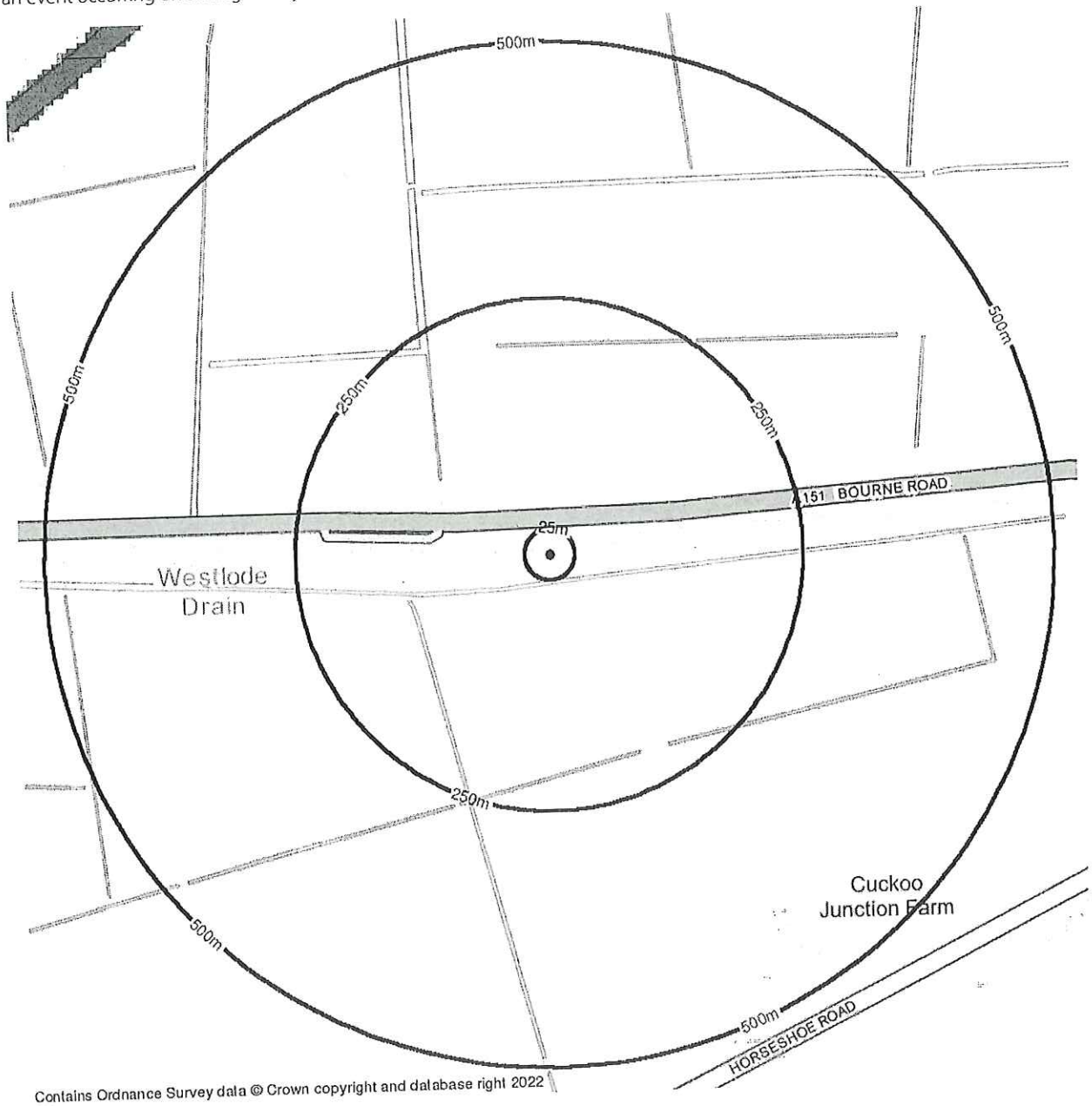
Section 2: **Flood Findings**

The whole of this section deals with potential sources of flooding that may impact the property.

Section 2a and 2b: **River and Coastal Flood Map**

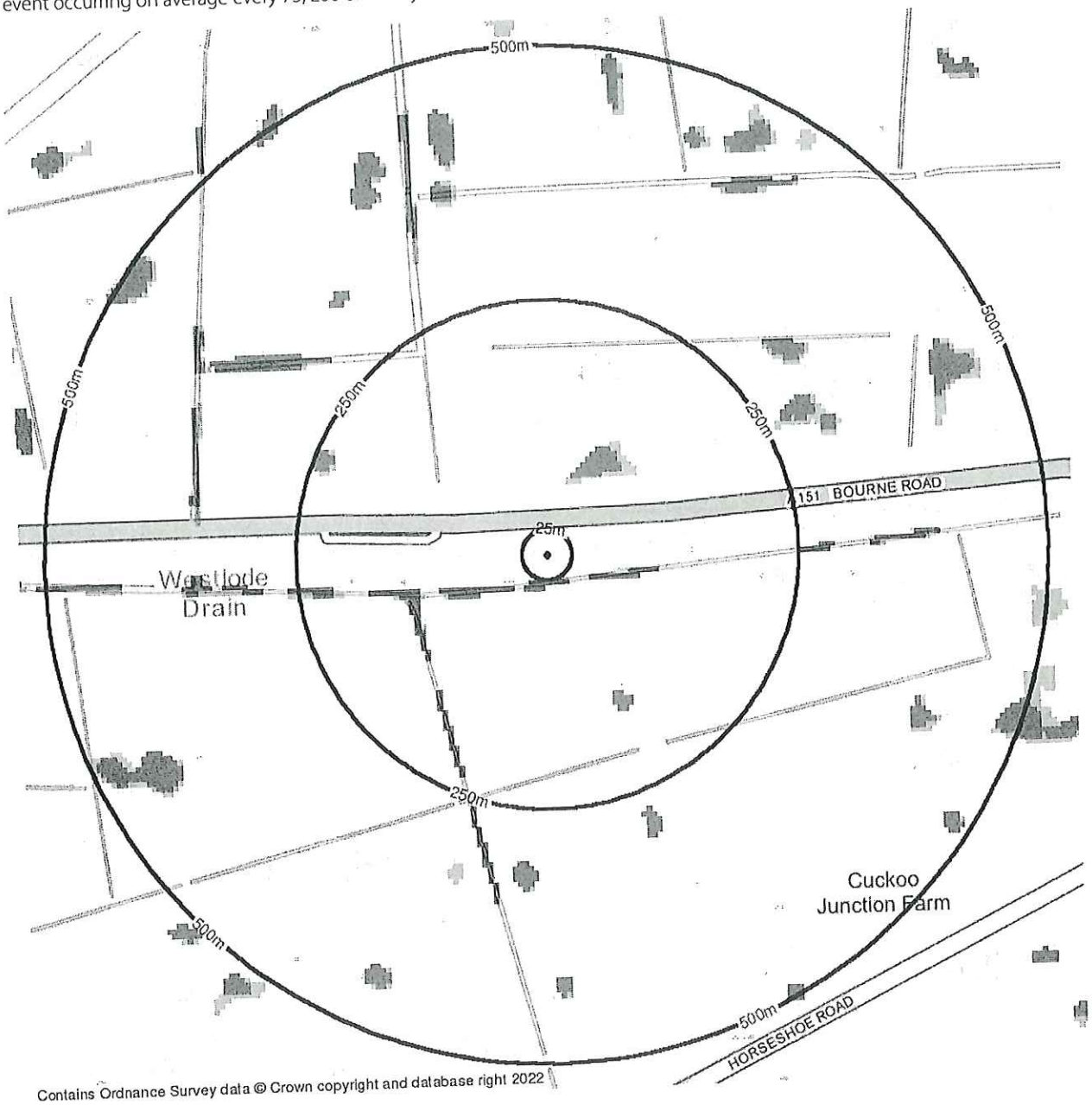
The map detailed below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of an event occurring on average every 75, 200 or 1000 years.



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Section 2c: **Surface Water Flood Map**

The map detailed below shows the location of potential surface water flood risk. The potential risk has been modelled on the basis of an event occurring on average every 75, 200 or 1000 years.



Surface Water Flooding

1 in 1000 year return
1 in 200 year return
1 in 75 year return

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Section 2a: **River Flooding**

River flooding mainly happens when the river catchment (that is the area of land that feeds water into the river and the streams that flow into the main river) receives greater than usual amounts of water (for example through rainfall or melting of snow). The amount of runoff depends on the soil type, catchment steepness, drainage characteristics, agriculture and urbanisation as well as the saturation of the catchment. The extra water causes the level of the water in the river to rise above its banks or retaining structures.

Enquiry	Result	Contact
Is there a potential risk of river flooding within 250m of the property?	**Yes**	-

Section 2b: **Coastal Flooding**

Coastal flooding is the inundation of land areas along the coast caused by sea water rising above normal tidal conditions. Coastal flooding can arise from a combination of high tides, wind induced tidal surge, storm surge created by low pressure and wave action.

Enquiry	Result	Contact
Is there a potential risk of coastal flooding within 250m of the property?	**No**	-

Section 2c: **Surface Water Flooding**

Surface water flooding results from rainfall running over ground before entering a watercourse or sewer. It is usually associated with high intensity rainfall events (typically greater than 30mm per hour) but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting) or otherwise has low permeability.

Enquiry	Result	Contact
Is there a potential risk of surface water flooding within 250m of the property?	**Yes**	-

Next Steps
In order to gain more detailed information on the type and likelihood of your property being impacted by a flood event, and the potential impact on insurance, we recommend that you purchase our Landmark Flood Report.
If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email **helpdesk@homecheck.co.uk.**

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- **Part change of planning permission for use as plumbing and heating business – relates to office and store – you should formally submit a change of use application to South Holland District Council for change of use back to residential use.**
- Cetass certificate for door – copy enclosed

The search result is restricted to the property itself and does not give information regarding proposals for development of surrounding areas. If this is a concern you are able to find out information about the area generally by enquiry at the local authority or we can carry out a Planning Search on your behalf (please note the search provider will charge a fee for this additional search).

Drainage Search result

The property is connected to mains water.

The property is not connected to mains sewerage. There may a septic tank or other sewerage treatment installation in place. You should ensure that you are satisfied that the tank/treatment plant is satisfactory by reference to an inspection by a suitably qualified person if necessary.

Surface water does not discharge to the main sewer and may run into soakaways instead. You should ensure (ideally by reference to your survey) that suitable arrangements are in place.

Environmental Search result

The environmental search results are as follows:

The search result revealed various entries, which may be of interest to you. These are highlighted on the front page and you should ensure that you read the section in the report relating to these highlighted areas. Notwithstanding these entries, the search result has a clear certificate.

In this instance the factors highlighted are – river and surface water flood risk and natural ground stability.

Flood Risk: You should at this stage, make enquiries to check that the property can be insured comprehensively at normal premiums. The insurance risk passes to you on exchange of contracts, rather than completion as commonly believed.

INSURING THE PROPERTY

Responsibility for insuring the property will be yours from exchange of contracts.

Please arrange a suitable policy in principle now. Once contracts have been exchanged you may then place the policy on risk.

SURVEY AND INSPECTING THE PROPERTY

The property, including any new and existing installations such as the central heating, double glazing and service media, is sold 'as seen' and the seller is under no obligation to disclose any defects to you. We cannot advise you on the condition of the property and it is therefore your responsibility to ensure that you are satisfied with its condition. Our recommendation is that you arrange to have a survey carried out with regards to the state and condition of the property.