme ends. This, in turn, can positively impact the availability of mortgages for your property.

Reducing flood risk

Flood resistance measures aim to prevent or reduce flood damage, while **flood resilience** measures focus on adapting and recovering from flood impacts. Other measures are available and we recommend seeking advice from a flood protection specialist.

Resistance Flood doors and windows from £500	Resistance Flood barriers (garages/driveway) from £2,000	Resistance Non return valves on drains and pipes from £70 to £700	Resistance Air brick covers from £50 to £150
Resistance Vent covers from £60	Resilience Water resistant mortar in external walls from £150	Resilience Waterproof external walls from £500	Resilience Relocating electric/service meters from £760 to £2,500

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.

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.

Mining features

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

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.

Historical features

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

Geological features

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

Assessment results

Pass



Mining features

Not identified

Mine plans

Not identified

Researched mining

Not identified

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

Non-coal mining

Pass

Coal and associated mining

Not identified

Industry associated with mining

Not identified

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.



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.

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:



R Mayes BA

r.mayes@groundsure.com 

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 10% and 30%.

Section links

Radon →

Next steps

Radon

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

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



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 ?

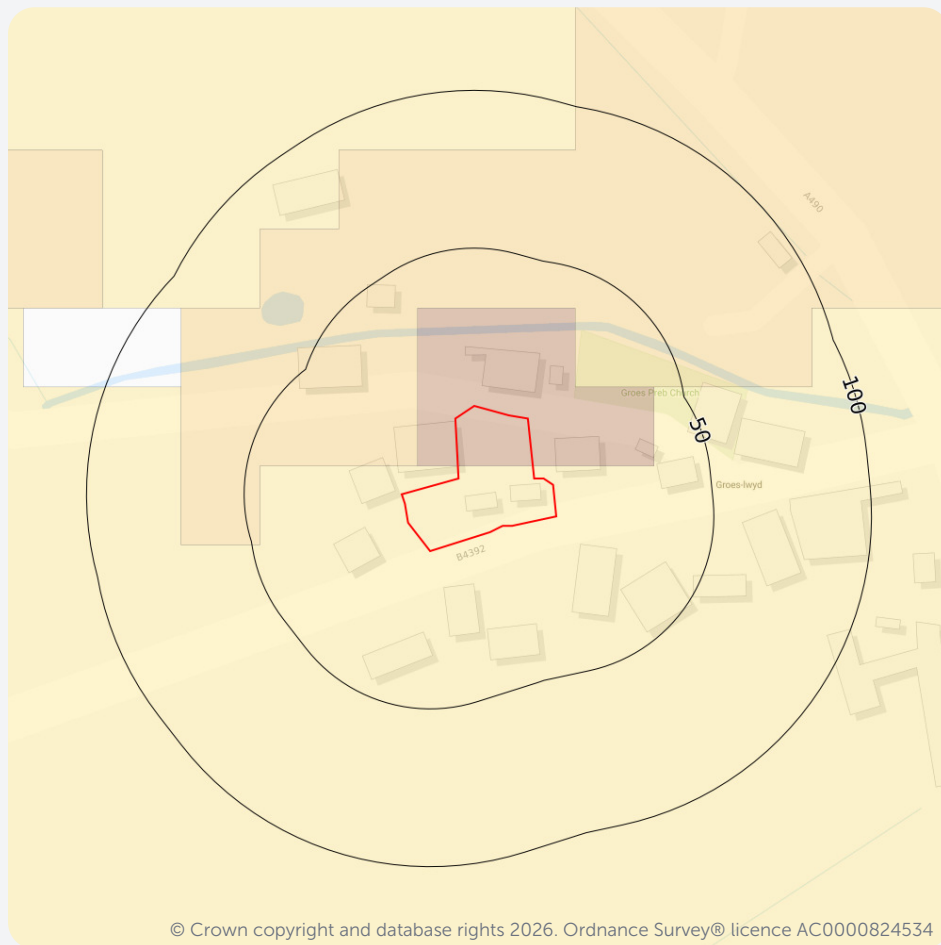
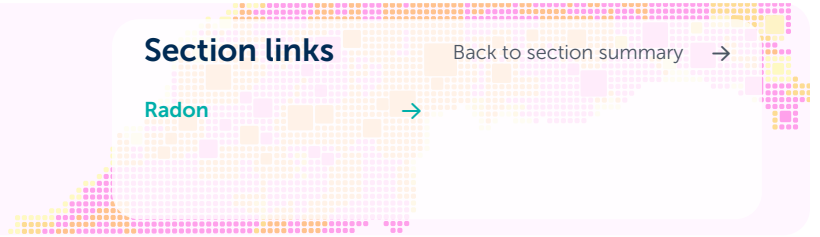
Identified

The property lies within a radon affected area.

Section links

Back to section summary →

Radon →



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— 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. 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.

1

Home improvement

searched to 250m →

0

Small residential

searched to 250m

0

Medium residential

searched to 500m

2

Large residential

searched to 750m →

5

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.



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 ?

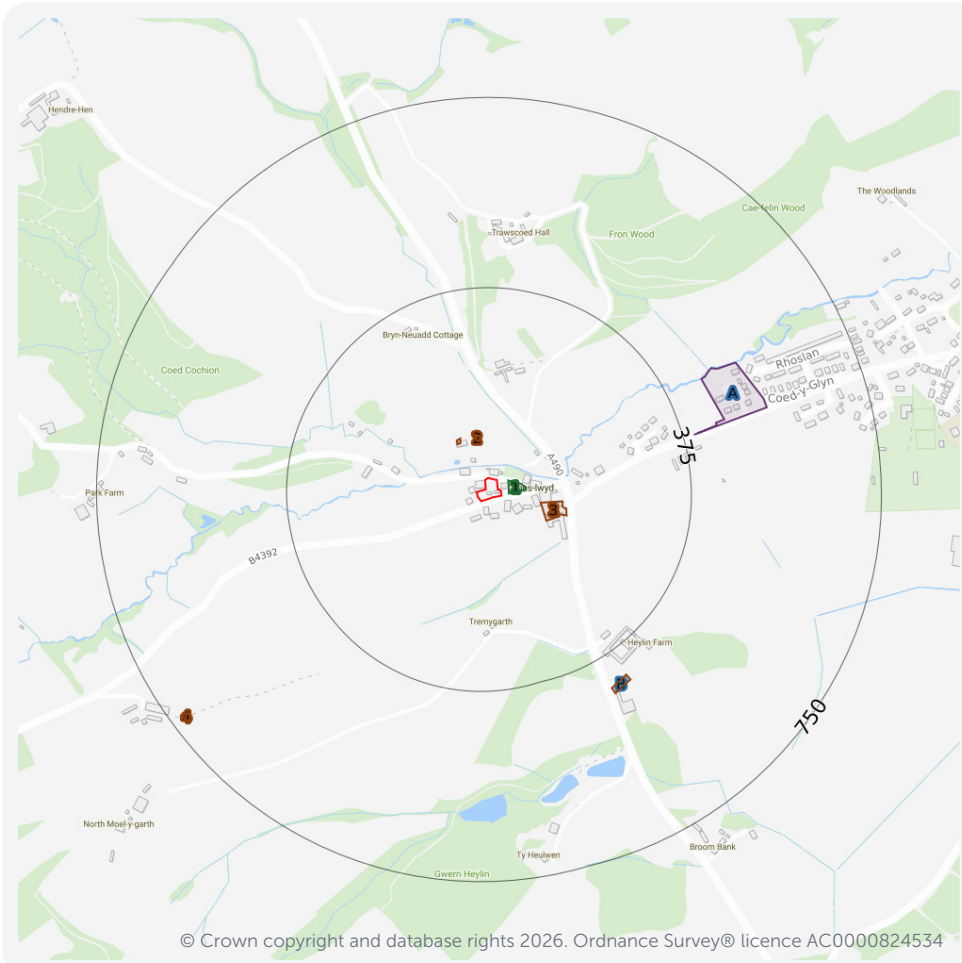
Identified

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

Section links

Back to section summary →

Planning applications →



- 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: 15 m Direction: E	Application reference: 26/0113/HH Application date: 03/02/2026 Council: Powys	Address: Gilwen Guilsfield Welshpool SY21 9BZ Project: House (Extension) Last known status: Approved Decision date: 16/04/2026	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: 403 m Direction: E	Application reference: 23/0347/RES Application date: 02/03/2023 Council: Powys	Address: Land East Of Groes-lwyd (West Of Rhoslan) Groesllwyd Guilsfield Powys Project: Reserved Matters for 22 Dwellings Development Last known status: Approved Decision date: 22/01/2024	Link 
ID: A Distance: 404 m Direction: E	Application reference: 19/1529/OUT Application date: 30/09/2019 Council: Powys	Address: Land East Of Groes-lwyd (West Of Rhoslan) Guilsfield Welshpool Powys Project: 22 Dwellings (Outline Application) Last known status: Approved Decision date: 02/04/2020	Link 

The data is sourced from Serac Tech

Mixed and commercial applications searched to 750m

5 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: 76 m Direction: N	Application reference: 21/0317/FUL Application date: 05/03/2021 Council: Powys	Address: Land At Groesllwyd. Guilsfield Welshpool SY21 9BZ Project: Stable Block & Shipping Container Development Last known status: Approved Decision date: 28/04/2021	Link 
ID: 3 Distance: 79 m Direction: E	Application reference: 22/2038/FUL Application date: 20/12/2022 Council: Powys	Address: Hardings Shed & Garden Supplies Groesllwyd Guilsfield Welshpool SY21 9BZ Project: Retail Development (Change of Use/Extension) Last known status: Approved Decision date: 06/04/2023	Link 
ID: B Distance: 410 m Direction: SE	Application reference: 21/0639/FUL Application date: 28/04/2021 Council: Powys	Address: Heylin Farm Garth Guilsfield Welshpool Powys SY21 9BX Project: Agricultural Building (Demolition/Construction) Last known status: Approved Decision date: 03/08/2021	Link 

ID	Details	Description	Online record
ID: B Distance: 430 m Direction: SE	Application reference: 21/0246/AGR Application date: 04/03/2021 Council: Powys	Address: Heylin Farm Garth Guilsfield SY21 9BX Project: Steel Portal Frame Building (Replacement) Last known status: Other Decision date: 12/03/2021	Link 
ID: 4 Distance: 711 m Direction: SW	Application reference: 21/0624/AGR Application date: 06/04/2021 Council: Powys	Address: Coed Y Garth Groes Guilsfield Welshpool Powys SY21 9DA Project: Livestock Building (Agricultural) Last known status: Other Decision date: 21/04/2021	Link 

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

Identified →

Planned single wind turbines

Identified →

Existing wind turbines

Identified →

Proposed solar farms

Identified →

Existing solar farms

Not identified

Energy Infrastructure

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

Solar

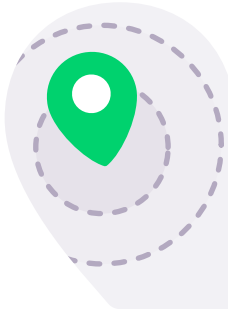
Existing or proposed solar installations have been identified within 5km of the property.

- 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/, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found



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.

ID	Distance	Direction	Details
9	9-10 km	E	Site Name: Woodleasowes Farm, Blackmore, Westbury, Shrewsbury, West Midlands, SY5 9SA Operator Developer: Wind FX Ltd Status of Project: Operational Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.1MW Total project capacity: 0.1 Approximate Grid Reference: 329902, 308681

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

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	8-9 km	SW	Site Name: Pt OS 2561 & 2269 Land near, Upper Cilhaul, Cyfronydd, Welshpool, Powys, Powys, SY21 9EY Planning Application Reference: P/2013/0345 Type of Project: 3 Wind Turbines Application Date: 2013-03-18 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 3 five kw wind turbines (17.9m mast, 20.7m tip height, 5.6m blade diameter), siting of a control cabinet and associated cable runs, grid ref: T1: 314189/305688, T2: 31 Approximate Grid Reference: 314016, 305973

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.

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

Proposed wind turbines

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

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

ID	Distance	Direction	Details
1	3-4 km	SW	Site Name: Pen Y Gaer, Golfa, Welshpool, Powys, SY21 9BG Planning Application Reference: P/2011/0103 Type of Project: Wind Turbine Application Date: 2011-01-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 20 metre high wind turbine. Approximate Grid Reference: 318717, 308412
2	3-4 km	SW	Site Name: Pen Y Gaer, Golfa, Welshpool, Powys, Powys, SY21 9BG Planning Application Reference: P/2013/1127 Type of Project: Wind Turbine Application Date: 2013-11-13 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises full: installation of a single 15 kW wind turbine, with hub height of 15.4m and height to blade tip of 20.4m (E: 318564, N: 308489). Approximate Grid Reference: 318716, 308411
3	3-4 km	W	Site Name: Land north of Pant Mawr Meifod, Meifod, Powys, SY22 6YF Planning Application Reference: P/2012/1329 Type of Project: Wind Turbine Application Date: 2012-11-26 Planning Stage: Early Planning Detail Plans Refused Project Details: 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. Approximate Grid Reference: 316998, 311780
4	3-4 km	W	Site Name: Land north of Pant Mawr, Meifod, Powys, SY22 6YF Planning Application Reference: P/2013/0835 Type of Project: Wind Turbine Application Date: 2013-09-11 Planning Stage: Detail Plans Granted Project Details: 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) Approximate Grid Reference: 316997, 311779
5	4-5 km	N	Site Name: Gaer Fach, Trefnanney, Meifod, Powys, SY22 6XX Planning Application Reference: P/2008/1431 Type of Project: Wind Turbine Application Date: 2008-09-26 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a domestic wind turbine (hub height 10.56m). Approximate Grid Reference: 320835, 315594

ID	Distance	Direction	Details
7	4-5 km	SW	Site Name: land at Gaer Farm, Golfa, Welshpool, Powys, SY21 9BD Planning Application Reference: P/2015/0533 Type of Project: Wind Turbine Application Date: 2015-05-27 Planning Stage: Detail Plans Withdrawn Project Details: Scheme comprises Full: Installation of a wind turbine with blade tip height of 48.01m and hub height of 30.5m together with control box, formation of access track and associated works The associated works include sewer systems, landscaping, infrastructure, enabling and access roads. Approximate Grid Reference: 318060, 307800

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

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

Proposed solar installations

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

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

ID	Distance	Direction	Address	Details
6	4-5 km	S	Land Near Golfa Farm Golfa, Welshpool, Powys, SY21 9AF	Applicant name: Mr Richard Wearmouth Application Status: - Application Date: 16/12/2013 Application Number: SO/2013/0091 Screening Opinion under EIA Regulation 1999 for the installation of a 10 megawatt (MW) PV Solar Park (E:319605, N:307149)

This data is sourced from Serac Tech and Glenigan.

Energy infrastructure ?

Identified

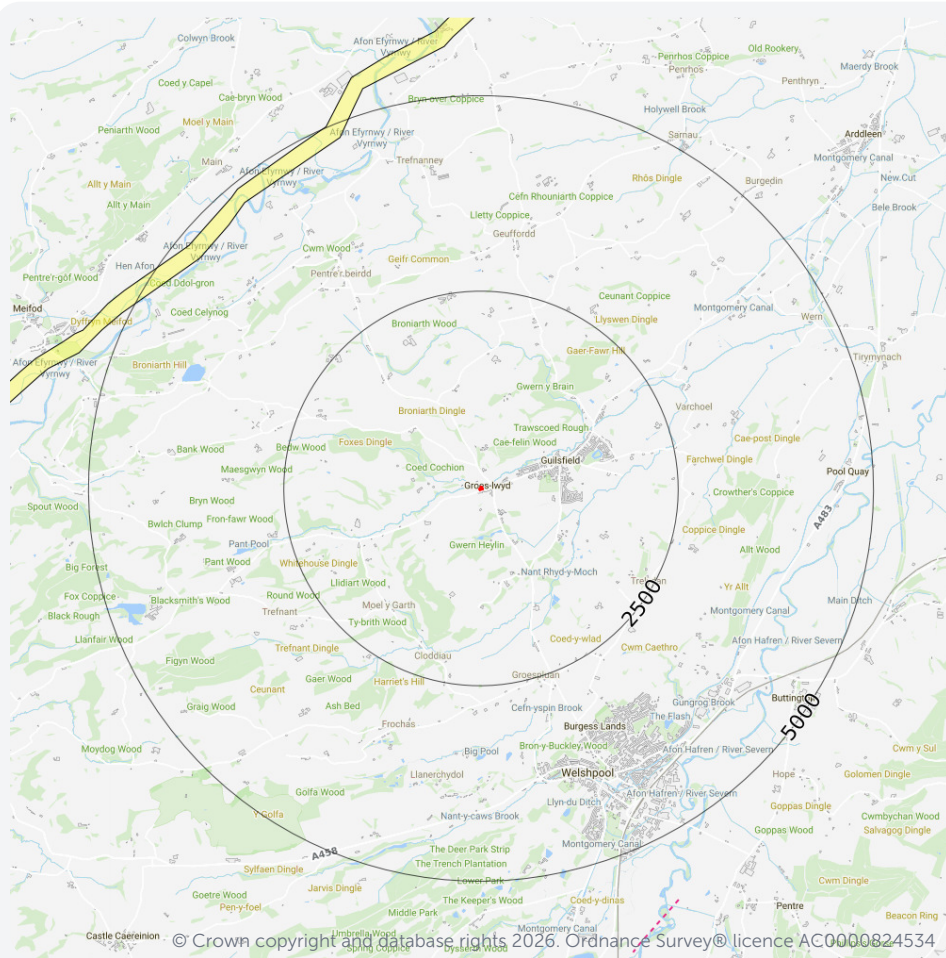
The data summarised in this section relates to the location of large energy infrastructure such as power stations, transmission lines or proposed large energy developments.

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.



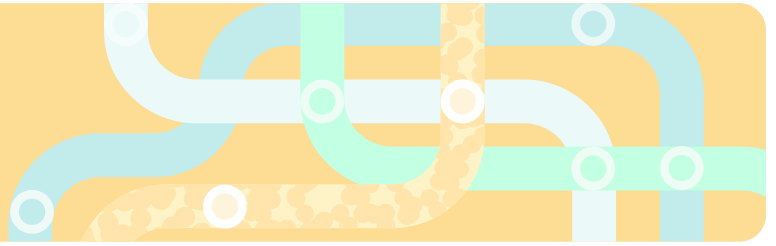
Distance	Direction	Details	Summary
4-5 km	NW	Operator: Green Gen Cymru Site Name: Green Gen Vyrnwy Frankton Stage: Pre-Application	An overhead line from a collector substation in Powys through the Vyrnwy Valley to a connection point on the national electricity network near Lower Frankton in Shropshire.

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/ .

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

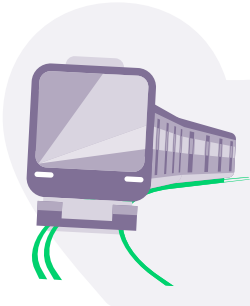
Underground

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		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	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		Mining features	
Infilling from historical mapping	Not identified	BGS mine plans	Not identified
Active landfill sites	Not identified	Mining records	
Historical landfill (from Environment Agency records)	Not identified	BritPits	Identified
Historical landfill (from Local Authority and historical mapping records)	Not identified	Mineral Planning Areas	Not identified
Sinkholes		Non-coal mining areas	Not identified
Reported recent incidents	Not identified	Mining cavities	Not identified
Recorded incidents (Stantec)	Not identified	Coal mining areas	Not identified
Historical incidents	Not identified	Brine areas	Not identified
Climate change		Gypsum areas	Not identified
Flood risk (5 and 30 Years)	Identified	Tin mining areas	Not identified
Ground stability (5 and 30 Years)	Identified	Historical Features	
Complex cliffs	Not identified	Non-coal mining	Identified
Projections with active management or intervention measures in place	Not identified	Coal and associated mining	Not identified
Projections with no active management plan or intervention	Not identified	Industry associated with mining	Not identified
Mining features		Geological features	
Mine entries	Not identified	Artificial and made ground (10k)	Not identified
Mineralised veins	Not identified	Linear features - mineral veins (10k)	Not identified
Surface workings	Not identified	Artificial and made ground (50k)	Not identified
Surface features	Not identified	Linear features - mineral veins (50k)	Not identified
Underground mine workings	Not identified	Radon	
Reported subsidence	Not identified	Radon	Identified
Mine waste tips	Not identified	Planning Applications	
Secured features	Not identified	Home improvement applications searched to 250m	Identified
Licence boundaries	Not identified	Small residential applications searched to 250m	Not identified
Researched mining	Not identified	Medium residential applications searched to 500m	Not identified
Mining Record Office plans	Not 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	Not identified
Registered Parks and Gardens	Not identified

Oil and gas

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

Wind and solar

Wind farms	Identified
Proposed wind farms	Identified

Wind and solar

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

Energy

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

IMPORTANT CONSUMER PROTECTION INFORMATION

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

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

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

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

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

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

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

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

Complaints should be sent to:

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

Email: info@groundsure.com 

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 

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

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