

Search Details

Prepared for: Gilbert Davies & Partners Limited
Matter: B11311-0001
Client address: 18 Severn Street, Powys, SY21 7AD

Property:
37 Bronwylfa, Llanymynech, SY22 6HD

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

Date Returned: 13/04/2026	Property type: Residential
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37, Bronwylfa, Llanymynech, SY22 6HD



Reference:
ITK0000113698792

Grid reference:
326743 321641

Your reference:
ITK0000113698792

Date:
13 April 2026

Consultant's guidance and recommendations inside.



Customer Support

info@groundsure.com

✔ No significant environmental risks have been identified

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

Advisory findings

[Review recommendations](#)

- Ground stability** Advice available [Page 5](#) →
- Radon** Advice available [Page 19](#) →
- Planning constraints** Advice available [Page 26](#) →
- Planning applications** Advice available [Page 21](#) →
- Energy** Advice available [Page 28](#) →
- Transportation** Advice available [Page 36](#) →

Passed results

[Included for context](#)

- Contaminated land** Passed [Page 2](#) →
- Flooding** Negligible [Page 3](#) →
- Coal mining (CON29M)** Pass [Page 15](#) →
- Non-coal mining** Pass [Page 16](#) →



ClimateIndex™

[Page 9](#)

[Summary](#) →

Physical risks

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

A

5 years

Negligible

A

30 years

Negligible

Rating key

A

B

C

D

E

F

Negligible risk

High risk

Transition risks

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



Let us know how we are doing!

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



Contaminated land liability ?

Passed

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



Past land use

Passed

Waste and landfill

Passed

Current/recent land use

Passed

Next steps

Contaminated land liability

None required.



Flooding 

Negligible

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

Section links

[Building assessment](#) →

 **Risk to site**


 **Risk to building(s)**

- River and coastal flooding
- Surface water flooding
- Groundwater flooding
- Past flooding
- Flood storage areas

- Very Low
- Negligible
- Negligible
- Not identified
- Not identified

- Very Low
- Negligible
- Negligible
- Not identified
- Not identified

FloodScore™ insurance rating

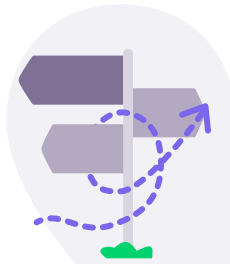
Compiled by Ambiental, a leading flood risk analysis company. [Click here](#)  for details.

Very Low

Next steps

Flooding

None required.



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

You can view the fully comprehensive library of information we have searched on [page 40](#) →.



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)
Semi-Detached House 326744, 321638	Negligible	Very Low	Negligible	Negligible	No	No



Ground stability ?

Identified

Issues or hazards relating to ground stability have been identified within the vicinity of the property.

Section links

[Infilled land](#) →

Natural instability

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

Shrink-swell hazard

Non-Plastic

Natural ground subsidence

Not identified

Landslides

Not identified

Natural cavities

Not identified

Coastal erosion

Not identified

Infilled land

Areas of infilled land or landfill have been identified in the vicinity of the site.

Infilled land

Identified →

Historical landfill sites

Not identified

Sinkholes

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

Reported recent incidents

Not identified

Recorded incidents (Stantec)

Not identified

Historical incidents

Not identified

Next steps

Next steps continued

Ground stability

The property is indicated to lie within an area that could be affected by infilled land.

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings
- if the property is in an area at risk of shrink-swell subsidence and has clay drainage pipes, consideration should be given to replacing these with a modern equivalent
- if a residential property, check whether it benefits from an NHBC guarantee or other builder warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report.

Coastal Erosion

None required.

Ground stability

Infilled land ?

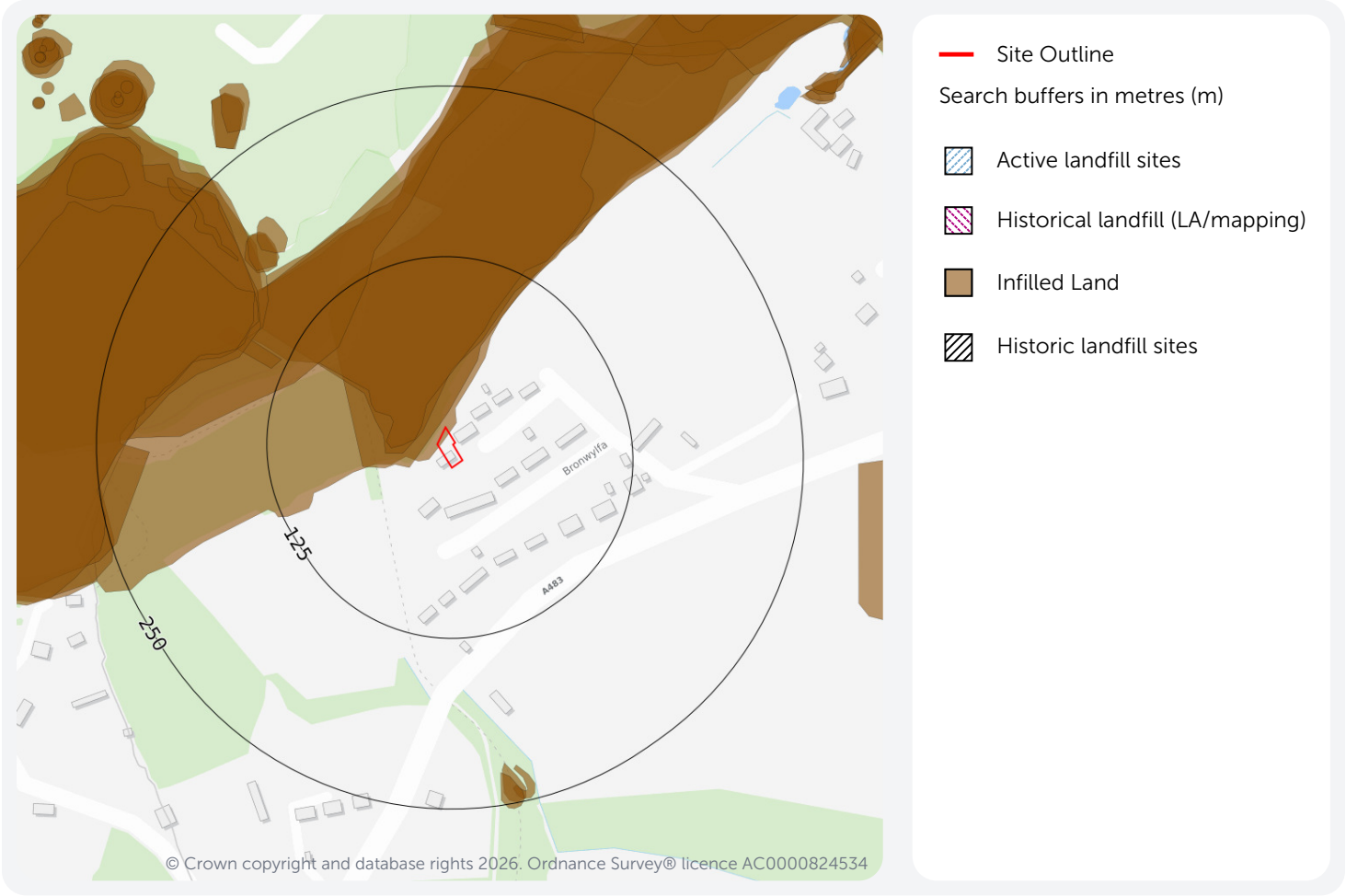
Identified

The data summarised in this section relates to areas of man-made infilled land. These areas of land have the potential to settle and compact causing ground instability and subsidence.

Section links

[Back to section summary](#) →

[Infilled land](#) →



Infilling from historical mapping

These are records of areas of land that have been potentially infilled with unknown materials. Groundsure have identified these areas from our comprehensive collection of historical maps. Depending on the nature of the materials that have been used for infilling there is the potential for these areas to settle over time. As such, any buildings situated on these areas could be at risk from ground instability or subsidence.

Location	Year of mapping	Land Use	Mapping scale
On site	1902	Unspecified Quarry	10560



Location	Year of mapping	Land Use	Mapping scale
5m NW	1875	Unspecified Quarry	10560
14m NW	1965	Unspecified Quarry	10560
16m NW	1902	Unspecified Quarries	10560

This data is sourced from Groundsure.



ClimateIndex™

Future-focused property ratings summarising flood, subsidence and coastal erosion risks over 5 and 30 year periods, aligned with Bank of England reporting requirements.

Section links

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

Physical risks

Negligible



Transition risks



Advice available



Next steps

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#)  here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com  or 01273 257755.



ClimateIndex™

Physical risks 

Negligible

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

Section links

[Back to section summary](#) →

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

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

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

A **5 years**

Negligible

A **30 years**

Negligible

Rating key



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

ClimateIndex™

Flooding ?

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

Section links

[Back to section summary](#) →

[Physical risks](#) → [Flooding](#) →

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

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

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

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

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations [↗](#).

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	< 20	< 20
Medium emissions	< 20	< 20	< 20	< 20
High emissions	< 20	< 20	< 20	< 20

This data is sourced from Ambiental Risk Analytics.



ClimateIndex™

Ground stability ?

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

Section links

[Back to section summary](#) →

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

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

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

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations [↗](#).

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey



ClimateIndex™

Transition risks (EPC)

Transition risks can occur as a result of requirements or obligations to move towards a less polluting, greener economy. This section summarises information relating to any Energy Performance Certificates at the property.

Section links

[Back to section summary](#) →

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

Energy Performance

An Energy Performance Certificate (EPC) contains information about a property's energy use and typical energy costs, alongside recommendations about how to reduce energy use and potentially save money. An EPC also contains an energy efficiency rating: from A (most efficient) to G (least efficient). EPC certificates are valid for 10 years or until a newer EPC is produced. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

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

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

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

Letting and energy efficiency regulations

Minimum Energy Efficiency Standards (MEES) require all rented properties let in England and Wales to have a minimum EPC rating of 'E'.

If the property has an EPC rating of D or E it is important that you consider required or planned retrofit costs against any anticipated equity gain.

Conversely, if energy efficiency is improved at the property through investment in recommended measures, you may be able to unlock improved rates through the increasing number of green mortgages on the market from lenders. A number are now looking at incentivising landlords to invest in energy improvement measures, including reduced or tapered rates once works have been completed. This may have a beneficial effect on the annual profitability of the rental.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered.

Government guidelines and proposals (presented in the Government's consultation on [Improving the energy performance of privately rented homes in England and Wales](#)) are summarised below.



1st April 2020

Future proposal - 2028

Future proposal - 2030

All rented properties to be E of above

Cost cap for improvements:
£3,500

Proposal for higher standard of energy efficiency for new tenancies

Cost cap for improvements:
£15,000

Proposal for higher standard of energy efficiency for all tenancies

Cost cap for improvements:
£15,000

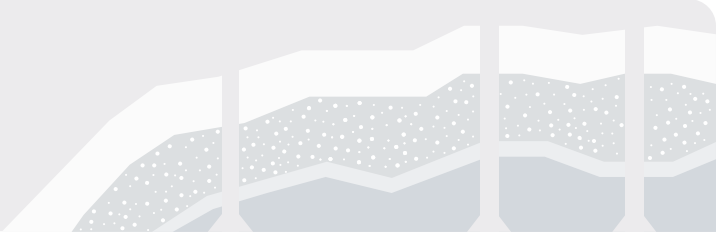
Properties can be exempt from these requirements though this may not pass to the new owner or landlord upon sale. Any exemptions will need to be registered on the PRS Exemptions Register. [Click here](#) for more information on exemptions and how to register them.



Coal mining (CON29M) ?

Pass

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



Next steps

Coal mining areas

None required.



Non-coal mining ?

Pass

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

Section links

[Consultant's assessment](#) →

Consultant's assessment

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

Mining features

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

Mining records

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

Historical features

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

Geological features

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

Assessment results

Pass →

Mining features

Pass

Mine plans

Not identified

Researched mining

Pass

BritPits

Pass

Mineral Planning Areas

Not identified

Non-coal mining areas

Not identified

Mining cavities

Not identified

Coal mining areas

Not identified

Cheshire Brine areas

Not identified

Gypsum areas

Not identified

Tin mining areas

Not identified

Non-coal mining

Pass

Coal and associated mining

Not identified

Industry associated with mining

Pass

Artificial and made ground

Not identified

Mineral veins

Not identified



Next steps

 Assessed by a Groundsure consultant

Non-coal mining

- No further action is recommended.

Non-coal mining

Consultant's assessment ?

Pass

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

Section links

[Consultant's assessment](#) →

[Back to section summary](#) →

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

Mining types: Stone, Unspecified

Past mining activity

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

A former mine waste tip is recorded to lie approximately 5 metres to the north of the property.

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

Current and future mining

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

Consultant's guidance and recommendations

Written by:



C Deacon BA Hons

c.deacon@groundsure.com 



Radon ?

Identified

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 1% and 3%.



Next steps

Radon

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

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

Radon ?

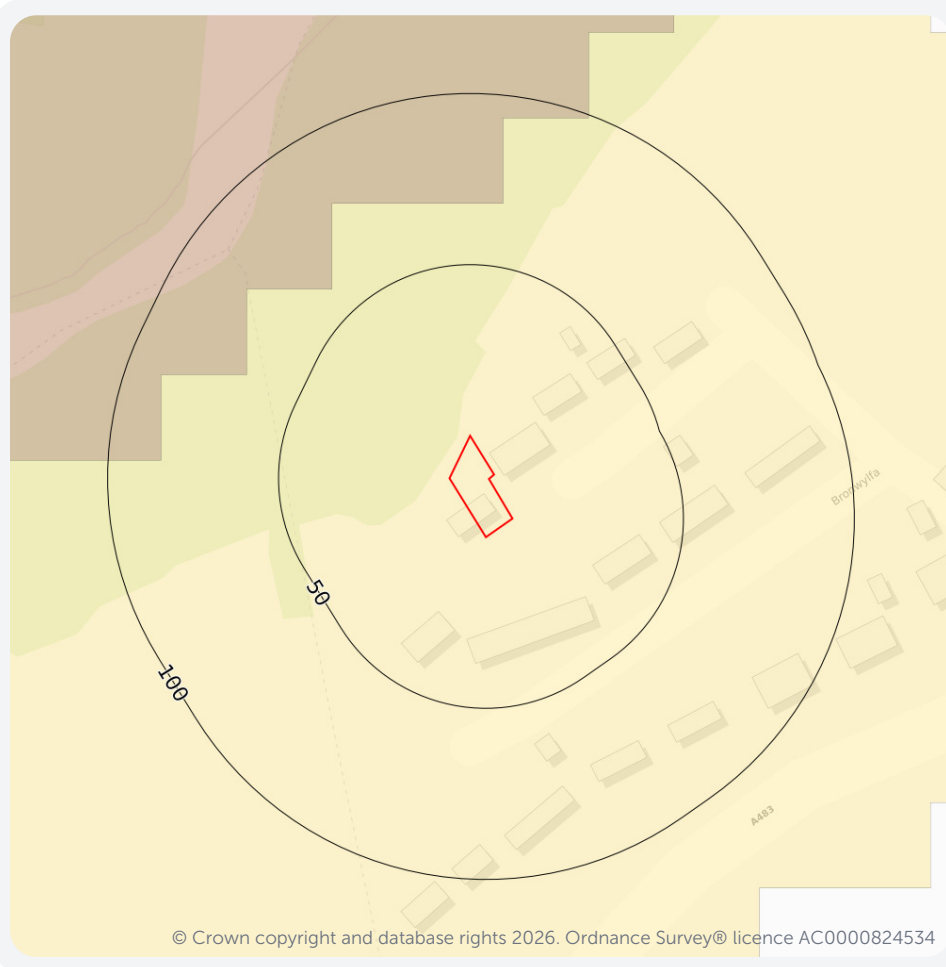
Identified

The property lies within a radon affected area.

Section links

Back to section summary →

Radon →



— Site Outline

Search buffers in metres (m)

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

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

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

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

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



Planning ?

Identified

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

Section links

[Planning applications](#) →
 [Planning constraints](#) →

Planning applications

Using Local Authority planning information supplied and processed by Serac Tech dating back 7 years, this information is designed to help you understand possible changes to the area around the property.

Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

3	Home improvement	searched to 250m →
0	Small residential	searched to 250m
0	Medium residential	searched to 500m
0	Large residential	searched to 750m
7	Mixed and commercial	searched to 750m →

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website. In order to understand this planning data better together with its limitations you should read the full detailed limitations [Click here](#) ↗.

Planning constraints

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

Environmental designations Identified →
Visual and cultural designations Identified →

Next steps

Environmental designations

The property lies within 50m of an environmentally protected site or area.

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



Next steps continued

Visual and cultural designations

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

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

Planning

Planning applications ?

Identified

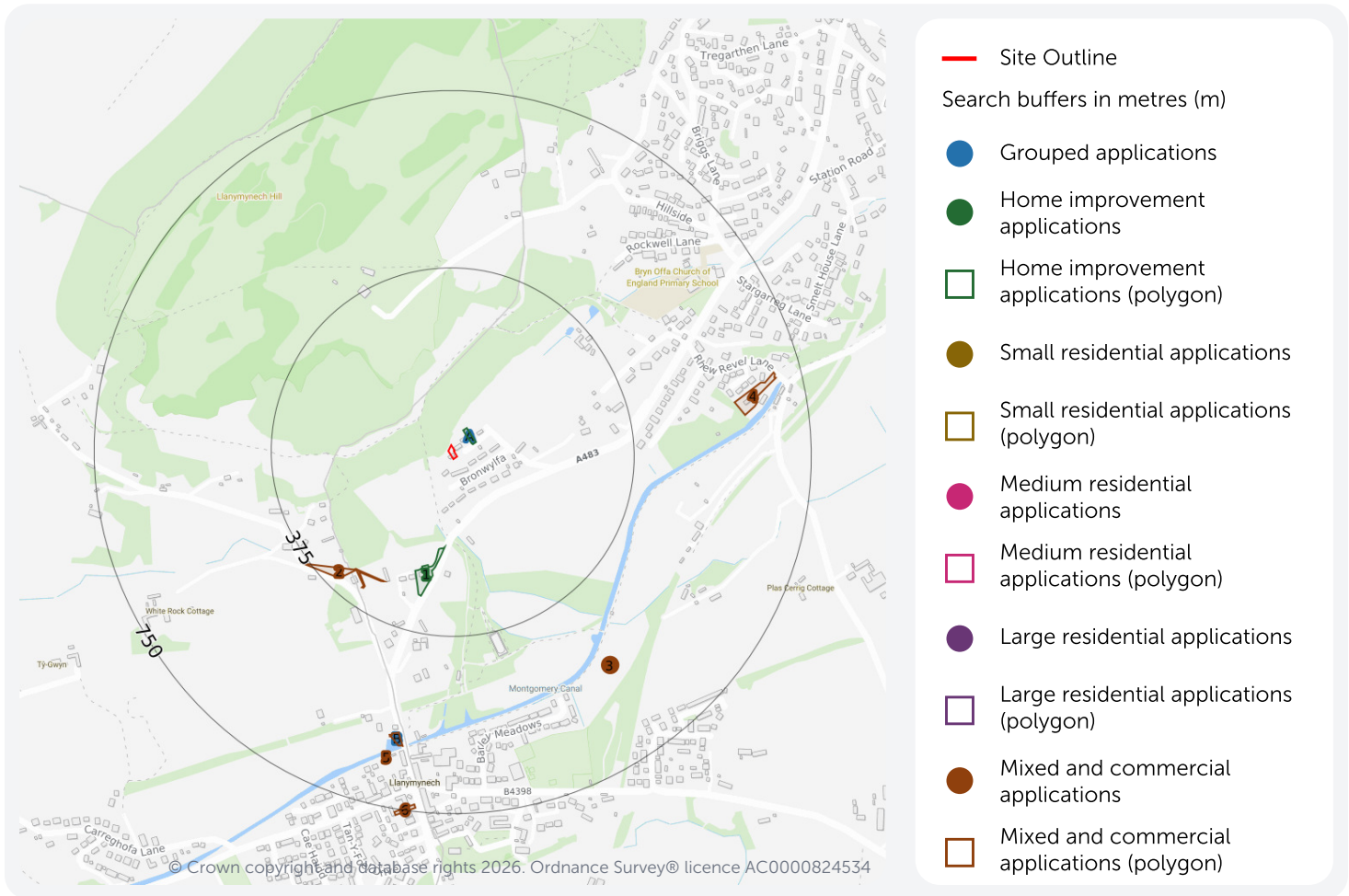
Planning applications have been identified at or in proximity of the property.

Section links

Back to section summary →

Planning applications →




Planning constraints →



Home improvement applications searched to 250m

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



ID	Details	Description	Online record
ID: A Distance: 22 m Direction: NE	Application reference: 22/00564/FUL Application date: 09/03/2022 Council: Shropshire	Address: 32 Bronwylfa Llanymynech Shropshire SY22 6HD Project: Workshop/Garage Outbuilding Last known status: Refused Decision date: 22/04/2022	Link 
ID: A Distance: 38 m Direction: NE	Application reference: 20/03230/FUL Application date: 04/09/2020 Council: Shropshire	Address: 32 Bronwylfa Llanymynech SY22 6HD Project: Utility Room Extension/Alterations Last known status: Approved Decision date: 06/10/2020	Link 
ID: 1 Distance: 188 m Direction: S	Application reference: 21/04182/FUL Application date: 27/09/2021 Council: Shropshire	Address: Meadows End Llanymynech Oswestry Shropshire SY22 6HB Project: Self-Contained Annex (Change of Use) Last known status: Approved Decision date: 17/11/2021	Link 





The data is sourced from Serac Tech

Mixed and commercial applications searched to 750m

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

ID	Details	Description	Online record
ID: 2 Distance: 297 m Direction: SW	Application reference: 20/0503/ELE Application date: 18/03/2020 Council: Powys	Address: Offas Way Llanymynech Powys SY22 6JY Project: Electricity Infrastructure Upgrade Last known status: Other Decision date: 28/04/2020	Link 
ID: 3 Distance: 547 m Direction: SE	Application reference: 25/02497/OUT Application date: 07/07/2025 Council: Shropshire	Address: Proposed Residential Development NE Of Barley Meadows Llanymynech Shropshire Project: Residential Development (Outline Planning Application) Last known status: Validated Decision date: Not supplied	Link 
ID: B Distance: 590 m Direction: S	Application reference: 22/1313/REM Application date: 22/08/2022 Council: Powys	Address: North View North Road Llanymynech SY22 6EA Project: Listed Building Consent Extension Last known status: Approved Decision date: 14/09/2023	Link 



ID	Details	Description	Online record
ID: B Distance: 590 m Direction: S	Application reference: 21/0627/DIS Application date: 30/04/2021 Council: Powys	Address: North View Barn North Road Llanymynech Powys SY22 6EA Project: Listed Building Consent Conditions Discharge Last known status: Approved Decision date: 11/01/2022	Link 
ID: 4 Distance: 599 m Direction: E	Application reference: 25/01456/COU Application date: 24/04/2025 Council: Shropshire	Address: Shilo Rhiew Revel Lane Pant Oswestry Shropshire SY10 8JU Project: Children's Care Home (Change of Use) Last known status: Approved Decision date: 18/07/2025	Link 
ID: 5 Distance: 644 m Direction: S	Application reference: 22/2094/FUL Application date: 17/01/2023 Council: Powys	Address: Land At Montgomery Canal Board 1 - Llanymynech, Board 2 - Belan Lock, Board 3 - Red House, Board 4 - Dolforwyn, Powys Project: Visitor Interpretation Boards Installation Last known status: Approved Decision date: 13/02/2023	Link 
ID: 6 Distance: 735 m Direction: S	Application reference: 21/0170/FUL Application date: 09/02/2021 Council: Powys	Address: Knutsford House The Street Llanymynech Llanymynech Powys SY22 6EN Project: Bed and Breakfast (Conversion) Last known status: Withdrawn Decision date: 29/07/2021	Link 

The data is sourced from Serac Tech

Planning

Planning constraints ?

Identified

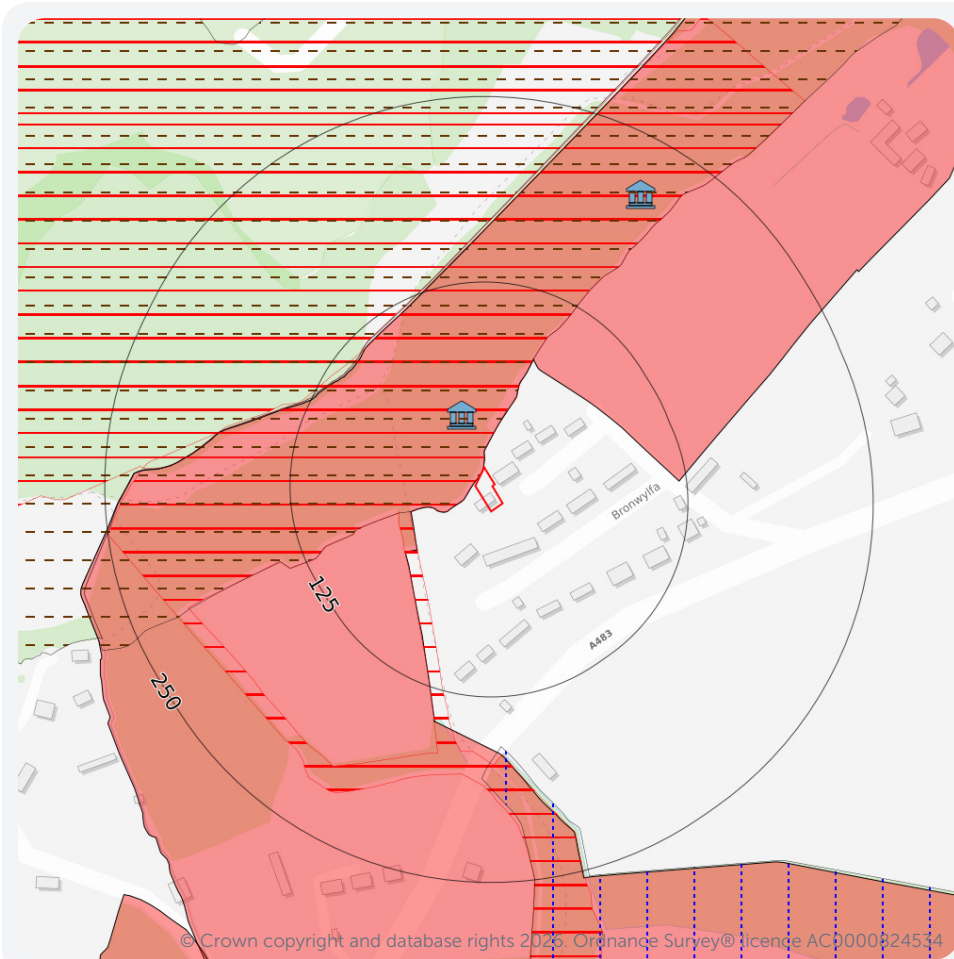
Protected areas have been identified within 50 metres of the property.

Section links

Back to section summary →

Planning applications →

Planning constraints →



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

Sites of Special Scientific Interest

Sites of Special Scientific Interest (SSSIs) are nature conservation sites chosen because they are significantly important natural habitats for animals or plants or significant geologically. They are designated under the Wildlife and Countryside Act 1981. This national network of sites are subject to strict regulations, protecting against any developments on them.

Distance	Direction	SSSI Name	Data Source
0	on site	Llanymynech and Llyncllys Hills SSSI	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information see <https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest>



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	Llanymynech Village and Heritage Area	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/

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
39 m	NW	Limekilns At Ngr Sj 2673 2169	II	1054664	21/10/1987

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	NW	Lime kilns, associated tramways, structures and other buildings at Llanymynech	1021412



Energy ?

Identified

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

Section links

[Wind and solar](#) → [Energy](#) →

Oil and gas

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

Oil and gas areas Not identified

Oil and gas wells Not identified

Wind and solar

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

Planned multiple wind turbines Not identified

Planned single wind turbines Identified →

Existing wind turbines Not identified

Proposed solar farms Identified →

Existing solar farms Identified →

Energy Infrastructure

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

Power stations Not identified

Energy infrastructure Not identified

Projects Identified →

Next steps

Wind

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

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



Next steps continued


Solar

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

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

Projects

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

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

Energy
Wind and solar ?

Identified

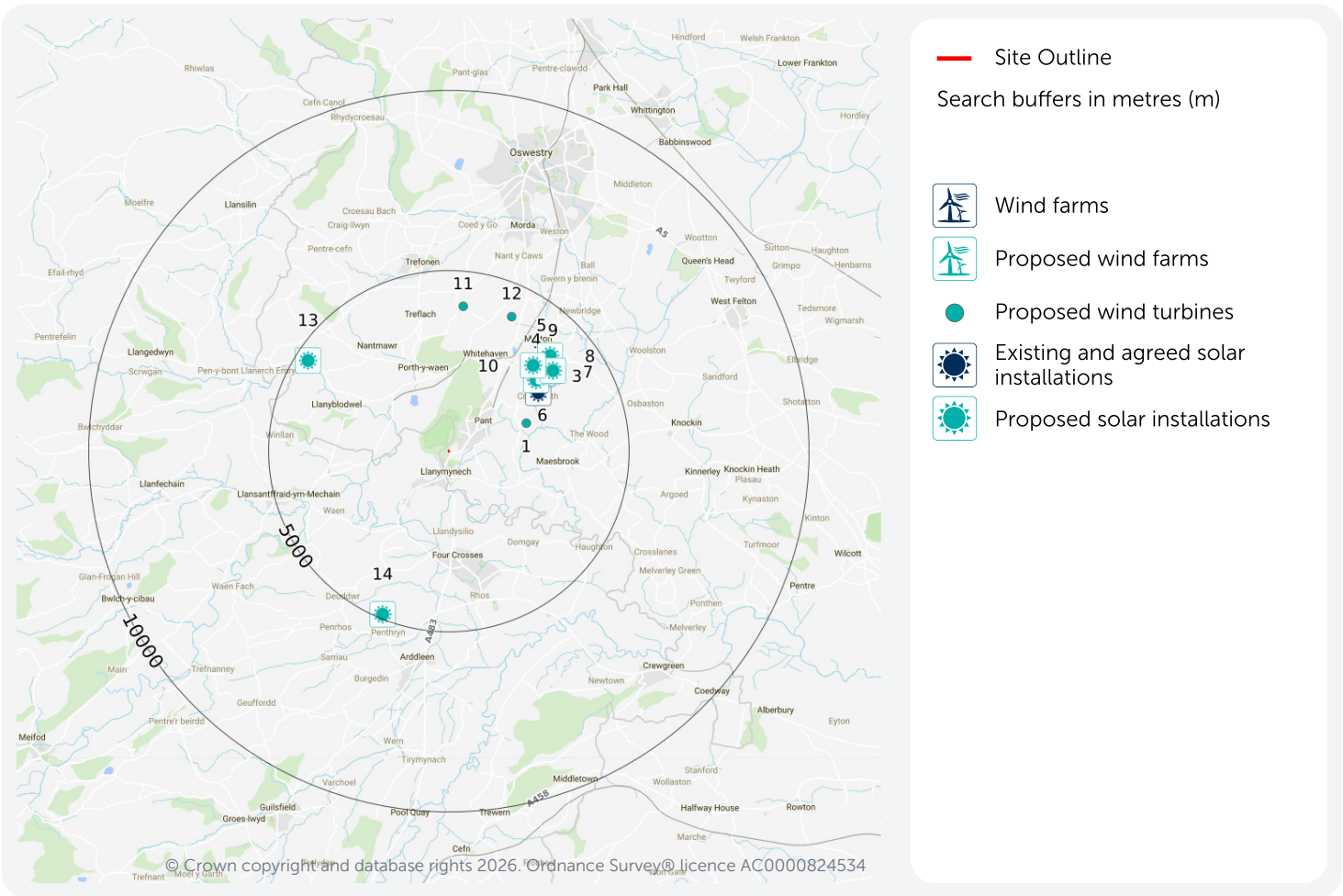
The data summarised in this section relates to the location of current and planned wind farms/turbines and solar farms.

Section links

Back to section summary →

Wind and solar →

Energy →



Proposed wind turbines

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

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



ID	Distance	Direction	Details
1	2-3 km	E	<p>Site Name: The Lowlands, Crickheath, Oswestry, Oswestry, Shropshire, SY10 8BS</p> <p>Planning Application Reference: 07/14938/FUL</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2007-03-31</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of a small wind turbine, an AT5-1, made by iskrawind ltd, be installed at OS grid reference 33 (SJ) 29023,22419, the turbine development is 12m from ground to hub height</p> <p>Approximate Grid Reference: 328891, 322428</p>
11	4-5 km	N	<p>Site Name: Treflach Hall, Treflach, Oswestry, Shropshire, SY10 9HA</p> <p>Planning Application Reference: 12/04441/FUL</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2012-10-31</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of a 5kw micro generation 15m high (hub height) wind turbine and all associated works.</p> <p>Approximate Grid Reference: 327138, 325654</p>
12	4-5 km	NE	<p>Site Name: Lower Sweeney Farm, Sweeney, Oswestry, Shropshire, SY10 8AD</p> <p>Planning Application Reference: 11/05516/FUL</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2011-12-03</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of a wind turbine with control box with a hub height of 20.5m (total height of 27.13m).</p> <p>Approximate Grid Reference: 328489, 325381</p>

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

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

Existing and agreed solar installations

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

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



ID	Distance	Direction	Address	Details
2	2-3 km	NE	Manor Farm, Crickheath - Solar Array, Manor Farm, Tankard Hill, Crickheath, Oswestry, SY10 8BN	Contractor: Manor Farm LPA Name: Shropshire Capacity (MW): 1.8 Application Date: 24/07/2023 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction Date Commenced: -
5	3-4 km	NE	Tramway Farm, Crickheath - Solar Array, Tramway Farm Crickheath, SY10 8AH	Contractor: R & E J Bowker LPA Name: Shropshire Capacity (MW): 1.11 Application Date: 02/12/2022 Pre Consent Status: Revised Post Consent Status: Revised Date Commenced: -
6	3-4 km	NE	Tramway Farm, Crickheath - Solar Array, Tramway Farm Crickheath Oswestry, SY10 8AH	Contractor: R & E J Bowker LPA Name: Shropshire Capacity (MW): 1.11 Application Date: 04/07/2023 Pre Consent Status: Planning Application Submitted Post Consent Status: Application Submitted Date Commenced: -

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

Proposed solar installations

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

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

ID	Distance	Direction	Address	Details
3	3-4 km	NE	Tramway Farm, Crickheath, Oswestry, Shropshire, SY10 8AH	Applicant name: R & E J Bowker Application Status: Full Planning Application Application Date: 04/07/2023 Application Number: 23/02900/FUL Installation of a 1108 kw ground mounted solar array and all associated works
4	3-4 km	NE	Tramway Farm, Crickheath, Oswestry, Shropshire, SY10 8AH	Applicant name: R & E J Bowker Application Status: Full Planning Application Application Date: 02/12/2022 Application Number: 22/05430/FUL Installation of a 1108 kw ground mounted solar array and all associated works



ID	Distance	Direction	Address	Details	
7	3-4 km	NE	Manor Farm, Crickheath, Oswestry, Shropshire, SY10 8BN	Applicant name: Mr D Ward Application Status: Full Planning Application Application Date: 24/07/2023 Application Number: 23/03062/FUL	Installation of ground mounted 1800kw solar pv to supply previously secured export grid connection and all associated works
8	3-4 km	NE	Manor Farm, Crickheath, Oswestry, Shropshire, SY10 8BN	Applicant name: Mr D Ward Application Status: Full Planning Application Application Date: 06/02/2015 Application Number: 15/00240/FUL	Formation of solar farm comprising the installation of (circa) 3,960 panels; five inverter cabinets; transformer building; sub-station; 2.4m high boundary fencing; access tracks and landscaping scheme
9	3-4 km	NE	Manor Farm, Crickheath, Oswestry, Shropshire, SY10 8BN	Applicant name: Mr D Ward Application Status: Discharge of Condition Application Date: 17/09/2015 Application Number: 15/03739/DIS	Discharge of Conditions 3 (means of access), 4 (traffic management), 5 (metering unit), 6 (archaeology), 7 (external materials), 8 (landscaping), 9 (habitat management) and 10 (lighting) of planning permission 15/00240/FUL Formation of solar farm
10	3-4 km	NE	Manor Farm, Crickheath, Oswestry, Shropshire, SY10 8BN	Applicant name: Mr D Ward Application Status: Amendments to Approved Plans Application Date: 04/12/2015 Application Number: 15/05321/AMP	Non Material Amendment attached to Planning Permission 15/00240/FUL Formation of solar farm comprising the installation of (circa) 3,960 panels; five inverter cabinets; transformer building; sub-station; 2.4m high boundary fencing; access tracks and landscaping scheme
13	4-5 km	NW	Glanrafon Hall, Llanyblodwel, Oswestry, SY10 8NF	Applicant name: Mr W D Lloyd Application Status: Full Planning Application Application Date: 08/01/2015 Application Number: 15/00061/FUL	Installation of 42 Ground Mounted Photovoltaic Panels (2 rows of 21 panels)
14	4-5 km	S	Land At Coppice Farm, Penrhos, Llanymynech, SY22 6QB	Applicant name: R & EJ Bowker Application Status: Full Application Application Date: 24/10/2022 Application Number: 22/1603/FUL	Construction of 1148.04kw ground mounted solar array and all associated works

This data is sourced from Serac Tech and Glenigan.

Energy
Energy infrastructure ?

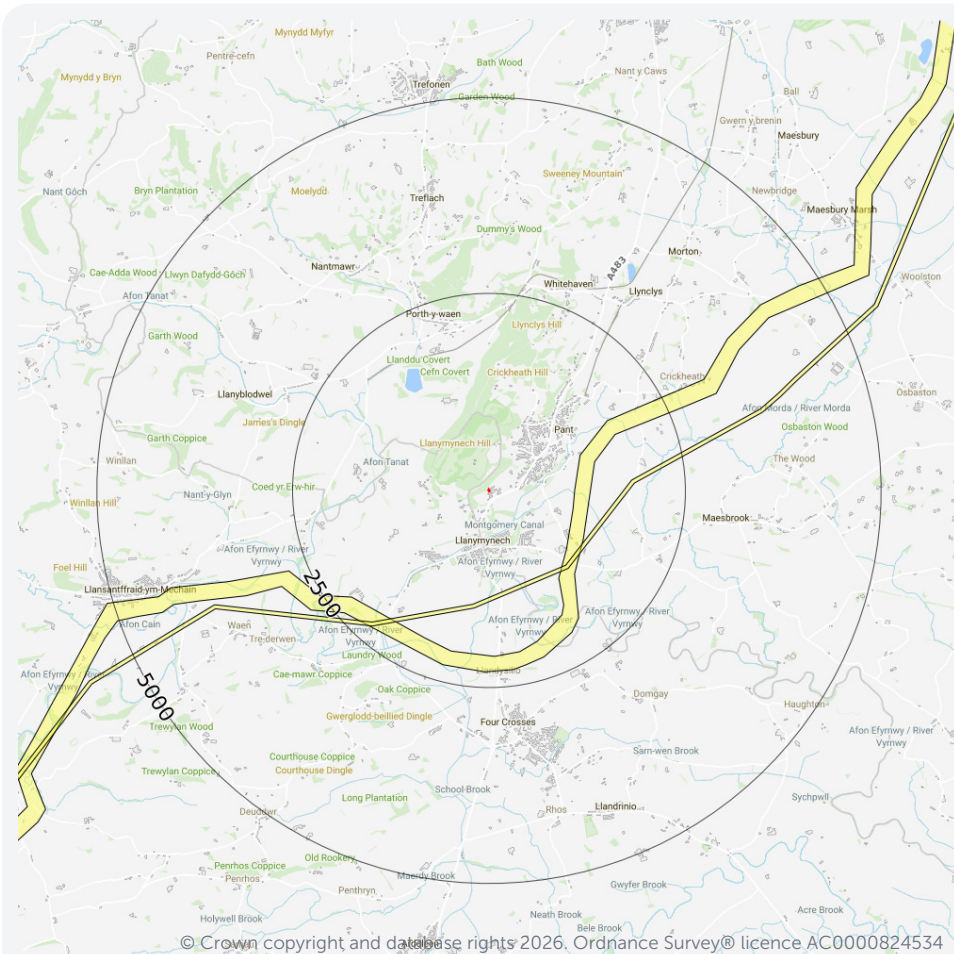
Identified

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

Section links

[Back to section summary](#) →

[Wind and solar](#) → [Energy](#) →



- Site Outline
- Search buffers in metres (m)
- Power stations
- Nuclear sites
- Gas sites
- Electricity substations
- Energy development projects
- ⋯ Gas pipelines
- ⋯ Electricity Lines
- ⋯ Electricity Cable
- ⋯ Electricity transmission lines and pylons


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Large Energy Projects

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



Distance	Direction	Details	Summary
1-2 km	E	Operator: Green Gen Cymru Site Name: Green Gen Vyrnwy Frankton Stage: Pre application	An overhead line from a collector substation in Powys through the Vyrnwy Valley to a connection point on the national electricity network near Lower Frankton in Shropshire.
1-2 km	SE	Operator: National Grid Site Name: Mid Wales Electricity Connection (N Grid) Stage: Withdrawn	Construction of a new 400 kV electricity connection between Shropshire and Powys

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



Transportation ?

Identified

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

Section links

Other railways →

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

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels. The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

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



Next steps

Transportation

None required.

Transportation

Other railways ?

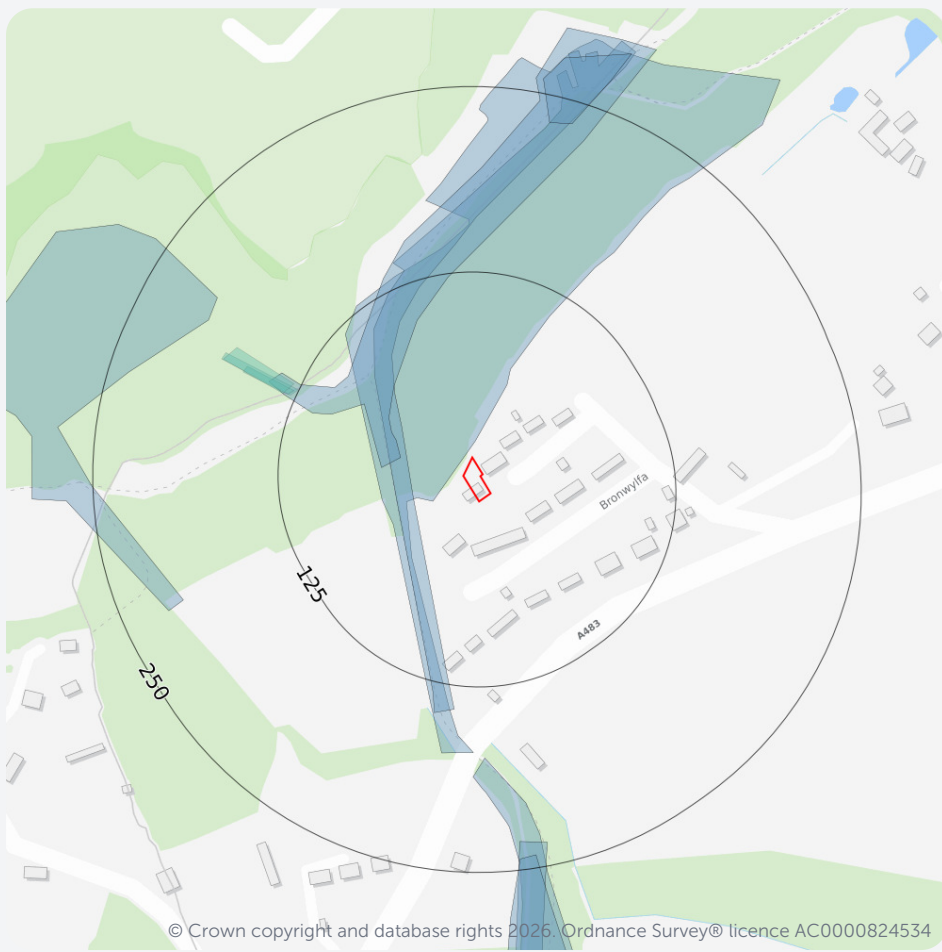
Identified

The data summarised in this section relates to the location of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels. The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Section links

[Back to section summary](#) →

[Other railways](#) →



— Site Outline
Search buffers in metres (m)

- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels

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Historical railway infrastructure

The property is situated within 250m of a railway or tunnel feature identified on historical mapping. Please note that many historical railways noted in this section will still be in use today.

Please note that for reasons of clarity only the closest record identified will be shown in the table below, though the full extent of records identified can be seen on the map.



Distance	Direction	Feature	Year
5 m	NW	Tramway Sidings	1875



Datasets searched

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

Contaminated Land		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified	Pollution incidents	Not identified
Former tanks	Not identified	Flooding	
Former energy features	Not identified	Risk of flooding from rivers and the sea	Not identified
Former petrol stations	Not identified	Flood storage areas: part of floodplain	Not identified
Former garages	Not identified	Historical flood areas	Not identified
Former military land	Not identified	Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Flood defences	Not identified
Waste site no longer in use	Not identified	Surface water flood risk	Not identified
Active or recent landfill	Not identified	Groundwater flooding	Not identified
Former landfill (from Environment Agency Records)	Not identified	Natural instability	
Active or recent licensed waste sites	Not identified	Property shrink-swell assessment	Not identified
Recent industrial land uses	Not identified	Shrink-swell clays	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified	Landslides	Not identified
Current or recent petrol stations	Not identified	National landslide database	Not identified
Hazardous substance storage/usage	Not identified	Running sands	Not identified
Sites designated as Contaminated Land	Not identified	Compressible deposits	Not identified
Historical licensed industrial activities	Not identified	Collapsible deposits	Not identified
Current or recent licensed industrial activities	Not identified	Dissolution of soluble rocks	Not identified
Local Authority licensed pollutant release	Not identified	Natural cavities	Not identified
Pollutant release to surface waters	Not identified	Coastal Erosion	
Pollutant release to public sewer	Not identified	Shoreline Management Plan (SMP) delivered	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified	Projections with no future intervention (NFI) and complex geology	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified		



Infilled land

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

Sinkholes

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

Climate change

Flood risk (5 and 30 Years)	Identified
Ground stability (5 and 30 Years)	Identified
Climate change - Shoreline Management Plan (SMP) delivered	Not identified
Climate change - Projections with no future intervention (NFI) and complex geology	Not identified

Mining features

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

Mining records

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

Historical Features

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

Geological features

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

Radon

Radon	Identified
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Planning Applications

Home improvement applications searched to 250m	Identified
Small residential applications searched to 250m	Not identified
Medium residential applications searched to 500m	Not identified
Large residential applications searched to 750m	Not identified
Mixed and commercial applications searched to 750m	Identified



Planning constraints

Sites of Special Scientific Interest	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	Not identified
Proposed wind farms	Not identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Identified
Proposed solar installations	Identified

Energy

Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	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	Identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified




Transportation


Underground stations

Not identified

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations 

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

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

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

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

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

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


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

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


Complaints should be sent to:

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

Email: info@groundsure.com 

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

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

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