Groundsure Homebuyers

LOCATION INTELLIGENCE

DECOY FARM, FEN GATE, MOULTON CHAPEL, SPALDING, PE12 0XL

Professional opinion

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

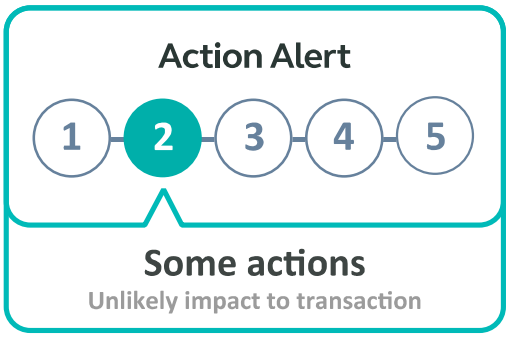
PASS

Contaminated Land Liability
Passed

Flooding
Low

Next steps indicator

Based on time, costs and complexity of proposed next steps relating to all sections of the report.



Further guidance

Ground Stability
Identified
page 11 >

Radon
Passed

Energy
Identified
page 14 >

Transportation
Not identified

Planning Constraints
Not identified

Planning Applications
4
page 20 >

ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability** and **coastal erosion**. Please see page 5 > for details and guidance.

5 years	30 years
F	F
Severe risk predicted	Severe risk predicted

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see page 7 > for details.

Contact us with any questions at:
info@groundsure.com
01273 257 755

Ref: XP-NWY-00625327_2691829
Your ref: JC/1460552/2
Grid ref: 529762 319851
Date: 16 April 2024

Certified B Corporation

Site Plan



Useful contacts

South Holland District Council:
http://www.sholland.gov.uk/ ↗
info@sholland.gov.uk ↗
01775 761 161

Environment Agency National Customer Contact Centre (NCCC):
enquiries@environment-agency.gov.uk ↗
03708 506 506

Action Alert 2

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 25 >**.

Flood insurance

The property has been given a FloodScore™ insurance rating of Very High. This score indicates the potential impact of flooding on insurance, with high scores indicating potentially higher premiums. This data is used directly from a provider to the insurance industry giving practical insight into the potential viewpoint of an insurer. There can be differences between this and the overall Flood Risk rating presented in this report due to the scope of assessment and methodologies used. Please see **page 28 >** for further information.

Next steps for consideration:

- check to see if the property is eligible for the Flood Re scheme, which enables many properties at risk of flooding to be insured at reasonable rates: http://www.floodre.co.uk/homeowner/about-us/
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion

Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence. 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

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 10km.

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 and transition risks - Breakdown

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding, natural ground instability 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. ClimateIndex™ provides ratings that indicate potential **physical risks** (loss and damage to property) and how these give rise to **transition risks** such as having a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect the future resale value of the property.

You can see how these relate to the individual calculated risks in the breakdown below.

	5 years	30 years
ClimateIndex™	F **Severe risk predicted**	F **Severe risk predicted**

These ratings provide an overall illustration of the individual peril breakdowns below. For example, you may have three individual perils that have been flagged as presenting a moderate or high risk, and collectively they could generate a C rating due to the combined severity of risks present on the property site.

Surface water flooding	Low	Low
River flooding	Negligible	Negligible
Coastal flooding	High	High
Ground instability	Moderate	Moderate
Coastal erosion - defended	Negligible	Negligible
Coastal erosion - undefended	Negligible	Negligible
Coastal erosion - complex cliffs	Negligible	Negligible

In 30 years time your property has a ClimateIndex™ rating of F: There are physical risks that could affect the property either now or in the future. The availability of insurance or a mortgage in the coming years could be significantly affected. In turn, this may impact upon the property's resale value. Projections may show that the property could also become uninhabitable in a worse case scenario.

Climate change is likely to increase the risk of flooding on this property over time. To best protect the property, and your investment, against this risk we recommend the following:

- Investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion, and take into consideration that premiums could be impacted in the future if the risk increases due to climate change;
- Check to see if the property is eligible for the Flood Re ↗ scheme. Please note this scheme is due to end in 2039 and owners may be required to invest in improving flood resiliency of the property in order to obtain affordable insurance. Your insurance provider may be able to provider further information;
- 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.

Over time, this property is susceptible to an increased risk of ground stability due to the impact of climate change. To protect your property against this risk, we recommend the following next steps:

- If no survey has been undertaken, consider commissioning a building survey carried out by a suitably qualified person which looks at ground instability, and how the conditions may become more extreme (more extreme wet and dry periods) with climate change;
- If the property has clay drainage pipes, consider replacing these with a modern equivalent;
- Seek specialist advice before any of the following: starting major building work; removing any mature trees that pre-date the construction of the property; or planting any new trees near the property. The safe planting distance is dependent on the tree species, foundation type and soil composition. A guide can be found here ↗;
- Ensure foundations of new constructions or extensions are designed with shrink-swell clay soil conditions in mind, particularly how these could become more extreme with climate change;
- Ensure the property has adequate insurance covering subsidence. Premiums may be higher where subsidence has occurred, or the property is at an increased risk. We recommend speaking to an insurance broker ↗ for specialist advice.

See **page 23 >** for further details.

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 Decoy Farm, Fengate, Moulton Chapel, PE12 0XL
UPRN: 100030881869

Current EPC rating

E | 50

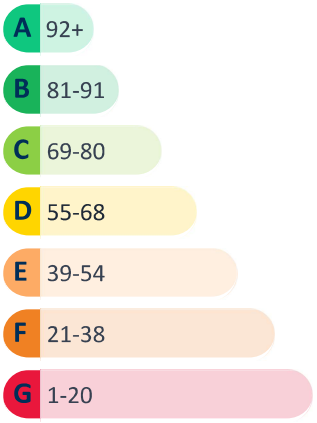
Certificate date:
6th June 2018

Valid until:
5th June 2028

Property type:
Detached house

Floor area:
284 sq m

You can visit gov.uk's find an energy certificate service ↗ to search for the EPC for more detail.



Average rating for similar properties in your area

D | 63

We have calculated the average rating in your area and determined that this property is **below the average** score for similar type properties of similar size.



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:
£32,450 - £59,800

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

Step	Recommended measures	Indicative cost
Step 1	Increase loft insulation to 270 mm	£100 - £350
Step 2	50 mm internal or external wall insulation	£4,000 - £14,000
Step 3	Solid floor insulation	£4,000 - £6,000
Step 4	Upgrading heating controls	£350 - £450
Step 5	Solar water heating	£4,000 - £6,000
Step 6	Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000
Step 7	Wind turbine	£15,000 - £25,000

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.

1st April 2020	1st April 2025	1st April 2028
All rented properties to be E or above	**Proposed that new tenancies have a rating of at least C**	**Proposed that all rented properties are rated at least C**
Cost cap for landlords: **£3,500**	Cost cap for landlords: **£10,000**	Cost cap for landlords: **£10,000**

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.

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

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	Resistance	Resistance	Resistance
Flood doors & windows from £500	**Flood barriers (garage/ driveway)** from £2,000	**Non return valves on drains and pipes** £70 to £700	**Air brick covers** £50 to £150

Resistance	Resilience	Resilience	Resilience
Vent covers from £60	**Water resistant mortar in external walls** from £150	**Waterproof external walls** from £500	**Relocating electric/ service meters** £760 to £2,500

Contact us with any questions at:
info@groundsure.com
01273 257 755

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 Action Alert on page 2 > for further advice.

Contaminated Land

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

Contaminated Land Liability	**Passed**
Past Land Use	**Passed**
Waste and Landfill	**Passed**
Current and Recent Industrial	**Passed**

Flooding

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

Further explanation of flood risk assessment can be seen in the Flood information on page 28 >.

River and Coastal Flooding	**Low**
Groundwater Flooding	**Negligible**
Surface Water Flooding	**Negligible**
Past Flooding	**Not identified**
Flood Storage Areas	**Not identified**

FloodScore™ insurance rating	**Very High**	The rating is compiled by Ambiental, a leading flood risk analysis company. Please see page 28 >

Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.
Please see page 13 > for details of the identified issues.

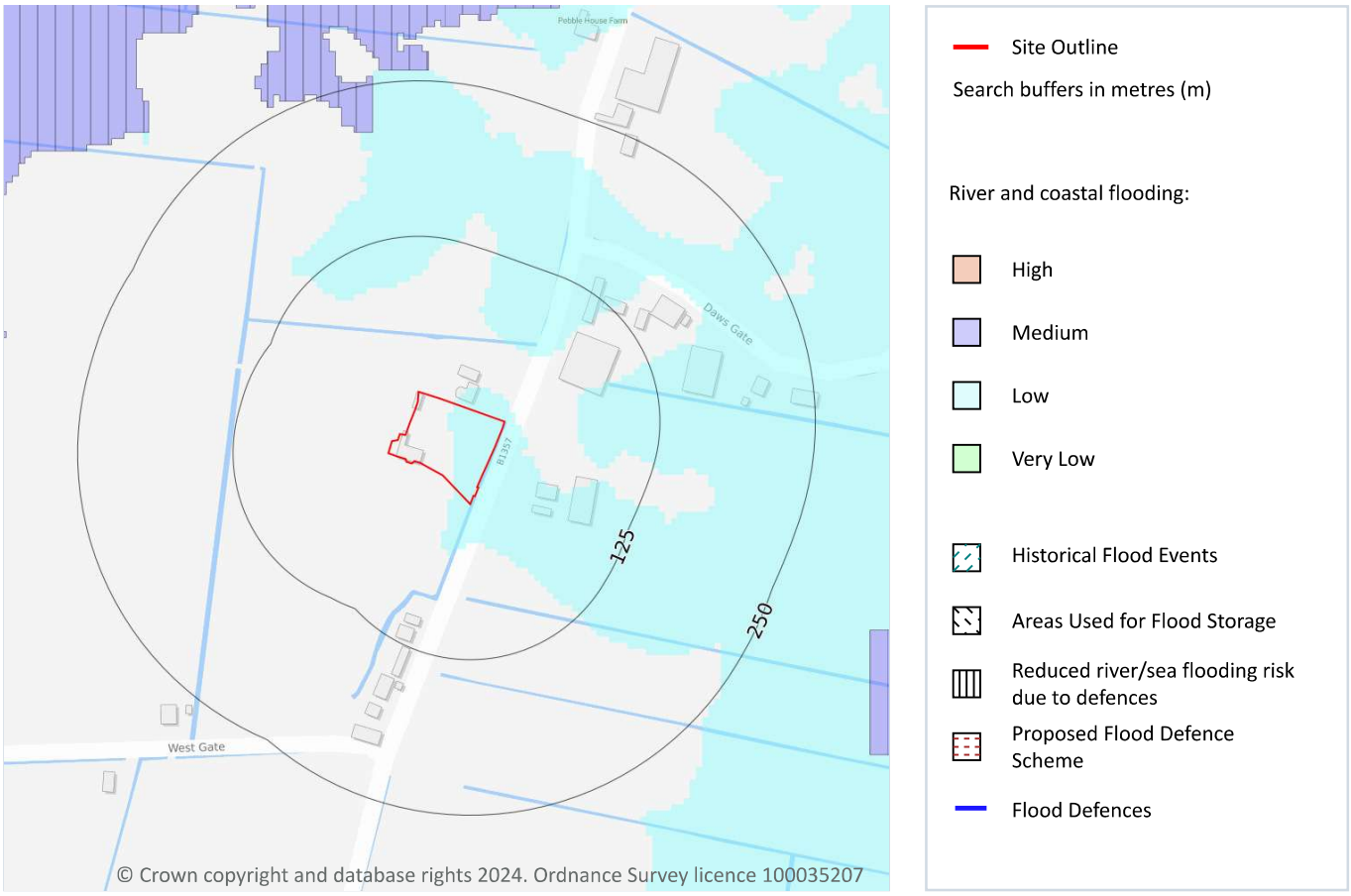
Natural Ground Stability	**Moderate-High**
Non-Natural Ground Stability	**Not identified**

Radon

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

Not in a radon affected area

Flooding / Risk of flooding from rivers and the sea



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. See page **page 28 >** for explanation of the levels of flood risk.

Please see the Action Alert on **page 2 >** for further advice.

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

Ground stability / Natural ground subsidence



Site Outline

Search buffers in metres (m)

Moderate - high

Low

Negligible - very low

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 Action Alert 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.

Energy summary

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.

Please see the Action Alert on **page 2 >** for further advice. Additionally, see **page 15 >** for details of the identified issues.

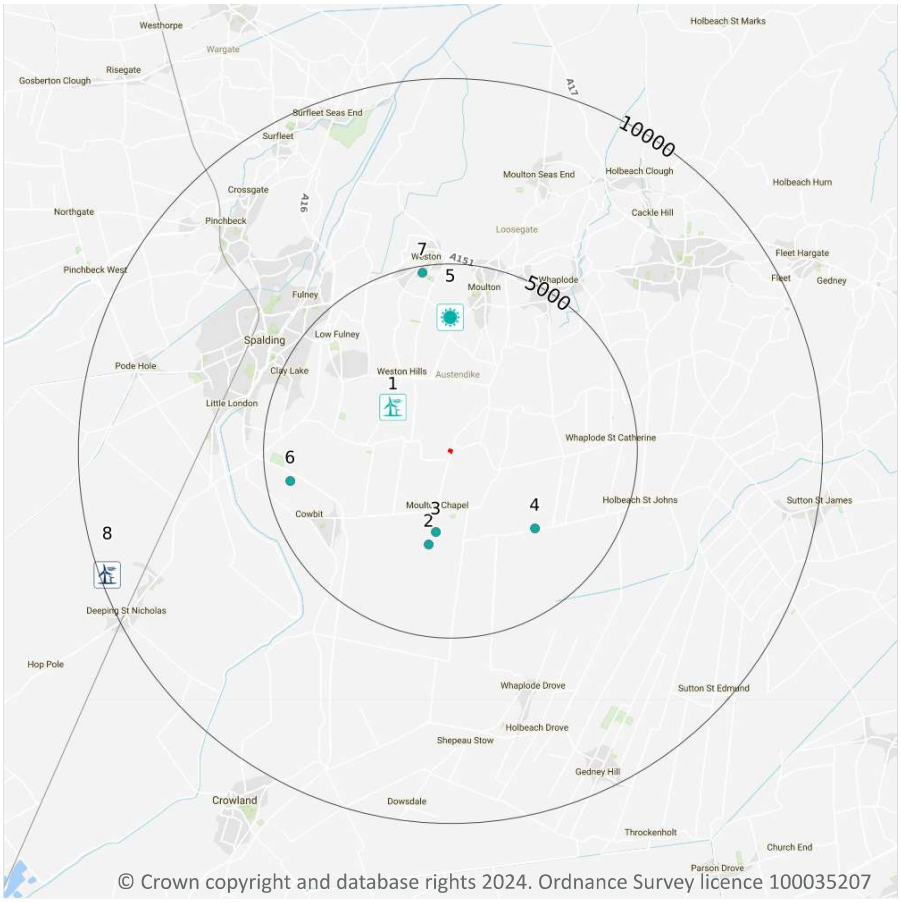
Planned Multiple Wind Turbines	Identified
Planned Single Wind Turbines	Identified
Existing Wind Turbines	Identified
Proposed Solar Farms	Identified
Existing Solar Farms	Not identified

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 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

Wind farms

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

ID	Distance	Direction	Details	
8	9-10 km	W	Site Name: Deeping St Nicholas (Community Share), Spalding, East Midlands Operator Developer: EDF Renewables Status of Project: Operational	Type of project: Onshore Number of Turbines: 8 Turbine Capacity: 2MW Total project capacity: 16 Approximate Grid Reference: 520494, 316506

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

Proposed wind farms

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

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

ID	Distance	Direction	Details	
1	1-2 km	NW	Site Name: West View Farm, 475 Broadgate, Weston Hills, Spalding, South Holland, Lincolnshire, PE12 6DB Planning Application Reference: H22-0660-13 Type of Project: 2 Wind Turbines	Application Date: 2013-07-29 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of 2 small wind turbines (evance r9000) on 15 metre towers. Approximate Grid Reference: 528204, 321027

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.
If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

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

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

ID	Distance	Direction	Details	
2	2-3 km	S	Site Name: Chapel Farm Woodgate Road, Moulton Chapel, Spalding, Lincolnshire, PE12 0XF Planning Application Reference: H13-1558-07 Type of Project: Wind Turbine	Application Date: 2010-07-22 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of wind turbine (height to blade tip 74 metres). Approximate Grid Reference: 529167, 317326

ID	Distance	Direction	Details	
3	2-3 km	S	Site Name: Chapel Farm, Woodgate Road, Moulton Chapel, Spalding, South Holland, Lincolnshire, PE12 0XF Planning Application Reference: H13/1558/07 Type of Project: Wind Turbine	Application Date: 2007-11-28 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of wind turbine. Approximate Grid Reference: 529166, 317326
4	3-4 km	SE	Site Name: Two Jays Jakils Bank, Moulton Eaugate, Spalding, South Holland, Lincolnshire, PE12 0SX Planning Application Reference: H23/1058/06 Type of Project: Wind Turbine Generator	Application Date: 2006-08-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of wind turbine generator. Approximate Grid Reference: 532033, 317756
6	4-5 km	W	Site Name: Orchard Cottage, Capes Entry, Cowbit, Spalding, South Holland, Lincolnshire, PE12 6AG Planning Application Reference: H01/1724/06 Type of Project: Wind Turbine	Application Date: 2006-12-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises proposed wind turbine to residential unit. Approximate Grid Reference: 525426, 319037
7	4-5 km	N	Site Name: 3 St. Lamberts Grove, Weston, Spalding, South Holland, Lincolnshire, PE12 6WD Planning Application Reference: H22/1564/06 Type of Project: Wind Turbine	Application Date: 2006-11-21 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of domestic wind turbine. Approximate Grid Reference: 528995, 324647

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

Proposed solar installations

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

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

ID	Distance	Direction	Address	Details	
5	3-4 km	N	Land at Moulton Bulb Co. Ltd., Long Lane, Moulton, Spalding, PE12 6PP	Applicant name: Solar Advanced Systems t/a Sas Energy Ltd. Application Status: Undecided Application Date: 07/03/2023 Application Number: H13-0190-23	Erection of a ground mounted solar array with associated infrastructure

The data is sourced from public registers of planning information and is updated every two weeks.

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 either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified

Other Railways

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

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

Planning summary

Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 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.

0 **Large Developments**
searched to 750m

3 **Small Developments**
searched to 500m

Please see page 21 > for details of the proposed developments.

1 **House extensions or new builds**
searched to 250m

Please see page 22 > 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.

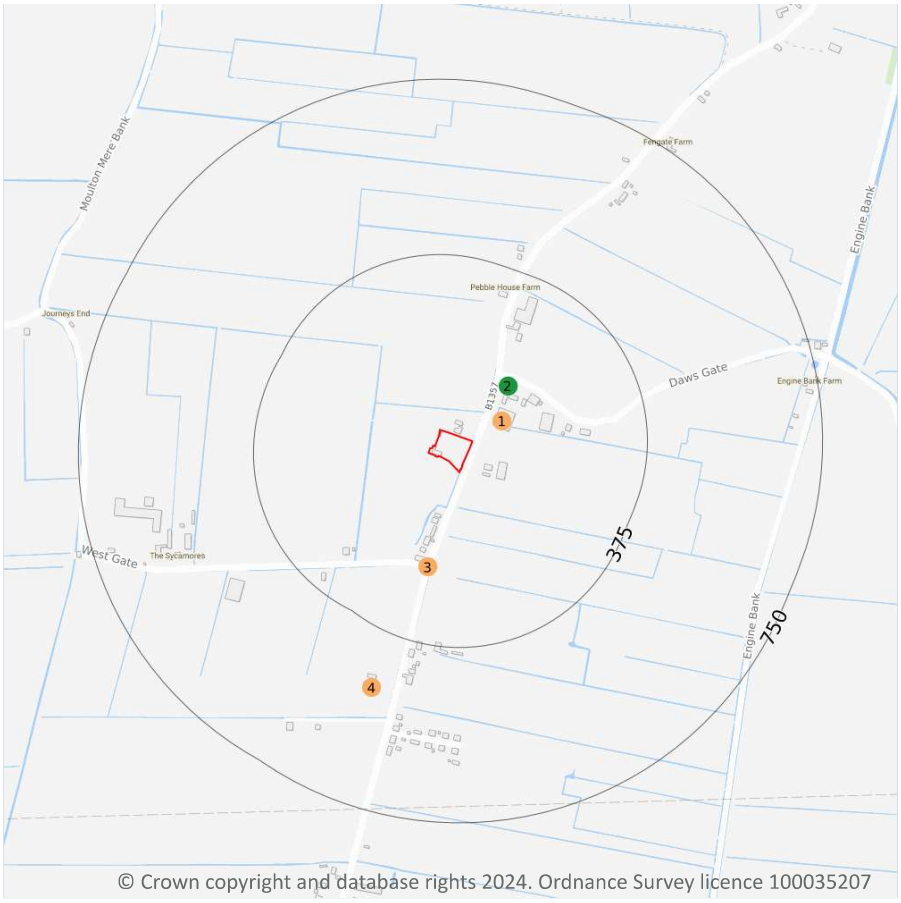
In order to understand this planning data better together with its limitations you should read the full detailed limitations on page 30 >.

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

Planning Applications



Site Outline

Search buffers in metres (m)

- Grouped applications
- Large Project planning application
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

Small projects searched to 500m

3 small developments within 500m from the property have been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 1 Distance: 76 m Direction: NE	Application reference: H13-0193-16 Application date: 01/03/2016 Council: South Holland Accuracy: Proximity	Address: Tulipland Potatoes, Fengate, Moulton Chapel, Spalding, Lincolnshire, PE12 0XL Project: Food Production Unit (Extension) Last known status: Detailed plans have been granted.	Link ↗

ID	Details	Description	Online record
ID: 3 Distance: 214 m Direction: S	Application reference: H13-0073-16 Application date: 26/01/2016 Council: South Holland Accuracy: Proximity	Address: Fengate, Moulton Chapel, Spalding, Lincolnshire, PE12 0XL Project: 4 Houses Last known status: Outline approval has been granted.	Link ↗
ID: 4 Distance: 498 m Direction: S	Application reference: H13-0706-21 Application date: 30/06/2021 Council: South Holland Accuracy: Proximity	Address: Tabeal Farm, Fengate, Moulton Chapel, Spalding, Lincolnshire, PE12 0XL Project: Equestrian Last known status: Detailed plans have been granted.	Link ↗

House extensions and small new builds searched to 250m

1 house extension or small new build within 250m from the property has been submitted for planning permission during the last ten years.

ID	Details	Description	Online record
ID: 2 Distance: 139 m Direction: NE	Application reference: H13-0506-22 Application date: 13/05/2022 Council: South Holland Accuracy: Exact	Address: Westlyn, Fengate, Moulton Chapel, Spalding, Lincolnshire, East Midlands, PE12 0XL Project: House Last known status: Detailed plans have been granted.	Link ↗

Climate change / Flood risk (5 and 30 Years)

Ambiental's FloodScore™ Climate data provides flood risk information from river, tidal and surface water flooding for a range of future time periods and emissions scenarios (Low emissions - RCP 2.6, medium and most likely emissions - RCP 4.5, and high emission - RCP 8.5). The temperature increases shown for each scenario are predicted increases by 2081-2100. The models are based on the UK Climate Projections 2018 (UKCP18). It is plausible that climate change will increase the severity and frequency of flood events in the future. FloodScore™ Climate has been designed to provide banks, building societies and insurers with future flood risk information for their long-term assets. The data within this report is based on the highest risk found within a buffer zone around the buildings. The 'Year' in the table represents the median of the date range used for each modelled timeframe.

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 2.6 0.9-2.3°C	2027	High	Negligible	High	Low
RCP 2.6 0.9-2.3°C	2055	High	Negligible	High	Low

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2027	High	Negligible	High	Low
RCP 4.5 1.7-3.2°C	2055	High	Negligible	High	Low

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2027	High	Negligible	High	Low
RCP 8.5 3.2-5.4°C	2055	High	Negligible	High	Low

This data is sourced from Ambiental Risk Analytics.

Climate change / Natural ground instability (5 and 30 Years)

This data shows the increase in 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 will result in higher temperature and therefore likely 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, it is only available for RCP8.5 (the 'worst case' climate scenario).

Temp increase range	Year	Wet scenario	Average rainfail	Dry scenario
RCP 8.5 3.2-5.4°C	2030s	Highly unlikely	Highly unlikely	Likely
RCP 8.5 3.2-5.4°C	2050s	Highly unlikely	Highly unlikely	Likely

This data is sourced from the British Geological Survey.

Datasets searched

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

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

Contaminated Land	
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified

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

Natural ground subsidence	
Natural ground subsidence	**Identified**
Natural geological cavities	Not identified

Non-natural ground subsidence	
Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified

Radon	
Radon	Not identified

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

Wind and solar	
Wind farms	**Identified**
Proposed wind farms	**Identified**
Proposed wind turbines	**Identified**
Existing and agreed solar installations	Not identified
Proposed solar installations	**Identified**

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

Transportation	
HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified

Transportation	
Crossrail 1 route	Not identified
Crossrail 1 stations	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Not identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

Planning	
Large projects searched to 750m	Not identified
Small projects searched to 500m	**Identified**
House extensions and small new builds searched to 250m	**Identified**

Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified

Planning constraints	
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**
Natural ground instability (5 and 30 Years)	**Identified**

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

Contaminated land liability assessment methodology

As part of this report Groundsure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- historical land use (compiled from 1:10,000 and 1:10,560 maps)
- petrol stations, garages, energy features and tanks (compiled from 1:1,250 and 1:2,500 maps) – for selected areas.
- historic military / ordnance sites
- landfill and waste transfer/treatment or disposal sites (including scrap yards)
- current and recent industrial uses (as defined by PointX data)
- Catalist petrol station
- Part A(1), Part A(2) and Part B Authorisations
- sites determined as Contaminated Land under Part 2A EPA 1990
- Planning Hazardous Substance Consents
- Environment Agency Recorded Pollution Incidents
- Dangerous Substances Inventory Releases (DSI)
- Red List Discharge Consent

The level of risk associated with the property is either Passed or Action Required. If the report result is Action Required it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

Method Statement

In assessing specific site risk, Groundsure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

Limitations of the Study

This report has been prepared with the assumption that the site is in residential use and that no significant (re)development is planned. The screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and 'Reduction in Risk of Flooding from Rivers and Sea due to Defences' provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiental Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiental Risk Analytics.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). It shows the chance of flooding from rivers or the sea presented in categories 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.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

Very Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

High - The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

FRAW (sea):

Very Low - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

High - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. The flood risks for these rainfall events are reported where the depth would be greater than the threshold for a standard property to modern building standards. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Ambiental FloodScore™ insurance rating

The property has been rated as **Very High** risk. Please see the Action Alert on **page 2 >** for further advice.

Ambiental's FloodScore™ risk rating gives an indicative assessment of the potential insurance risk classification from flooding, which can provide an indication of how likely it is that a property's policy will be ceded to Flood Re. The assessment is based on Ambiental's river, tidal and surface water flood data and other factors which some insurers may use in their assessment are not included.

Flood Re is a re-insurance scheme that makes flood cover more widely available and affordable as part of your residential property home insurance. Properties at higher risk of flooding may have the flood part of their policy ceded to Flood Re by their insurer. It is important to understand that Flood Re does not apply to all situations. Exclusions from Flood Re includes properties constructed after 1 January 2009; properties not within domestic Council Tax bands A to H (or equivalent); commercial properties, certain buy to let scenarios and buildings comprising four or more residential units. A full list of the exemptions can be found on the Flood Re website (https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/) ↗.

The Ambiental FloodScore™ insurance rating is classified into six different bandings:

Very High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a very high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate-High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a moderate possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a low possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Low indicates a level of risk that is likely to mean standard cover and premiums are available for flood cover. There is a low possibility the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Very Low indicates a level of flood risk that should not have any impact on the provision of flood cover for the property.

Planning data limitations

The planning applications section of this report contains data provided under licence from Glenigan, who are widely recognised in the industry as the market leaders in the collection and distribution of planning information in the UK. Glenigan collects on average 4,000 planning applications per day. As such, neither Groundsure or Glenigan are able to check the accuracy of the information that has been submitted by the applicant. All application information is based on the information submitted at the time of application and due to the volumes and the automated processes involved it is not possible to undertake additional checks to confirm its accuracy. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The planning section in our report is fully automated and Groundsure does not undertake visits to the Local Authority or manually search for planning records against other sources as this would be cost-prohibitive to most clients. With each report, Glenigan provides Groundsure with the location detail for each planning application, which is then published within our report. The method for deriving the location detail depends on the type of planning application.

The location of applications are represented in this report as single points for house extensions and small new builds, small developments and points or polygons for large developments. If an application associated with a small development is shown on the map as a polygon it is because it was once classified as a large development and has since been downgraded. The location of

applications is derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. If the application is represented by a point, it may not represent the nearest border of the development and may fall outside of the development boundary. If the application is represented by a polygon, we only map the outer extents of proposed developments. Some developments are comprised of multiple areas and in these cases we will show all polygons on the map but only label the one closest to the property. The information contained within this report should be used in conjunction with a visit to the relevant local authority's website to determine the exact location of the development, determine any possible distinctions within the development area, and how this may impact the subject property.

Groundsure has incorporated a dynamic search radius to ensure the most relevant data is presented. This variable search distance is based on House of Commons Library data which categorises areas according to the size of the settlement. Groundsure has distilled these into three core categories. These categories are mega urban, urban and rural and the following search distances apply:

- Mega urban: 250m for large developments, 75m for small developments and 50m for house extensions and small new builds
- Urban: 500m for large developments, 125m for small developments and 50m for house extensions and small new builds
- Rural: 750m for large development, 500m for small development and 250m for house extensions and small new builds

Please note, the search radius assigned to this property is detailed within the planning section of the report.

Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications are identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the Local Authority. Groundsure has excluded certain records of the publicly available data from this report which may have created duplications of reference to the same application. This includes, but is not limited to, data relating to applications such as amendments or variations of planning applications, discharge of conditions, or other associated applications. The report does not contain information on Lawful Development Certificates, Permitted Developments, Prior Approvals, Tree Preservation Orders, and other applications that are considered minor in terms of the level of construction. Additionally, an area of land may be identified for development within the local authority development plan, but for which no formal planning application exists. As such these are not included within the search.

Groundsure provides a web link to individual planning records in this report, but over time Local Authorities may have altered their website structure or record storage and so not all links may still be active. In the case of broken links, customers can use the planning application reference to search the Local Authority planning website manually. Due to data collection methods and processing time, there may be a period of up to 10 days between the application being published on the local authority website and appearing within the Groundsure report.

It is important to note the terms and conditions under which the report was sold, and in particular, whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to guarantee that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. We recommend checking the contents of the TA6 Property Information Form completed by the seller to determine if any planning applications were revealed. If they were not and you believe this should have been included we recommend discussing this with your conveyancer.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and individual Local Authorities. Due to different methodologies used by different Local Authorities the data may be incomplete. We recommend reviewing your local search for confirmation.

Underground data limitations

This database was created by Groundsure using publicly available open data and data from OpenStreetMap. The data is not provided by or endorsed by Transport for London (TfL) and minor differences between TfL's official data and Groundsure's data may occur in relation to the London Underground. Please note that the London Underground, Merseyrail, and Tyne and Wear Metro operate both underground and above ground.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, where as a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on is potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide: www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf ↗

ClimateIndex™ data and limitations

Groundsure's ClimateIndex™ is an assessment of the physical risk to the property from hazards which may be exacerbated by climate change. It considers the following hazards only:

- River flooding
- Flooding from the sea and tidal waters
- Surface water flooding
- Shrink swell subsidence
- Coastal erosion

These hazards are assessed using a weighted sum model, which allows for the consistent comparison of hazards between different time periods, emissions scenarios and the relative severity of predicted impacts. All flood and subsidence impacts have been produced using the latest UKCP18 climate prediction models. Assessments are provided for the short term (c.5 years) and medium term (c.30 years) only. A range of Representative Concentration Pathways (RCPs) ↗ have been used depending on the source dataset and its derivation. For example, flood data has been provided for RCP2.6, 4.5 and 8.5, whereas subsidence data has been derived using local projections only available for RCP8.5. Each RCP variance has been assigned an appropriate weighting in the calculator to reflect the relative likelihood of that scenario and where a full range of RCP scenarios is not available Groundsure have extrapolated to give equivalent values.

The banding applied to a property reflects its current and future risk from the hazards identified above. If a property's banding does not change from the present day to the medium term, the property's risk profile is not considered likely to be affected by climate change, though risks may still be present. Any increase in the banding of a property indicates that the property has the potential to be affected by climate change.

Band	Description	Short term (c.5 year)	Medium term (c.30 year)
A	No risks of concern predicted	76%	75%
B	Minor risks e.g. low level surface water flooding	15%	15%
C	Minor to moderate risks e.g. river flood event above property threshold	4%	4%
D	Moderate risks e.g. above threshold flood events and significant increase in subsidence potential	2%	2%
E	Significant risks e.g. multiple flood risks above property threshold	2%	2%
F	Severe risks to property e.g. coastal erosion risk	1%	2%

Approximate percentage of properties falling into each band. The figures have been calculated based on an assessment of residential properties only.

Energy Performance

To provide details of a property-specific Energy Performance Certificate (EPC) we use the address provided with the order and match it to a Unique Property Reference Number (UPRN), a unique identifier curated and managed by Ordnance Survey / local councils. The UPRN is then used to match an EPC to a property. Although Groundsure has invested significant resources to develop an accurate UPRN matching solution, it is possible in a small number of cases that a UPRN could be matched incorrectly. It is encouraged that you verify the EPC used in this report against the online register on gov.uk's service Find an energy certificate ↗ to check 1) the address is correct, and 2) the most recent EPC certificate has been reviewed. If a more recent EPC exists for the property, then this latest certificate must be relied upon rather than the information summarised in this report.

EPC ratings and assessments are based on both observations made by an EPC assessor when visiting a property and on data and assumptions around the age and type of property. This means a property's EPC band can change irrespective of any improvement works undertaken. Due to, for example, differing levels of access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

Where appropriate, Groundsure has calculated and presented an average energy performance rating. This has been aggregated from all valid energy performance certificates that are comparable to your property based on location, property type and size. Where it is not appropriate to consider all of these 3 variables, we may have provided the average rating based on only two of these variables. In some cases, it may be based on just one variable, and in rare instances, it is based on a single national level statistic for all property types and sizes.

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com ↗. Groundsure adheres to the Conveyancing Information Executive Standards.

The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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.

Groundsure's Terms and Conditions can be viewed online at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗

Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation ↗ for full details.

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 ↗.