



Sample Site, Sample Street, Anytown, UK



Reference:  
Sample\_Homebuyers

Grid reference:  
123456 123456

Your reference:  
Sample\_Homebuyers

Date:  
17 March 2026

Consultant's guidance and recommendations inside.



Customer Support

[info@groundsure.com](mailto:info@groundsure.com)

## Professional opinion

Key results

✔ No significant environmental risks have been identified

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



Contaminated land

Passed

Page 2 →

Groundsure has not identified any risks of concern relating to contaminated land liabilities under Part 2A of the EPA 1990.

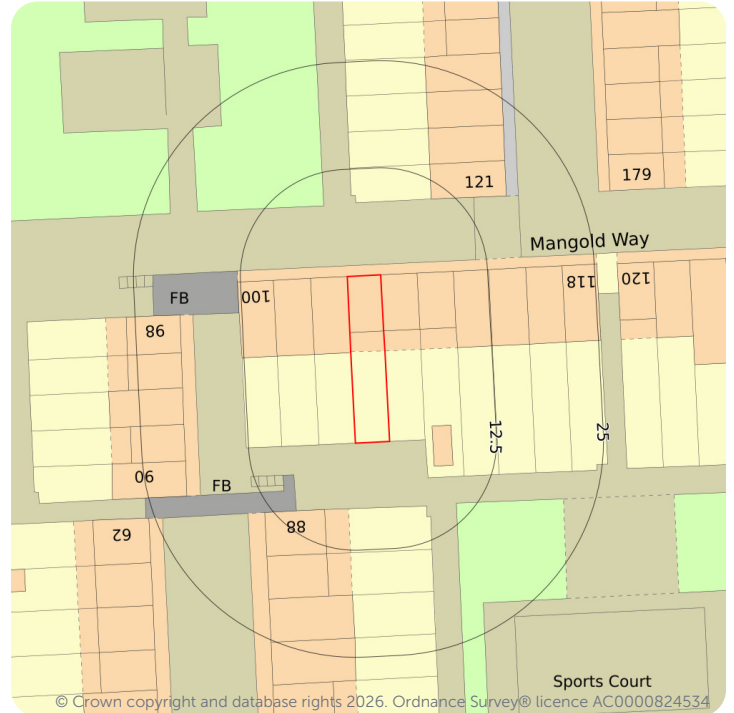


Flooding

Low-Moderate

Page 3 →

No flood risks of significant concern have been identified at the site.



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## Other results

Review recommendations



Ground stability

Identified

Page 9 →



Radon

Passed

Page 17 →



Planning constraints

Not identified

Page 18 →



Planning applications

Identified

Page 18 →



Energy

Identified

Page 23 →



Transportation

Identified

Page 33 →

## ClimateIndex™

Page 11

Summary →

### Physical risks

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

B

5 years

Low

B

30 years

Low

### Rating key

A

B

C

D

E

F

Negligible risk

High risk

### Transition risks

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



## Contaminated land liability ?

Passed

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

Past land use

Passed

Waste and landfill

Passed

Current/recent land use

Passed

## Next steps

Contaminated land liability

None required.



## Flooding ?

Low-Moderate

Property's overall risk assessment for river, coastal, surface water and groundwater flooding is low-moderate.

### Section links

Building assessment → River & coastal →  
Groundwater →

### Risk to site

River and coastal flooding	Very Low	
Surface water flooding	Negligible	
Groundwater flooding	Moderate	→
Past flooding	Identified	→
Flood storage areas	Not identified	

### Risk to building(s)

Very Low	
Negligible	
Moderate	→
Identified	→
Not identified	

### FloodScore™ insurance rating

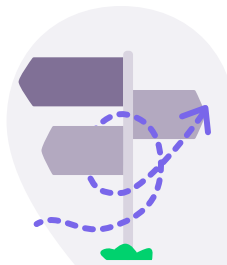
Compiled by Ambiental, a leading flood risk analysis company. [Click here](#) for details.

Very Low

## Next steps

### Groundwater Flooding

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding can be found at <https://knowledge.groundsure.com/factsheet-groundwater-flooding>



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 37](#) →



Flooding

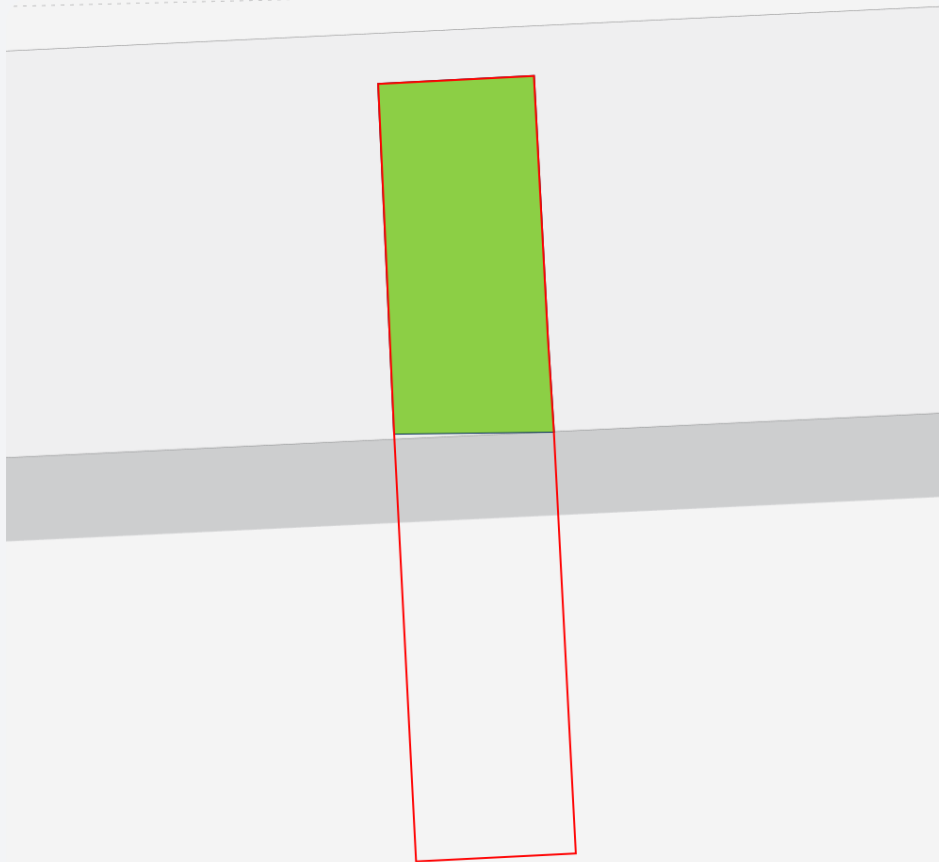
## Building assessment ?

This section assesses individual buildings and structures on the site for flood risk based on all main flood sources including river, coastal, surface water, and groundwater. Risk levels shown below may differ from the overall site risk, particularly where terrain or drainage affects buildings differently.

### Section links

- [Building assessment](#) → [River & coastal](#) →
- [Groundwater](#) →

[Back to section summary](#) →



- Site Outline
  - Building(s)    ⋯ Structure(s)
- Search buffers in metres (m)

Overall risk:

- High
- Moderate-High
- Moderate
- Low-Moderate
- Low
- Negligible

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Flood risk for each building (and other significant structures) at the site (those indicated on the map above) has been assessed using authoritative flood data alongside the Ordnance Survey® National Geographic Database. Further information on the limitations of this data and how it is collected can be found here <https://knowledge.groundsure.com/searches-flooding>.

This assessment considers data on river and coastal flooding, historical flood events, and flood defences provided by the Environment Agency / Natural Resources Wales, and surface water and groundwater flooding from Ambiantal Risk Analytics. In Scotland, Ambiantal Risk Analytics additionally provides the river and coastal flood models.

Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
Mid-Terrace House 548108, 179329	Low-Moderate	Very Low	Negligible	Moderate	Yes	Yes

Flooding

## Risk of flooding from rivers and the sea ?

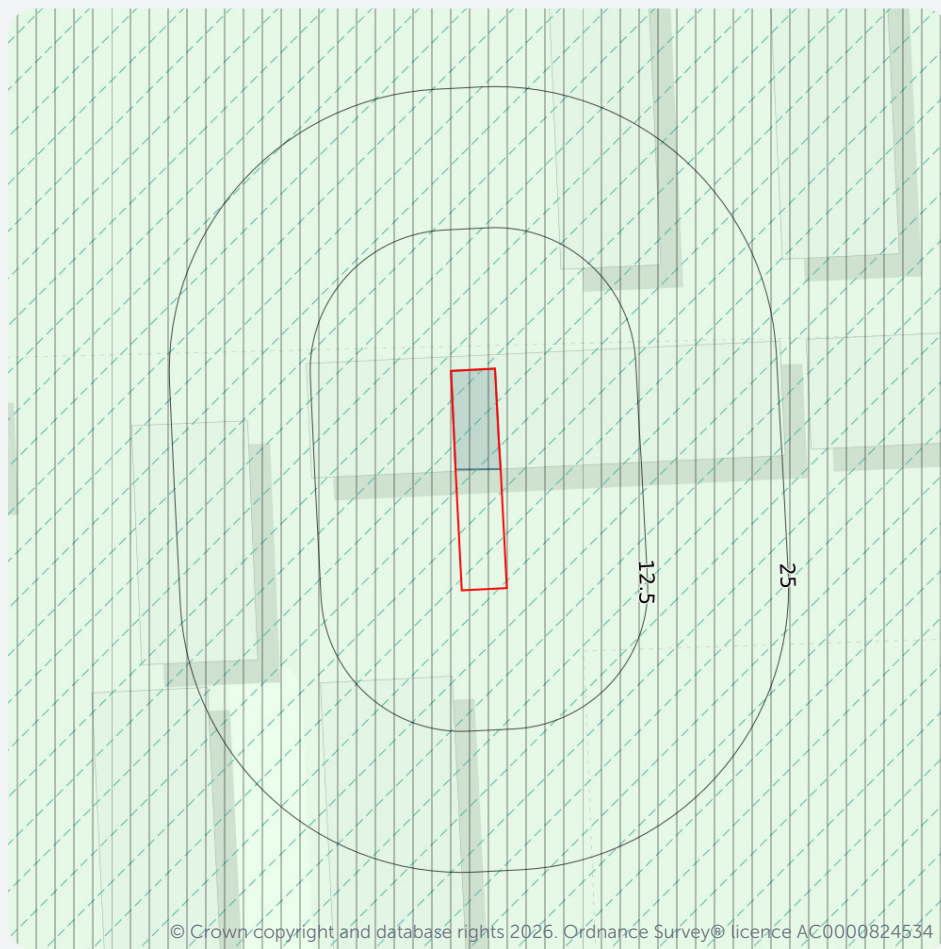
**Very Low**

This section provides an indication of where there are flood risks originating from rivers and/or the sea. Rivers may break their banks following high rainfall and the sea level may rise as a result of high tides or extreme weather.

### Section links

[Back to section summary](#) →

- Building assessment** → [River & coastal](#) →
- Groundwater** →



— Site Outline  Main building

Other building(s)  Structure(s)

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

Flood Defences

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### Historical flood areas

Historic flooding is recorded at the property.

A record of a flood in previous years does not mean that an area will flood again, especially as this information does not take account of flood management schemes and improved flood defences. In addition, the presence of a historical flood where a building is currently identified does not mean that this building has flooded in the past. The dates of construction have not been taken into consideration.

Equally, the absence of a historic flood event for an area does not mean that the area has never flooded, but only that it doesn't appear in Environment Agency/Natural Resources Wales data. This information is collated from a database showing the individual footprint of every recorded historic flood. Please note this doesn't include records held by individual local offices.

As flood risks may or may not have changed, this requires further investigation.



Distance	Direction	Date of Flood	Flood Source	Flood Cause	Type of Flood
0	on site	1953-01-31 1953-02-01	Sea	Operational failure/breach of defence	Tidal

## 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.**



Flooding

## Groundwater flooding ?

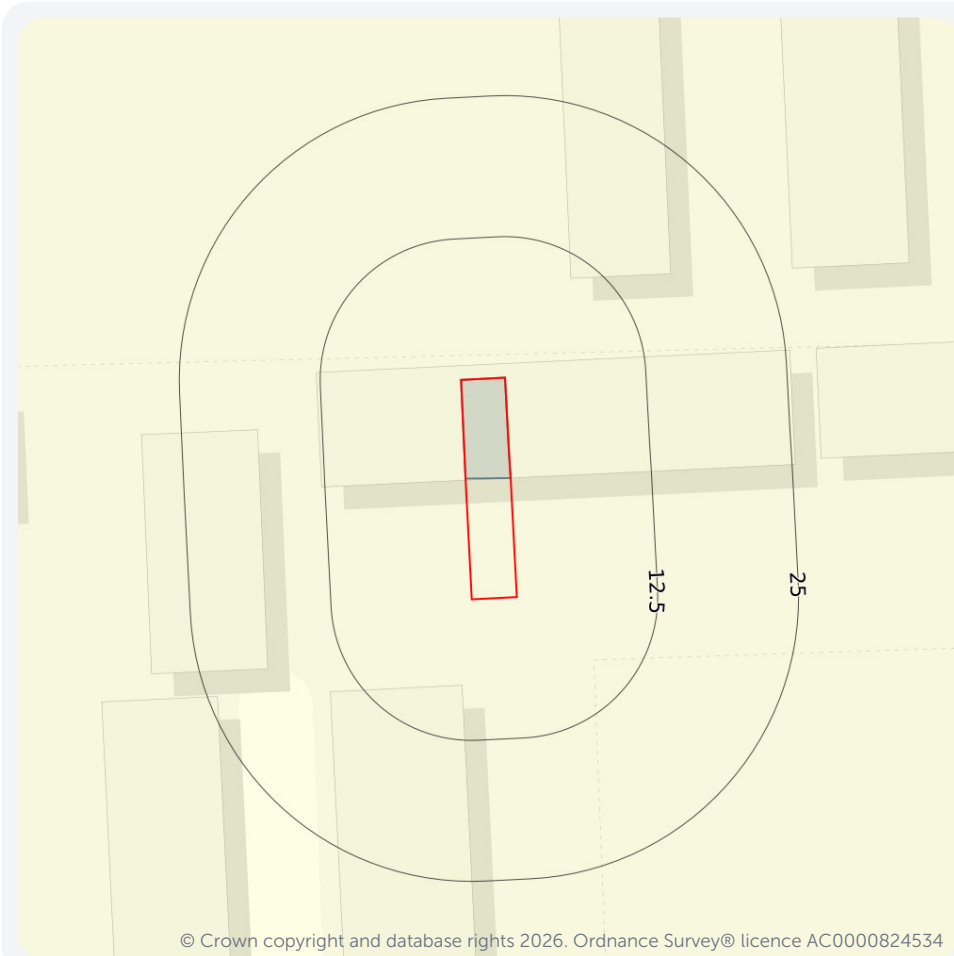
Moderate

This section provides details of where there are flood risks originating from rising groundwater. It occurs as excess water emerges at the ground surface or within underground structures such as basements.

### Section links

[Back to section summary](#) →

[Building assessment Groundwater](#) → [River & coastal](#) →



— Site Outline  Main building

— Other building(s)  Structure(s)

Search buffers in metres (m)

High

Moderate-High

Moderate

Low

Negligible

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## Risk of groundwater flooding to buildings(s)

Moderate

Groundwater flooding can happen when the water table beneath the ground rises to the surface after prolonged heavy rainfall. Our assessment of this risk indicates that there is a moderate risk to the buildings and structures, particularly if there are any basements present. Please see the recommendations on [page 3](#) → for further information of what to do next.



Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.



## Ground stability ?

Identified

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

### Section links

Natural



Natural ground stability

Moderate-High



Non-natural ground stability

Not identified

## 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
- 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

Ground stability

## Natural ground stability ?

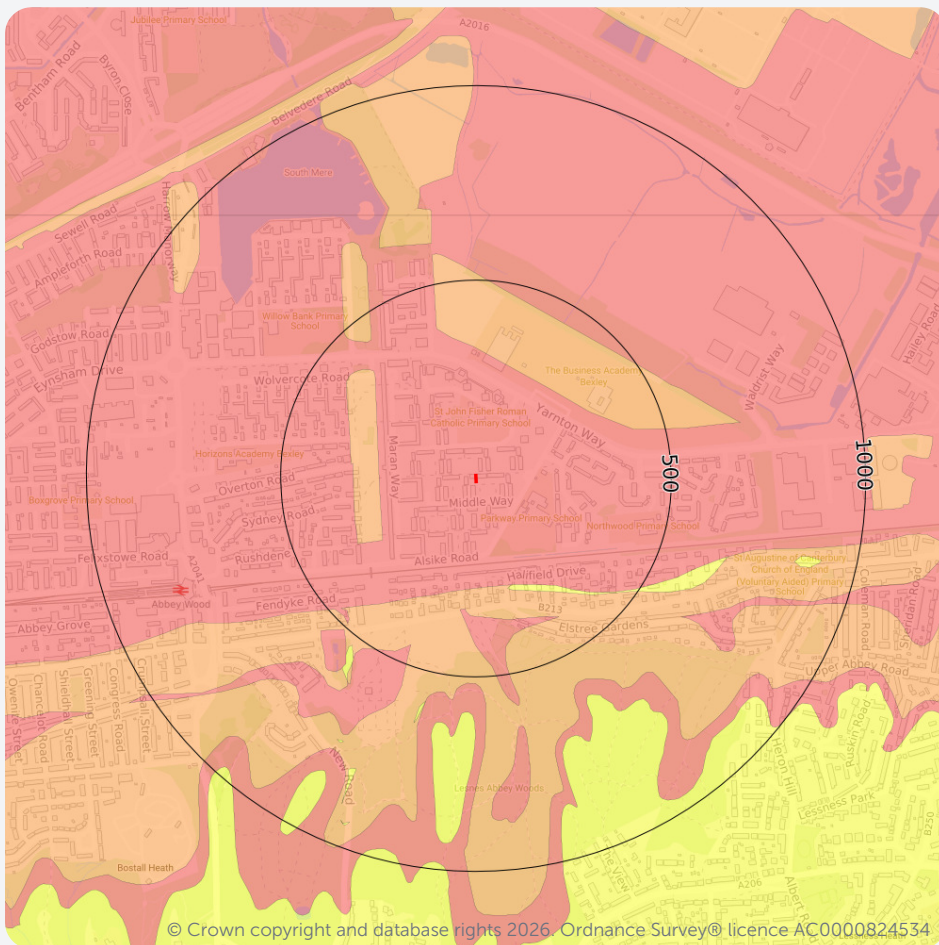
**Moderate-High**

The data in this section relates to ground instability hazards that are a result of the natural geological conditions of the area.

### Section links

[Back to section summary](#) →

[Natural](#) →



— Site Outline  
Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

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### Natural ground stability

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.

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.



## ClimateIndex™

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

### Section links

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

Physical risks

Low



Transition risks



EPC found



## Next steps

### Let's talk about climate

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

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



ClimateIndex™

## Physical risks ?

Low

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

### Section links

[Back to section summary](#) →

[Physical risks](#) → [Flooding](#) →

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

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

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

B

5 years

Low

B

30 years

Low

### Rating key



Negligible risk → High risk

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



ClimateIndex™

## Flooding ?

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

### Section links

[Back to section summary](#) →

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

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

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

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

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

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

This data is sourced from Ambiental Risk Analytics.



ClimateIndex™

## Ground stability ?

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

### Section links

[Back to section summary](#) →

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

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

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

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

More information about our methodology and limitations is available here: [knowledge.groundsure.com/methodologies-and-limitations](https://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	Unlikely	Likely	Likely	Likely	Likely

This data is sourced from the British Geological Survey



ClimateIndex™

## Transition risks (EPC) ?

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

### Section links

[Back to section summary](#) →

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

## Energy Performance

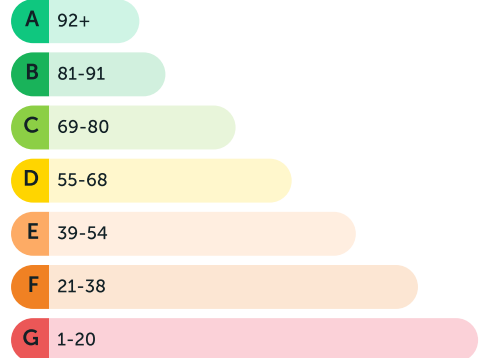
An Energy Performance Certificate (EPC) contains information about a property's energy use and typical energy costs, alongside recommendations about how to reduce energy use and potentially save money. An EPC also contains an energy efficiency rating: from A (most efficient) to G (least efficient). EPC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

✓ We have found an EPC relating to **Sample Site, Sample Street, Anytown, UK**  
 UPRN: 100020232869

### Current EPC rating

**C**  
71

Certificate date: 11th July 2023  
 Valid until: 10th July 2033  
 Property type: Mid-Terrace house  
 Floor area: 99 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**  
64

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



### Potential EPC rating

↑ **B**  
83

An energy assessor has determined the potential level of energy efficiency that could be achieved at the property.

Total cost to improve EPC rating:  
 £7,850 - £11,950



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

Step	Recommended measures	Indicative cost
Step 1	Heating controls (room thermostat)	£350 - £450
Step 2	Solar water heating	£4,000 - £6,000
Step 3	Solar photovoltaic panels	£3,500 - £5,500

## Letting and energy efficiency regulations

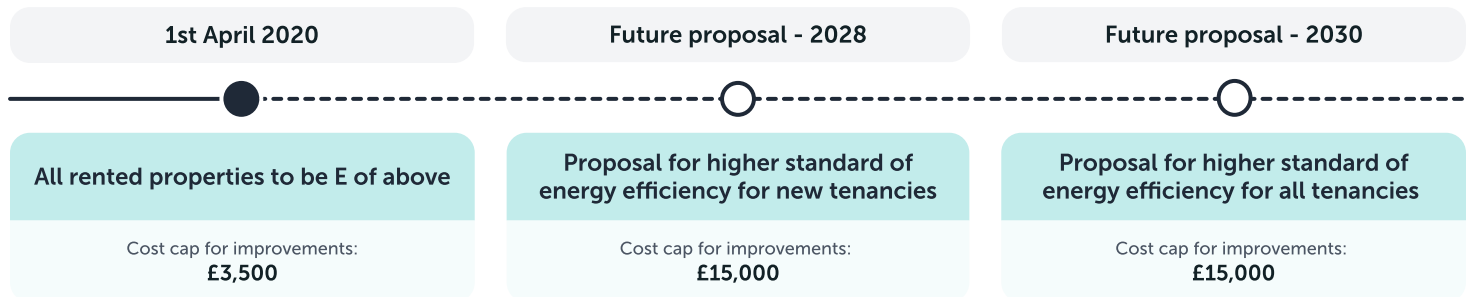
Minimum Energy Efficiency Standards (MEES) require all rented properties let in England and Wales to have a minimum EPC rating of 'E'.

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

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

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

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



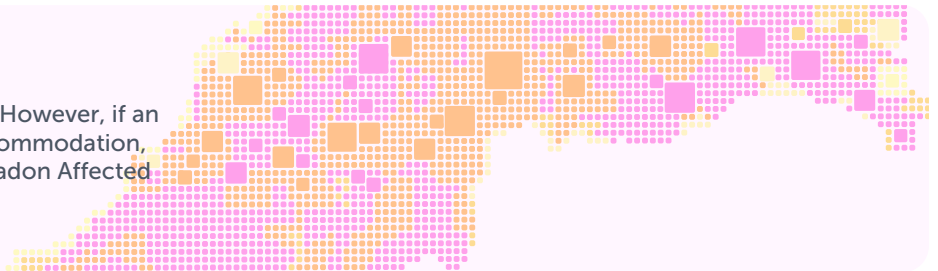
Properties can be exempt from these requirements though this may not pass to the new owner or landlord upon sale. Any exemptions will need to be registered on the PRS Exemptions Register. [Click here](#) for more information on exemptions and how to register them.



## Radon ?

Passed

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.



## Next steps

Radon

None required.



## Planning ?

Identified

Planning applications have been identified at or in proximity of the property. No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

### Section links

Planning applications →

## Planning applications

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

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

5	Home improvement	searched to 50m →
0	Small residential	searched to 50m
0	Medium residential	searched to 75m
5	Large residential	searched to 250m →
2	Mixed and commercial	searched to 250m →

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

## Planning constraints

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

Environmental designations

Not identified

Visual and cultural designations

Not identified

## Next steps

Planning constraints

None required.

Planning

## Planning applications ?

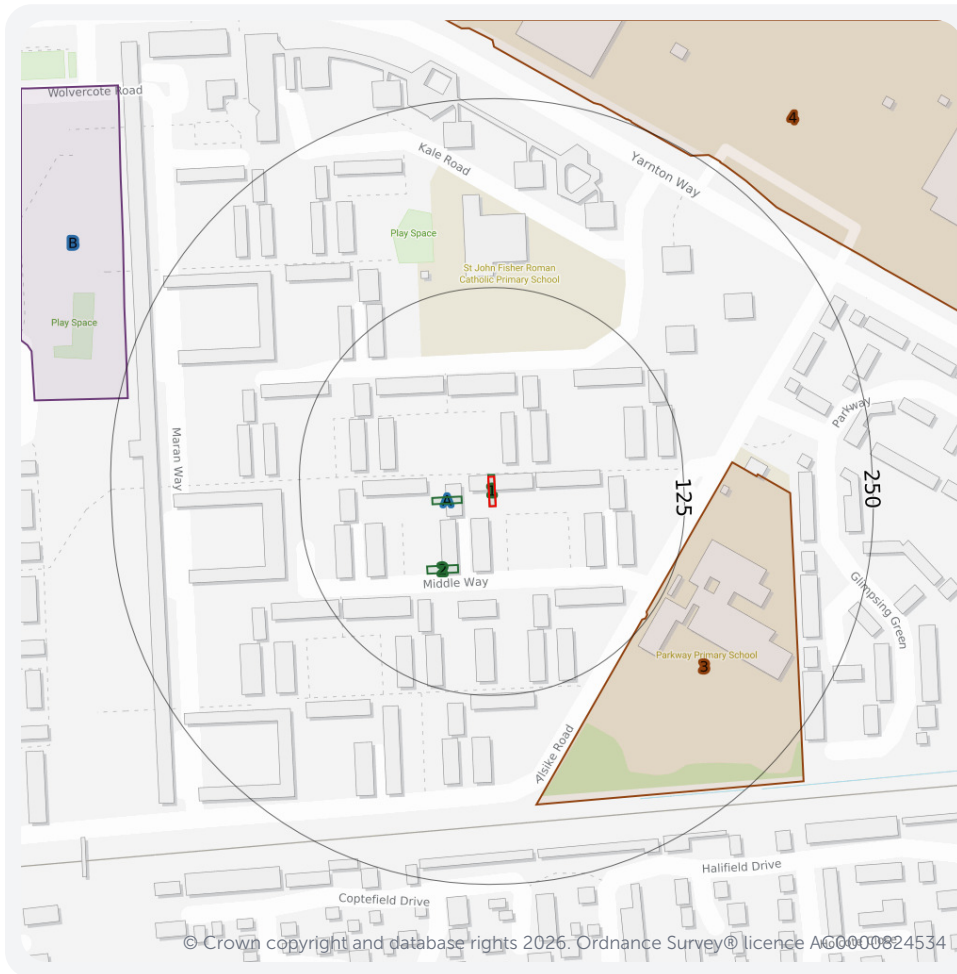
Identified

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

### Section links

[Back to section summary](#) →

[Planning applications](#) →



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

### Home improvement applications searched to 50m

5 home improvement planning applications within 50m from the property have been submitted for planning permission during the last seven years. These applications relate to developments associated with an existing residential address. Please see below for details of the proposed developments.



ID	Details	Description	Online record
<b>ID:</b> 1 <b>Distance:</b> 0 <b>Direction:</b> on site	<b>Application reference:</b> 23/01937/FUL <b>Application date:</b> 31/08/2023 <b>Council:</b> Bexley	<b>Address:</b> 106 Mangold Way Erith Kent DA18 4DF <b>Project:</b> Air Source Heat Pump Installation <b>Last known status:</b> Refused <b>Decision date:</b> 09/11/2023	<a href="#">Link</a>
<b>ID:</b> A <b>Distance:</b> 18 m <b>Direction:</b> W	<b>Application reference:</b> 24/00380/FUL <b>Application date:</b> 05/02/2024 <b>Council:</b> Bexley	<b>Address:</b> 94 Mangold Way Erith Kent DA18 4DF <b>Project:</b> HMO Conversion with Extensions and Bicycle Storage <b>Last known status:</b> Refused <b>Decision date:</b> 28/03/2024	<a href="#">Link</a>
<b>ID:</b> A <b>Distance:</b> 18 m <b>Direction:</b> W	<b>Application reference:</b> 23/03244/FUL <b>Application date:</b> 08/12/2023 <b>Council:</b> Bexley	<b>Address:</b> 94 Mangold Way Erith Kent DA18 4DF <b>Project:</b> HMO Conversion with Extensions (Class C4) <b>Last known status:</b> Refused <b>Decision date:</b> 02/02/2024	<a href="#">Link</a>
<b>ID:</b> A <b>Distance:</b> 18 m <b>Direction:</b> W	<b>Application reference:</b> 23/03245/LDCP <b>Application date:</b> 05/12/2023 <b>Council:</b> Bexley	<b>Address:</b> 94 Mangold Way Erith Kent DA18 4DF <b>Project:</b> Single Storey Extensions (Lawful Development Certificate) <b>Last known status:</b> Refused <b>Decision date:</b> 02/02/2024	<a href="#">Link</a>
<b>ID:</b> 2 <b>Distance:</b> 44 m <b>Direction:</b> SW	<b>Application reference:</b> 23/01940/FUL <b>Application date:</b> 22/08/2023 <b>Council:</b> Bexley	<b>Address:</b> 74 Mangold Way Erith Kent DA18 4DE <b>Project:</b> Garage Conversion & Solar Installation <b>Last known status:</b> Approved <b>Decision date:</b> 22/11/2023	<a href="#">Link</a>

The data is sourced from Serac Tech

## Large residential applications searched to 250m

5 large residential developments within 250m from the property have been submitted for planning permission during the last seven years. Large residential developments are considered to be residential builds of over 10 dwellings. Please see below for details of the proposed developments.

ID	Details	Description	Online record
<b>ID:</b> B <b>Distance:</b> 241 m <b>Direction:</b> W	<b>Application reference:</b> 21/2299/K <b>Application date:</b> 18/06/2021 <b>Council:</b> Royal Greenwich	<b>Address:</b> Land Bound By Harrow Manorway, Yarnton Way, Lensbury Way And Maran Way London, SE2 <b>Project:</b> 1,950 Residential Units & Commercial Redevelopment <b>Last known status:</b> Validated <b>Decision date:</b> Not supplied	<a href="#">Link</a>



ID	Details	Description	Online record
<b>ID:</b> B <b>Distance:</b> 244 m <b>Direction:</b> W	<b>Application reference:</b> 21/00947/OBB <b>Application date:</b> 18/06/2021 <b>Council:</b> Dartford	<b>Address:</b> Land Bound By Harrow Manorway, Yarnton Way, Lensbury Way And Maran Way London <b>Project:</b> 1,950 Residential Units & Commercial Redevelopment <b>Last known status:</b> Approved <b>Decision date:</b> 27/07/2021	<a href="#">Link</a>
<b>ID:</b> B <b>Distance:</b> 244 m <b>Direction:</b> W	<b>Application reference:</b> 21/01948/OUTEA <b>Application date:</b> 11/06/2021 <b>Council:</b> Bexley	<b>Address:</b> Land Bound By Harrow Manorway, Yarnton Way, Lensbury Way And Maran Way London <b>Project:</b> 1,950 Homes, Commercial & Pub Redevelopment <b>Last known status:</b> Approved <b>Decision date:</b> 23/12/2025	<a href="#">Link</a>
<b>ID:</b> B <b>Distance:</b> 244 m <b>Direction:</b> W	<b>Application reference:</b> 20/00733/SCOPE <b>Application date:</b> 23/03/2020 <b>Council:</b> Bexley	<b>Address:</b> Lesnes Estate Site Redevelopment Thamesmead London <b>Project:</b> 1,950 Residential Units & Commercial Space Development <b>Last known status:</b> Approved <b>Decision date:</b> 15/06/2020	<a href="#">Link</a>
<b>ID:</b> B <b>Distance:</b> 244 m <b>Direction:</b> W	<b>Application reference:</b> 20/01732/SCOPE <b>Application date:</b> 17/07/2020 <b>Council:</b> Bexley	<b>Address:</b> Lesnes Estate Site Redevelopment Thamesmead London <b>Project:</b> Up to 1,950 Residential Units & Commercial Development <b>Last known status:</b> Approved <b>Decision date:</b> 20/08/2020	<a href="#">Link</a>

The data is sourced from Serac Tech

## Mixed and commercial applications searched to 250m

2 mixed and commercial developments within 250m from the property have been submitted for planning permission during the last seven years. Mixed and commercial developments are considered to be any other development that can be mixed use of commercial and residential development or purely commercial. This section also includes any planning applications that do not have a classification and these could be residential, commercial or a mixture of both. Please see below for details of the proposed developments.

ID	Details	Description	Online record
<b>ID:</b> 3 <b>Distance:</b> 121 m <b>Direction:</b> SE	<b>Application reference:</b> 25/00979/FUL <b>Application date:</b> 16/05/2025 <b>Council:</b> Bexley	<b>Address:</b> Parkway Primary School Alsike Road Erith Kent DA18 4DP <b>Project:</b> School Perimeter Fence (Replacement) <b>Last known status:</b> Approved <b>Decision date:</b> 09/07/2025	<a href="#">Link</a>
<b>ID:</b> 4 <b>Distance:</b> 249 m <b>Direction:</b> NE	<b>Application reference:</b> 24/01069/FUL <b>Application date:</b> 01/05/2024 <b>Council:</b> Bexley	<b>Address:</b> Harris Garrard Academy Yarnton Way Erith Kent DA18 4DW <b>Project:</b> Energy Installation (Substation & Heat Pumps) <b>Last known status:</b> Approved <b>Decision date:</b> 24/09/2024	<a href="#">Link</a>

# Homebuyers



The data is sourced from Serac Tech



## Energy ?

Identified

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

### Section links

Wind and solar → Energy →

## Oil and gas

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

Oil and gas areas

Not identified

Oil and gas wells

Not identified

## Wind and solar

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

Planned multiple wind turbines

Identified →

Planned single wind turbines

Identified →

Existing wind turbines

Identified →

Proposed solar farms

Not identified

Existing solar farms

Identified →

## Energy Infrastructure

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

Power stations

Identified →

Energy infrastructure

Not identified

Projects

Identified →

## Next steps

### Wind

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

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



## Next steps continued


### Solar

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

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


### Power stations

One or more Power Stations have been identified within 5km of the property.

- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting [www.onr.org.uk/regulated-sites.htm](http://www.onr.org.uk/regulated-sites.htm)  for further information on the site

### Projects

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

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

Energy

## Wind and solar ?

Identified

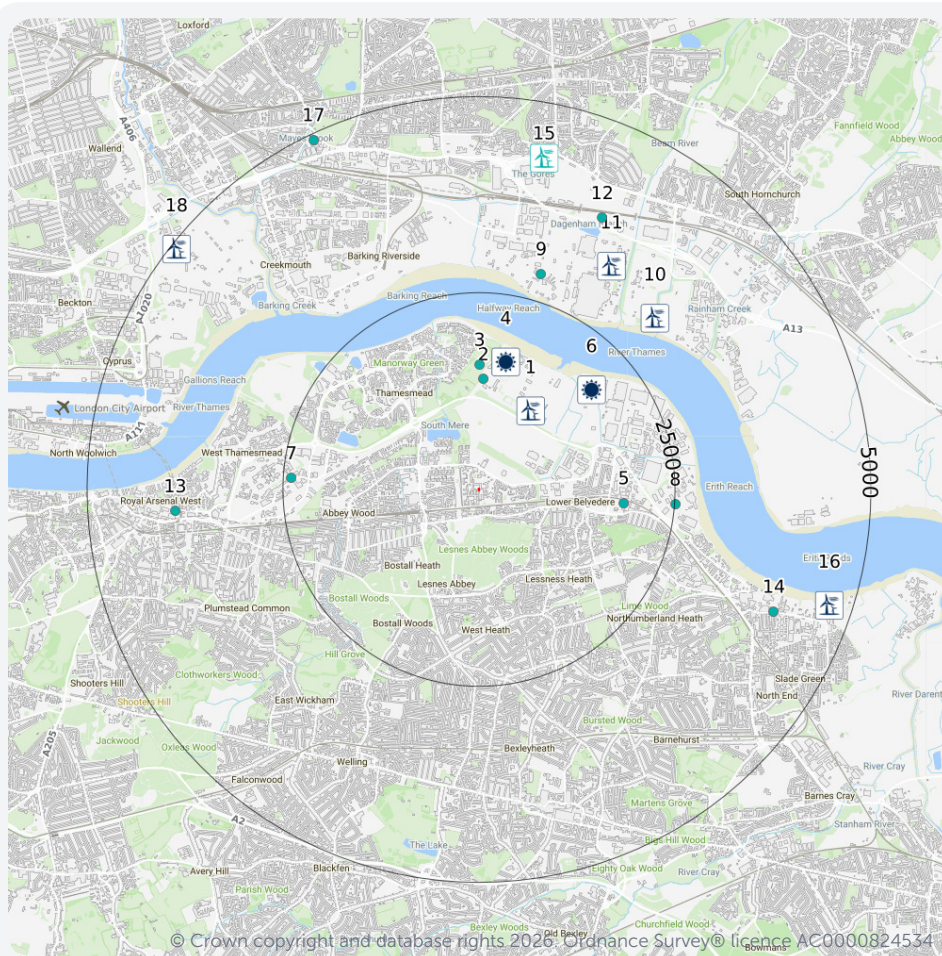
The data summarised in this section relates to the location of current and planned wind farms/turbines and solar farms.

### Section links

[Back to section summary](#) →

[Wind and solar](#) →

[Energy](#) →



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— 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 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.



ID	Distance	Direction	Details
1	1-2 km	NE	<p><b>Site Name:</b> Crossness Sewage Treatment Works, Belvedere Road, London</p> <p><b>Operator Developer:</b> Thames Water Utilities Ltd</p> <p><b>Status of Project:</b> Operational</p> <p><b>Type of project:</b> Onshore</p> <p><b>Number of Turbines:</b> 1</p> <p><b>Turbine Capacity:</b> 2.3MW</p> <p><b>Total project capacity:</b> 2.3</p> <p><b>Approximate Grid Reference:</b> 548768, 180326</p>
10	3-4 km	NE	<p><b>Site Name:</b> Dagenham II, Ford Motors, Dagenham Estate, London</p> <p><b>Operator Developer:</b> Ecotricity Group Ltd</p> <p><b>Status of Project:</b> Operational</p> <p><b>Type of project:</b> Onshore</p> <p><b>Number of Turbines:</b> 1</p> <p><b>Turbine Capacity:</b> 2.3MW</p> <p><b>Total project capacity:</b> 2.3</p> <p><b>Approximate Grid Reference:</b> 550354, 181508</p>
11	3-4 km	NE	<p><b>Site Name:</b> Dagenham, Ford Motors, Dagenham Estate, London</p> <p><b>Operator Developer:</b> Ecotricity Group Ltd</p> <p><b>Status of Project:</b> Operational</p> <p><b>Type of project:</b> Onshore</p> <p><b>Number of Turbines:</b> 2</p> <p><b>Turbine Capacity:</b> 1.8MW</p> <p><b>Total project capacity:</b> 3.6</p> <p><b>Approximate Grid Reference:</b> 549799, 182171</p>
16	4-5 km	E	<p><b>Site Name:</b> Erith - Aggregate Industries, Erith Works, Manor Road, Erith, South East</p> <p><b>Operator Developer:</b> AGR Power Ltd</p> <p><b>Status of Project:</b> Operational</p> <p><b>Type of project:</b> Onshore</p> <p><b>Number of Turbines:</b> 1</p> <p><b>Turbine Capacity:</b> 0.5MW</p> <p><b>Total project capacity:</b> 0.5</p> <p><b>Approximate Grid Reference:</b> 552580, 177846</p>
18	4-5 km	NW	<p><b>Site Name:</b> Beckton Sewage Treatment Works, Jenkins Lane, East Ham, London</p> <p><b>Operator Developer:</b> Thames Water Utilities Ltd</p> <p><b>Status of Project:</b> Operational</p> <p><b>Type of project:</b> Onshore</p> <p><b>Number of Turbines:</b> 1</p> <p><b>Turbine Capacity:</b> 2.3MW</p> <p><b>Total project capacity:</b> 2.3</p> <p><b>Approximate Grid Reference:</b> 544248, 182389</p>

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 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
15	4-5 km	N	<p><b>Site Name:</b> Dagenham, Barking &amp; Dagenham, Essex, RM9 6S</p> <p><b>Planning Application Reference:</b> 03/00201/FUL</p> <p><b>Type of Project:</b> Wind Farm</p> <p><b>Application Date:</b> 2003-03-07</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> The scheme is to comprise the provision of three 1.8MW wind turbines and all associated works. One of the turbines is to have a 65 m high viewing platform. The turbines have been designed by Sir Nor</p> <p><b>Approximate Grid Reference:</b> 548940, 183548</p>

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines 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 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	1-2 km	N	<p><b>Site Name:</b> Crossness STW, Belvedere Road, London, SE2 9AQ</p> <p><b>Planning Application Reference:</b> 08/03936/FULEAMIN</p> <p><b>Type of Project:</b> Sewage Treatment Works/Wind Turbine</p> <p><b>Application Date:</b> 2011-04-08</p> <p><b>Planning Stage:</b> -</p> <p><b>Project Details:</b> Scheme comprises minor amendment to the extension to sewage treatment works including additional buildings, plant and tanks, the installation of a 2.5MW wind turbine 86 metre height to hub, 90 metre diameter blades and mitigation works including creation</p> <p><b>Approximate Grid Reference:</b> 548165, 180730</p>
3	1-2 km	N	<p><b>Site Name:</b> Crossness Sewage Treatment Wor, Belvedere Road, London, Bexley, Central London, SE2 9AQ</p> <p><b>Planning Application Reference:</b> 08/03936/FULEAMIN02</p> <p><b>Type of Project:</b> Wind Turbine &amp; Sewage Treatment Works (New/Extensi</p> <p><b>Application Date:</b> 2013-03-29</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises minor amendment for the extension to sewage treatment works including additional buildings, plant and tanks, the installation of a 2.5 megawatt wind turbine 86 metre height to hub, 90</p> <p><b>Approximate Grid Reference:</b> 548165, 180730</p>



ID	Distance	Direction	Details
5	1-2 km	E	<p><b>Site Name:</b> Belvedere Community Centre, Mitchell Close, Belvedere, Bexley, Kent, DA17 6AA</p> <p><b>Planning Application Reference:</b> 08/01060/FUL</p> <p><b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2008-01-10</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises provision of a wind turbine to rear of building.</p> <p><b>Approximate Grid Reference:</b> 549956, 179151</p>
7	2-3 km	W	<p><b>Site Name:</b> 133 Nathan Way, West Thamesmead Buss Park, Tha, London, Greenwich, Central London, SE28 0AB</p> <p><b>Planning Application Reference:</b> 05/0924/F</p> <p><b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2005-03-20</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises construction of a 5.57 metre wind turbine blade mounted on a 9 metre tower and ancillary equipment.</p> <p><b>Approximate Grid Reference:</b> 545714, 179468</p>
8	2-3 km	E	<p><b>Site Name:</b> Pirelli, Church Manorway, Erith, Bexley, Kent, DA8 1HS</p> <p><b>Planning Application Reference:</b> 07/17924/FUL</p> <p><b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2007-12-27</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises construction of 45 metre tall wind turbine with associated works.</p> <p><b>Approximate Grid Reference:</b> 550613, 179135</p>
9	2-3 km	N	<p><b>Site Name:</b> 75 - 77 Chequers Lane, Dagenham, Barking &amp; Dagenham, Essex, RM9 6QJ</p> <p><b>Planning Application Reference:</b> 07/00755/FUL</p> <p><b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2007-07-05</p> <p><b>Planning Stage:</b> Early Planning Detailed Plans Submitted</p> <p><b>Project Details:</b> Scheme comprises construction of an extension in connection with the part conversion of the premises into a biomass renewable energy turbine house.</p> <p><b>Approximate Grid Reference:</b> 548902, 182072</p>
12	3-4 km	NE	<p><b>Site Name:</b> Ford Motor Company Ltd Thames Avenue, (The River Thames At), Dagenham, RM9 6SA</p> <p><b>Planning Application Reference:</b> U0009.09</p> <p><b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2009-04-02</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises installation of 1 wind turbine with a maximum tip height of 120 metres, together with a short access track and temporary construction compound.</p> <p><b>Approximate Grid Reference:</b> 549681, 182786</p>
13	3-4 km	W	<p><b>Site Name:</b> Unit 9, The I O Centre, Skeffington Street, Dawsetway Ltd, London, Greenwich, Central London, SE18 6SR</p> <p><b>Planning Application Reference:</b> 06/2894/F</p> <p><b>Type of Project:</b> Wind Turbine</p> <p><b>Application Date:</b> 2006-11-24</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises construction of a wind turbine on roof of building.</p> <p><b>Approximate Grid Reference:</b> 544230, 179048</p>



ID	Distance	Direction	Details	
14	4-5 km	E	<b>Site Name:</b> Aggregate Industries UK Ltd Manor Road, Erith Works, Erith, DA8 2AD <b>Planning Application Reference:</b> 12/00230/FUL <b>Type of Project:</b> Wind Turbine	<b>Application Date:</b> 2012-02-03 <b>Planning Stage:</b> Plans Approved Detail Plans Granted <b>Project Details:</b> Scheme comprises construction and operation of single powerwind 500 (500kw) wind turbine with associated transformer housing and cabling to sub-station, and temporary crane hard-standing/lay-down areas. <b>Approximate Grid Reference:</b> 551873, 177767
17	4-5 km	NW	<b>Site Name:</b> Dagenham Motors Ripple Road, Barking, IG11 9PG <b>Planning Application Reference:</b> 10/00991/FUL <b>Type of Project:</b> Wind Turbine	<b>Application Date:</b> 2011-03-01 <b>Planning Stage:</b> Plans Approved Detail Plans Granted <b>Project Details:</b> Scheme comprises replacement of 22.5 metre high 50kW wind turbine with 25 metre high (hub height) 50kW wind turbine (34.2 metre high to blade tip). <b>Approximate Grid Reference:</b> 545997, 183780

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

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

## Existing and agreed solar installations

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

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

ID	Distance	Direction	Address	Details	
4	1-2 km	N	Crossness Sewage Works PV, Belvedere Road, London, SE2 9AR	<b>Contractor:</b> Thames Water Utilities <b>LPA Name:</b> Bexley <b>Capacity (MW):</b> 1.5	<b>Application Date:</b> - <b>Pre Consent Status:</b> Operational <b>Post Consent Status:</b> Operational <b>Date Commenced:</b> 27/07/2011
6	1-2 km	NE	Riverside Energy Park (REP), Norman Road, Bexley, DA17 6JY	<b>Contractor:</b> Cory Riverside Energy <b>LPA Name:</b> The Planning Inspectorate - National Infrastructure <b>Capacity (MW):</b> 1	<b>Application Date:</b> 16/11/2018 <b>Pre Consent Status:</b> Planning Permission Granted <b>Post Consent Status:</b> Awaiting Construction <b>Date Commenced:</b> -

# Homebuyers



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

## Energy infrastructure ?

Identified

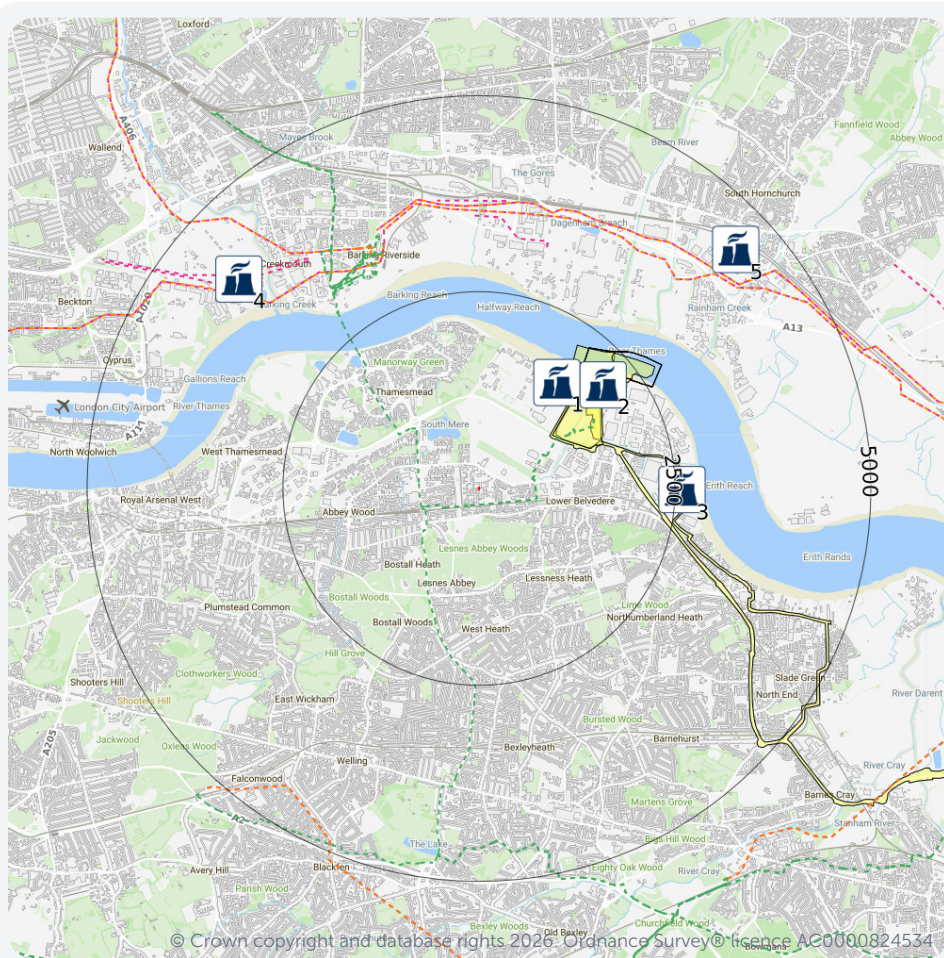
The data summarised in this section relates to the location of large energy infrastructure such as power stations, transmission lines or proposed large energy developments.

### Section links

[Back to section summary](#) →

[Wind and solar](#) →

[Energy](#) →



— Site Outline

Search buffers in metres (m)

- Power stations
- Nuclear sites
- Gas sites
- Electricity substations
- Energy development projects
- Gas pipelines
- Electricity Lines
- Electricity Cable
- Electricity transmission lines and pylons

### Power stations

There is an active power station on or near to the property. Power stations can cause air pollution issues and may not be visually pleasing.

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (CCGT), Gas/Oil, Coal Gas, Diesel Gas, HP Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent enquiries with the operating company listed.



ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	1-2 km	NE	Thames Water Utilities Ltd	Crossness STW Biogas CHP	Combined Heat and Power	6	No Details
2	2-3 km	NE	Riverside Resource Recovery	Riverside - Energy from Waste	Bioenergy	80	2011
3	2-3 km	E	ADM Erith LTD	Erith Oil Works	Combined Heat and Power	14	No Details
4	4-5 km	NW	Thames Water Utilities Ltd	Beckton STW Biogas CHP	Combined Heat and Power	6	No Details
5	4-5 km	NE	Thames Water Utilities Ltd	Riverside STW	Combined Heat and Power	6	No Details

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.

## Large Energy Projects

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

Distance	Direction	Details	Summary
1-2 km	NE	<b>Operator:</b> Cory Riverside Energy <b>Site Name:</b> Riverside Energy Park <b>Stage:</b> Granted	An integrated energy park of up to 96 megawatts generating capacity (comprising waste energy recovery, waste anaerobic digestion, battery storage and solar generation) and associated electrical connection.
1-2 km	NE	<b>Operator:</b> Cory Environmental Holdings Limited (CEHL) <b>Site Name:</b> Cory Decarbonisation Project <b>Stage:</b> Decision	Construction and operation of carbon capture plant, storage and marine export terminal

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



## Transportation ?

Identified

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

### Section links

[Other railways](#) →

## HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 route	Not identified
HS2 safeguarding	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise	Not assessed
HS2 visual impact	Not assessed

## Crossrail

The property is not within 250 metres of the Crossrail 2 project.

Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 safeguarding	Not identified
Crossrail 2 headhouse	Not identified

## Other railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

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

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



## Next steps

### Railways

The property lies within 250m of an active railway.

- consider visiting the property at different times of day and night in order to gauge relative noise and vibration levels that may result from normal operations. It may also be prudent to check the operational hours for the relevant line(s) and check whether structural surveys at the property have considered the potential for vibration from trains to have resulted in property damage

### Underground

The property lies between 100m and 250m of an underground railway or DLR line.

- it is not considered that noise or vibration from the line should have any significant impact on the property. However, noise from overground sections of the line can travel significantly further than noise from underground sections. Please check the maps and data within this report to find the locations of overground parts of the line(s) in proximity

Transportation

## Other railways ?

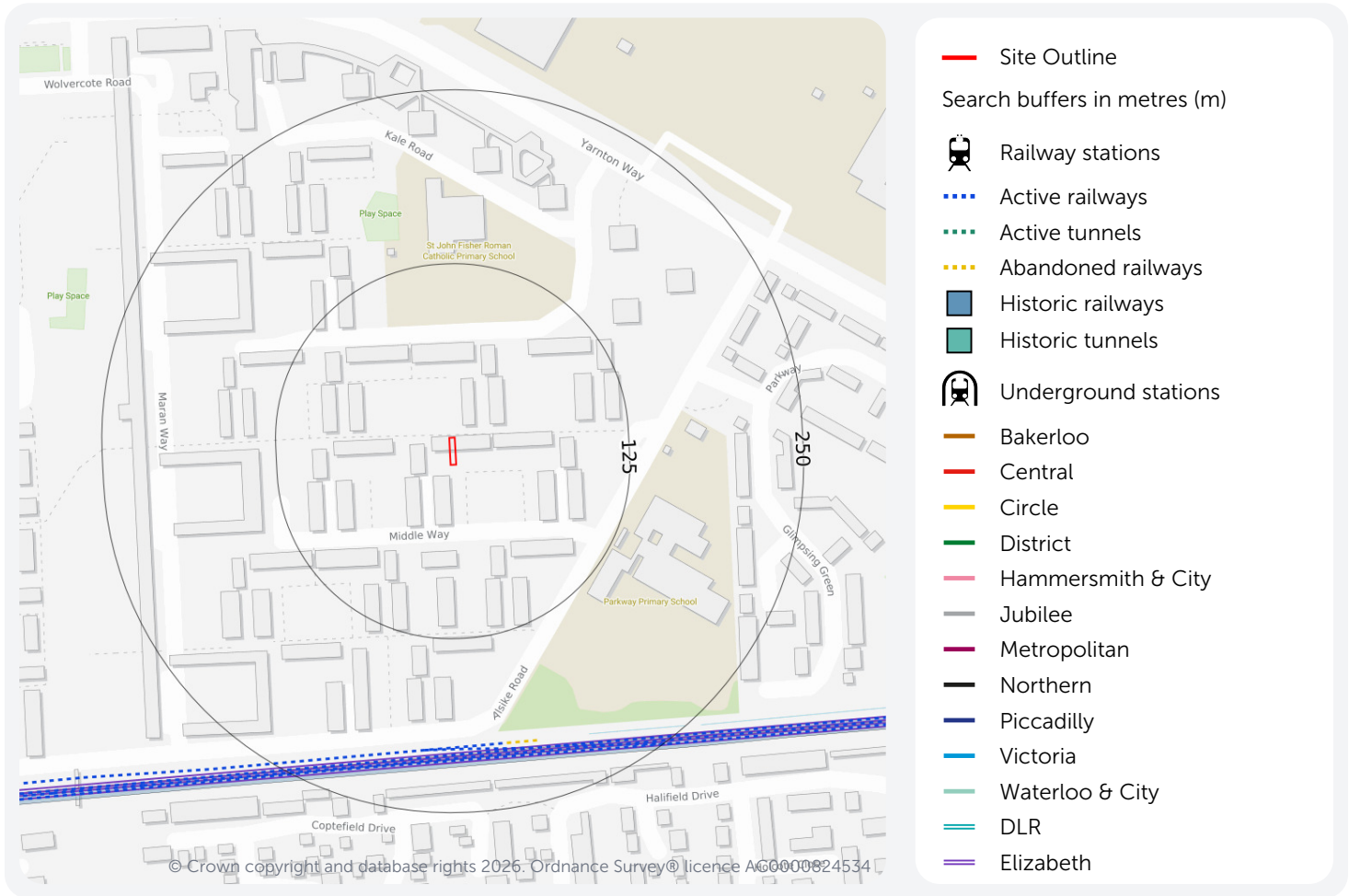
Identified

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

### Section links

[Back to section summary](#) →

[Other railways](#) →



### Active railways

The property is within 202 metres of an active railway line. Noise from railways varies significantly depending on the condition of the track, the conditions of the trains using the track and the speed of travel.

Groundsure suggests that you visit the property at different times of day in order to gauge the relative noise levels at and around the property. Defra noise maps may also offer an indication of general noise levels in the area, though cannot be used to assess the levels within an individual property. In the future, if you consider the property to be affected by railway noise from passenger trains, Network Rail may be able to assist in investigating this.



## Historical railway infrastructure

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

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

Distance	Direction	Feature	Year
208 m	S	Railway Sidings	1909

## Abandoned railways

The property is situated within 250m of an abandoned railway. Abandoned railways have the potential to be reopened in the future, and abandoned tunnels can also pose ground stability issues if a property basement is to be developed.

Distance	Direction	Status
203 m	S	Disused

## London Underground and DLR lines

The property is situated within 250m of London Underground lines or the Docklands Light Railway.

Distance	Direction	Approx. depth (m)	Track Type	Name	Running times
207 m	S	0	Surface Track	Elizabeth Line	Mon-Thu: Early 0500 Late 0111, Fri: Early 0523 then a 24h service until Sun, Sun: Late 0001



## 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.

<b>Contaminated Land</b>		<b>Contaminated Land</b>	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified	Pollution incidents	Not identified
Former tanks	Not identified	<b>Flooding</b>	
Former energy features	Not identified	Risk of flooding from rivers and the sea	Not identified
Former petrol stations	Not identified	Flood storage areas: part of floodplain	Not identified
Former garages	Not identified	Historical flood areas	Identified
Former military land	Not identified	Reduction in Risk of Flooding from Rivers and Sea due to Defences	Identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Flood defences	Not identified
Waste site no longer in use	Not identified	Surface water flood risk	Not identified
Active or recent landfill	Not identified	Groundwater flooding	Identified
Former landfill (from Environment Agency Records)	Not identified	<b>Natural ground subsidence</b>	
Active or recent licensed waste sites	Not identified	Natural ground subsidence	Identified
Recent industrial land uses	Not identified	Natural geological cavities	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified	<b>Non-natural ground subsidence</b>	
Current or recent petrol stations	Not identified	Coal mining	Not identified
Hazardous substance storage/usage	Not identified	Non-coal mining areas	Not identified
Sites designated as Contaminated Land	Not identified	Non-coal mining	Not identified
Historical licensed industrial activities	Not identified	Mining cavities	Not identified
Current or recent licensed industrial activities	Not identified	Infilled land	Not identified
Local Authority licensed pollutant release	Not identified	Cheshire Brine	Not identified
Pollutant release to surface waters	Not identified	<b>Climate change</b>	
Pollutant release to public sewer	Not identified	Flood risk (5 and 30 Years)	Identified
Dangerous industrial substances (D.S.I. List 1)	Not identified	Ground stability (5 and 30 Years)	Identified
Dangerous industrial substances (D.S.I. List 2)	Not identified	Climate change - Shoreline Management Plan (SMP) delivered	Not identified



## Climate change

Climate change - Projections with no future intervention (NFI) and complex geology Not identified

## Radon

Radon Not identified

## Planning Applications

Home improvement applications searched to 50m Identified

Small residential applications searched to 50m Not identified

Medium residential applications searched to 75m Not identified

Large residential applications searched to 250m Identified

Mixed and commercial applications 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

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

## Planning constraints

Scheduled Monuments Not identified

Registered Parks and Gardens Not identified

## Oil and gas

Oil or gas drilling well Not identified

Proposed oil or gas drilling well Not identified

Licensed blocks Not identified

Potential future exploration areas Not identified

## Wind and solar

Wind farms Identified

Proposed wind farms Identified

Proposed wind turbines Identified

Existing and agreed solar installations Identified

Proposed solar installations Not identified

## Energy

Electricity transmission lines and pylons Not identified

National Grid energy infrastructure Not identified

Power stations Identified

Nuclear installations Not identified

Large Energy Projects Identified

## Transportation

HS2 route: nearest centre point of track Not identified

HS2 route: nearest overground section Not identified

HS2 surface safeguarding Not identified

HS2 subsurface safeguarding Not identified

HS2 Homeowner Payment Zone Not identified

HS2 Extended Homeowner Protection Zone Not identified



## Transportation

HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Identified
Abandoned railways	Identified
London Underground and DLR lines	Identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified



## Methodologies and limitations

Groundsure's methodologies and limitations are available here: [knowledge.groundsure.com/methodologies-and-limitations](https://knowledge.groundsure.com/methodologies-and-limitations)

## Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Homebuyers report. To find out who they are and their areas of expertise see [www.groundsure.com/sources-reference](https://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](mailto: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](mailto:admin@tpos.co.uk)

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

Groundsure's Terms & Conditions can be viewed here: [www.groundsure.com/terms-and-conditions-april-2023/](https://www.groundsure.com/terms-and-conditions-april-2023/)

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