

C G GODFREY, GLENSIDE SOUTH, WEST PINCHBECK, SPALDING, PE11 3NH

Professional opinion



Contaminated Land

Moderate:
Acceptable Risk [page 10 >](#)



Flooding

Moderate [page 25 >](#)

Consultant's guidance and recommendations inside.



Ground Stability

Identified [page 32 >](#)



Radon

Passed



Energy

Identified [page 35 >](#)



Planning Constraints

Identified [page 42 >](#)



Transportation

Not identified

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding**, **ground stability** and **coastal erosion**. Please see [page 6 >](#) 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 8 >](#) for details.

Contaminated land liability

Banking security

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

Yes

Statutory or 3rd party action

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

Unlikely

Environmental liability

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

Unlikely

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



Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2024. All Rights Reserved

Capture Date: 29/05/2021

Site Area: 1.4ha



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Your ref: NL/PE11 3NH
Grid ref: 520631 324950

Overview of findings and recommendations

 Contaminated Land

Moderate risk

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities despite some potentially contaminative land uses being identified, particularly in relation to the historical and current land uses on site. These land uses are not considered a significant risk if the site remains in its current use, however if the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. It is recommended that this is completed at an early stage of planning.

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

More information on [page 10](#) >

 Flooding

Moderate risk

- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- the assessment in this report is based on the highest flood risk found within the site boundary. The maps within the flood risk section clearly highlight which parts have a higher probability of flood risk, allowing you to visualise whether flood risk affects the buildings or the associated land. If required, we can provide an assessment that provides separate flood risk ratings for the main building and for the land/gardens around it. This assessment is carried out manually by one of our in house experts and can only be ordered by contacting our customer support team at info@groundsure.com ↗
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

More information on [page 25](#) >



Ground stability

Identified

- 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

More information on [page 32](#) >

Other considerations

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



Energy

Identified

Wind

- 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

More information on [page 35](#) >



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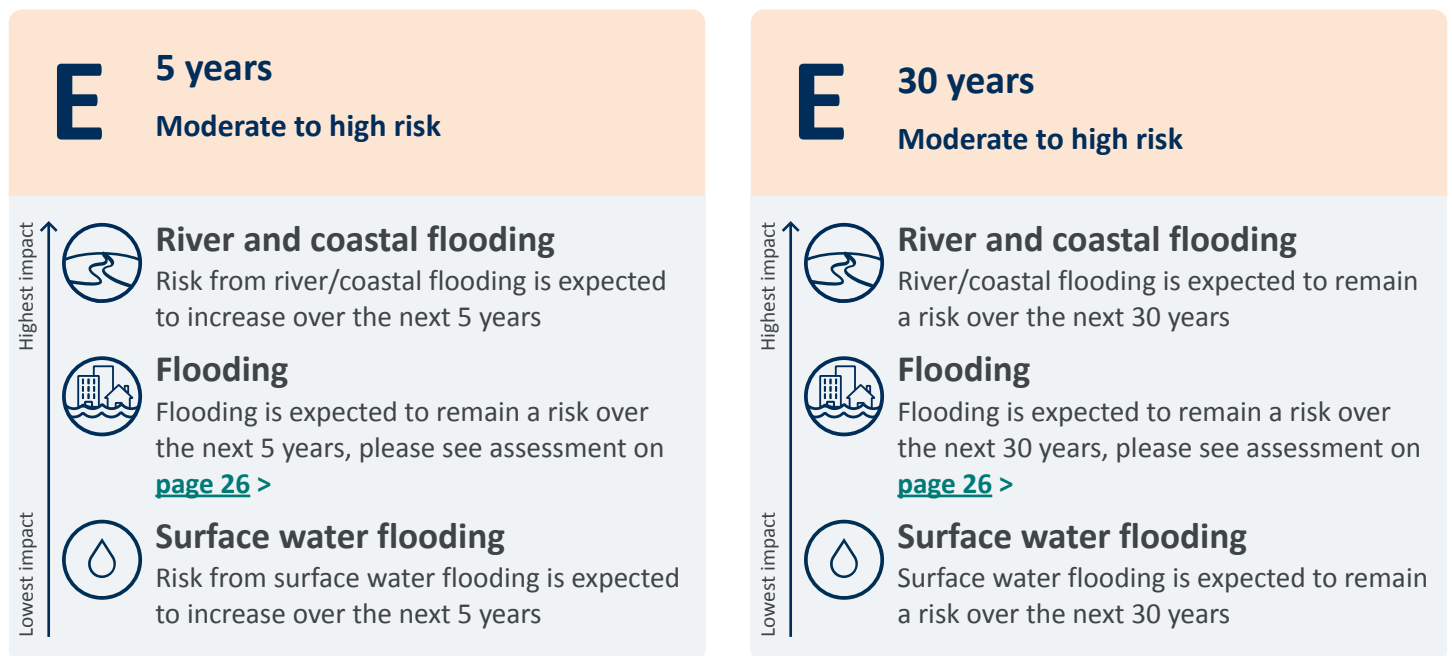
ClimateIndex™ physical risks



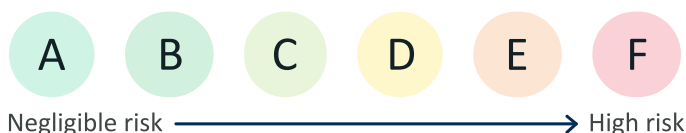
Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from **flooding, natural ground stability and coastal erosion**. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender 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.



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.


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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 and business interruption is available and affordable. Take into consideration that premiums could be impacted in the future if the risk increases due to climate change
- Investigate the possibility of obtaining parametric insurance or business interruption insurance
- 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
- 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

For further details on flood risk see [page 31](#) > and for further details on natural ground instability and coastal erosion see [page 34](#) >.



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

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

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

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

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

Consideration should be given to the feasibility and cost of any improvement works that are recommended in the EPC, if any exemptions apply and also to when a new assessment might be required.

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

Leasing and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased non-domestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building that does not meet these requirements.

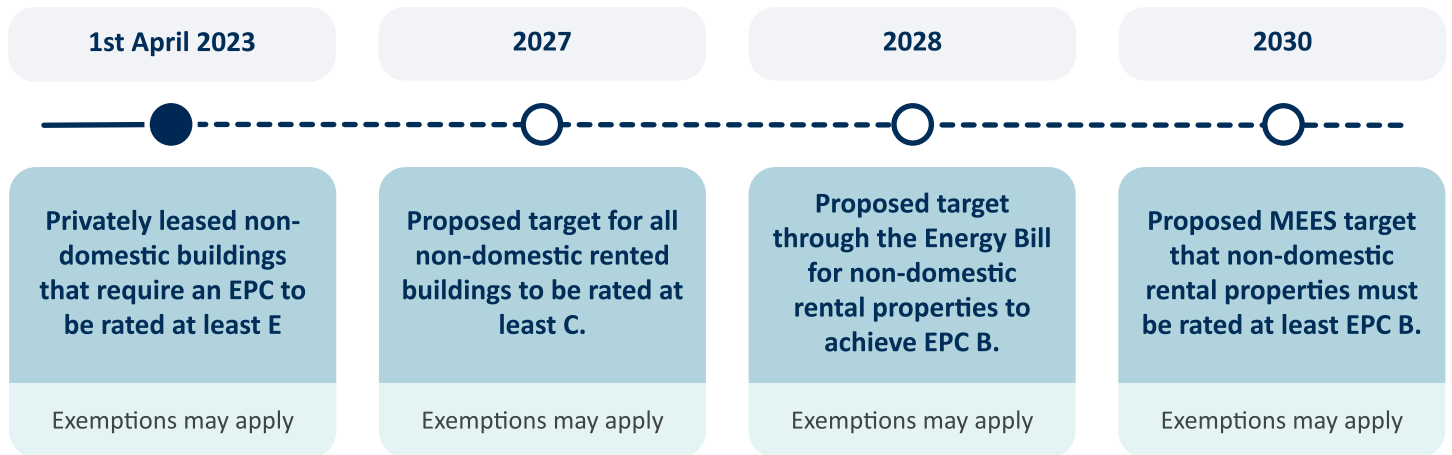
If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. [Click here](#) ↗ for more detail on the types of exemptions available and how to register for them.

Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green



leases can be found [here](#) ↗.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered. Current government guidelines and proposals are summarised below:





Contaminated land liability

Moderate risk

Summary

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Past Land Use**Moderate****Waste and Landfill****Low****Current and Recent Industrial****Moderate**

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities despite some potentially contaminative land uses being identified, particularly in relation to the historical and current land uses on site. These land uses are not considered a significant risk if the site remains in its current use, however if the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. It is recommended that this is completed at an early stage of planning.

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

Jump to

[Consultant's Assessment >](#)[Past land use >](#)[Current and recent industrial >](#)[Superficial hydrogeology >](#)[Bedrock hydrogeology >](#)[Hydrology >](#)[Skip to next section: Flooding >](#)

You can find our methodology and list of limitations on [page 47 >](#)

Consultant's assessment

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 [page 4 >](#) for further advice.

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Current and proposed land use

Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be used as a depot.

Proposed land use

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

Historical land use

On-site

Potentially contaminative historical and current land uses of moderate concern have been identified at the study site.

Surrounding area

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

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, abstraction licences on site, surface water features on site.

Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship though this is unlikely to give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



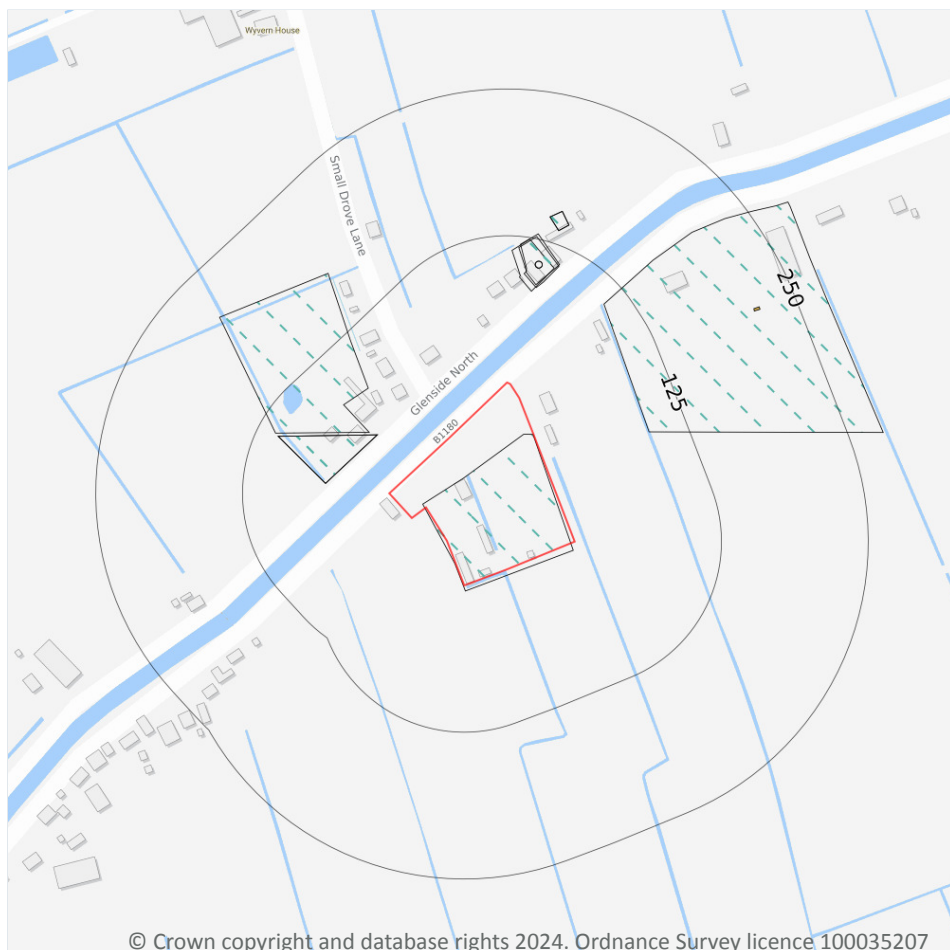
Contaminated land data summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	1	3	8
Former tanks	0	0	1
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	1	0	0
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	1	0



Contaminated land / Past land use



- Site Outline
- Search buffers in metres (m)
- Former industrial land uses
- Former tanks

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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 [page 4](#) > for further advice.

Distance	Direction	Use	Date
0	on site	Unspecified Depot	1992
43 m	W	Nurseries	1982
43 m	W	Nurseries	1992
50 m	NW	Nurseries	1975
80 m	N	Disused Windmill	1950



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Distance	Direction	Use	Date
85 m	N	Windmill	1906
87 m	N	Windmill	1938
93 m	E	Nurseries	1989
101 m	N	Disused Windmill	1903
101 m	N	Disused Windmill	1903
137 m	N	Unspecified Mill	1975
137 m	N	Unspecified Mill	1989

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see [page 4 >](#) for further advice.

Distance	Direction	Use	Date
213 m	NE	Unspecified Tank	1972

This data is sourced from Ordnance Survey/Groundsure.



Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Pollution incidents

Recent industrial land uses

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

Please see [page 4 >](#) for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	C G Godfrey Ltd - Glenside South, West Pinchbeck, Spalding, Lincolnshire, PE11 3NH	Civil Engineers	Engineering Services

This data is sourced from Ordnance Survey.


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Pollution incidents

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

Please see [page 4](#) > for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
2	7 m	NW	08/11/2002	Category 4 (No Impact)	Category 3 (Minor)	Hydraulic Oils

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



Superficial hydrogeology



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— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

Aquifers within superficial geology

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

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

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

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

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

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

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



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Distance	Direction	Designation
0	on site	Unproductive

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

Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
TIDAL FLAT DEPOSITS	TFD-XCZ	CLAY AND SILT

This data is sourced from British Geological Survey.



Bedrock hydrogeology



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

Aquifers within bedrock geology

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

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

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

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

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

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



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Distance	Direction	Designation
0	on site	Unproductive

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

Bedrock geology

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

Description	BGS LEX Code	Rock Type
OXFORD CLAY FORMATION	OXC-MDST	MUDSTONE

This data is sourced from British Geological Survey.



Hydrology



- Site Outline
- Search buffers in metres (m)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer
- Type of watercourse:
 - At ground level
 - - - Underground
 - ||||| Elevated
 - Unspecified

Water courses from Ordnance Survey

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

Distance	Direction	Details
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
1 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)



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Distance	Direction	Details
8 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
19 m	W	Name: River Glen Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
57 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
81 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
92 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
100 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
103 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
106 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
158 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
167 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)



Distance	Direction	Details
188 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
200 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
202 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
223 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
247 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

Surface water abstractions

These are records of licences for water abstractions from the surface water features in the area. Abstractions of surface water can be for uses such as an industrial process that requires large amounts of water, irrigation and in some cases for drinking water. For national security purposes, the locational accuracy of some abstraction licences may be degraded.

ID	Distance	Direction	Details	
0		on site	Licence No: AN/030/0012/054 Licence status: Active Use of water: Spray Irrigation - Direct Direct source: SURFACE WATER SOURCE OF SUPPLY Abstraction point: FARM DRAINS PINCHBECK WEST Data type: Poly4	Annual volume (m3): 7970 Max daily volume (m3): 338 Original start date: 22/12/2022 Expiry Date: 31/03/2040 Version start date: 01/04/2023 Version end date: -
1	149 m	NE	Licence No: 5/31/14/*S/0164A Licence status: Historical Use of water: Spray Irrigation - Direct Direct source: SURFACE WATER SOURCE OF SUPPLY Abstraction point: R GLEN AT WEST PINCHBECK Data type: Point	Annual volume (m3): 10000 Max daily volume (m3): 545 Original start date: 01/02/1984 Expiry Date: - Version start date: 01/04/2010 Version end date: -



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ID	Distance	Direction	Details	
2	246 m	NE	Licence No: AN/030/0012/040 Licence status: Active Use of water: Trickle Irrigation - Direct Direct source: SURFACE WATER SOURCE OF SUPPLY Abstraction point: 'ABSTRACTION POINT', RIVER GLEN, PINCHBECK WEST Data type: Point	Annual volume (m3): 6098 Max daily volume (m3): 1080 Original start date: 18/08/2021 Expiry Date: 31/03/2038 Version start date: 18/08/2021 Version end date: -
3	250 m	NE	Licence No: 5/31/14/*S/0164A Licence status: Active Use of water: Spray Irrigation - Direct Direct source: SURFACE WATER SOURCE OF SUPPLY Abstraction point: R GLEN AT WEST PINCHBECK Data type: Point	Annual volume (m3): 15000 Max daily volume (m3): 1090 Original start date: 01/02/1984 Expiry Date: - Version start date: 17/07/2020 Version end date: -
4	250 m	NE	Licence No: 5/31/14/*S/0164A Licence status: Active Use of water: Trickle Irrigation - Direct Direct source: SURFACE WATER SOURCE OF SUPPLY Abstraction point: R GLEN AT WEST PINCHBECK Data type: Point	Annual volume (m3): 15000 Max daily volume (m3): 1090 Original start date: 01/02/1984 Expiry Date: - Version start date: 17/07/2020 Version end date: -

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


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Flooding

Moderate risk

Summary

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 26 >](#) for details of the identified issues.

River and Coastal Flooding	Medium
Groundwater Flooding	Negligible
Surface Water Flooding	Negligible
FloodScore™ insurance rating	Very High
Past Flooding	Not identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	Yes

Next steps

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

- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- the assessment in this report is based on the highest flood risk found within the site boundary. The maps within the flood risk section clearly highlight which parts have a higher probability of flood risk, allowing you to visualise whether flood risk affects the buildings or the associated land. If required, we can provide an assessment that provides separate flood risk ratings for the main building and for the land/gardens around it. This assessment is carried out manually by one of our in house experts and can only be ordered by contacting our customer support team at info@groundsure.com ↗
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Jump to

[Risk of flooding from rivers and the sea >](#)

[Flood defences >](#)

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[Ambiental FloodScore™ insurance rating >](#)

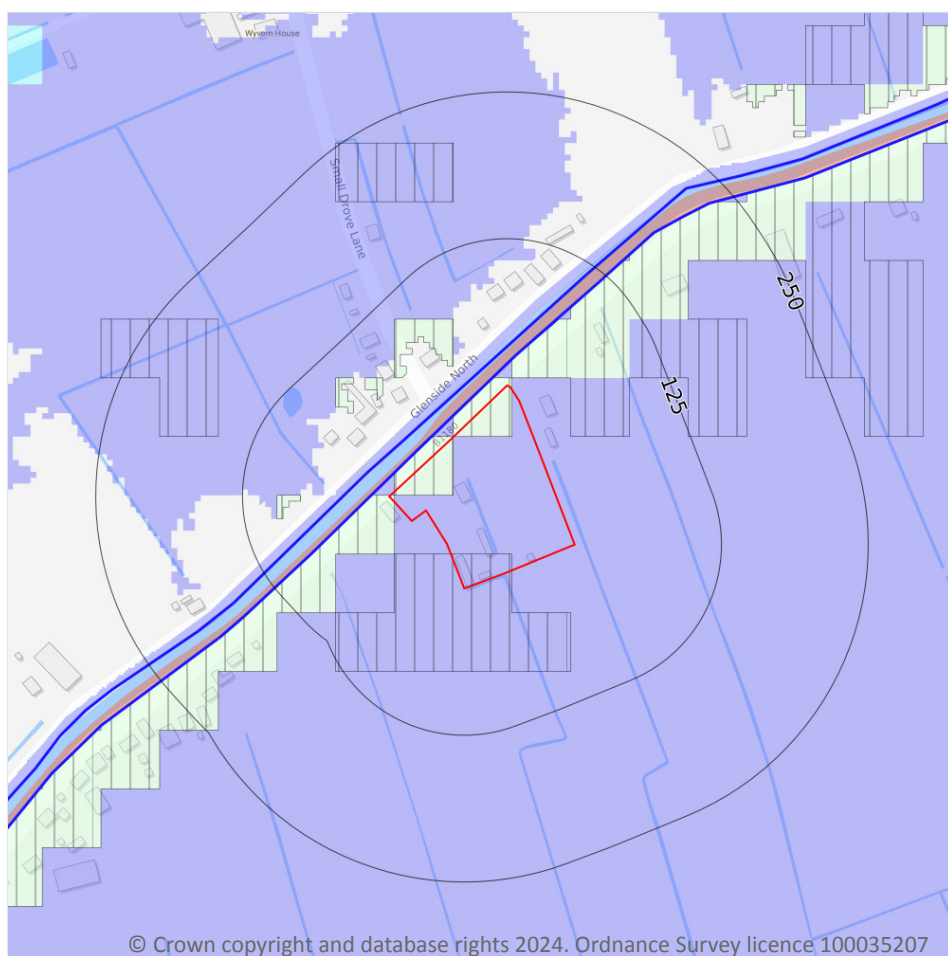
[Flood map for planning >](#)

[Flood risk \(5 and 30 years\) >](#)

[Skip to next section: Environmental >](#)

You can find our methodology and list of limitations on [page 47 >](#)

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

Risk of flooding from rivers and the sea

The property has a Medium 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.

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



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[page 47](#) > for explanation of the levels of flood risk.

Please see [page 4](#) > for further advice.

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

Flooding / Flood defences



Reduction in Risk of Flooding from Rivers and Sea due to Defences

The property is located in an area whereby the risk of flooding from rivers or sea is reduced due to the presence of flood defences. These areas would flood if the defence were not present, but may not do so as it is.

We recommend discussing all flood defence in place as part of your discussions with insurance providers.

Details of flood defences and any areas of reduced river/sea flooding risk due to defences can be seen on the Risk of Flooding from Rivers and the Sea Map.

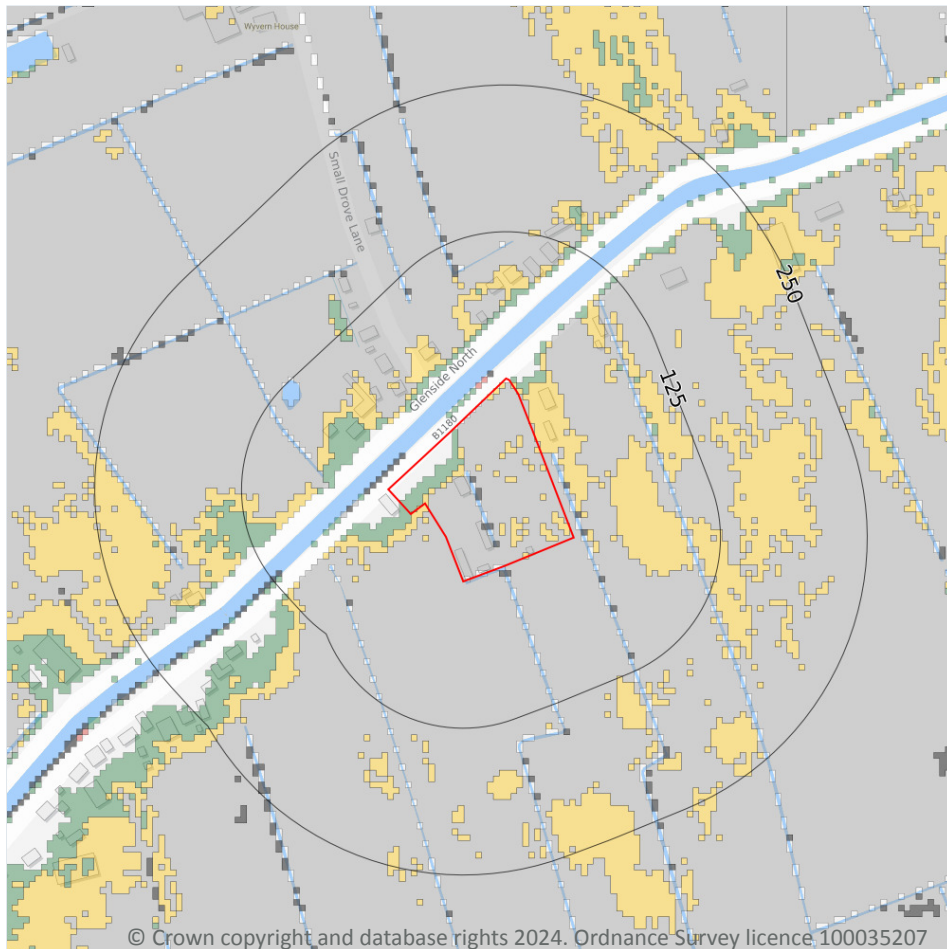
Flood defences

There are flood defences built in the vicinity of the property. Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year.

Please see [page 4](#) > for further advice.



Flooding / Ambiental FloodScore™ insurance rating



— Site Outline
Search buffers in metres (m)

- Very High
- High
- Moderate-High
- Moderate
- Low

The property has been rated as having a Very High level of flood hazard.

Ambiental's FloodScore™ insurance rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore™ insurance rating information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.

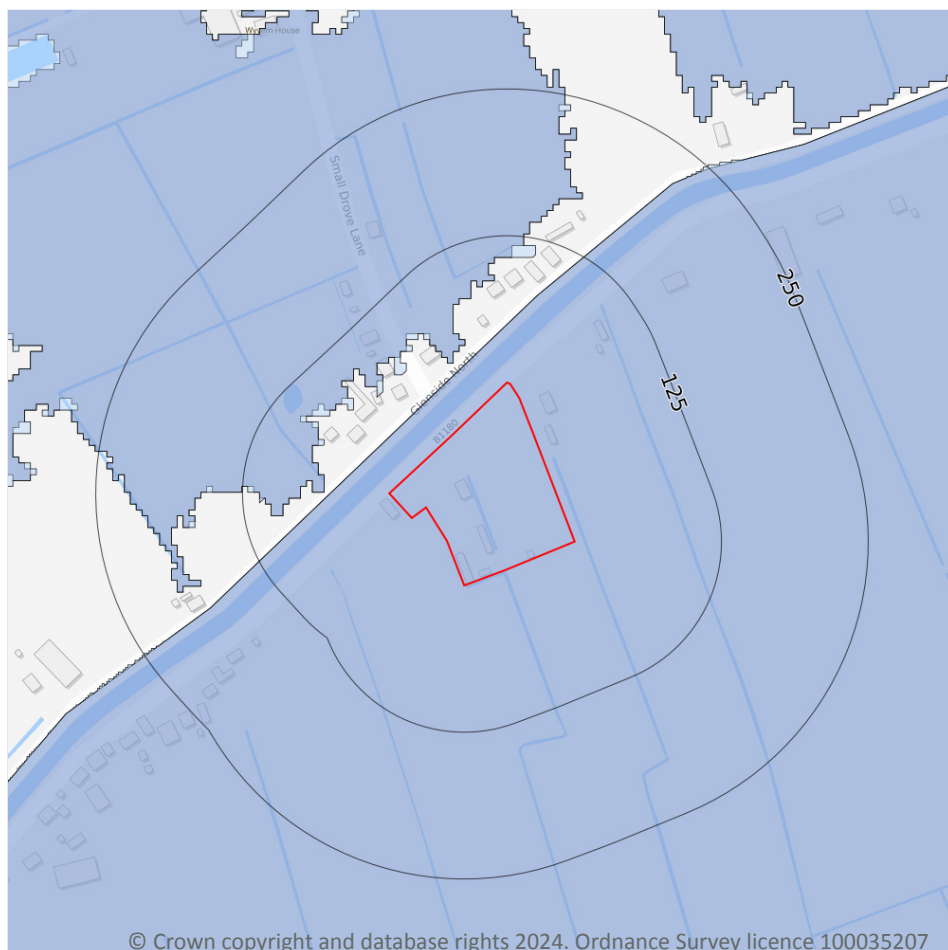


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Flooding / Flood map for planning



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

The Environment Agency Flood Zone information is used within the planning system to help determine whether flood risk assessments are required for development. This guidance forms part of the National Planning Policy Framework (NPPF). The different Flood Zones are classified as follows (note that the risk values stated below do not take into account any flood defences -see the RoFRaS data for a rating that takes flood defences into account):

Zone 1 – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%.

Zone 2 – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.

Zone 3 (or Zone 3a) – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.

Zone 3b – very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.

Owners of properties within Zone 2 and Zone 3 are advised to sign up to the Environment Agency's Flood Warning scheme. The Flood Zone(s) found at the property are shown in the table below.



Distance	Direction	Description
0	on site	Flood zone 2
0	on site	Flood zone 3

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



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

This data is sourced from Ambiental Risk Analytics.





Environmental

Identified

Ground stability

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

Please see [page 33 >](#) 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**

Next steps

Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence. You should consider the following:

- 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

Jump to

[Natural ground subsidence >](#)[Natural ground instability \(5 and 30 Years\) >](#)[Skip to next section: Energy >](#)

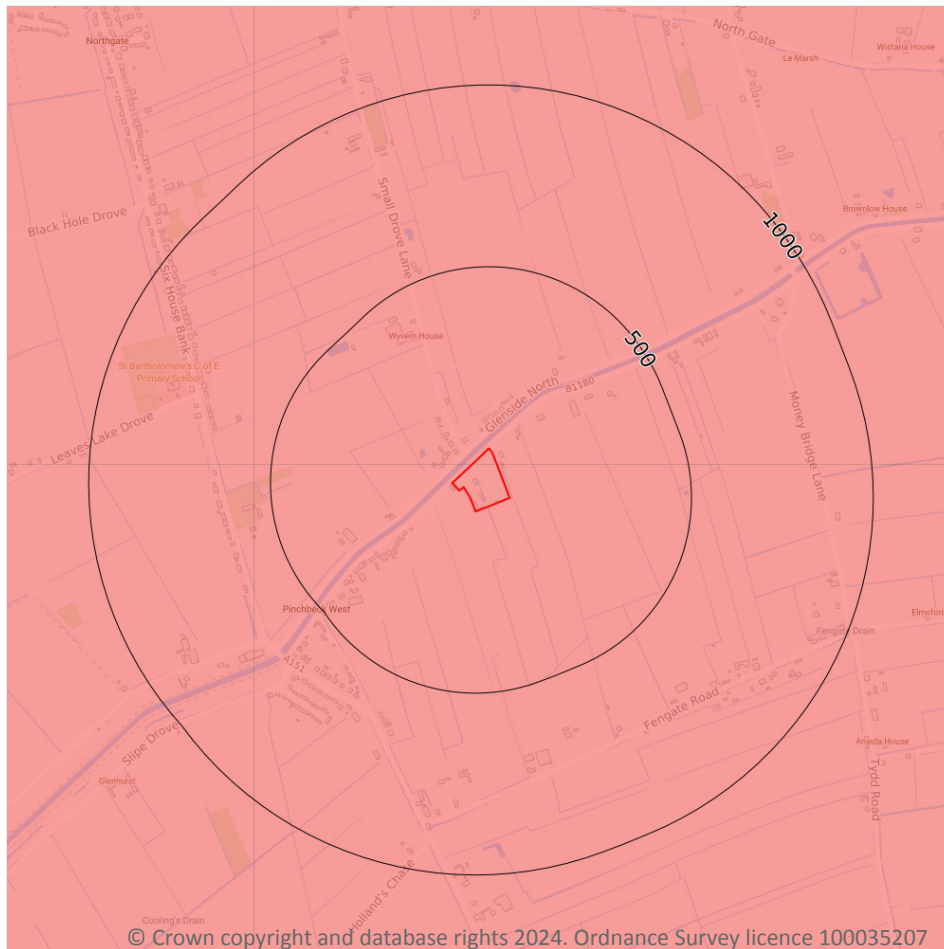
You can find our methodology and list of limitations on [page 47 >](#)

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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 [page 4](#) > 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.



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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:

knowledge.groundsure.com/methodologies-and-limitations ↗.

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

This data is sourced from the British Geological Survey





Energy

Identified



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 [page 4 >](#) for further advice. Additionally, see [page 36 >](#) for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Identified

Proposed Solar Farms

Not 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
Energy Infrastructure Projects

Not identified
Not identified
Not identified

Next steps

Wind

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

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

Jump to

[Wind and solar >](#)

[Skip to next section: Transport >](#)

You can find our methodology and list of limitations on [page 47 >](#)

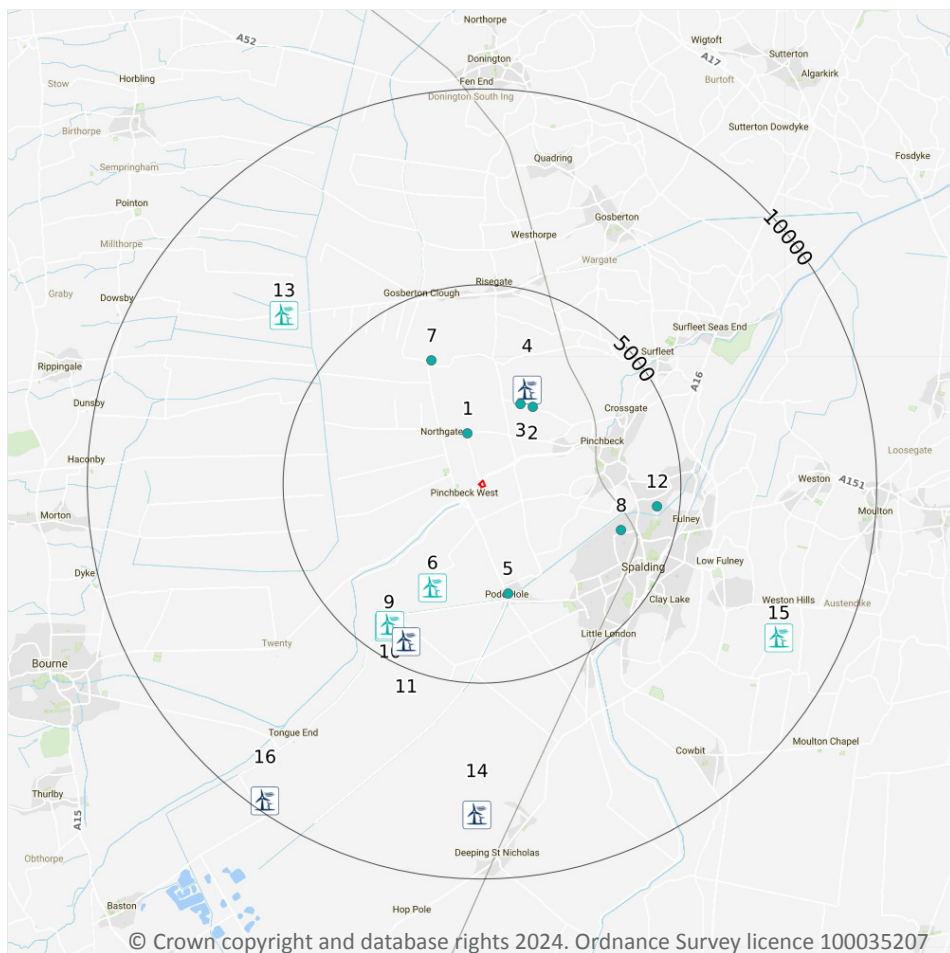


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Energy / Wind and solar



— 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	
4	2-3 km	NE	Site Name: Corwards Lane (Bernard Matthews), Pinchbeck, Spalding, East Midlands Operator Developer: Easterly Wind Energy Co-operative Status of Project: Consented	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 521779, 327356



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ID	Distance	Direction	Details	
11	4-5 km	SW	Site Name: Bank House Farm (Spalding) (Resubmission), The Delph, Spalding, East Midlands Operator Developer: Bowler Energy Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.05MW Total project capacity: 0.1 Approximate Grid Reference: 518454, 321142
14	8-9 km	S	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
16	9-10 km	SW	Site Name: Deeping Fen Farm (Resubmission), The Fen, Baston, Peterborough, East Midlands Operator Developer: Landowner or private owner Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.05MW Total project capacity: 0.1 Approximate Grid Reference: 515081, 316865

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	
6	2-3 km	SW	Site Name: Fen Farm, South Fen, West Pinchbeck, Spalding, Lincolnshire, PE11 3QD Planning Application Reference: H14-0110-13 Type of Project: 9 Wind Turbines	Application Date: 2013-02-13 Planning Stage: Detailed Plans Submitted Project Details: Scheme comprises installation of 9 wind turbines (allowing for 50m micro siting), with a maximum height to tip of 126m, substation, access tracks, access bridge, hardstanding areas, external transformers, temporary construction compound and associated infrastructure. Approximate Grid Reference: 519361, 322304



ID	Distance	Direction	Details	
9	4-5 km	SW	Site Name: Bank House Farm The Delph, Spalding, Lincolnshire, PE11 3JH Planning Application Reference: H03-0646-11 Type of Project: 2 Wind Turbines	Application Date: 2011-08-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two 50kw wind turbines. Approximate Grid Reference: 518252, 321302
10	4-5 km	SW	Site Name: Bankhouse Farm The Delph, Spalding, Lincolnshire, PE11 3JH Planning Application Reference: H03-0305-11 Type of Project: 2 Wind Turbines	Application Date: 2011-04-27 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of two 50kw wind turbines and associated works. Approximate Grid Reference: 518252, 321302
13	6-7 km	NW	Site Name: The Old Pump Cottage Dowsby Fen, Dowsby, Bourne, Lincolnshire, PE10 0TX Planning Application Reference: S12/2170 Type of Project: 2 Wind Turbines	Application Date: 2012-08-30 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2, 15 metre high wind turbines. Approximate Grid Reference: 515569, 329260
15	8-9 km	SE	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	
1	1-2 km	N	Site Name: Anfield Barns Small Drove Lane, West Pinchbeck, Spalding, Lincolnshire, PE11 3NL Planning Application Reference: H14/0190/09 Type of Project: Wind Turbine	Application Date: 2009-03-18 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 5kw wind turbine. Approximate Grid Reference: 520263, 326241
2	2-3 km	NE	Site Name: Bernard Matthews Food Ltd Cowards Lane, Pinchbeck, Spalding, Lincolnshire, PE11 3SP Planning Application Reference: H14-0831-12 Type of Project: Wind Turbine	Application Date: 2012-10-18 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine including access track, hardstanding, substation and associated works. Approximate Grid Reference: 521923, 326916
3	2-3 km	NE	Site Name: Bernard Matthews Food Ltd Cowards Lane, Pinchbeck, Spalding, Lincolnshire, PE11 3SP Planning Application Reference: H16-0831-12 Type of Project: Wind Turbine	Application Date: 2012-10-11 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of wind turbine including access track, hardstanding, substation and associated works. Approximate Grid Reference: 521923, 326916
5	2-3 km	S	Site Name: Tate Business Park, Dozens Bank, West Pinchbeck, Spalding, Lincolnshire, PE11 3LX Planning Application Reference: H14-0680-14 Type of Project: Wind Turbine	Application Date: 2014-08-12 Planning Stage: Detail Plans Granted Project Details: Scheme comprises installation of 25kw wind turbine and associated switchgear. Approximate Grid Reference: 521284, 322156
7	3-4 km	N	Site Name: Westfield Farm Beach Bank, West Pinchbeck, Spalding, Lincolnshire, PE11 3QR Planning Application Reference: H14-0568-12 Type of Project: Wind Turbine	Application Date: 2012-07-16 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 50 kw wind turbine with hub height 36.4m. Approximate Grid Reference: 519343, 328101
8	3-4 km	E	Site Name: 49 Lilburn Drive, Spalding, South Holland, Lincolnshire, PE11 3NY Planning Application Reference: H16/0049/07 Type of Project: Wind Turbine	Application Date: 2007-01-11 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises proposed domestic wind turbine. Approximate Grid Reference: 524182, 323770



ID	Distance	Direction	Details	
12	4-5 km	E	Site Name: Malet Azoulay (UK) Ltd, Stephenson Avenue, Pinchbeck, Spalding, South Holland, Lincolnshire, PE11 3SW Planning Application Reference: H14/1444/07 Type of Project: Storage & Wind Turbine	Application Date: 2007-11-01 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a packhouse and ripening facility extension, a detached battery charging unit and associated improvements of staff car parking and the construction of a wind turbine. Approximate Grid Reference: 525101, 324378

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.





Transport

The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



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

Identified

Summary

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

Please see [page 43 >](#) for details of the identified issues.

Environmental Protected Areas Not identified

Visual and Cultural Protected Areas **Identified**

Jump to

[Planning constraints >](#)

You can find our methodology and list of limitations on [page 47 >](#)

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Planning constraints



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

Listed Buildings

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

Distance	Direction	Name	Grade	Listed building reference number	Listed date
109 m	N	Mill	II	1064437	13/01/1988

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



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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)	Identified
Former tanks	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	Identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	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

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Identified
Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified
Hydrology	
Water courses from Ordnance Survey	Identified
Surface water abstractions	Identified
Flooding	
Risk of flooding from rivers and the sea	Identified



Flooding	
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	Identified
Flood defences	Identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified
Climate change	
Flood risk (5 and 30 Years)	Identified
Ground stability (5 and 30 Years)	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
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

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	Not 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
Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified



Planning constraints

Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	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 Screening 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.

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

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