

# Groundsure Review With Planning 0 - 15 ha



## Search Details

Prepared for: Gilbert Davies & Partners Limited  
Matter: M11103-0001  
Client address: 18 Severn Street, Powys, SY21 7AD

Property:  
20 Market Square, Bishops Castle, SY9 5BN

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

|                              |  |
|------------------------------|--|
| Date Returned:<br>21/04/2026 | Property type:<br>Refinance / Short Term Lease |
|------------------------------|--|

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# Review



20, Market Square, Bishops Castle, SY9 5BN



Reference:  
ITK0000114685347

Grid reference:  
332327 288991

Your reference:  
ITK0000114685347

Date:  
21 April 2026

Consultant's guidance and recommendations inside.

Written by:



P Bhattacharya MSc AISEP

[p.bhattacharya@groundsure.com](mailto:p.bhattacharya@groundsure.com)

## Professional opinion

Key results



Contaminated land

Low

Page 3 →

Acceptable risk - Groundsure has not identified any risks of concern relating to contaminated land liabilities.



Flood

Negligible

Page 19 →

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

Building assessment

Not identified

Page 21 →

## Other results



Ground stability

Not identified

Page 22 →



Radon

Identified

Page 23 →



Planning

Identified

Page 25 →



Energy

Identified

Page 40 →



Transportation

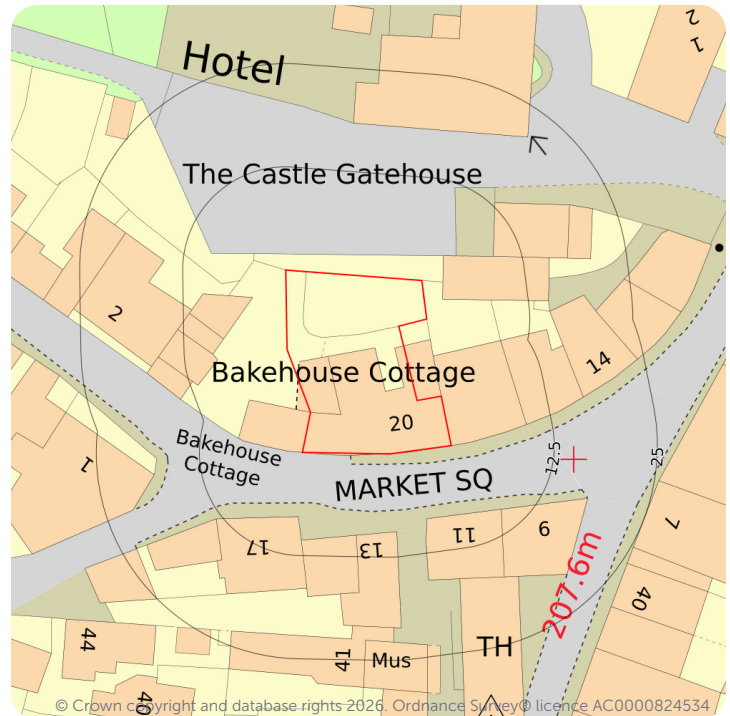
Not identified

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All recommendations

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Appendix →



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## Dual layer assessment for confident site decisions

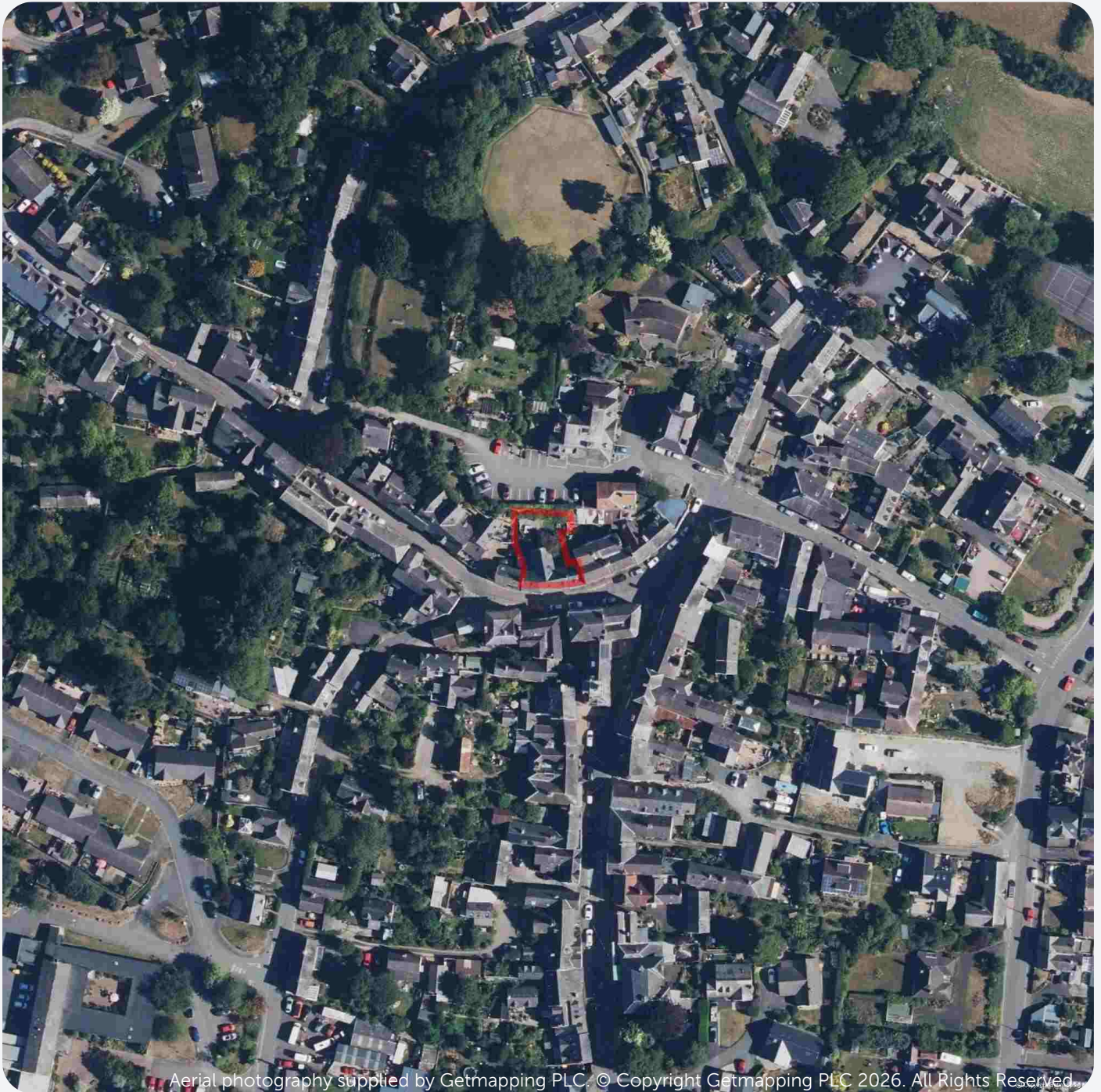
1 Your Review report uses the very best available environmental data to drive risk calculators developed by Groundsure specialists.

2 Contaminated land risk has been fully assessed by an expert Groundsure consultant (and reviewed by a second if needed for added assurance).

3 Have questions? Our experts are on hand to help you interpret the findings. [Contact us](#)



## Recent aerial photograph



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

Capture Date: 09/08/2022

Site Area: 0.04ha

# Review



## Contaminated land ?

Low

The Contaminated Land assessment has been completed by a qualified environmental consultant and includes a manual review of our extensive collection of high detailed Ordnance Survey® maps and environmental data.

### Section links

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

Past land use

Low



Waste and landfill

Low

Current/recent land use

Low



Operational environmental risk

Low



## Contaminated land liability

### Banking security

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

Yes

### Statutory or 3rd party action

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

Unlikely

### Environmental liability

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

Unlikely

## Next steps

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

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



Contaminated land

## Consultant's assessment ?

The Contaminated Land assessment has been completed by a qualified environmental consultant and includes a manual review of our extensive collection of high detailed Ordnance Survey® maps and environmental data.

### Section links

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

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

## Current and proposed land use

### Current land use

Groundsure has assumed that the site is used for commercial purposes and comprises a building in the centre and south and soft landscaped land in the remainder.

### Proposed land use

Groundsure has assumed that the property will remain in its current use.

### Site location

The site lies within a residential and commercial area.

## Historical land use

### On-site

The site history, based on a review of Groundsure's high detailed historical mapping, is as follows:

- **1883** - The site comprised a building in the centre and south.
- **1883 - 1949** - No significant changes.
- **1976** - The site was reconfigured largely into its current layout.
- **1976 - Present** - A review of subsequent historical mapping and aerial photography revealed no significant changes to the site.

### Surrounding area

No potentially contaminative land uses have been identified in proximity to the study site.

## Environmental permits and register entries

No Environmental Permits of concern have been identified on site or in proximity to the property.

No entries on the Local Authority's Contaminated Land Register have been identified within 250m of the site.

## Site setting and overall environmental sensitivity

The site is situated on underlying geology comprising bedrock layers of the Bailey Hill Formation. Groundwater mapping indicates the bedrock layers to be classified as a Secondary B aquifer.

Potentially vulnerable receptors have been identified including site users, residents of nearby dwellings with gardens and the underlying aquifer. Groundsure considers that the property has a moderate to high environmental sensitivity.

## Operational environmental risk

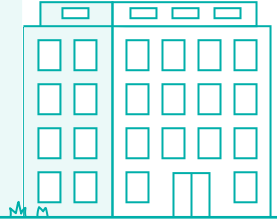
Using recent mapping, aerial photography and the data in this report we consider the site to have a Low ongoing operational environmental risk.

As the site does not appear to be in current industrial use, there is unlikely to be a significant risk of Environmental Damage at the property. However, if you require an assessment of operational risk at the property, please contact Groundsure for further advice.



## Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that is likely to give rise to significant environmental liability. The study site is considered unlikely to be subject to individual statutory investigation, and Groundsure therefore concludes that the site represents an Acceptable Environmental Risk. Please refer to the Groundsure Risk Assessment Methodology contained within this report.





## Contaminated land data summary

| Past land use   | On-Site | 0-50m | 50-250m |
|---|---------|-------|---------|
| Former industrial land use (1:10,560 and 1:10,000 scale)              | 0       | 0     | 22      |
| Former tanks  | 0       | 0     | 0       |
| Former energy features  | 0       | 0     | 7       |
| Former petrol stations  | 0       | 0     | 0       |
| Former garages  | 0       | 0     | 6       |
| Former military land  | 0       | 0     | 0       |
| Waste and landfill  | On-Site | 0-50m | 50-250m |
| Active or recent landfill   | 0       | 0     | 0       |
| Former landfill (from Environment Agency Records)                     | 0       | 0     | 0       |
| Former landfill (from Local Authority and historical mapping records) | 0       | 0     | 0       |
| Waste site no longer in use   | 0       | 0     | 0       |
| Active or recent licensed waste sites                                 | 0       | 0     | 0       |
| Current and recent land use   | On-Site | 0-50m | 50-250m |
| Recent industrial land uses   | 0       | 0     | 5       |
| National Geographic Database (NGD) - Current or recent tanks          | 0       | 0     | 0       |
| Current or recent petrol stations                                     | 0       | 0     | 1       |
| Historical licensed industrial activities                             | 0       | 0     | 0       |
| Current or recent licensed industrial activities                      | 0       | 0     | 0       |
| Local Authority licensed pollutant release                            | 0       | 0     | 0       |
| Pollutant release to surface waters                                   | 0       | 0     | 0       |
| Pollutant release to public sewer                                     | 0       | 0     | 0       |
| Dangerous industrial substances (D.S.I. List 1)                       | 0       | 0     | 0       |
| Dangerous industrial substances (D.S.I. List 2)                       | 0       | 0     | 0       |
| Dangerous or explosive sites  | 0       | 0     | 1       |
| Hazardous substance storage/usage                                     | 0       | 0     | 0       |
| Sites designated as Contaminated Land                                 | 0       | 0     | 0       |
| Pollution incidents   | 0       | 0     | 1       |



Contaminated land

## Past land use ?

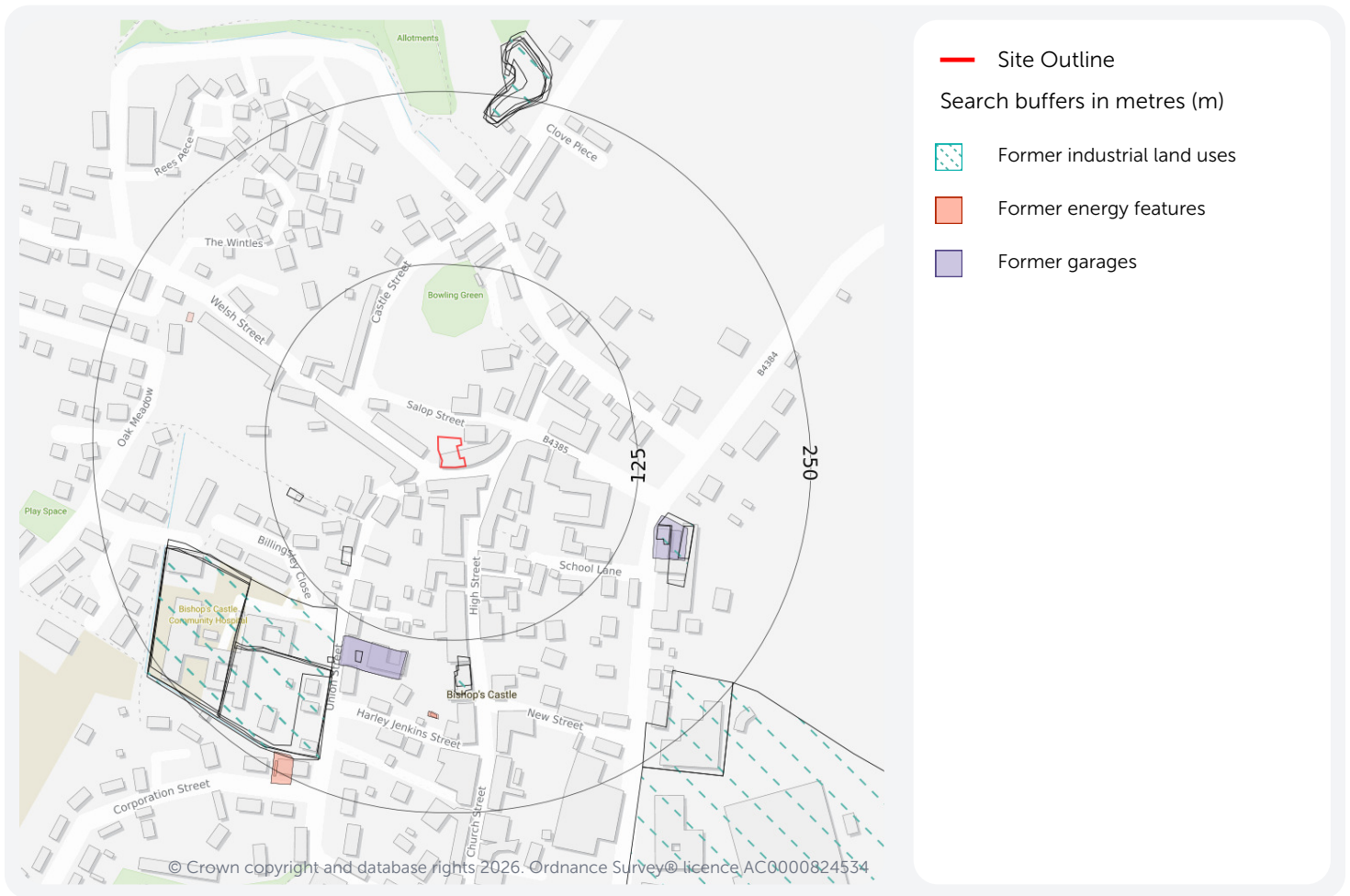
Low

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

### Section links

[Back to section summary](#) →

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



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

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

| Distance | Direction | Use      | Date |
|----------|-----------|----------|------|
| 87 m     | SW        | Smithy   | 1903 |
| 101 m    | W         | Smithy   | 1903 |
| 127 m    | SW        | Hospital | 1978 |

# Review



| Distance | Direction | Use                   | Date |
|----------|-----------|-----------------------|------|
| 137 m    | S         | Police Station        | 1938 |
| 143 m    | S         | Police Station        | 1949 |
| 145 m    | SW        | Smithy                | 1903 |
| 146 m    | E         | Smithy                | 1903 |
| 146 m    | E         | Smithy                | 1883 |
| 158 m    | SW        | Smithy                | 1903 |
| 159 m    | SW        | Isolation Hospital    | 1938 |
| 162 m    | SW        | Isolation Hospital    | 1949 |
| 163 m    | SW        | Union Workhouse       | 1903 |
| 164 m    | E         | Smithy                | 1903 |
| 165 m    | SW        | Unspecified Workhouse | 1903 |
| 167 m    | SW        | Unspecified Workhouse | 1883 |
| 211 m    | SE        | Unspecified Factory   | 1978 |
| 227 m    | N         | Unspecified Quarry    | 1949 |
| 229 m    | N         | Unspecified Quarry    | 1903 |
| 230 m    | N         | Unspecified Quarry    | 1883 |
| 230 m    | N         | Unspecified Quarry    | 1938 |
| 235 m    | N         | Unspecified Quarry    | 1903 |
| 249 m    | SE        | Timber Yard           | 1978 |

This data is sourced from Ordnance Survey®/Groundsure.

## Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey® maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

| Distance | Direction | Use                    | Date |
|----------|-----------|------------------------|------|
| 177 m    | S         | Electricity Substation | 1986 |
| 177 m    | S         | Electricity Substation | 1989 |
| 177 m    | S         | Electricity Substation | 1976 |
| 197 m    | NW        | Electricity Substation | 1976 |
| 235 m    | SW        | Electricity Substation | 1986 |

# Review



| Distance | Direction | Use                    | Date |
|----------|-----------|------------------------|------|
| 235 m    | SW        | Electricity Substation | 1989 |
| 243 m    | SW        | Electricity Substation | 1976 |

This data is sourced from Ordnance Survey®/Groundsure.

## Former garages

These garages have been identified from high detailed historical Ordnance Survey® maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

| Distance | Direction | Use    | Date |
|----------|-----------|--------|------|
| 136 m    | S         | Garage | 1976 |
| 136 m    | S         | Garage | 1986 |
| 136 m    | S         | Garage | 1989 |
| 144 m    | E         | Garage | 1986 |
| 144 m    | E         | Garage | 1989 |
| 156 m    | E         | Garage | 1976 |

This data is sourced from Ordnance Survey®/Groundsure.



Contaminated land

## Current and recent land use ?

Low

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

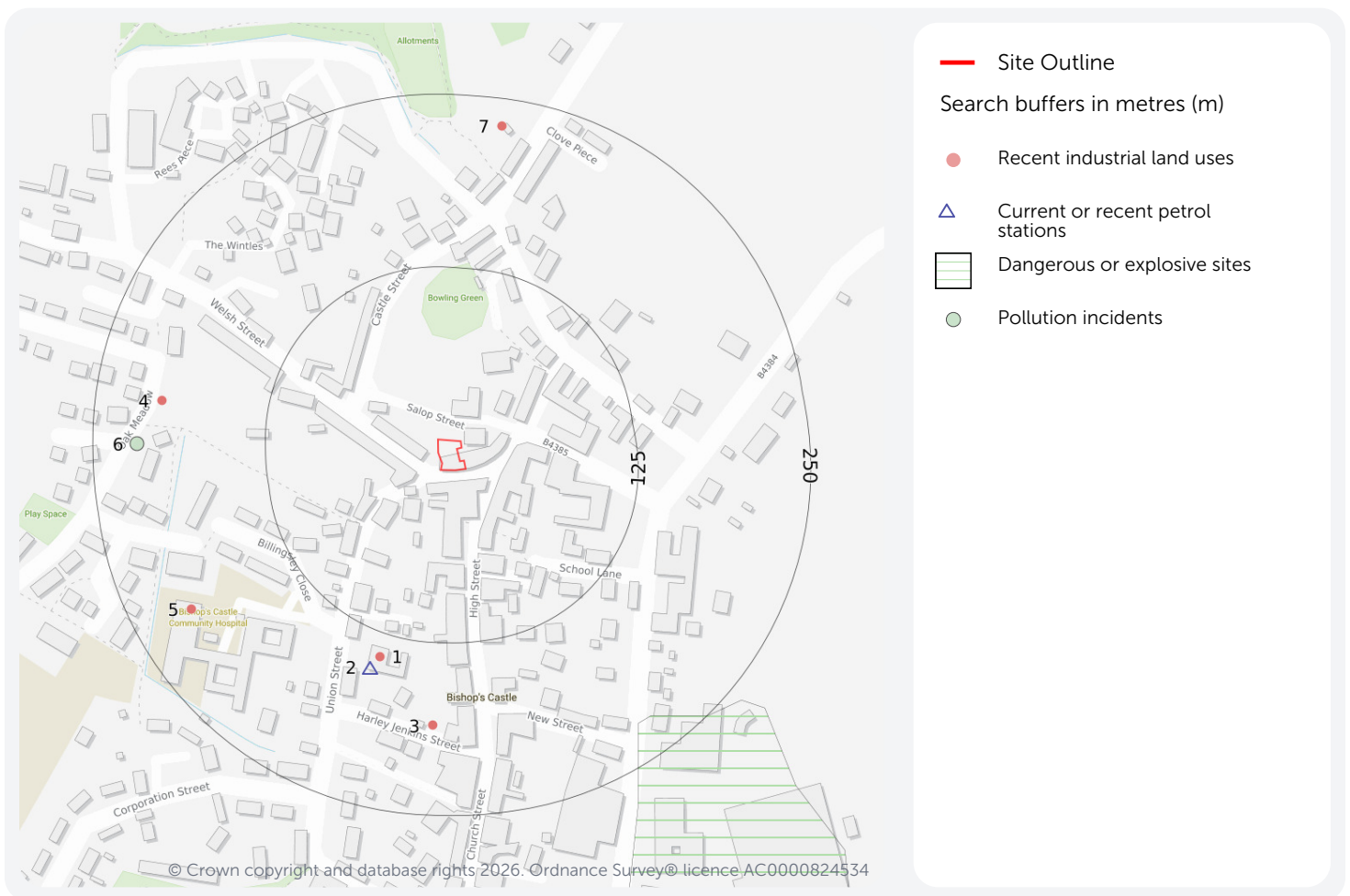
### Section links

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[Hydrology](#) →



### Recent industrial land uses

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

| ID | Distance | Direction | Company / Address   | Activity                              | Category                      |
|----|----------|-----------|---|---------------------------------------|-------------------------------|
| 1  | 142 m    | S         | Union Street Garage - Union Street, Bishops Castle, Shropshire, SY9 5AJ | Vehicle Repair, Testing and Servicing | Repair and Servicing          |
| 3  | 185 m    | S         | Electricity Sub Station - Shropshire, SY9                               | Electrical Features                   | Infrastructure and Facilities |

# Review



| ID | Distance | Direction | Company / Address  | Activity                      | Category                                |
|----|----------|-----------|--|-------------------------------|---|
| 4  | 202 m    | W         | Electricity Sub Station - Shropshire, SY9  | Electrical Features           | Infrastructure and Facilities           |
| 5  | 207 m    | SW        | Bishops Castle Community Hospital - Bishops Castle Community Hospital, Union Street, Bishops Castle, Shropshire, SY9 5AJ | Hospitals                     | Health Practitioners and Establishments |
| 7  | 230 m    | N         | Quarry (Disused) - Shropshire, SY9   | Unspecified Quarries Or Mines | Extractive Industries                   |

This data is sourced from Ordnance Survey®.

## Current or recent petrol stations

Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

| ID | Distance | Direction | Company  | Address   | Status   |
|----|----------|-----------|----------|---|----------|
| 2  | 145 m    | S         | OBSOLETE | Union Street, Bishops Castle, Shropshire, SY9 5AJ | Obsolete |

This data is sourced from Experian Catalist.

## Dangerous or explosive sites

These records relate to facilities that use or have used large amounts of hazardous or explosive materials. They are regulated under the Control of Major Accident Hazards (COMAH) Regulations 2015. Historical facilities may have been regulated under the Notification of Installations Handling Hazardous Substances (NIHHS) Regulations 1982 and the Amendment Regulations 2002. The purpose of the COMAH Regulations is to help prevent major accidents involving dangerous substances and limit the effects to people and the environment of any accidents which do occur. They can be an indication to wider industrial processes with a potential to cause ground contamination.

| Distance | Direction | Company                    | Address   | Operational Status    | Tier |
|----------|-----------|----------------------------|---|-----------------------|------|
| 223 m    | SE        | Charles Ransford & Son Ltd | Charles Ransford And Son Ltd, Station Street, Bishops Castle, SY9 5AQ | Historical COMAH Site | -    |

This data is sourced from the Health and Safety Executive/Groundsure.

# Review



## Pollution incidents

Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

| ID | Distance | Direction | Incident Date | Land Impact            | Water Impact       | Pollutant        |
|----|----------|-----------|---------------|------------------------|--------------------|------------------|
| 6  | 218 m    | W         | 09/11/2001    | Category 4 (No Impact) | Category 3 (Minor) | Suspended Solids |

This data is sourced from the Environment Agency/Natural Resources Wales.



Contaminated land

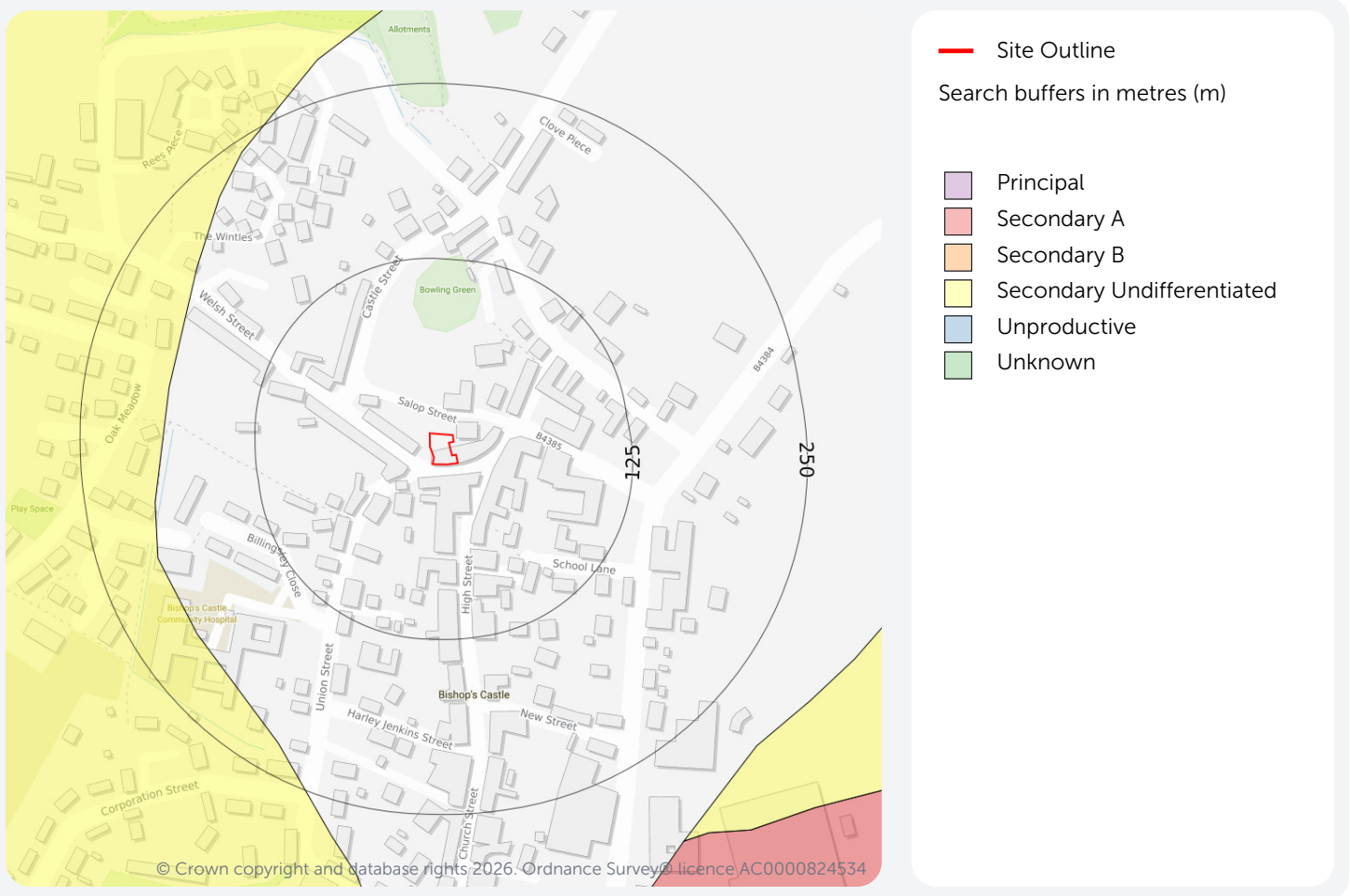
## Superficial hydrogeology ?

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

### Section links

[Back to section summary](#) →

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



### Aquifers within superficial geology

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

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

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

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

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

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

# Review



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

| Distance | Direction | Designation                |
|----------|-----------|----------------------------|
| 189 m    | W         | Secondary Undifferentiated |

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



Contaminated land

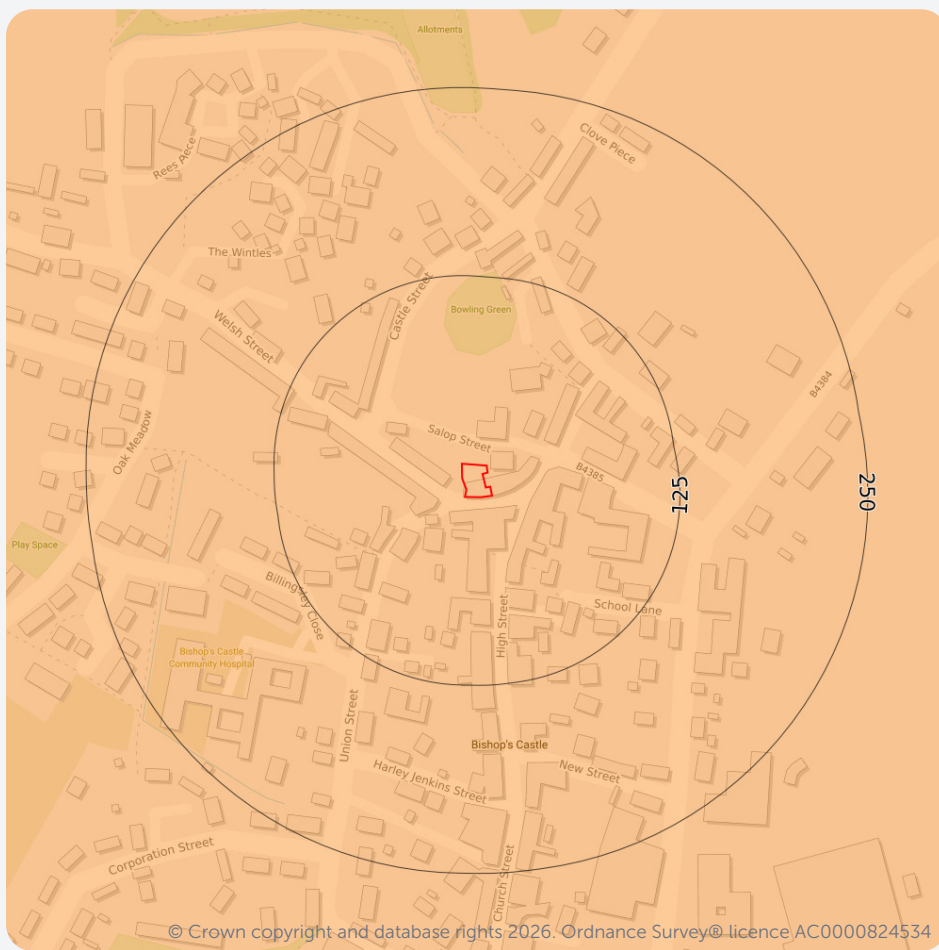
## Bedrock hydrogeology ?

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

### Section links

[Back to section summary](#) →

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



- Site Outline
- Search buffers in metres (m)
- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

### Aquifers within bedrock geology

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

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

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

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

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

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

# Review



| Distance | Direction | Designation |
|----------|-----------|-------------|
| 0        | on site   | Secondary B |

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

## Bedrock geology

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

| Description           | BGS LEX Code | Rock Type                            |
|-----------------------|--------------|--------------------------------------|
| Bailey Hill Formation | BAI-SDSL     | Sandstone and siltstone, interbedded |

This data is sourced from British Geological Survey.



Contaminated land

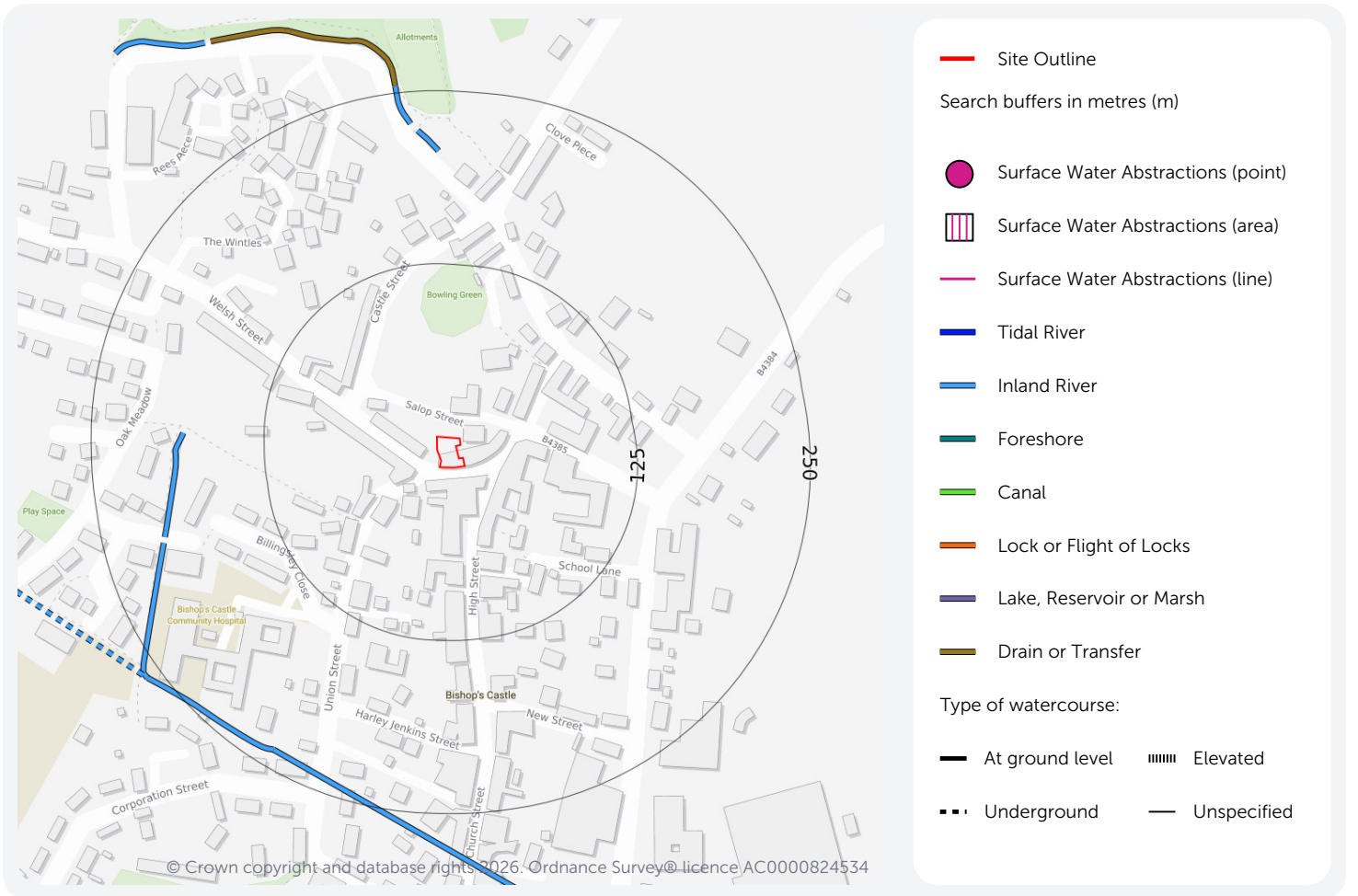
## Hydrology ?

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

### Section links

[Back to section summary](#) →

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



### Water courses from Ordnance Survey®

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

| Distance | Direction | Details  |
|----------|-----------|--|
| 183 m    | W         | <p><b>Name:</b></p> <p><b>Type of water feature:</b> Inland river not influenced by normal tidal action.</p> <p><b>Ground level:</b> On ground surface</p> <p><b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p> |

# Review



| Distance | Direction | Details   |
|----------|-----------|---|
| 203 m    | W         | <b>Name:</b><br><b>Type of water feature:</b> Inland river not influenced by normal tidal action.<br><b>Ground level:</b> Underground<br><b>Permanence:</b> Watercourse contains water year round (in normal circumstances)       |
| 207 m    | N         | <b>Name:</b><br><b>Type of water feature:</b> Inland river not influenced by normal tidal action.<br><b>Ground level:</b> On ground surface<br><b>Permanence:</b> Watercourse contains water year round (in normal circumstances) |
| 207 m    | W         | <b>Name:</b><br><b>Type of water feature:</b> Inland river not influenced by normal tidal action.<br><b>Ground level:</b> On ground surface<br><b>Permanence:</b> Watercourse contains water year round (in normal circumstances) |
| 227 m    | N         | <b>Name:</b><br><b>Type of water feature:</b> Inland river not influenced by normal tidal action.<br><b>Ground level:</b> On ground surface<br><b>Permanence:</b> Watercourse contains water year round (in normal circumstances) |
| 237 m    | SW        | <b>Name:</b><br><b>Type of water feature:</b> Inland river not influenced by normal tidal action.<br><b>Ground level:</b> On ground surface<br><b>Permanence:</b> Watercourse contains water year round (in normal circumstances) |
| 237 m    | SW        | <b>Name:</b><br><b>Type of water feature:</b> Inland river not influenced by normal tidal action.<br><b>Ground level:</b> On ground surface<br><b>Permanence:</b> Watercourse contains water year round (in normal circumstances) |

This data is sourced from Ordnance Survey®.

# Review



## Flooding ?

Negligible

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

### Section links

[Building assessment](#) →

### Risk to site

River and coastal flooding

Very Low

Surface water flooding

Negligible

Groundwater flooding

Negligible

Past flooding

Not identified

Flood storage areas

Not identified

### Risk to building(s)

Not identified

Not identified

Not identified

Not identified

Not identified

FloodScore™ insurance rating

Very Low

## Next steps

Flooding

None required.

## National Planning Policy Framework (NPPF)

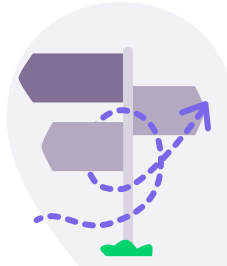
Will any NPPF Flood Risk Assessment be required if the site is redeveloped?

[See overview](#)

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

# Review



To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 48](#) →.



Flooding

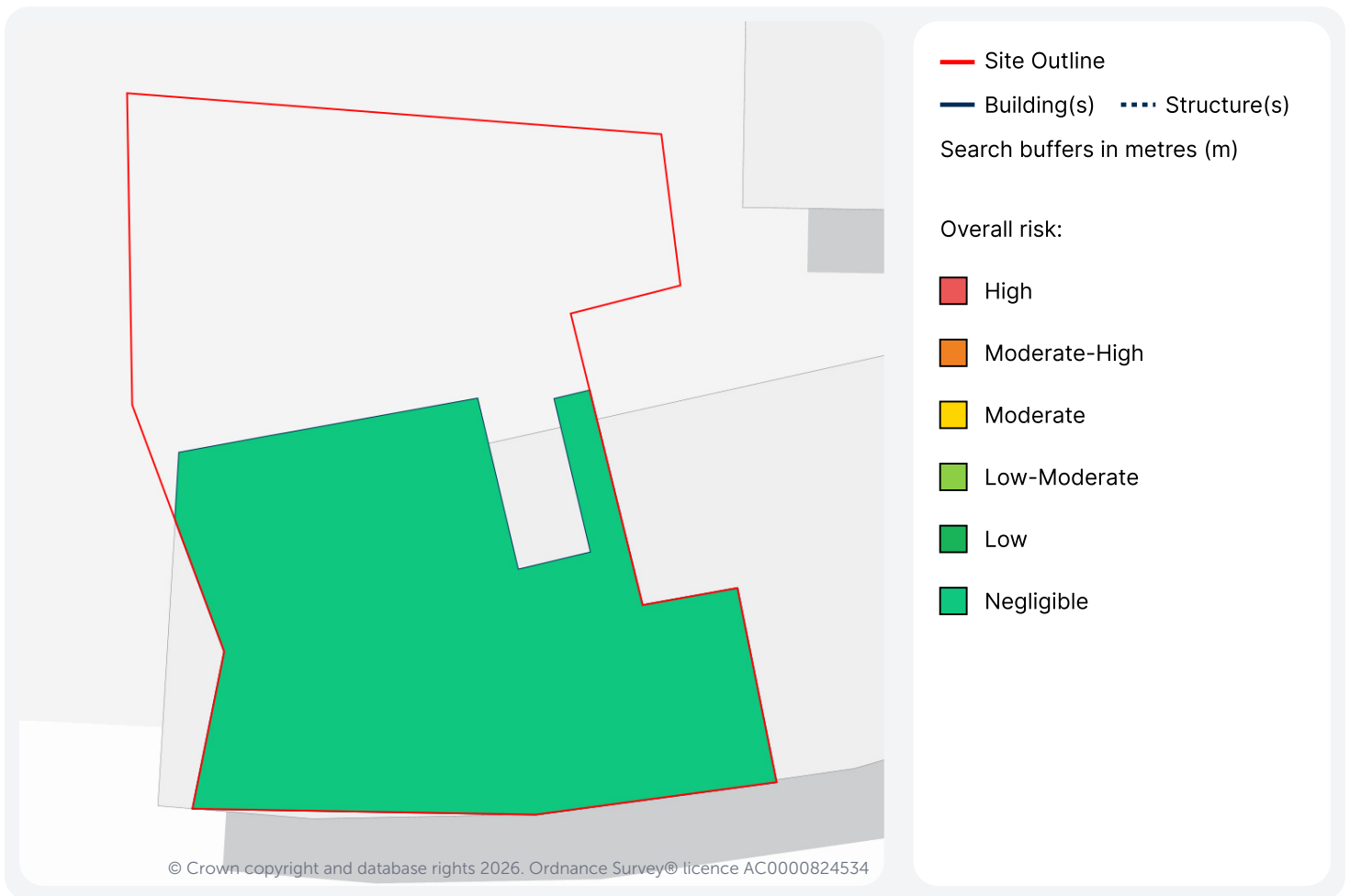
## Building assessment ?

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

### Section links

[Back to section summary](#) →

[Building assessment](#) →



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

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

| Description / Location               | Overall risk | Rivers & coastal | Surface water | Groundwater | Historical flood (at location) | Flood defences (at location) |
|--------------------------------------|--------------|------------------|---------------|-------------|--------------------------------|------------------------------|
| Mixed Use Building<br>332328, 288987 | Negligible   | Very Low         | Negligible    | Negligible  | No                             | No                           |

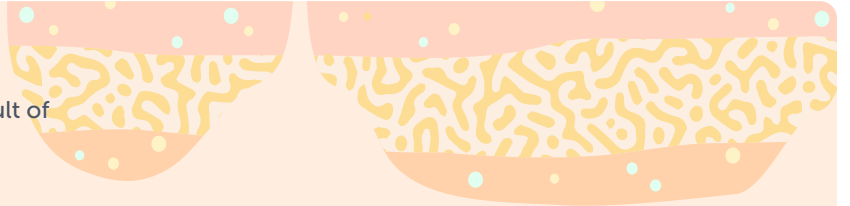
# Review



## Ground stability ?

Not identified

No significant concerns have been identified as a result of the ground stability searches. No action required.



Natural ground stability

Negligible-Very low

Non-natural ground stability

Not identified

## Next steps

Ground stability

None required.



## Radon ?

Identified

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

### Section links

Radon →

## Next steps

### Radon

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

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands>
- 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/orderworkplace>
- Further information is available here <https://knowledge.groundsure.com/searches-radon>



## Radon ?

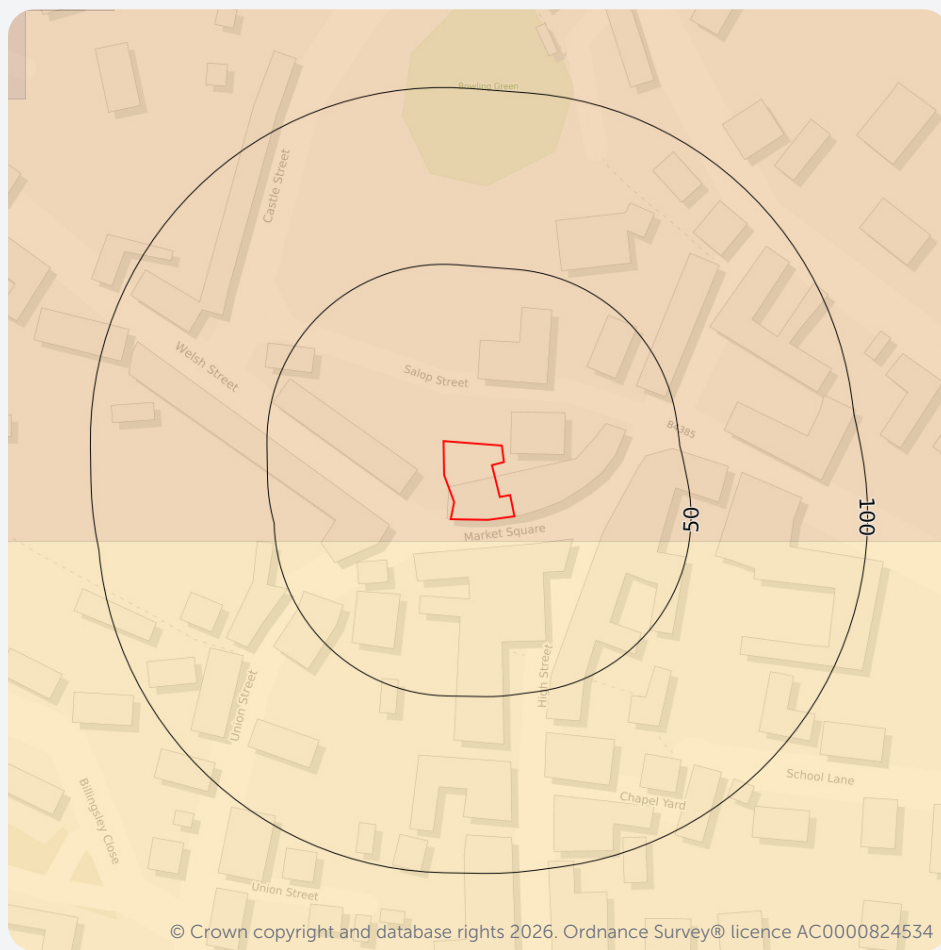
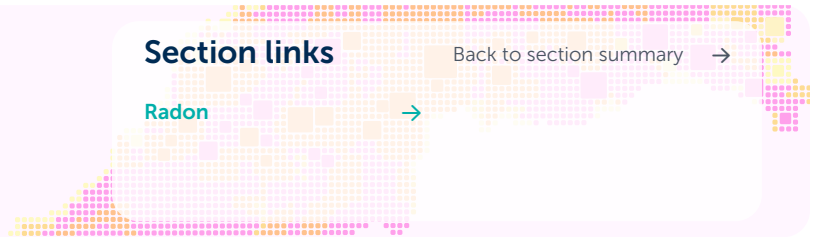
Identified

The property lies within a radon affected area.

### Section links

[Back to section summary](#) →

[Radon](#) →



— Site Outline  
Search buffers in metres (m)

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

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

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

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

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

# Review



## Planning ?

Identified

Planning applications have been identified at or in proximity of the property. Protected areas have been identified within 250 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.

|    |                      |                    |
|----|----------------------|--------------------|
| 33 | Home improvement     | searched to 250m → |
| 2  | Small residential    | searched to 250m → |
| 5  | Medium residential   | searched to 500m → |
| 1  | Large residential    | searched to 750m → |
| 25 | 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.

## Planning constraints

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

Environmental designations

Not identified

Visual and cultural designations

Identified →

## Next steps

### Visual and cultural designations

The property lies within 250m 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



Planning

## Planning applications ?

Identified

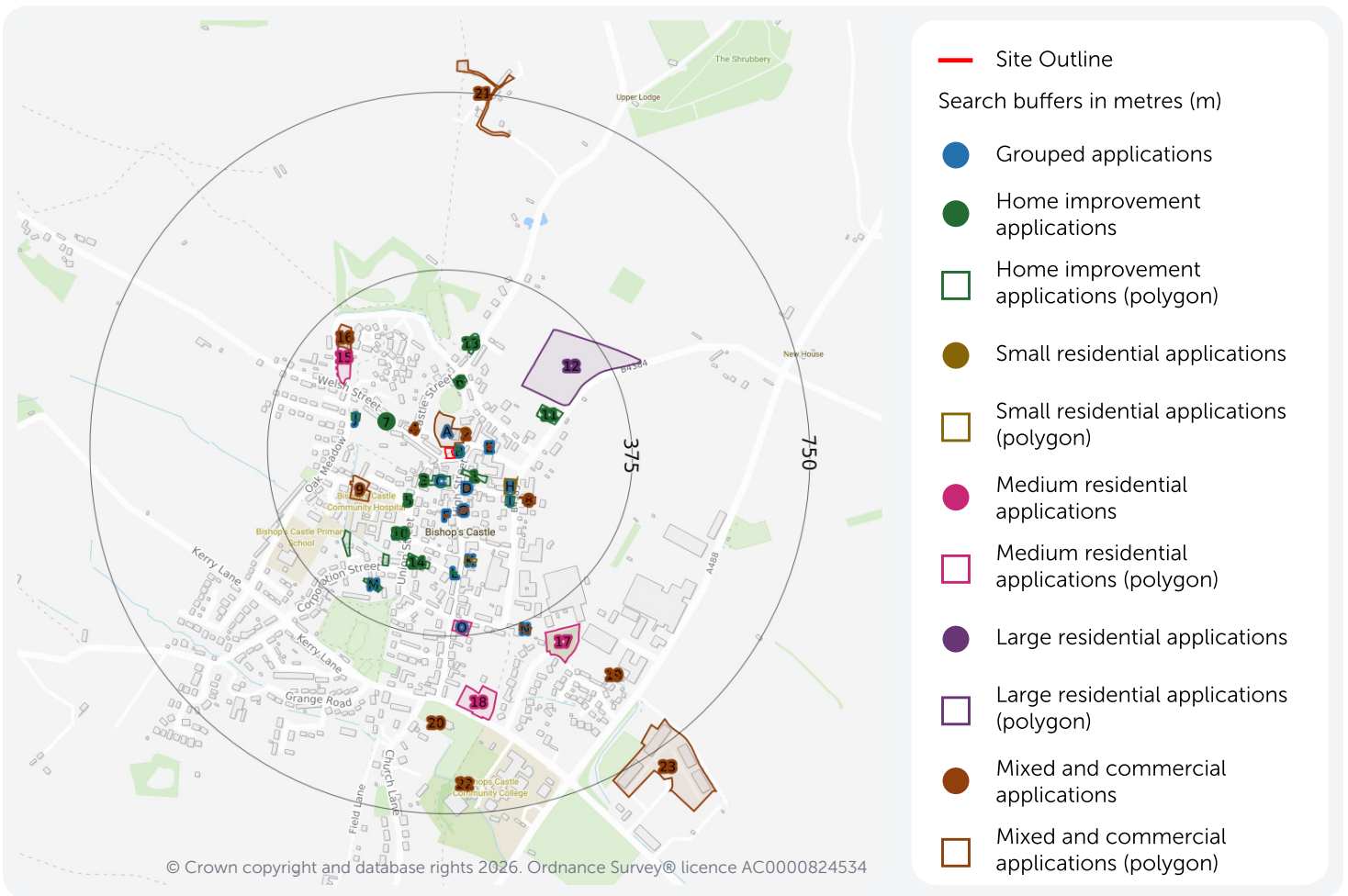
Planning applications have been identified at or in proximity of the property.

### Section links

[Back to section summary](#) →

[Planning applications](#) →

[Planning constraints](#) →



### Home improvement applications searched to 250m

33 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.

# Review



| ID  | Details   | Description   | Online record        |
|---|---|---|----------------------|
| <b>ID: A</b><br><b>Distance:</b> 2 m<br><b>Direction:</b> N   | <b>Application reference:</b> 23/02542/FUL<br><b>Application date:</b> 13/06/2023<br><b>Council:</b> Shropshire | <b>Address:</b> Castle Hotel Salop Street Bishops Castle Shropshire SY9 5BN<br><b>Project:</b> Lounge Bar Extension<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 24/08/2023   | <a href="#">Link</a> |
| <b>ID: A</b><br><b>Distance:</b> 2 m<br><b>Direction:</b> N   | <b>Application reference:</b> 23/02916/LBC<br><b>Application date:</b> 05/07/2023<br><b>Council:</b> Shropshire | <b>Address:</b> Castle Hotel Salop Street Bishops Castle Shropshire SY9 5BN<br><b>Project:</b> Listed Building Extension & Alterations<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 24/08/2023                              | <a href="#">Link</a> |
| <b>ID: B</b><br><b>Distance:</b> 8 m<br><b>Direction:</b> E   | <b>Application reference:</b> 24/00320/LBC<br><b>Application date:</b> 06/02/2024<br><b>Council:</b> Shropshire | <b>Address:</b> 16 Market Square Bishops Castle Shropshire SY9 5BN<br><b>Project:</b> Overspill Domestic Accommodation (Conversion)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 15/03/2024                                 | <a href="#">Link</a> |
| <b>ID: B</b><br><b>Distance:</b> 8 m<br><b>Direction:</b> E   | <b>Application reference:</b> 24/00319/FUL<br><b>Application date:</b> 06/02/2024<br><b>Council:</b> Shropshire | <b>Address:</b> 16 Market Square Bishops Castle Shropshire SY9 5BN<br><b>Project:</b> Overspill Domestic Accommodation (Conversion)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 15/03/2024                                 | <a href="#">Link</a> |
| <b>ID: 1</b><br><b>Distance:</b> 30 m<br><b>Direction:</b> SE | <b>Application reference:</b> 25/01819/FUL<br><b>Application date:</b> 16/05/2025<br><b>Council:</b> Shropshire | <b>Address:</b> 36 High Street Bishops Castle Shropshire SY9 5BQ<br><b>Project:</b> Single Storey Rear Extension & Porch Canopy<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 10/07/2025                                     | <a href="#">Link</a> |
| <b>ID: A</b><br><b>Distance:</b> 38 m<br><b>Direction:</b> N  | <b>Application reference:</b> 25/00401/LBC<br><b>Application date:</b> 04/02/2025<br><b>Council:</b> Shropshire | <b>Address:</b> Castle Hotel Salop Street Bishops Castle Shropshire SY9 5BN<br><b>Project:</b> Gated Access & Canopy Installation<br><b>Last known status:</b> Withdrawn<br><b>Decision date:</b> 07/03/2025                                  | <a href="#">Link</a> |
| <b>ID: C</b><br><b>Distance:</b> 38 m<br><b>Direction:</b> S  | <b>Application reference:</b> 23/02028/LBC<br><b>Application date:</b> 22/05/2023<br><b>Council:</b> Shropshire | <b>Address:</b> The Porch House 33 - 35 High Street Bishops Castle Shropshire SY9 5BE<br><b>Project:</b> Barn Workshop (Repairs/Alterations)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 29/06/2023                        | <a href="#">Link</a> |
| <b>ID: C</b><br><b>Distance:</b> 38 m<br><b>Direction:</b> S  | <b>Application reference:</b> 23/02027/FUL<br><b>Application date:</b> 22/05/2023<br><b>Council:</b> Shropshire | <b>Address:</b> The Porch House 33 - 35 High Street Bishops Castle Shropshire SY9 5BE<br><b>Project:</b> Barn Outbuilding (Repairs/Alterations for Studio/Workshop)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 29/06/2023 | <a href="#">Link</a> |

# Review



| ID   | Details   | Description   | Online record        |
|--|---|---|----------------------|
| <b>ID:</b> 3<br><b>Distance:</b> 60 m<br><b>Direction:</b> SW  | <b>Application reference:</b> 21/03609/FUL<br><b>Application date:</b> 19/08/2021<br><b>Council:</b> Shropshire | <b>Address:</b> Proposed Eco Dwelling To The East Of Union Street Bishops Castle Shropshire<br><b>Project:</b> Shepherd's Hut for Personal and Holiday Use<br><b>Last known status:</b> Withdrawn<br><b>Decision date:</b> 08/10/2021 | <a href="#">Link</a> |
| <b>ID:</b> D<br><b>Distance:</b> 60 m<br><b>Direction:</b> S   | <b>Application reference:</b> 25/03287/LBC<br><b>Application date:</b> 10/09/2025<br><b>Council:</b> Shropshire | <b>Address:</b> Emrys Jones & Co 28 High Street Bishops Castle Shropshire SY9 5BQ<br><b>Project:</b> Window and Door Replacement<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 13/10/2025                            | <a href="#">Link</a> |
| <b>ID:</b> E<br><b>Distance:</b> 64 m<br><b>Direction:</b> E   | <b>Application reference:</b> 25/03923/FUL<br><b>Application date:</b> 07/11/2025<br><b>Council:</b> Shropshire | <b>Address:</b> The Three Tuns Inn Salop Street Bishops Castle Shropshire SY9 5BW<br><b>Project:</b> External Fire Escape Staircase<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 12/12/2025                         | <a href="#">Link</a> |
| <b>ID:</b> E<br><b>Distance:</b> 64 m<br><b>Direction:</b> E   | <b>Application reference:</b> 20/05231/FUL<br><b>Application date:</b> 16/12/2020<br><b>Council:</b> Shropshire | <b>Address:</b> The Three Tuns Inn Salop Street Bishops Castle SY9 5BW<br><b>Project:</b> Fire Escape Staircase (External Works)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 31/03/2021                            | <a href="#">Link</a> |
| <b>ID:</b> E<br><b>Distance:</b> 64 m<br><b>Direction:</b> E   | <b>Application reference:</b> 20/05232/LBC<br><b>Application date:</b> 16/12/2020<br><b>Council:</b> Shropshire | <b>Address:</b> The Three Tuns Inn Salop Street Bishops Castle SY9 5BW<br><b>Project:</b> Fire Escape and Internal Alterations<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 07/04/2021                              | <a href="#">Link</a> |
| <b>ID:</b> E<br><b>Distance:</b> 83 m<br><b>Direction:</b> E   | <b>Application reference:</b> 24/00901/LBC<br><b>Application date:</b> 11/03/2024<br><b>Council:</b> Shropshire | <b>Address:</b> The Old Perukier 5 Salop Street Bishops Castle Shropshire SY9 5BW<br><b>Project:</b> Building Renovation & Roof Repairs<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 03/05/2024                     | <a href="#">Link</a> |
| <b>ID:</b> 5<br><b>Distance:</b> 111 m<br><b>Direction:</b> SW | <b>Application reference:</b> 23/04145/FUL<br><b>Application date:</b> 29/09/2023<br><b>Council:</b> Shropshire | <b>Address:</b> The Gables Union Street Bishops Castle Shropshire SY9 5DF<br><b>Project:</b> Rear Extension (Single Storey)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 15/12/2023                                 | <a href="#">Link</a> |
| <b>ID:</b> F<br><b>Distance:</b> 113 m<br><b>Direction:</b> S  | <b>Application reference:</b> 24/00713/FUL<br><b>Application date:</b> 21/02/2024<br><b>Council:</b> Shropshire | <b>Address:</b> Peel Cottage 30 Union Street Bishops Castle Shropshire SY9 5AJ<br><b>Project:</b> Extensions (New)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 03/04/2024  | <a href="#">Link</a> |
| <b>ID:</b> 6<br><b>Distance:</b> 127 m<br><b>Direction:</b> N  | <b>Application reference:</b> 22/05154/FUL<br><b>Application date:</b> 22/11/2022<br><b>Council:</b> Shropshire | <b>Address:</b> Cross Keys Cottage 8 Castle Green Bishops Castle Shropshire SY9 5BY<br><b>Project:</b> Single Storey Rear Extension<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 02/02/2023                         | <a href="#">Link</a> |

# Review



| ID  | Details   | Description   | Online record        |
|---|---|---|----------------------|
| <b>ID:</b> I<br><b>Distance:</b> 135 m<br><b>Direction:</b> SE  | <b>Application reference:</b> 22/02676/FUL<br><b>Application date:</b> 18/07/2022<br><b>Council:</b> Shropshire | <b>Address:</b> The Old National Boys School Station Street Bishops Castle Shropshire SY9 5DD<br><b>Project:</b> Residential Conversion (Former Workshop/School)<br><b>Last known status:</b> Refused<br><b>Decision date:</b> 05/01/2023                 | <a href="#">Link</a> |
| <b>ID:</b> I<br><b>Distance:</b> 135 m<br><b>Direction:</b> SE  | <b>Application reference:</b> 21/05879/FUL<br><b>Application date:</b> 25/01/2022<br><b>Council:</b> Shropshire | <b>Address:</b> R D S Kent Ltd The Old National Boys School Station Street Bishops Castle Shropshire SY9 5DD<br><b>Project:</b> Dwelling Conversion (Former Workshop/School)<br><b>Last known status:</b> Withdrawn<br><b>Decision date:</b> 23/02/2022   | <a href="#">Link</a> |
| <b>ID:</b> 7<br><b>Distance:</b> 135 m<br><b>Direction:</b> NW  | <b>Application reference:</b> 24/03634/LBC<br><b>Application date:</b> 11/10/2024<br><b>Council:</b> Shropshire | <b>Address:</b> 29 Welsh Street Bishops Castle Shropshire SY9 5BS<br><b>Project:</b> Single Storey Rear Extension (New/Alterations)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 07/01/2025   | <a href="#">Link</a> |
| <b>ID:</b> H<br><b>Distance:</b> 148 m<br><b>Direction:</b> E   | <b>Application reference:</b> 20/00670/FUL<br><b>Application date:</b> 17/02/2020<br><b>Council:</b> Shropshire | <b>Address:</b> The Old Manse Station Street Bishops Castle Shropshire SY9 5AQ<br><b>Project:</b> Residential Alterations (Cladding & Terrace)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 23/03/2020                                  | <a href="#">Link</a> |
| <b>ID:</b> 10<br><b>Distance:</b> 170 m<br><b>Direction:</b> SW | <b>Application reference:</b> 24/02180/FUL<br><b>Application date:</b> 04/06/2024<br><b>Council:</b> Shropshire | <b>Address:</b> Bantry House Union Street Bishops Castle Shropshire SY9 5AJ<br><b>Project:</b> Extension (Removal of Balcony)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 22/07/2024   | <a href="#">Link</a> |
| <b>ID:</b> 11<br><b>Distance:</b> 190 m<br><b>Direction:</b> E  | <b>Application reference:</b> 23/03021/FUL<br><b>Application date:</b> 12/07/2023<br><b>Council:</b> Shropshire | <b>Address:</b> Bishops Castle Medical Practice The Surgery Schoolhouse Lane Bishops Castle Shropshire SY9 5ER<br><b>Project:</b> Solar Panel Installation with Covered Walkway<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 06/09/2023 | <a href="#">Link</a> |
| <b>ID:</b> J<br><b>Distance:</b> 190 m<br><b>Direction:</b> W   | <b>Application reference:</b> 24/01736/FUL<br><b>Application date:</b> 02/05/2024<br><b>Council:</b> Shropshire | <b>Address:</b> 80 Oak Meadow Bishops Castle Shropshire SY9 5PA<br><b>Project:</b> House Extension (Bedrooms & Living Accommodation)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 20/06/2024  | <a href="#">Link</a> |
| <b>ID:</b> J<br><b>Distance:</b> 190 m<br><b>Direction:</b> W   | <b>Application reference:</b> 23/02824/FUL<br><b>Application date:</b> 19/07/2023<br><b>Council:</b> Shropshire | <b>Address:</b> 80 Oak Meadow Bishops Castle Shropshire SY9 5PA<br><b>Project:</b> House Extension (Bedrooms and Living Area)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 30/08/2023   | <a href="#">Link</a> |

# Review



| ID   | Details   | Description  | Online record        |
|--|---|--|----------------------|
| <b>ID:</b> 13<br><b>Distance:</b> 202 m<br><b>Direction:</b> N | <b>Application reference:</b> 20/01842/FUL<br><b>Application date:</b> 19/10/2020<br><b>Council:</b> Shropshire | <b>Address:</b> 15 Castle Green Bishops Castle SY9 5BY<br><b>Project:</b> Outbuilding Conversion & Extension for Ancillary Use<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 08/12/2020                                       | <a href="#">Link</a> |
| <b>ID:</b> L<br><b>Distance:</b> 214 m<br><b>Direction:</b> S  | <b>Application reference:</b> 21/03795/FUL<br><b>Application date:</b> 07/09/2021<br><b>Council:</b> Shropshire | <b>Address:</b> The Co-op Barn 59- 63 Church Street Bishops Castle Shropshire SY9 5AD<br><b>Project:</b> Barn Conversion (Domestic)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 22/10/2021                                  | <a href="#">Link</a> |
| <b>ID:</b> L<br><b>Distance:</b> 214 m<br><b>Direction:</b> S  | <b>Application reference:</b> 21/03796/LBC<br><b>Application date:</b> 07/09/2021<br><b>Council:</b> Shropshire | <b>Address:</b> The Co-op Barn 59 -63 Church Street Bishops Castle Shropshire SY9 5AD<br><b>Project:</b> Barn Conversion (Domestic Use)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 22/10/2021                              | <a href="#">Link</a> |
| <b>ID:</b> 14<br><b>Distance:</b> 215 m<br><b>Direction:</b> S | <b>Application reference:</b> 23/01862/FUL<br><b>Application date:</b> 02/05/2023<br><b>Council:</b> Shropshire | <b>Address:</b> Stoney Pound Union Street Bishops Castle Shropshire SY9 5DF<br><b>Project:</b> Single Storey Rear Extension<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 26/06/2023  | <a href="#">Link</a> |
| <b>ID:</b> K<br><b>Distance:</b> 222 m<br><b>Direction:</b> S  | <b>Application reference:</b> 23/01941/FUL<br><b>Application date:</b> 23/05/2023<br><b>Council:</b> Shropshire | <b>Address:</b> Proposed Conversion Of Outbuilding East Of 68 To 70 Church Street Bishops Castle Shropshire<br><b>Project:</b> Food Bank (Refurbishment/Alterations)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 04/07/2023 | <a href="#">Link</a> |
| <b>ID:</b> M<br><b>Distance:</b> 238 m<br><b>Direction:</b> SW | <b>Application reference:</b> 21/00772/FUL<br><b>Application date:</b> 26/02/2021<br><b>Council:</b> Shropshire | <b>Address:</b> Street Record Corporation Street Bishops Castle Shropshire<br><b>Project:</b> External Wall Insulation Installation (Alterations)<br><b>Last known status:</b> Withdrawn<br><b>Decision date:</b> 19/03/2021                   | <a href="#">Link</a> |
| <b>ID:</b> L<br><b>Distance:</b> 238 m<br><b>Direction:</b> S  | <b>Application reference:</b> 21/01763/LBC<br><b>Application date:</b> 26/04/2021<br><b>Council:</b> Shropshire | <b>Address:</b> 53 Church Street Bishops Castle SY9 5AD<br><b>Project:</b> Solar Panel Installation on Grade II Listed Building<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 08/06/2021                                      | <a href="#">Link</a> |
| <b>ID:</b> M<br><b>Distance:</b> 244 m<br><b>Direction:</b> SW | <b>Application reference:</b> 25/02377/HHE<br><b>Application date:</b> 27/06/2025<br><b>Council:</b> Shropshire | <b>Address:</b> 13 Corporation Street Bishops Castle Shropshire SY9 5AL<br><b>Project:</b> House (Single Storey Rear Extension)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 18/09/2025                                      | <a href="#">Link</a> |

The data is sourced from Serac Tech

# Review



## Small residential applications searched to 250m

2 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        |
|--|---|---|----------------------|
| <b>ID:</b> H<br><b>Distance:</b> 115 m<br><b>Direction:</b> SE | <b>Application reference:</b> 23/04156/FUL<br><b>Application date:</b> 22/09/2023<br><b>Council:</b> Shropshire | <b>Address:</b> Proposed Dwelling To The West Of Station Street Bishops Castle Shropshire<br><b>Project:</b> Detached Dwelling & Garage Construction<br><b>Last known status:</b> Withdrawn<br><b>Decision date:</b> 27/11/2023 | <a href="#">Link</a> |
| <b>ID:</b> K<br><b>Distance:</b> 210 m<br><b>Direction:</b> S  | <b>Application reference:</b> 21/02771/FUL<br><b>Application date:</b> 02/06/2021<br><b>Council:</b> Shropshire | <b>Address:</b> 68-70 Church Street Bishops Castle SY9 5AE<br><b>Project:</b> 2 Affordable Dwellings (Conversion/Extension)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 15/09/2021                           | <a href="#">Link</a> |

The data is sourced from Serac Tech

## Medium residential applications searched to 500m

5 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        |
|---|---|---|----------------------|
| <b>ID:</b> 15<br><b>Distance:</b> 249 m<br><b>Direction:</b> NW | <b>Application reference:</b> 19/02170/FUL<br><b>Application date:</b> 15/05/2019<br><b>Council:</b> Shropshire | <b>Address:</b> Land West Of The Wintles Bishops Castle Shropshire SY9 5ES<br><b>Project:</b> 4 Dwellings (New Construction)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 24/10/2019  | <a href="#">Link</a> |
| <b>ID:</b> O<br><b>Distance:</b> 342 m<br><b>Direction:</b> S   | <b>Application reference:</b> 19/03996/FUL<br><b>Application date:</b> 09/09/2019<br><b>Council:</b> Shropshire | <b>Address:</b> Boars Head Hotel Church Street Bishops Castle SY9 5AE<br><b>Project:</b> 4 Dwellings (Conversion/New)<br><b>Last known status:</b> Refused<br><b>Decision date:</b> 19/02/2020  | <a href="#">Link</a> |
| <b>ID:</b> O<br><b>Distance:</b> 342 m<br><b>Direction:</b> S   | <b>Application reference:</b> 19/03997/LBC<br><b>Application date:</b> 09/09/2019<br><b>Council:</b> Shropshire | <b>Address:</b> Boars Head Hotel Church Street Bishops Castle SY9 5AE<br><b>Project:</b> 3 Dwellings (Conversion/Alterations)<br><b>Last known status:</b> Refused<br><b>Decision date:</b> 19/02/2020  | <a href="#">Link</a> |
| <b>ID:</b> 17<br><b>Distance:</b> 416 m<br><b>Direction:</b> SE | <b>Application reference:</b> 21/00822/REM<br><b>Application date:</b> 15/03/2021<br><b>Council:</b> Shropshire | <b>Address:</b> Proposed Residential Development Land To The North Of Bowling Green Close Bishops Castle Shropshire<br><b>Project:</b> 3 Dwellings (Reserved Matters Approval)<br><b>Last known status:</b> Withdrawn<br><b>Decision date:</b> 05/05/2021 | <a href="#">Link</a> |

# Review



| ID   | Details   | Description  | Online record        |
|--|---|--|----------------------|
| <b>ID:</b> 18<br><b>Distance:</b> 481 m<br><b>Direction:</b> S | <b>Application reference:</b> 19/03039/OUT<br><b>Application date:</b> 29/07/2019<br><b>Council:</b> Shropshire | <b>Address:</b> Proposed Residential Development Land To The North Of Brampton Road Bishops Castle Shropshire<br><b>Project:</b> 6 Dwellings (Outline Permission)<br><b>Last known status:</b> Withdrawn<br><b>Decision date:</b> 18/02/2021 | <a href="#">Link</a> |

The data is sourced from Serac Tech

## Large residential applications searched to 750m

1 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        |
|---|---|--|----------------------|
| <b>ID:</b> 12<br><b>Distance:</b> 197 m<br><b>Direction:</b> NE | <b>Application reference:</b> 19/04444/FUL<br><b>Application date:</b> 07/10/2019<br><b>Council:</b> Shropshire | <b>Address:</b> Land Adj The Surgery Schoolhouse Lane Bishops Castle Shropshire<br><b>Project:</b> 52 Dwellings (Residential Development)<br><b>Last known status:</b> Refused<br><b>Decision date:</b> 10/01/2023 | <a href="#">Link</a> |

The data is sourced from Serac Tech

## Mixed and commercial applications searched to 750m

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

| ID  | Details   | Description  | Online record        |
|---|---|--|----------------------|
| <b>ID:</b> A<br><b>Distance:</b> 2 m<br><b>Direction:</b> N   | <b>Application reference:</b> 23/01467/FUL<br><b>Application date:</b> 11/04/2023<br><b>Council:</b> Shropshire | <b>Address:</b> Castle Hotel Salop Street Bishops Castle Shropshire SY9 5BN<br><b>Project:</b> Photovoltaic Panel Installation at Hotel Garden<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 06/06/2023 | <a href="#">Link</a> |
| <b>ID:</b> 2<br><b>Distance:</b> 31 m<br><b>Direction:</b> NE | <b>Application reference:</b> 23/02049/FUL<br><b>Application date:</b> 04/07/2023<br><b>Council:</b> Shropshire | <b>Address:</b> Old Bank House Salop Street Bishops Castle Shropshire SY9 5BN<br><b>Project:</b> Car Parking Spaces for Existing Flats<br><b>Last known status:</b> Withdrawn<br><b>Decision date:</b> 25/07/2023        | <a href="#">Link</a> |

# Review



| ID  | Details   | Description   | Online record        |
|---|---|---|----------------------|
| <b>ID:</b> A<br><b>Distance:</b> 38 m<br><b>Direction:</b> N  | <b>Application reference:</b> 25/01195/FUL<br><b>Application date:</b> 03/04/2025<br><b>Council:</b> Shropshire | <b>Address:</b> Castle Hotel Salop Street Bishops Castle Shropshire SY9 5BN<br><b>Project:</b> Gated Access & Canopy Installation<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 12/05/2025                           | <a href="#">Link</a> |
| <b>ID:</b> E<br><b>Distance:</b> 64 m<br><b>Direction:</b> E  | <b>Application reference:</b> 25/03924/LBC<br><b>Application date:</b> 07/11/2025<br><b>Council:</b> Shropshire | <b>Address:</b> The Three Tuns Inn Salop Street Bishops Castle Shropshire SY9 5BW<br><b>Project:</b> Restaurant Alterations & Fire Escape Installation<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 12/12/2025      | <a href="#">Link</a> |
| <b>ID:</b> E<br><b>Distance:</b> 64 m<br><b>Direction:</b> E  | <b>Application reference:</b> 23/03044/LBC<br><b>Application date:</b> 13/07/2023<br><b>Council:</b> Shropshire | <b>Address:</b> The Three Tuns Inn Salop Street Bishops Castle Shropshire SY9 5BW<br><b>Project:</b> Building Signage Installation<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 06/09/2023                          | <a href="#">Link</a> |
| <b>ID:</b> D<br><b>Distance:</b> 64 m<br><b>Direction:</b> SE | <b>Application reference:</b> 20/00596/FUL<br><b>Application date:</b> 12/02/2020<br><b>Council:</b> Shropshire | <b>Address:</b> Proposed Commercial Building East Of 28 High Street Bishops Castle Shropshire<br><b>Project:</b> Change of Use to Residential Dwelling (C3)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 23/07/2020 | <a href="#">Link</a> |
| <b>ID:</b> E<br><b>Distance:</b> 70 m<br><b>Direction:</b> E  | <b>Application reference:</b> 22/04060/FUL<br><b>Application date:</b> 12/09/2022<br><b>Council:</b> Shropshire | <b>Address:</b> The Rhos 3 Salop Street Bishops Castle Shropshire SY9 5BW<br><b>Project:</b> Air Source Heat Pump (Retrospective Installation)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 24/10/2022              | <a href="#">Link</a> |
| <b>ID:</b> 4<br><b>Distance:</b> 72 m<br><b>Direction:</b> NW | <b>Application reference:</b> 23/02936/FUL<br><b>Application date:</b> 06/07/2023<br><b>Council:</b> Shropshire | <b>Address:</b> 1 Castle Street Bishops Castle Shropshire SY9 5BU<br><b>Project:</b> Air Source Heat Pump Installation<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 18/08/2023                                      | <a href="#">Link</a> |
| <b>ID:</b> F<br><b>Distance:</b> 88 m<br><b>Direction:</b> S  | <b>Application reference:</b> 20/02016/DIS<br><b>Application date:</b> 26/05/2020<br><b>Council:</b> Shropshire | <b>Address:</b> 23 High Street Bishops Castle Shropshire SY9 5BE<br><b>Project:</b> Listed Building Consent Conditions Discharge<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 19/06/2020                            | <a href="#">Link</a> |
| <b>ID:</b> F<br><b>Distance:</b> 88 m<br><b>Direction:</b> S  | <b>Application reference:</b> 20/02748/DIS<br><b>Application date:</b> 10/07/2020<br><b>Council:</b> Shropshire | <b>Address:</b> 23 High Street Bishops Castle Shropshire SY9 5BE<br><b>Project:</b> Listed Building Conversion with Ancillary Uses<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 10/08/2020                          | <a href="#">Link</a> |

# Review



| ID  | Details   | Description  | Online record        |
|---|---|--|----------------------|
| <b>ID:</b> G<br><b>Distance:</b> 107 m<br><b>Direction:</b> S   | <b>Application reference:</b> 21/01641/FUL<br><b>Application date:</b> 31/03/2021<br><b>Council:</b> Shropshire | <b>Address:</b> 6 High Street Bishops Castle SY9 5BQ<br><b>Project:</b> CCTV Installation<br><b>Last known status:</b> Withdrawn<br><b>Decision date:</b> 26/04/2021   | <a href="#">Link</a> |
| <b>ID:</b> G<br><b>Distance:</b> 107 m<br><b>Direction:</b> S   | <b>Application reference:</b> 23/01133/FUL<br><b>Application date:</b> 15/03/2023<br><b>Council:</b> Shropshire | <b>Address:</b> HSBC 6 High Street Bishops Castle Shropshire SY9 5BQ<br><b>Project:</b> Automated Teller Machine Replacement<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 27/04/2023                                   | <a href="#">Link</a> |
| <b>ID:</b> F<br><b>Distance:</b> 119 m<br><b>Direction:</b> S   | <b>Application reference:</b> 19/01953/CPL<br><b>Application date:</b> 03/05/2019<br><b>Council:</b> Shropshire | <b>Address:</b> 9 High Street Bishops Castle SY9 5BE<br><b>Project:</b> Lawful Development Certificate for Annexe Use<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 16/08/2019  | <a href="#">Link</a> |
| <b>ID:</b> 8<br><b>Distance:</b> 160 m<br><b>Direction:</b> SE  | <b>Application reference:</b> 21/05550/CPL<br><b>Application date:</b> 25/11/2021<br><b>Council:</b> Shropshire | <b>Address:</b> Bishops Castle Methodist Church Station Street Bishops Castle Shropshire SY9 5AQ<br><b>Project:</b> Art Gallery/Studio (Proposed Use)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 19/01/2022          | <a href="#">Link</a> |
| <b>ID:</b> 9<br><b>Distance:</b> 170 m<br><b>Direction:</b> W   | <b>Application reference:</b> 20/00194/CPL<br><b>Application date:</b> 21/01/2020<br><b>Council:</b> Shropshire | <b>Address:</b> Abbeyfield House Oak Meadow Bishops Castle SY9 5PA<br><b>Project:</b> Solar PV Panel Installation<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 25/02/2020  | <a href="#">Link</a> |
| <b>ID:</b> 16<br><b>Distance:</b> 286 m<br><b>Direction:</b> NW | <b>Application reference:</b> 20/00188/FUL<br><b>Application date:</b> 17/01/2020<br><b>Council:</b> Shropshire | <b>Address:</b> Proposed Community Hub At The Wintles Bishops Castle Shropshire<br><b>Project:</b> Community Hub & Workshop Building Development<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 28/07/2020               | <a href="#">Link</a> |
| <b>ID:</b> N<br><b>Distance:</b> 329 m<br><b>Direction:</b> SE  | <b>Application reference:</b> 22/00373/FUL<br><b>Application date:</b> 14/02/2022<br><b>Council:</b> Shropshire | <b>Address:</b> Site Of Former Countrywide Warehouse Station Street Bishops Castle Shropshire SY9 5AQ<br><b>Project:</b> Retail Unit (New Construction)<br><b>Last known status:</b> Refused<br><b>Decision date:</b> 28/10/2022         | <a href="#">Link</a> |
| <b>ID:</b> N<br><b>Distance:</b> 329 m<br><b>Direction:</b> SE  | <b>Application reference:</b> 23/01242/FUL<br><b>Application date:</b> 21/03/2023<br><b>Council:</b> Shropshire | <b>Address:</b> Site Of Former Countrywide Warehouse Station Street Bishops Castle Shropshire SY9 5AQ<br><b>Project:</b> Single Storey Retail Unit Development<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 30/08/2023 | <a href="#">Link</a> |

# Review



| ID  | Details   | Description   | Online record        |
|---|---|---|----------------------|
| <b>ID:</b> O<br><b>Distance:</b> 343 m<br><b>Direction:</b> S   | <b>Application reference:</b> 24/01460/CPE<br><b>Application date:</b> 11/04/2024<br><b>Council:</b> Shropshire | <b>Address:</b> Boars Head Hotel Church Street<br>Bishops Castle Shropshire SY9 5AE<br><b>Project:</b> Existing Use Certificate for Single Dwelling<br><b>Last known status:</b> Refused<br><b>Decision date:</b> 24/05/2024                                | <a href="#">Link</a> |
| <b>ID:</b> N<br><b>Distance:</b> 378 m<br><b>Direction:</b> SE  | <b>Application reference:</b> 19/04279/FUL<br><b>Application date:</b> 26/09/2019<br><b>Council:</b> Shropshire | <b>Address:</b> Former Weighbridge Office Building<br>Station Street Bishops Castle Shropshire SY9 5AQ<br><b>Project:</b> Railway Society Development (Change of Use)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 10/02/2020             | <a href="#">Link</a> |
| <b>ID:</b> 19<br><b>Distance:</b> 555 m<br><b>Direction:</b> SE | <b>Application reference:</b> 21/04387/FUL<br><b>Application date:</b> 09/09/2021<br><b>Council:</b> Shropshire | <b>Address:</b> Jesmonite Ltd Units 2 To 3<br>Challenge Court Love Lane Industrial Estate<br>Bishops Castle Shropshire SY9 5DW<br><b>Project:</b> Commercial Storage Building<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 24/11/2021     | <a href="#">Link</a> |
| <b>ID:</b> 20<br><b>Distance:</b> 556 m<br><b>Direction:</b> S  | <b>Application reference:</b> 21/00766/FUL<br><b>Application date:</b> 08/03/2021<br><b>Council:</b> Shropshire | <b>Address:</b> St John The Baptist Church<br>Brampton Road Bishops Castle Shropshire<br>SY9 5AX<br><b>Project:</b> Storage Shed Construction<br><b>Last known status:</b> Withdrawn<br><b>Decision date:</b> 30/03/2021                                    | <a href="#">Link</a> |
| <b>ID:</b> 21<br><b>Distance:</b> 666 m<br><b>Direction:</b> N  | <b>Application reference:</b> 25/02812/FUL<br><b>Application date:</b> 04/09/2025<br><b>Council:</b> Shropshire | <b>Address:</b> Foxholes Castle Camping Site<br>Foxholes House Bishops Castle Shropshire<br>SY9 5HA<br><b>Project:</b> Holiday Accommodation (Camping Pods & Bunkhouse)<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 24/10/2025           | <a href="#">Link</a> |
| <b>ID:</b> 22<br><b>Distance:</b> 672 m<br><b>Direction:</b> S  | <b>Application reference:</b> 25/03271/FUL<br><b>Application date:</b> 05/09/2025<br><b>Council:</b> Shropshire | <b>Address:</b> SpArC Bishop Castle Leisure Centre<br>Brampton Road Bishops Castle Shropshire<br>SY9 5AY<br><b>Project:</b> Swimming Pool Roof and External Improvement Works<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 25/11/2025     | <a href="#">Link</a> |
| <b>ID:</b> 23<br><b>Distance:</b> 700 m<br><b>Direction:</b> SE | <b>Application reference:</b> 19/02268/FUL<br><b>Application date:</b> 21/05/2019<br><b>Council:</b> Shropshire | <b>Address:</b> Proposed Commercial Development<br>Land To The North Of Bishops Castle<br>Business Park Bishops Castle Shropshire<br><b>Project:</b> Industrial Units Development<br><b>Last known status:</b> Approved<br><b>Decision date:</b> 25/09/2019 | <a href="#">Link</a> |

The data is sourced from Serac Tech



Planning

## Planning constraints ?

Identified

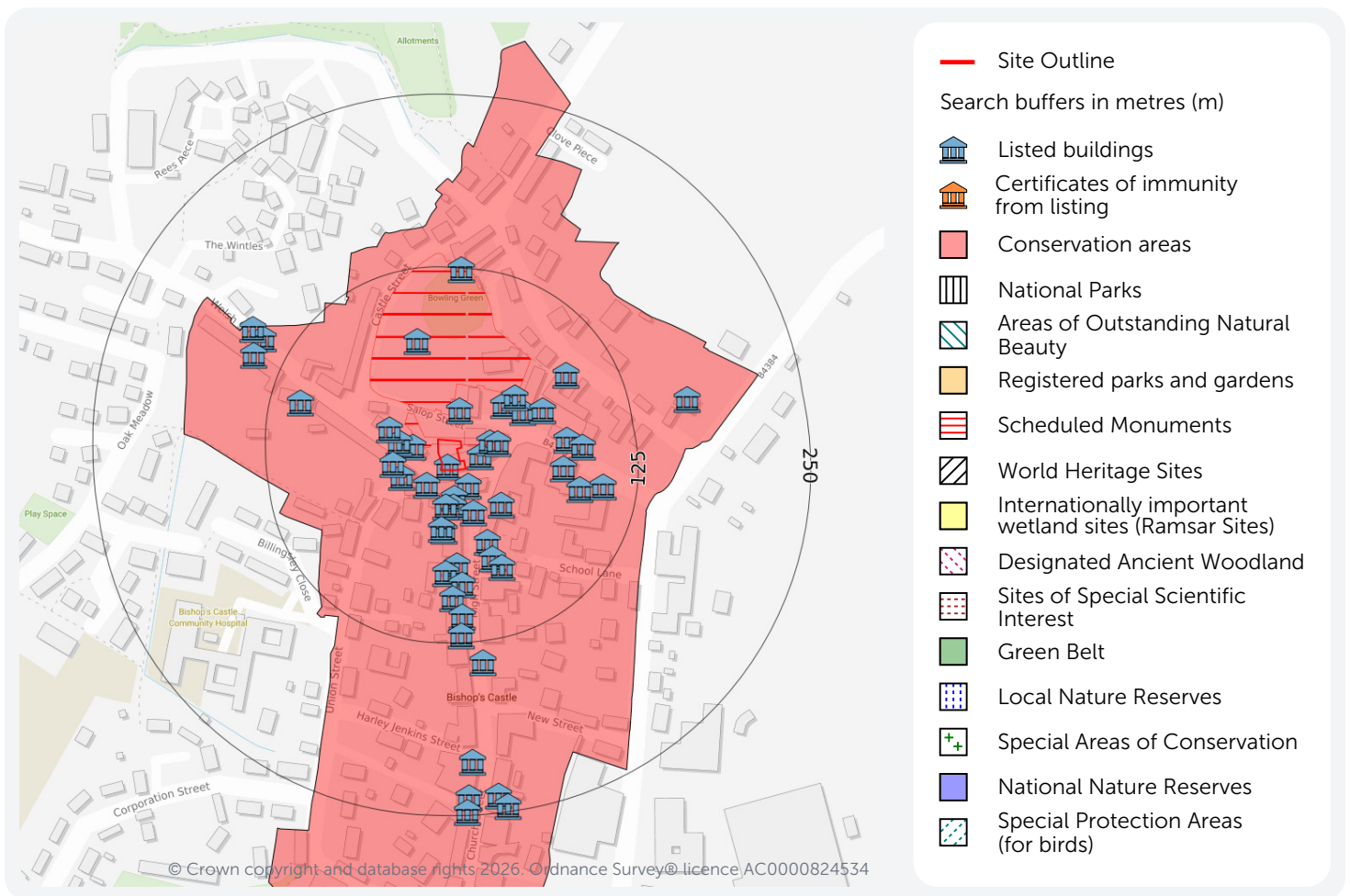
Protected areas have been identified within 250 metres of the property.

### Section links

[Back to section summary](#) →

[Planning applications](#) →

[Planning constraints](#) →



### Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

| Distance | Direction | Name            | District   |
|----------|-----------|-----------------|------------|
| 0        | on site   | Bishop's Castle | Shropshire |

This data is sourced from Historic England and Local Authorities. For more information please see [historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/](https://historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/)

# Review

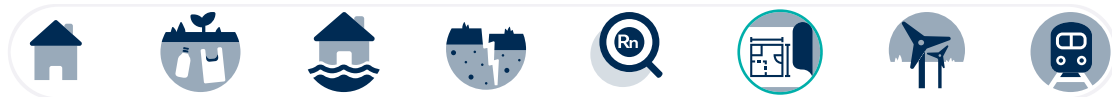


## Listed Buildings

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

| Distance | Direction | Name   | Grade | Listed building reference number | Listed date |
|----------|-----------|--|-------|----------------------------------|-------------|
| 0        | on site   | 20, Market Square  | II    | 1054516                          | 22/09/1988  |
| 12 m     | E         | 16 And 18, Market Square   | II    | 1054557                          | 02/01/1985  |
| 12 m     | S         | 11 Market Square   | II    | 1470605                          | 28/08/2020  |
| 15 m     | SW        | Number 17 And Outbuilding Adjoining To West                          | II    | 1367217                          | 02/01/1985  |
| 18 m     | W         | 2 Welsh Street And Forecourt Railings                                | II    | 1295386                          | 02/01/1985  |
| 20 m     | NE        | 14, Market Square  | II    | 1295447                          | 02/01/1985  |
| 20 m     | S         | 13 And 15, Market Square   | II    | 1054555                          | 02/01/1985  |
| 22 m     | N         | The Castle Hotel   | II    | 1175109                          | 28/07/1950  |
| 26 m     | E         | 12, Market Square  | II    | 1367218                          | 02/01/1985  |
| 26 m     | S         | The House On Crutches And No. 41                                     | II*   | 1367214                          | 28/07/1950  |
| 28 m     | W         | 4 And 6, Welsh Street  | II    | 1054561                          | 02/01/1985  |
| 29 m     | W         | The Black Lion And Forecourt Railings                                | II    | 1295402                          | 02/01/1985  |
| 33 m     | S         | The Town Hall  | II*   | 1054552                          | 28/07/1950  |
| 34 m     | W         | Werneth House And Forecourt Railings                                 | II    | 1367220                          | 02/01/1985  |
| 35 m     | S         | 39, High Street  | II    | 1054551                          | 02/01/1985  |
| 36 m     | W         | 8, Welsh Street  | II    | 1175279                          | 02/01/1985  |
| 37 m     | SE        | 38 And 40 High Street  | II    | 1054554                          | 02/01/1985  |
| 41 m     | NE        | Old Bank House   | II    | 1054556                          | 28/07/1950  |
| 44 m     | S         | 37, High Street  | II    | 1054550                          | 02/01/1985  |
| 50 m     | NE        | 2, Market Square   | II    | 1175102                          | 02/01/1985  |
| 53 m     | S         | The Porch House  | II*   | 1367213                          | 28/07/1950  |
| 55 m     | NE        | The House  | II    | 1174835                          | 02/01/1985  |
| 55 m     | S         | The Vaults   | II    | 1367216                          | 02/01/1985  |
| 63 m     | E         | Clive Coat Of Arms In Aedicule On Site Of Demolished Old Market Hall | II    | 1054578                          | 02/01/1985  |

# Review



| Distance | Direction | Name  | Grade | Listed building reference number | Listed date |
|----------|-----------|---|-------|----------------------------------|-------------|
| 68 m     | S         | Number 28 Including Stores And Garage To Rear                       | II    | 1054553                          | 02/01/1985  |
| 69 m     | S         | 31, High Street   | II    | 1054549                          | 02/01/1985  |
| 71 m     | E         | Three Tuns Inn  | II    | 1175152                          | 02/01/1985  |
| 72 m     | N         | Remains Of Castle On Castle Site                                    | II    | 1054569                          | 28/07/1950  |
| 75 m     | S         | 29, High Street   | II    | 1174980                          | 02/01/1985  |
| 76 m     | S         | 26, High Street   | II    | 1367215                          | 02/01/1985  |
| 76 m     | E         | 3, Salop Street   | II    | 1295417                          | 02/01/1985  |
| 83 m     | S         | 27, High Street   | II    | 1367194                          | 02/01/1985  |
| 84 m     | E         | Coach House Wing Linking Brewery To Rear Wing Of The Three Tuns Inn | II    | 1367219                          | 02/01/1985  |
| 86 m     | E         | 5 Salop Street  | II    | 1054558                          | 02/01/1985  |
| 90 m     | NE        | Former Barn Adjoining Old Bull House To North East                  | II    | 1174845                          | 02/01/1985  |
| 93 m     | S         | 25, High Street   | II    | 1295526                          | 02/01/1985  |
| 101 m    | E         | Brewery And Adjoining Store To South-East Of The Three Tuns Inn     | II    | 1175174                          | 02/01/1985  |
| 101 m    | S         | 19-23, High Street  | II    | 1054586                          | 02/01/1985  |
| 103 m    | W         | 23, Welsh Street  | II    | 1175229                          | 28/07/1950  |
| 120 m    | S         | 15 And 17, High Street  | II    | 1174938                          | 28/07/1950  |
| 124 m    | N         | Summerhouse At So 32335 89126                                       | II    | 1054570                          | 02/01/1985  |
| 140 m    | S         | K6 Telephone Kiosk, High Street                                     | II    | 1054517                          | 16/10/1989  |
| 146 m    | NW        | The Malt House  | II    | 1367221                          | 02/01/1985  |
| 147 m    | NW        | Ashton Cottage  | II    | 1054560                          | 02/01/1985  |
| 156 m    | NW        | Former Malthouse Adjoining Number 20, Welsh Street To West          | II    | 1175286                          | 02/01/1985  |
| 167 m    | E         | Prospect House The Old Schoolhouse                                  | II    | 1054577                          | 28/07/1950  |
| 211 m    | S         | 63, Church Street   | II    | 1367191                          | 02/01/1985  |
| 237 m    | S         | Nos 53-57 And Rudge House   | II    | 1054581                          | 02/01/1985  |

# Review



| Distance | Direction | Name              | Grade | Listed building reference number | Listed date |
|----------|-----------|-------------------|-------|----------------------------------|-------------|
| 238 m    | S         | 64, Church Street | II    | 1054585                          | 02/01/1985  |
| 246 m    | S         | 62, Church Street | II    | 1367193                          | 02/01/1985  |
| 248 m    | S         | 47, Church Street | II    | 1174883                          | 02/01/1985  |

This data is sourced from Historic England. For more information please see <https://historicengland.org.uk/listing/the-list/>

## 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   | Motte and bailey castle and bishops' palace | 1020552      |
| 18 m     | N         | Motte and bailey castle and bishops' palace | 1020552      |



## Energy ?

Identified

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

### Section links

Wind and solar →

## Oil and gas

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

Oil and gas areas

Not identified

Oil and gas wells

Not identified

## Wind and solar

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

Planned multiple wind turbines

Identified →

Planned single wind turbines

Identified →

Existing wind turbines

Identified →

Proposed solar farms

Identified →

Existing solar farms

Not identified

## Energy Infrastructure

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

Power stations

Not identified

Energy infrastructure

Not identified

Projects

Not identified

## Next steps

### Wind

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

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property



## Next steps continued

### Solar

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

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



Energy

## Wind and solar ?

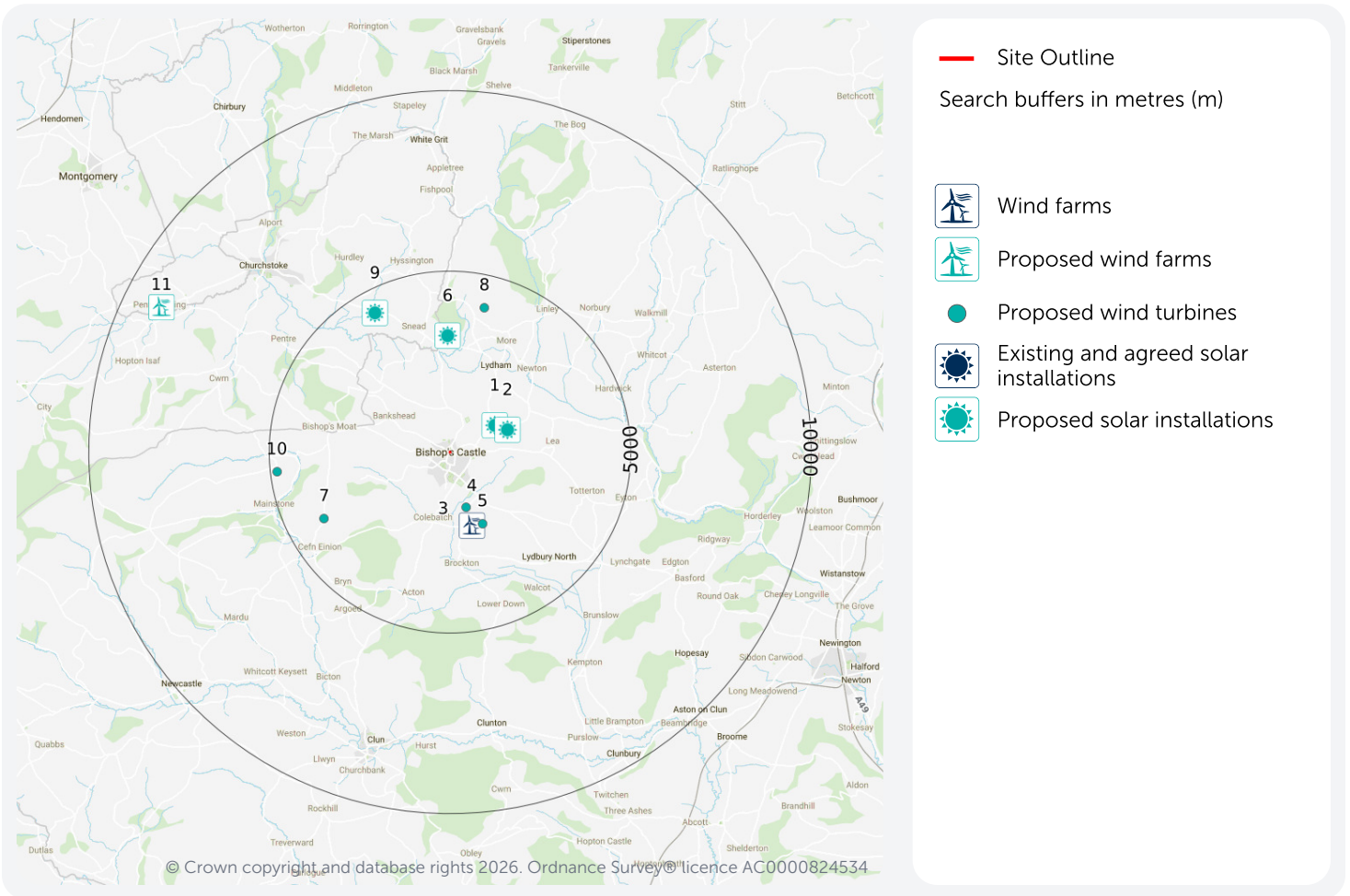
Identified

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

### Section links

[Back to section summary](#) →

[Wind and solar](#) →



### Wind farms

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

# Review



| ID | Distance | Direction | Details  |
|----|----------|-----------|--|
| 4  | 2-3 km   | S         | <b>Site Name:</b> Bishops Castle, Land To The West Of The Conery, Bishop's Castle, Shropshire, West Midlands, SY9 5ET<br><b>Operator Developer:</b> Sharenergy Co-operative Ltd<br><b>Status of Project:</b> Consented |

**Type of project:** Onshore  
**Number of Turbines:** 1  
**Turbine Capacity:** -MW  
**Total project capacity:** 0.9  
**Approximate Grid Reference:** 332936, 286955

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  |
|----|----------|-----------|--|
| 11 | 8-9 km   | NW        | <b>Site Name:</b> Pentrehyling Farm, Church Stoke, Montgomery, Powys, SY15 6HU<br><b>Planning Application Reference:</b> 12/02189/FUL<br><b>Type of Project:</b> 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.

# Review



| ID | Distance | Direction | Details  |
|----|----------|-----------|--|
| 3  | 1-2 km   | S         | <p><b>Site Name:</b> Land To The West Of The Conery, Bishop's Castle, Shropshire SY9 5ET</p> <p><b>Planning Application Reference:</b> 25/00177/FUL</p> <p><b>Type of Project:</b> Wind Turbine Installation (Construction &amp; Operation)</p> <p><b>Application Date:</b> 2025-01-30</p> <p><b>Planning Stage:</b> Validated</p> <p><b>Project Details:</b> Construction and operation of a wind turbine with a maximum height to blade tip of 80m, and associated temporary access track and crane hardstanding.</p> <p><b>Approximate Grid Reference:</b> 332766, 287453</p> |
| 5  | 2-3 km   | S         | <p><b>Site Name:</b> Land To The West Of The Conery, Bishop's Castle, Shropshire SY9 5ET</p> <p><b>Planning Application Reference:</b> 25/00177/FUL</p> <p><b>Type of Project:</b> Wind Turbine Installation</p> <p><b>Application Date:</b> 2025-01-30</p> <p><b>Planning Stage:</b> Approved</p> <p><b>Project Details:</b> Construction and operation of a wind turbine with a maximum height to blade tip of 80m, and associated temporary access track and crane hardstanding.</p> <p><b>Approximate Grid Reference:</b> 332891, 286872</p>                                 |
| 7  | 3-4 km   | SW        | <p><b>Site Name:</b> Reilth Top, Bishops Moat, Bishops Castle, Shropshire, SY9 5LL</p> <p><b>Planning Application Reference:</b> 09/03726/FUL</p> <p><b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2009-12-18</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises installation of Wind Turbine.</p> <p><b>Approximate Grid Reference:</b> 328842, 287155</p>  |
| 8  | 4-5 km   | N         | <p><b>Site Name:</b> Lower Bent Farm, More, Bishops Castle, South Shropshire, Shropshire, SY9 5HH</p> <p><b>Planning Application Reference:</b> 1/07/19424/F</p> <p><b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2007-03-18</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises installation of a 6kw wind turbine.</p> <p><b>Approximate Grid Reference:</b> 333282, 292994</p>   |
| 10 | 4-5 km   | W         | <p><b>Site Name:</b> Hill End, Mainstone, Bishops Castle, Shropshire, SY9 5LX</p> <p><b>Planning Application Reference:</b> 11/00723/FUL</p> <p><b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2011-03-15</p> <p><b>Planning Stage:</b> Early Planning Detail Plans Withdrawn</p> <p><b>Project Details:</b> Scheme comprises installation of a domestic wind turbine.</p> <p><b>Approximate Grid Reference:</b> 327528, 288451</p>  |

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

# Review



## Proposed solar installations

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

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

| ID | Distance | Direction | Address   | Details  |   |
|----|----------|-----------|---|--|---|
| 1  | 1-2 km   | NE        | Lodge Farm<br>Lydham Bishops<br>Castle Shropshire<br>SY9 5dr              | <b>Applicant name:</b> -<br><b>Application Status:</b> Approved<br><b>Application Date:</b><br>26/02/2026<br><b>Application Number:</b><br>26/00425/SCR                                      | Screening opinion for the installation and operation of a ground mounted solar farm with all associated works, equipment and infrastructure |
| 2  | 1-2 km   | NE        | Lodge Farm<br>Lydham Bishops<br>Castle Shropshire<br>SY9 5dr              | <b>Applicant name:</b> -<br><b>Application Status:</b> Validated<br><b>Application Date:</b> -<br><b>Application Number:</b><br>26/00425/SCR   | Screening opinion for the installation and operation of a ground mounted solar farm with all associated works, equipment and infrastructure |
| 6  | 3-4 km   | N         | Roveries Farm,<br>Lydham, Bishops<br>Castle, Shropshire,<br>SY9 5HQ       | <b>Applicant name:</b> Mr & Mrs p<br>sargent<br><b>Application Status:</b> Full<br>Planning Application<br><b>Application Date:</b> 21/10/2022<br><b>Application Number:</b><br>22/04796/FUL | Installation of a ground mounted photovoltaic solar array within the garden of Roveries Farm  |
| 9  | 4-5 km   | NW        | Daisy Bank, Touring<br>Caravan Park,<br>Snead,<br>Montgomery, SY15<br>6EB | <b>Applicant name:</b> Mr Gerallt<br>Davies<br><b>Application Status:</b> Full<br>Application<br><b>Application Date:</b> 14/11/2022<br><b>Application Number:</b><br>22/1702/FUL            | Erection of ground mounted solar PV panels and associated works   |

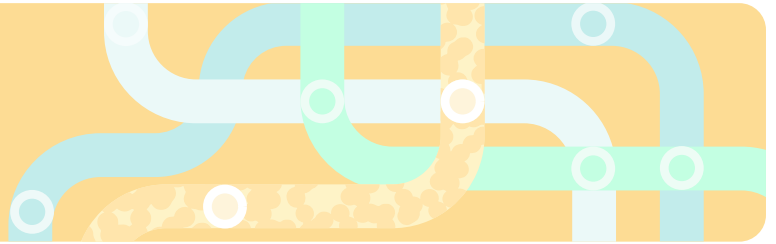
This data is sourced from Serac Tech and Glenigan.



## 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

# Review



## Next steps

Transportation  
None required.



## Datasets searched

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

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

# Review



## Flooding

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

## Natural ground subsidence

|                             |                |
|-----------------------------|----------------|
| Natural ground subsidence   | Not identified |
| Natural geological cavities | Not identified |

## Non-natural ground subsidence

|                       |                |
|-----------------------|----------------|
| Coal mining           | Not identified |
| Non-coal mining areas | Not identified |
| Non-coal mining       | Not identified |
| Mining cavities       | Not identified |
| Infilled land         | Not identified |
| Cheshire Brine        | 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 |
| 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                                     | Identified     |
| Listed Buildings                                       | 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                              | Identified     |
| Proposed wind farms                     | Identified     |
| Proposed wind turbines                  | Identified     |
| Existing and agreed solar installations | Not identified |
| Proposed solar installations            | Identified     |

# Review



## 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

|                      |                |
|----------------------|----------------|
| Underground stations | 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 |
| 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 |



## Appendix



### Contaminated land

Page 3 →

Low

### Next steps

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

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



### Flooding

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Negligible

#### National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.



### Radon

Page 23 →

Identified

### Next steps

#### Radon

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

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands>;
- 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/orderworkplace>;
- Further information is available here <https://knowledge.groundsure.com/searches-radon>.



## Planning constraints

Page 25 →

Identified

### Next steps

#### Visual and cultural designations

The property lies within 250m 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



## Energy

Page 40 →

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



## Methodologies and limitations

Groundsure's methodologies and limitations are available here: [knowledge.groundsure.com/methodologies-and-limitations](https://knowledge.groundsure.com/methodologies-and-limitations)

## Data providers

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

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- a charity with an annual income of less than £3 million;
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- 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

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

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

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

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