

Sample Site, Sample Street, Anytown, UK

Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.



**ACTION
REQUIRED**



Contaminated Land Liability

Action Required

[page 12 >](#)



Flooding

Moderate

[page 12 >](#)

Further guidance



Ground Stability

Identified

[page 12 >](#)



Radon

Identified

[page 12 >](#)



Energy

Identified

[page 22 >](#)



Transportation

Identified

[page 26 >](#)



Planning Constraints

Not identified



Planning Applications

48

[page 28 >](#)



ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability** and **coastal erosion**. Please see [page 7 >](#) for details and guidance.

5 years

E

Moderate to high risk

30 years

E

Moderate to high risk

A

B

C

D

E

F

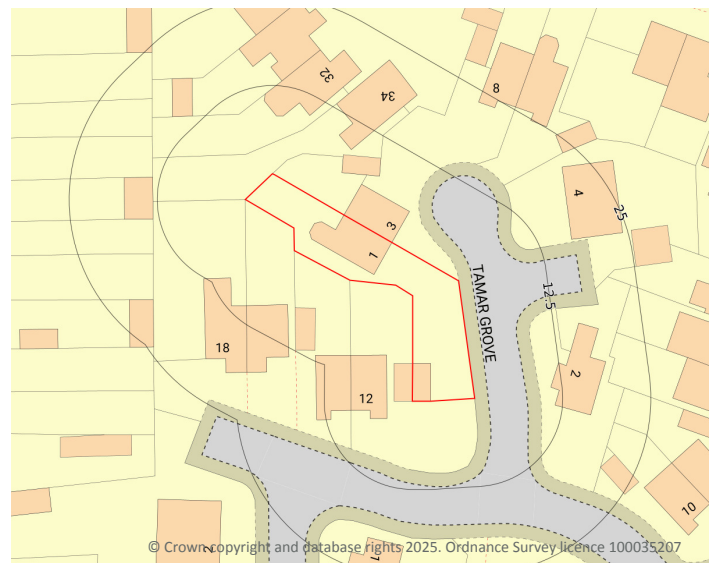
Negligible risk

High risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 9 >](#) for details.

Site Plan



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Useful contacts

Walsall Metropolitan Borough Council:

<https://go.walsall.gov.uk/> ↗

info@walsall.gov.uk ↗

01922 650 000

Environment Agency National Customer
Contact Centre (NCCC):

enquiries@environment-agency.gov.uk ↗

03708 506 506

Overview of findings and recommendations

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 38](#) >.



Contaminated Land

The property is assessed to have potentially significant contamination risks due to the presence of the following potentially contaminative historical land use:

1. Works and Foundry on site between circa 1955 and 1978.



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Next steps for consideration:

Based on the property age, we recommend contacting the environmental health department (or equivalent) at the local authority. We require confirmation that they are:

- Aware of the previous land use of the area (as specified in this report);
- Whether the site has been designated 'Contaminated Land' (as defined under Part 2A of EPA 1990), the designation status of a site can also be found in your Local Authority CON29 search.

If the site has not been formally designated as Contaminated Land, we require confirmation of the following:

- If the local authority are intending to investigate the site under this legislation;
- The level of priority assigned to the site; and
- The timescale until potential investigation.

It would be prudent to determine how many sites are on the local authorities inspection list.

Our experts will review the information and, if appropriate, revise the report to a pass free of charge. All information should be emailed to info@groundsure.com ↗

Alternatively, you may wish to consider environmental insurance. This may be expensive and does not address the contamination, only financial liability that may be associated with it. Care should be taken as there are a range of insurance options and you should confirm with your broker that the insurance policy meets your needs. If you are considering this option you can contact Groundsure for further details.

 **Flooding****Flooding**

An elevated level of flood risk has been identified at the property.



Next steps for consideration:

- Ensure buildings and contents insurance covering flood risk is available and affordable. The property may be eligible for the Flood Re scheme. Whilst the property may qualify the decision to insure through Flood Re rests with your insurance provider. You may wish to enquire with them further on this;
- Make enquiries of the seller (e.g. in the TA6) and other nearby residents on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings> ↗;
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- Create a flood plan <https://www.gov.uk/prepare-for-flooding> ↗;
- The assessment is based on the highest flood risk found within the site boundary. Whilst the maps within the report provide a visual representation, we are able to provide a manual flood assessment breaking down the risk to the main dwelling/building and the outside areas. Please contact us at info@groundsure.com ↗;
- If the property has recently been constructed, the risk assessment within this report will not take into account measures put in place by the developer. This should be factored in when making any purchase decisions.



Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence, mining other than coal, infilled land. You should consider the following:

Next steps for consideration:

- 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
- you should also check whether the property benefits from a current NHBC guarantee or other environmental warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report
- a more detailed mining search may also further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider



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Non-coal mining areas

The property is assessed to be in a non-coal mining area.

Next steps for consideration:

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

Next steps for consideration:

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

Radon

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

Next steps for consideration:

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

Other considerations

These are next steps associated with non-environmental search returns on matters of energy facilities, transport infrastructure and planning constraints.

Energy

Wind

Existing or proposed wind installations have been identified within 5km.

Next steps for consideration:

- 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.

Next steps for consideration:

- 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



ClimateIndex™ physical risks



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

ClimateIndex™

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.

E **5 years**
Moderate to high risk

Highest impact

Flooding
Flooding is expected to remain a risk over the next 5 years, please see assessment on [page 15 >](#)

Lowest impact

River and coastal flooding
Risk from river/coastal flooding is expected to increase over the next 5 years

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

E **30 years**
Moderate to high risk

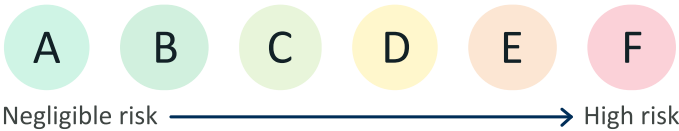
Highest impact

Flooding
Flooding is expected to remain a risk over the next 30 years, please see assessment on [page 15 >](#)

River and coastal flooding
River/coastal flooding is expected to remain a risk over the next 30 years

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

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™ guidance and next steps



Flooding

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

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

See [page 36](#) > for further details.



Let's talk about climate

For more information on ClimateIndex™ or our climate related recommendations call us on: 01273 257 755

See our [ClimateIndex™ clauses](#) ↗ here for actionable guidance on risks associated with climate change



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ClimateIndex™ transition risks

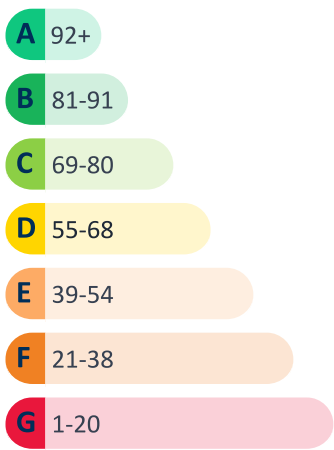
Energy Performance

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 found an EPC relating to Sample Site, Sample Street, Anytown, UK**
UPRN: 100071116412


Current EPC rating		
C 69	Certificate date: 18th March 2022	Valid until: 17th March 2032
	Property type: Semi-Detached house	Floor area: 70 sq m

You can visit gov.uk's [find an energy certificate service](#) to search for the EPC for more detail.




- A** 92+
- B** 81-91
- C** 69-80
- D** 55-68
- E** 39-54
- F** 21-38
- G** 1-20

Average rating for similar properties in your area

D 66	We have calculated the average rating in your area and determined that this property is above the average score for similar type properties of similar size.	
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Potential EPC rating

 B 85	An energy assessor has determined the potential level of energy efficiency that could be achieved at the property.
	Total cost to improve EPC rating: £13,700 - £20,500

Your EPC assessor has provided the following next steps to improve the energy efficiency of your home:

Step	Recommended measures	Indicative cost
Step 1	Floor insulation (solid floor)	£4,000 - £6,000
Step 2	Condensing boiler	£2,200 - £3,000
Step 3	Solar water heating	£4,000 - £6,000
Step 4	Solar photovoltaic panels	£3,500 - £5,500

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 are summarised below. However, it should be noted that recent announcements from the government indicate that these standards could be subject to change or be scrapped entirely. While this reflected genuine concerns about retrofitting costs at a time of living cost rises, there is a clear financial benefit in also ensuring that the property could have a range of energy improvement measures fitted to it to save on energy bills.



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.



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ClimateIndex™ transition risks

Flood protection

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

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

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

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

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

Reducing flood risk

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

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



Environmental summary



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.

Please see the guidance and next steps on [page 2](#) > for further advice.



Contaminated Land

Our Contaminated Land searches have found some potentially significant contamination risks. These could include risks relating to industrial processes, petrol stations, or landfill.

Please see [page 14](#) > for details of the identified issues and [Click here](#) ↗ for our assessment methodology.

Contaminated Land Liability	Action Required
Past Land Use	Identified
Waste and Landfill	Passed
Current and Recent Industrial	Passed



Flooding

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

Please see [page 15](#) > for details of the identified issues.

River and Coastal Flooding	Low
Groundwater Flooding	Low
Surface Water Flooding	Moderate-High
Past Flooding	Not identified
Flood Storage Areas	Not identified

FloodScore™ insurance rating

High

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



Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see [page 17](#) > for details of the identified issues.

Natural Ground Stability	Moderate-High
Non-Natural Ground Stability	Identified



Radon



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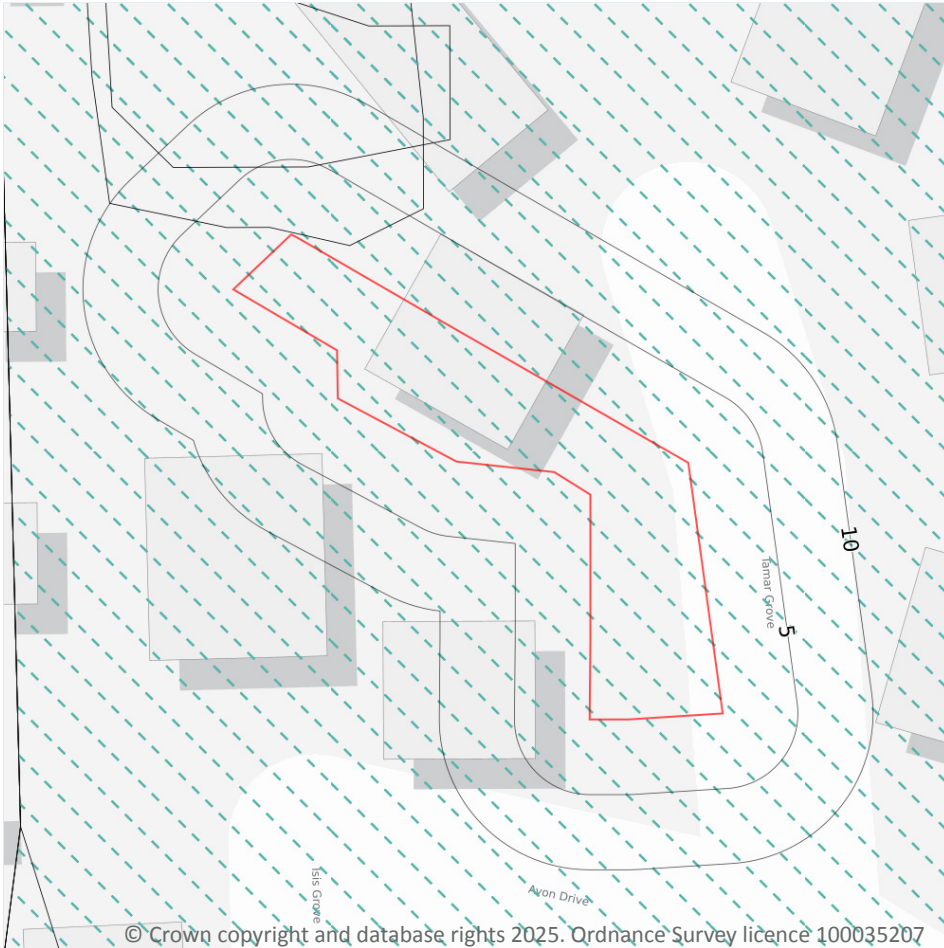
The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 5% and 10%.

Please see [page 21](#) > for details of the identified issues.

**In a radon
affected area**



Contaminated land / Past land use



Site Outline

Search buffers in metres (m)

Former industrial land uses

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.

Please see the guidance and next steps on [page 2](#) > for further advice.

Distance	Direction	Use	Date
0	on site	Unspecified Works	1955
0	on site	Unspecified Works	1968
0	on site	Unspecified Works	1974
0	on site	Unspecified Foundry	1980
0	NW	Unspecified Ground Workings	1921



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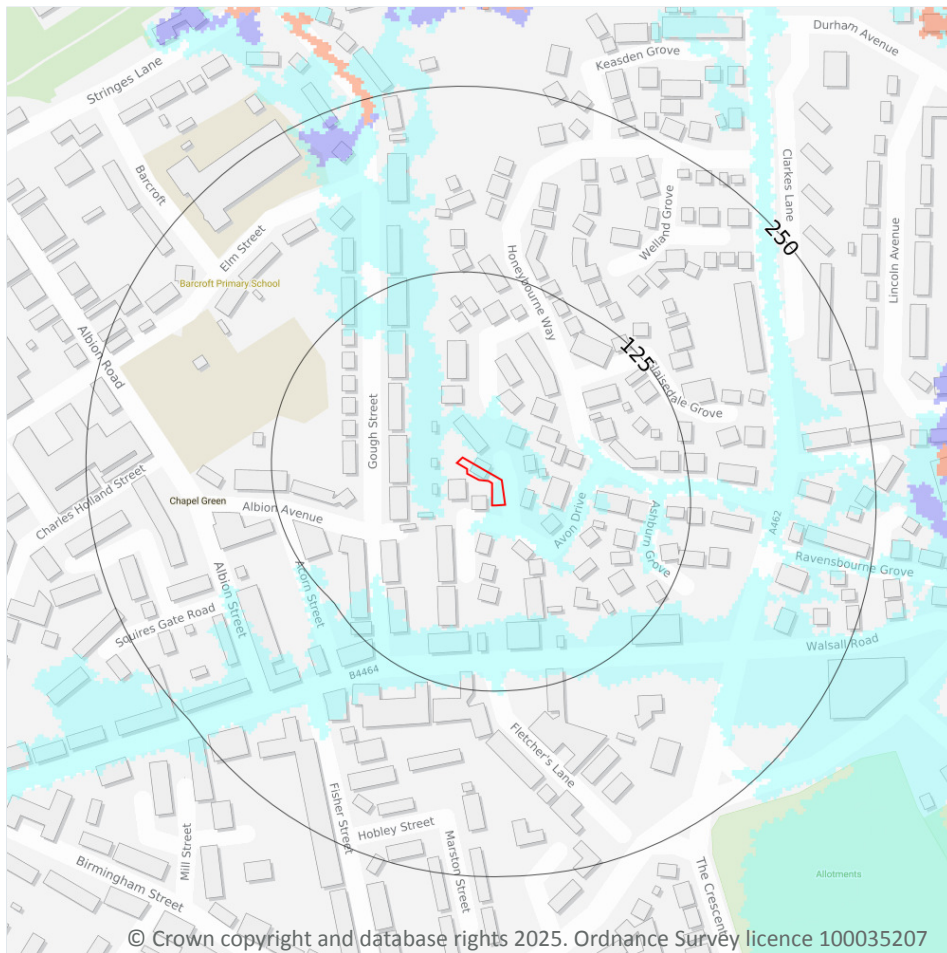
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Distance	Direction	Use	Date
5 m	NW	Unspecified Ground Workings	1920

This data is sourced from Ordnance Survey/Groundsure.

Flooding / Risk of flooding from rivers and the sea



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Reduced river/sea flooding risk due to defences
- Proposed Flood Defence Scheme
- Flood Defences

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Risk of flooding from rivers and the sea

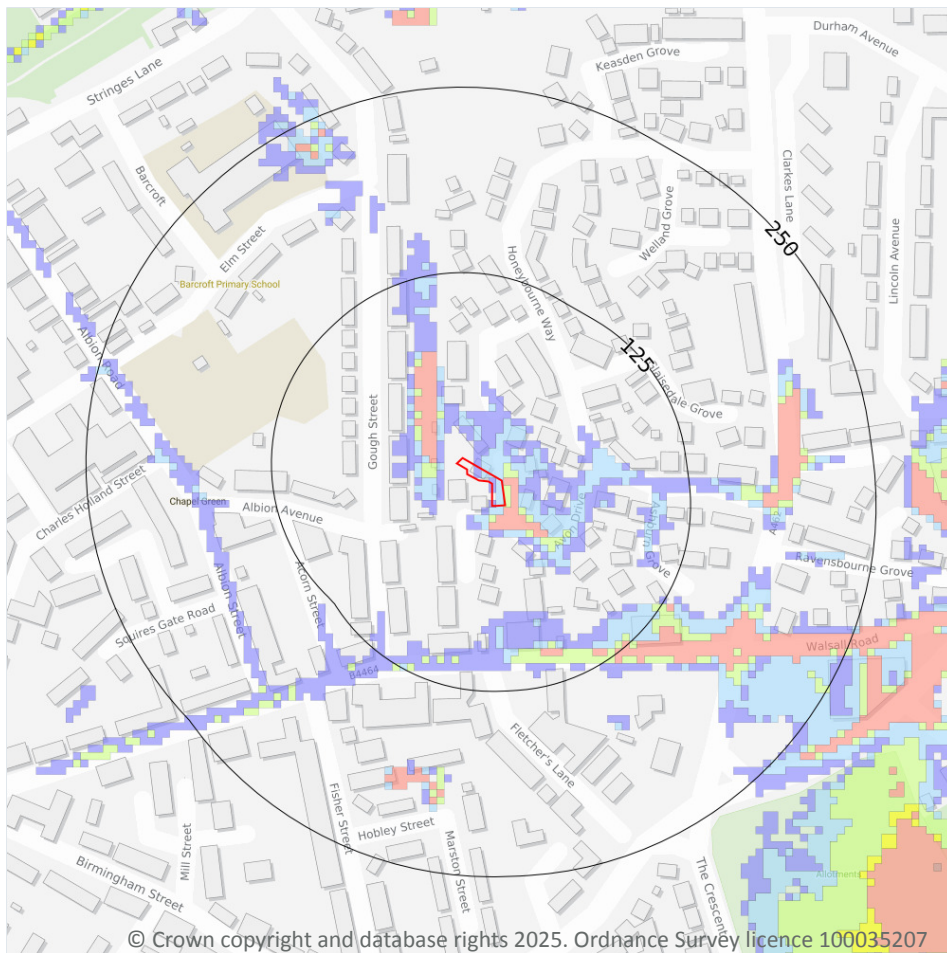
The property has a Low chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/

RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk. [Click here](#) for explanation of the levels of flood risk.

Please see the guidance and next steps on [page 2](#) > for further advice.

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

Flooding / Surface water flood risk



Surface water flood risk

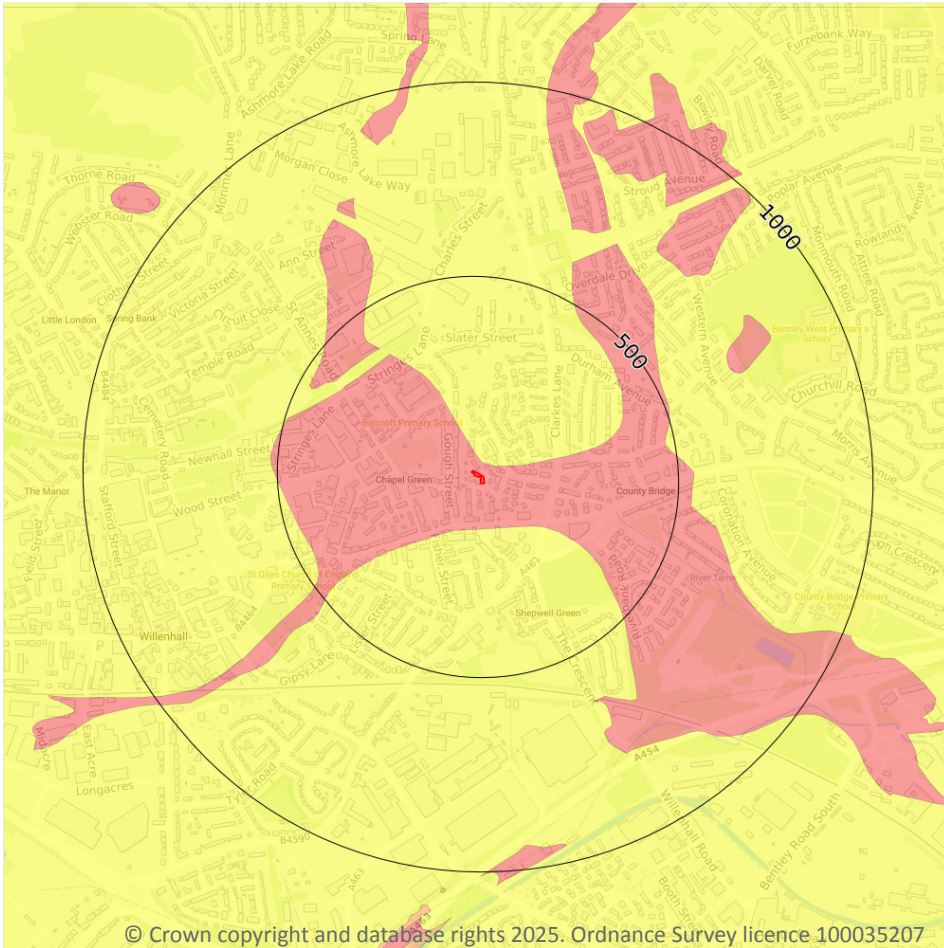
The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/ ↗

The area in which the property is located has been assessed to be at a Moderate-High risk of surface water flooding. This area is considered to have a 1 in 100 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiental Risk Analytics maps.



Ground stability / Natural ground subsidence



— Site Outline

Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

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Natural ground subsidence

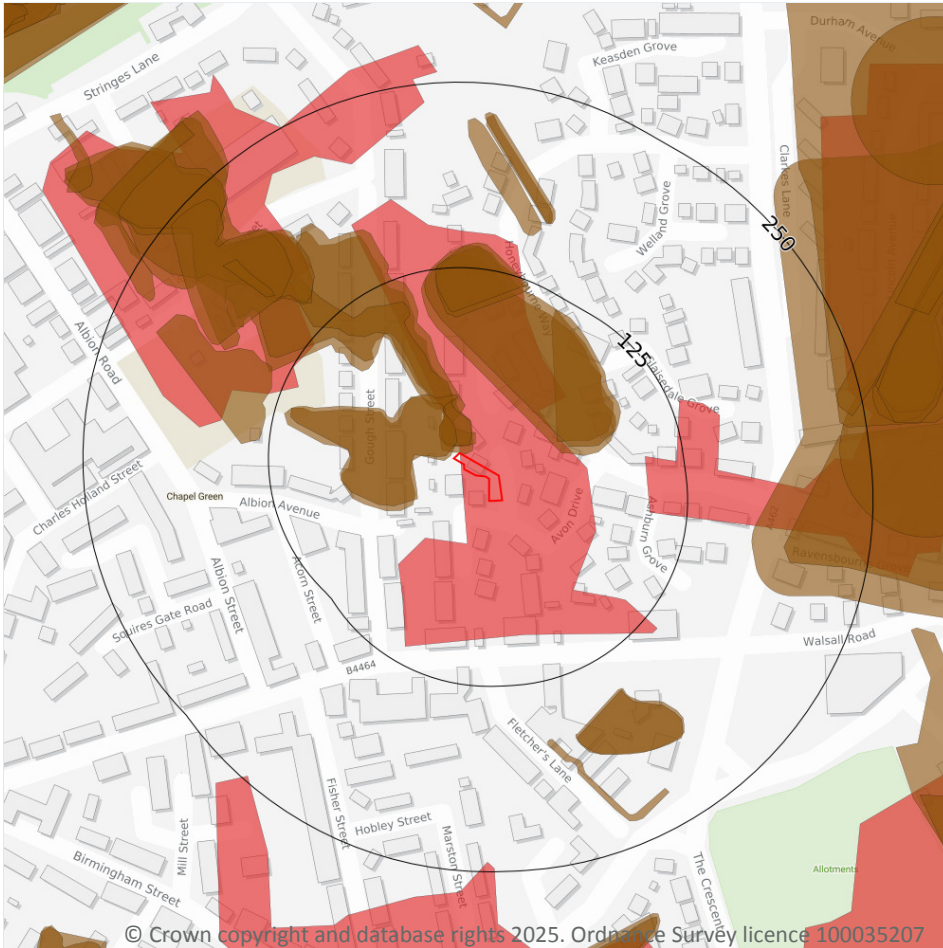
The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Please see the guidance and next steps on [page 2](#) > for further advice.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term “Subsidence” refers to ground movement that could cause damage to foundations in domestic or other properties.



Ground stability / Non-natural ground subsidence



— Site Outline

Search buffers in metres (m)

- Infilled Land

Mining hazards:

- Highly likely
- Likely

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Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see the guidance and next steps on [page 2](#) > for further advice.

Non-coal mining areas

The property is located in an area that may be affected by surface or sub-surface mining of materials other than coal. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see the guidance and next steps on [page 2](#) > for further advice.

Non-coal mining

The property is located in an area that may be affected by surface or sub-surface mining. The BGS has identified that underground mining is known to have occurred in proximity to the property. However, this does

not confirm if the property will be directly affected.

Please see the guidance and next steps on [page 2 >](#) for further advice.

Distance	Direction	Name	Commodity	Assessment of likelihood
0	on site	Black country	Ironstone	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
99 m	E	Black country	Ironstone	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
115 m	NW	Black country	Ironstone	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
244 m	S	Black country	Ironstone	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.

This data is sourced from the British Geological Survey (BGS).

Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see the guidance and next steps on [page 2 >](#) for further advice.

Distance	Direction	Use	Date
0	NW	Unspecified Ground Workings	1921
3 m	NW	Gravel Pit	1885
5 m	NW	Unspecified Ground Workings	1920
5 m	NW	Sand Pit	1901
5 m	NW	Gravel Pit	1885



Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

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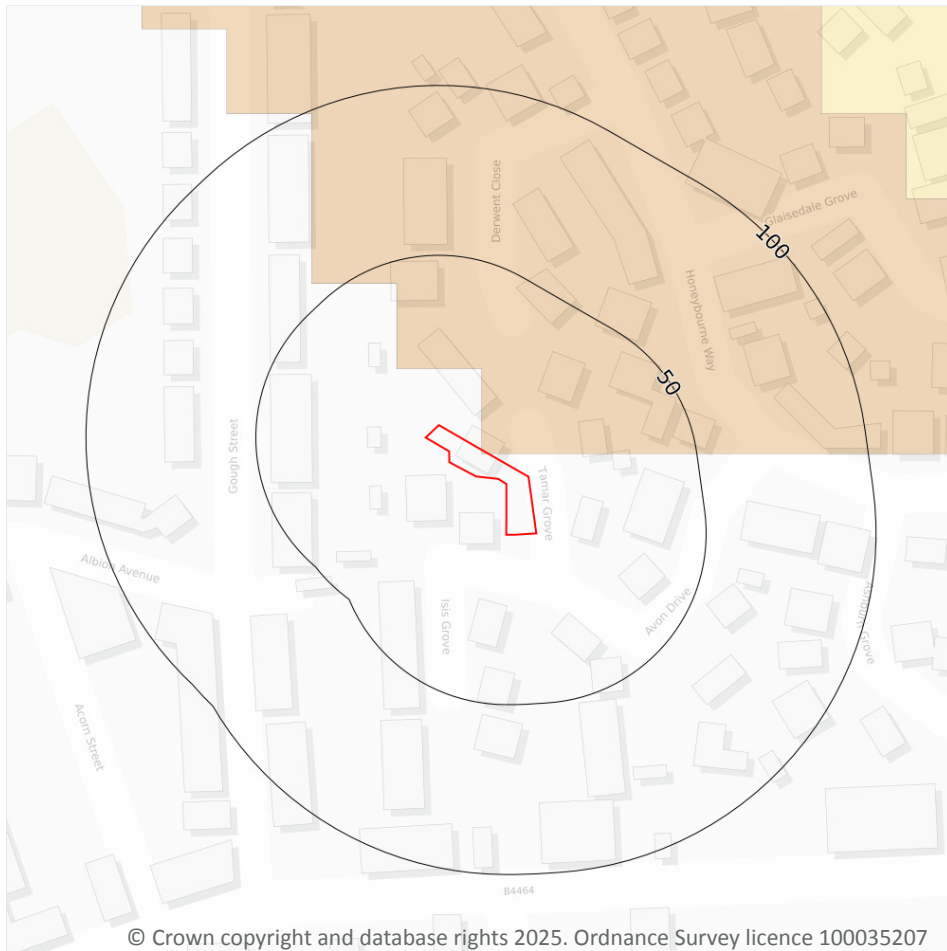
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Radon



— 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.

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.

Please see the guidance and next steps on [page 2](#) for further advice.

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

Energy summary



Oil and gas

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

Oil and gas areas
Oil and gas wells

Not identified
Not identified



Wind and Solar

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

Please see the guidance and next steps on [page 2](#) > for further advice. Additionally, see [page 23](#) > for details of the identified issues.

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

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

Power stations

Not identified

Energy Infrastructure

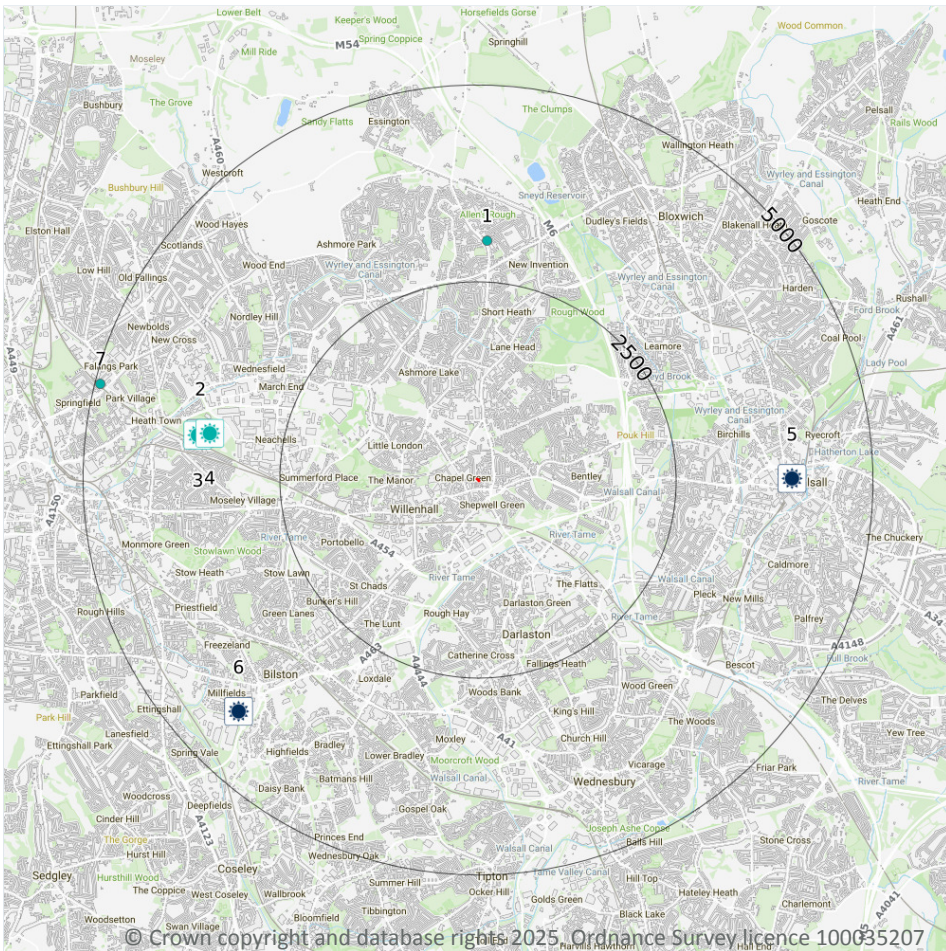
Not identified

Projects

Not identified








Energy / Wind and solar



— Site Outline

Search buffers in metres (m)

-  Wind farms
-  Proposed wind farms
-  Proposed wind turbines
-  Existing and agreed solar installations
-  Proposed solar installations

Proposed wind turbines

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

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

ID	Distance	Direction	Details	
1	3-4 km	N	Site Name: 2 Beacon Road, Willenhall, Walsall, West Midlands, WV12 5DS Planning Application Reference: 07/0216/FL/H3 Type of Project: Wind Turbine	Application Date: 2007-02-07 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a wind turbine. Approximate Grid Reference: 397341, 301827
7	4-5 km	W	Site Name: Plot 101, The Bluebird Centre, Bridge Street, Heath Town, Wolverhampton, Wolverhampton, West Midlands, WV10 9QQ Planning Application Reference: 08/00211/FUL Type of Project: Wind Turbine	Application Date: 2008-02-12 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of wind turbine and associated battery/control gear building. Approximate Grid Reference: 392434, 300011

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	3-4 km	W	Bowmans Harbour Solar Farm, Bowmans Harbour Planetary Road Willenhall, WV13 3SW	Contractor: Wolverhampton City Council LPA Name: Wolverhampton Capacity (MW): 6.9	Application Date: 30/11/2020 Pre Consent Status: Under Construction Post Consent Status: Under Construction Date Commenced: -
5	3-4 km	E	Tesco Superstore Wisemore, Tesco Superstore, Wisemore, Walsall, WS2 8EZ	Contractor: Push Energy LPA Name: Walsall Capacity (MW): 1	Application Date: 12/03/2020 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction Date Commenced: -



ID	Distance	Direction	Address	Details	
6	4-5 km	SW	Sharps Bedrooms, Springvale Avenue - Solar Panels, Sharps Bedrooms Ltd Springvale Avenue, WV14 0QL	Contractor: Watt Energy Saver Limited LPA Name: Wolverhampton Capacity (MW): 1.55	Application Date: 19/07/2022 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction Date Commenced: -

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

Proposed solar installations

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

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

ID	Distance	Direction	Address	Details	
3	3-4 km	W	Bowmans Harbour Land South West Of Swimming And Fitness Centre, Planetary Road, Wolverhampton, West Midlands	Applicant name: Mr Stuart Lowndes Application Status: Full Application Application Date: 30/06/2023 Application Number: 23/00471/FUL	Erection of new 2.4m high fence including razor wire around solar farm perimeter
4	3-4 km	W	Bowmans Harbour Planetary Road Wolverhampton West Midlands, WV13 3SW	Applicant name: City Of Wolverhampton Council Application Status: Awaiting decision Application Date: 30/11/2020 Application Number: 20/00305/FUL	Erection of a solar farm comprising of 11.5ha of photo-voltaic panels, associated infrastructure, access road and battery storage and installation of boundary fence, CCTV and security measures.

This data is sourced from Serac Tech and Glenigan.



Transportation summary




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.

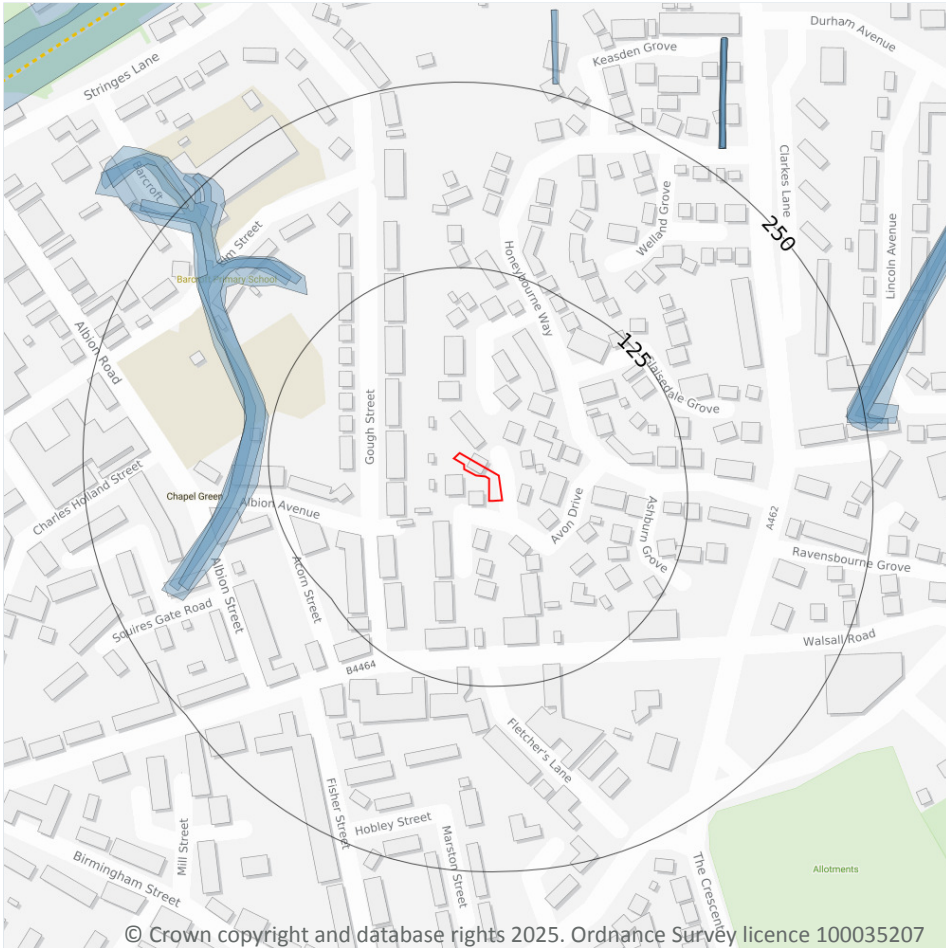
The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Additionally, see [page 27 >](#) for details of the identified issues.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Identified
Railway and Tube Stations	Not identified
Underground	Not identified



Transportation / Railways and Underground



Site Outline

Search buffers in metres (m)

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

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
128 m	W	Railway Sidings	1885

Planning summary



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.

5	Home improvement searched to 50m	Please see page 29 > for details of the proposed developments.
0	Small residential searched to 50m	
0	Medium residential searched to 125m	
2	Large residential searched to 500m	Please see page 30 > for details of the proposed developments.
41	Mixed and commercial searched to 500m	Please see page 31 > for details of the proposed developments.

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 on [page 41](#) >.



Planning constraints

No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

Environmental Protected Areas Not identified
Visual and Cultural Protected Areas Not identified

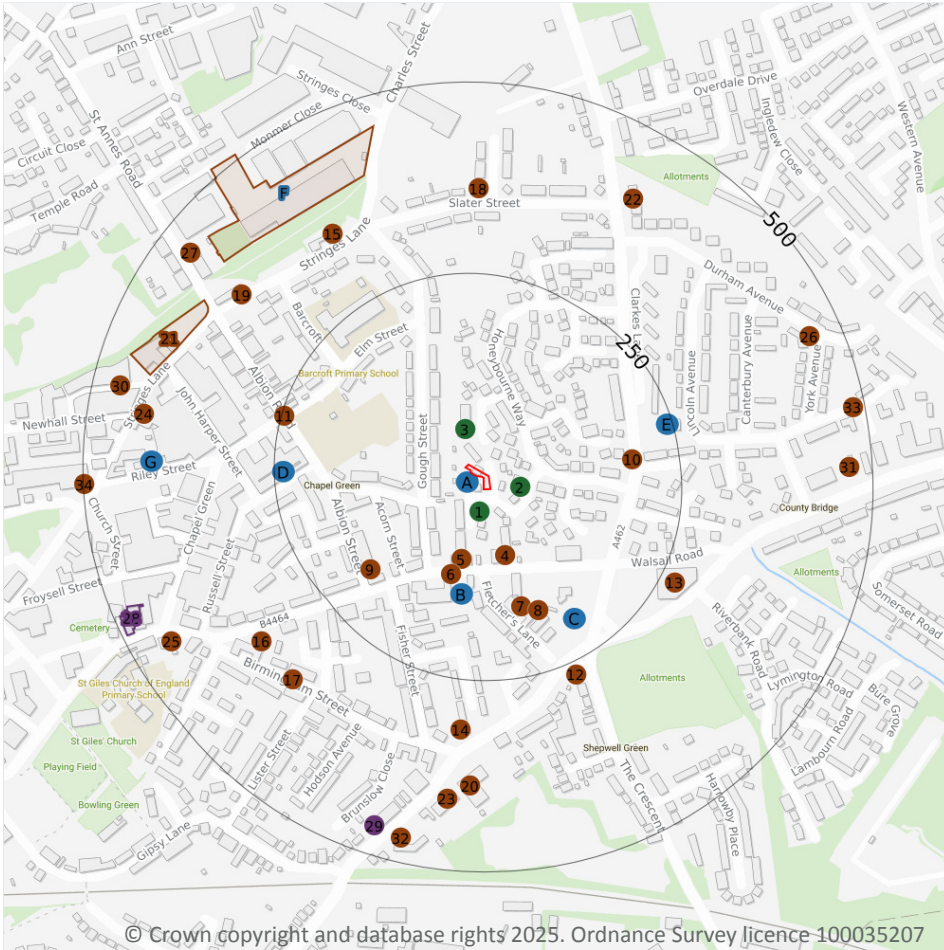


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Planning Applications



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- Site Outline
- Search buffers in metres (m)
- Grouped applications
- Home improvement applications
- Home improvement applications (polygon)
- Small residential applications
- Small residential applications (polygon)
- Medium residential applications
- Medium residential applications (polygon)
- Large residential applications
- Large residential applications (polygon)
- Mixed and commercial applications
- Mixed and commercial applications (polygon)

Home improvement applications searched to 50m

5 home improvement planning applications within 50m 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: 14 m Direction: SW	Application reference: 23/0661 Application date: 16/06/2023 Council: Walsall	Address: 16, ISIS GROVE, WILLENHALL, WV13 1JD Project: Single Storey Rear Extension (Prior Approval) Last known status: Refused Decision date: 13/07/2023	Link ↗

ID	Details	Description	Online record
ID: A Distance: 14 m Direction: SW	Application reference: 23/0829 Application date: 14/07/2023 Council: Walsall	Address: 16, ISIS GROVE, WILLENHALL, WV13 1JD Project: Larger Home Extension (Single Storey) Last known status: Approved Decision date: 15/08/2023	Link ↗
ID: 1 Distance: 31 m Direction: S	Application reference: 20/0574 Application date: 09/06/2020 Council: Walsall	Address: 3, ISIS GROVE, WILLENHALL, WV13 1JD Project: House Conversion & Extension Last known status: Approved Decision date: 22/09/2020	Link ↗
ID: 2 Distance: 38 m Direction: E	Application reference: 21/0689 Application date: 14/05/2021 Council: Walsall	Address: 4, AVON DRIVE, WILLENHALL, WV13 1HA Project: Bedroom Extension (Single & Two Storey) Last known status: Approved Decision date: 25/02/2022	Link ↗
ID: 3 Distance: 46 m Direction: N	Application reference: 20/0929 Application date: 06/08/2020 Council: Walsall	Address: 24 , Derwent Close, Willenhall, WV13 1JP Project: Two Storey Side Extension (Alterations) Last known status: Approved Decision date: 07/12/2020	Link ↗

The data is sourced from Serac Tech

Large residential applications searched to 500m

2 large residential developments within 500m from the property have been submitted for planning permission during the last seven years. Large residential developments are considered to be residential builds of over 10 dwellings. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 28 Distance: 458 m Direction: W	Application reference: 24/1101 Application date: 24/10/2024 Council: Walsall	Address: 54, WALSALL STREET, WILLENHALL, WV13 2DU Project: 12 Flats (Change of Use/Extension) Last known status: Validated Decision date: Not supplied	Link ↗
ID: 29 Distance: 463 m Direction: S	Application reference: 21/1136 Application date: 20/07/2021 Council: Walsall	Address: LAND BETWEEN 29 AND 35 BILSTON LANE, WILLENHALL, WV13 2QF Project: 8 Flats & 1 House (New/Conversion) Last known status: Approved Decision date: 08/04/2022	Link ↗

The data is sourced from Serac Tech



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Mixed and commercial applications searched to 500m

41 mixed and commercial developments within 500m 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. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 4 Distance: 90 m Direction: S	Application reference: 21/1035 Application date: 20/07/2021 Council: Walsall	Address: 125, WALSALL ROAD, WILLENHALL, WV13 2ED Project: Takeaway (Change of Use) Last known status: Withdrawn Decision date: 06/07/2022	Link ↗
ID: 5 Distance: 97 m Direction: S	Application reference: 19/1299 Application date: 10/10/2019 Council: Walsall	Address: EURO STORE, 139 WALSALL ROAD, WILLENHALL, WV13 2ED Project: ATM Installation (Retrospective) Last known status: Approved Decision date: 04/12/2019	Link ↗
ID: 6 Distance: 119 m Direction: S	Application reference: 21/0563 Application date: 16/04/2021 Council: Walsall	Address: WALSALL ROAD, WILLENHALL, WV13 2EG Project: Telecommunication Monopole Installation Last known status: Refused Decision date: 10/06/2021	Link ↗
ID: B Distance: 141 m Direction: S	Application reference: 24/0752 Application date: 20/06/2024 Council: Walsall	Address: FORMER DANER LTD, 36, WALSALL ROAD, WILLENHALL, WV13 2EG Project: Retail Store (Change of Use) Last known status: Withdrawn Decision date: 02/08/2024	Link ↗
ID: B Distance: 141 m Direction: S	Application reference: 24/1087 Application date: 23/08/2024 Council: Walsall	Address: 36-40, WALSALL ROAD, WILLENHALL, WV13 2EG Project: Convenience Store (Change of Use) Last known status: Refused Decision date: 02/12/2024	Link ↗
ID: 7 Distance: 158 m Direction: S	Application reference: 18/0849 Application date: 16/07/2018 Council: Walsall	Address: 2, FLETCHERS LANE, WILLENHALL, WV13 2QW Project: Bedsit Conversion (Retrospective) Last known status: Approved Decision date: 06/03/2019	Link ↗
ID: 8 Distance: 170 m Direction: SE	Application reference: 24/0240 Application date: 12/03/2024 Council: Walsall	Address: 3, FLETCHERS LANE, WILLENHALL, WV13 2QW Project: Timber/Builders Merchant (Change of Use) Last known status: Refused Decision date: 13/06/2024	Link ↗
ID: 9 Distance: 183 m Direction: SW	Application reference: 18/1439 Application date: 27/11/2018 Council: Walsall	Address: PETER RUSHTON LIMITED, ALBION STREET, WILLENHALL, WV13 1NN Project: General Industrial Use Conversion Last known status: Withdrawn Decision date: 06/02/2019	Link ↗



ID	Details	Description	Online record
ID: 10 Distance: 188 m Direction: E	Application reference: 20/0728 Application date: 02/07/2020 Council: Walsall	Address: TELECOMMUNICATIONS EQUIPMENT, CLARKES LANE, WILLENHALL Project: Telecommunications Monopole Installation Last known status: Refused Decision date: 25/08/2020	Link ↗
ID: C Distance: 201 m Direction: SE	Application reference: 18/0862 Application date: 04/07/2018 Council: Walsall	Address: MCDONALDS, CRESCENT ROAD, WILLENHALL, WV13 2RB Project: Restaurant (Extended Opening Hours) Last known status: Approved Decision date: 10/09/2018	Link ↗
ID: C Distance: 201 m Direction: SE	Application reference: 18/1602 Application date: 23/11/2018 Council: Walsall	Address: MCDONALDS, CRESCENT ROAD, WILLENHALL, WV13 2RB Project: Car Park Reconfiguration Last known status: Withdrawn Decision date: 27/02/2019	Link ↗
ID: D Distance: 239 m Direction: W	Application reference: 18/1382 Application date: 07/11/2018 Council: Walsall	Address: EREBUS WORKS, ALBION ROAD, WILLENHALL, WV13 1NH Project: Cladding Retention & Modifications Last known status: Refused Decision date: 11/01/2019	Link ↗
ID: D Distance: 239 m Direction: W	Application reference: 20/0575 Application date: 28/05/2020 Council: Walsall	Address: EREBUS WORKS, ALBION ROAD, WILLENHALL, WV13 1NF Project: Building Cladding & Lamppost Relocation Last known status: Withdrawn Decision date: 27/08/2020	Link ↗
ID: E Distance: 242 m Direction: E	Application reference: 22/1214 Application date: 16/08/2022 Council: Walsall	Address: OUTSIDE PAVEMENT NOAHS ARK, CLARKES LANE, WILLENHALL, WV13 1JB Project: Installation of 9m Pole Last known status: Approved Decision date: 06/09/2022	Link ↗
ID: E Distance: 242 m Direction: E	Application reference: 22/1216 Application date: 30/08/2022 Council: Walsall	Address: TELECOMMUNICATIONS EQUIPMENT, OUTSIDE NOAHS ARK, CLARKES LANE, WILLENHALL Project: Pole Installation (9m Wooden) Last known status: Approved Decision date: 08/09/2022	Link ↗
ID: 11 Distance: 247 m Direction: W	Application reference: 23/0209 Application date: 23/02/2023 Council: Walsall	Address: TELECOMMUNICATIONS EQUIPMENT OUTSIDE CAR PARK ON ALBION ROAD, WILLENHALL Project: Installation of New 10m Wooden Pole Last known status: Approved Decision date: 01/03/2023	Link ↗



ID	Details	Description	Online record
ID: 12 Distance: 267 m Direction: SE	Application reference: 21/0949 Application date: 18/06/2021 Council: Walsall	Address: FOOTPATH S/O, 84, SHEPWELL GREEN, WILLENHALL, WV13 2QJ Project: Telecommunication Cabinet Installation Last known status: Approved Decision date: 26/07/2021	Link ↗
ID: 13 Distance: 269 m Direction: SE	Application reference: 20/0091 Application date: 24/01/2020 Council: Walsall	Address: GURDWARA GURU NANAK PRAKASH, 65-67, WALSALL ROAD, WILLENHALL, WV13 2RD Project: Canopy Installation Last known status: Approved Decision date: 17/03/2020	Link ↗
ID: 14 Distance: 317 m Direction: S	Application reference: 22/0840 Application date: 09/06/2022 Council: Walsall	Address: LAND ADJACENT TO, 52, SHEPWELL GREEN, WILLENHALL, WV13 2QJ Project: Light Pole Installation Last known status: Approved Decision date: 01/07/2022	Link ↗
ID: 15 Distance: 350 m Direction: NW	Application reference: 21/0903 Application date: 12/10/2021 Council: Walsall	Address: ELM PARK TAVERN, 75, STRINGES LANE, WILLENHALL, WV13 1LT Project: Pizza Restaurant (Change of Use & Extension) Last known status: Approved Decision date: 05/04/2022	Link ↗
ID: 16 Distance: 351 m Direction: SW	Application reference: 18/1413 Application date: 19/10/2018 Council: Walsall	Address: HOLLOWAY HOUSE, 2, WALSALL ROAD, WILLENHALL, WV13 2EH Project: Clinic (Change of Use) Last known status: Approved Decision date: 31/01/2019	Link ↗
ID: 17 Distance: 353 m Direction: SW	Application reference: 22/1351 Application date: 12/09/2022 Council: Walsall	Address: CORNER OF BIRMINGHAM STREET, WILLENHALL, WV13 2HH Project: Telecommunications Installation (9M Pole) Last known status: Approved Decision date: 07/10/2022	Link ↗
ID: 18 Distance: 360 m Direction: N	Application reference: 22/0982 Application date: 12/07/2022 Council: Walsall	Address: TELECOMMUNICATION EQUIPMENT, OUTSIDE 25-27, SLATER STREET, WILLENHALL Project: Telecommunication Pole Installation Last known status: Approved Decision date: 20/07/2022	Link ↗
ID: 19 Distance: 369 m Direction: NW	Application reference: 20/0972 Application date: 20/08/2020 Council: Walsall	Address: TELECOMMUNICATIONS EQUIPMENT, STRINGES LANE, WILLENHALL Project: Telecommunication Pole Installation Last known status: Approved Decision date: 14/09/2020	Link ↗



ID	Details	Description	Online record
ID: 20 Distance: 389 m Direction: S	Application reference: 18/1153 Application date: 19/09/2018 Council: Walsall	Address: THE SHEPWELL CENTRE, BILSTON LANE, WILLENHALL, WV13 2QJ Project: School Extension (Two Classrooms) Last known status: Approved Decision date: 28/11/2018	Link ↗
ID: 21 Distance: 393 m Direction: NW	Application reference: 20/0406 Application date: 22/05/2020 Council: Walsall	Address: ABBEY SPUN CASTINGS LTD, 21, STRINGES LANE, WILLENHALL, WV13 1LB Project: Industrial Development (Demolition/Refurbishment/Extension) Last known status: Approved Decision date: 30/06/2023	Link ↗
ID: F Distance: 394 m Direction: NW	Application reference: 23/0551 Application date: 10/05/2023 Council: Walsall	Address: MIDLAND FOOD, STRINGES LANE, WILLENHALL, WV13 1LX Project: Demolition of Midland Food (Prior Notification) Last known status: Approved Decision date: 13/06/2023	Link ↗
ID: F Distance: 395 m Direction: NW	Application reference: 23/1133 Application date: 18/09/2023 Council: Walsall	Address: MIDLAND FOOD, STRINGES LANE, WILLENHALL, WV13 1LX Project: Storage & Production Facility (New) Last known status: Approved Decision date: 10/01/2024	Link ↗
ID: 22 Distance: 407 m Direction: NE	Application reference: 22/1269 Application date: 26/08/2022 Council: Walsall	Address: Land outside of 144, CLARKES LANE, WILLENHALL, WV13 1HY Project: Telecommunication Pole Installation Last known status: Approved Decision date: 21/09/2022	Link ↗
ID: 23 Distance: 407 m Direction: S	Application reference: 18/0108 Application date: 27/02/2018 Council: Walsall	Address: THE SHEPWELL CENTRE, BILSTON LANE, WILLENHALL, WV13 2QJ Project: School Extension (Classroom Block) Last known status: Approved Decision date: 10/05/2018	Link ↗
ID: G Distance: 412 m Direction: W	Application reference: 21/0931 Application date: 07/07/2021 Council: Walsall	Address: 12-16, RILEY STREET, WILLENHALL, WV13 1RH Project: Light Industrial Starter-Units (2 Units) Last known status: Approved Decision date: 15/12/2022	Link ↗
ID: G Distance: 412 m Direction: W	Application reference: 18/1412 Application date: 05/11/2018 Council: Walsall	Address: 12-16, RILEY STREET, WILLENHALL, WV13 1RH Project: Industrial Units (B2 Use) Last known status: Approved Decision date: 14/09/2020	Link ↗
ID: 24 Distance: 426 m Direction: W	Application reference: 19/0135 Application date: 29/01/2019 Council: Walsall	Address: 187, STRINGES LANE, WILLENHALL, WV13 1LD Project: House in Multiple Occupation (HMO) Certificate Last known status: Unknown Decision date: 18/07/2019	Link ↗



ID	Details	Description	Online record
ID: 25 Distance: 447 m Direction: SW	Application reference: 20/1496 Application date: 25/11/2020 Council: Walsall	Address: 34, WALSALL STREET, WILLENHALL, WV13 2ER Project: Children's Care Home Facility (Change of Use) Last known status: Approved Decision date: 20/01/2021	Link ↗
ID: 26 Distance: 456 m Direction: NE	Application reference: 22/1103 Application date: 13/07/2022 Council: Walsall	Address: OUTSIDE OF 28, YORK AVENUE, WILLENHALL, WV13 1JJ Project: Wooden Pole Installation Last known status: Approved Decision date: 12/08/2022	Link ↗
ID: 27 Distance: 457 m Direction: NW	Application reference: 18/1619 Application date: 24/01/2019 Council: Walsall	Address: LAND SIDE OF ST ANNES INDUSTRIAL ESTATE, AND R/O 179-186 ST ANNES ROAD, WILLENHALL, WALSALL Project: Self Storage Facility (Change of Use) Last known status: Approved Decision date: 17/05/2019	Link ↗
ID: 30 Distance: 464 m Direction: W	Application reference: 21/0885 Application date: 14/06/2021 Council: Walsall	Address: UNIT 5A, TIPPERS WORKS, NEW RAILWAY STREET, WILLENHALL, WV13 1LJ Project: Broadband Installation (9m Wooden Pole) Last known status: Approved Decision date: 23/06/2021	Link ↗
ID: 31 Distance: 469 m Direction: E	Application reference: 24/0797 Application date: 05/07/2024 Council: Walsall	Address: SPAR BENTLEY, WOLVERHAMPTON ROAD WEST, WILLENHALL, WV13 2RN Project: Hot Food Takeaway (Change of Use) Last known status: Approved Decision date: 20/12/2024	Link ↗
ID: 32 Distance: 469 m Direction: S	Application reference: 24/0134 Application date: 18/01/2024 Council: Walsall	Address: FOOTPATH TO THE FRONT OF UNITS 8 TO 10, BILSTON LANE, WILLENHALL Project: Light Pole Installation Last known status: Approved Decision date: 09/02/2024	Link ↗
ID: 33 Distance: 483 m Direction: E	Application reference: 22/1038 Application date: 13/07/2022 Council: Walsall	Address: TELECOMMUNICATIONS EQUIPMENT, SIDE OF 70, CUMBERLAND ROAD, WILLENHALL Project: Light Pole Installation Last known status: Approved Decision date: 08/08/2022	Link ↗
ID: 34 Distance: 499 m Direction: W	Application reference: 23/0071 Application date: 04/01/2023 Council: Walsall	Address: F/O, JOHN MCNAB SERVICES, BROADWAY WORKS, STRINGES LANE, WILLENHALL, WV13 1LB Project: Medium Wooden Pole Installation Last known status: Approved Decision date: 03/02/2023	Link ↗

The data is sourced from Serac Tech



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Climate change / Flood risk (5 and 30 Years)

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	40-80	40-80	20-40	20-40
Medium emissions	40-80	40-80	40-80	40-80
High emissions	40-80	40-80	40-80	40-80

This data is sourced from Ambiental Risk Analytics.

Climate change / Ground stability (5 and 30 Years)

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:



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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



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Radon

Radon	Identified
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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	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

Transportation

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

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
Underground stations	Not identified

Planning Applications

Home improvement applications searched to 50m	Identified
Small residential applications searched to 50m	Not identified
Medium residential applications searched to 125m	Not identified
Large residential applications searched to 500m	Identified
Mixed and commercial applications searched to 500m	Identified

Planning constraints

Sites of Special Scientific Interest	Not identified
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 Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

 Ref: Sample_Homebuyers
 Your ref: Sample_Homebuyers
 Grid ref: 123456 123456

Planning constraints

Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Climate change

Flood risk (5 and 30 Years)	Identified
Ground stability (5 and 30 Years)	Identified

Coastal Erosion

Complex cliffs	Not identified
Projections with active management or intervention measures in place	Not identified
Projections with no active management plan or intervention	Not identified



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 Homebuyers report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

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

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

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

Complaints Advice

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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