

# Envirosearch Residential

## Risk Summary

 **Section 1: Contaminated Land** **PASSED**

We consider there to be no potential risk of contaminated land at or within the vicinity of the property. Please **refer to section 1** for further information.

 **Section 2: Flood** **IDENTIFIED**

We consider there to be a risk of flooding within 50m of the search centre. Please **refer to section 2** for further information.

 **Section 3: Energy & Infrastructure** **NONE IDENTIFIED**


No factors such as HS2, Crossrail 1 or 2, energy exploration, solar or wind farms have been identified within the vicinity of the property. Please **refer to section 3** for more information.

 **Section 4: Ground Stability** **NONE IDENTIFIED**

No ground stability factors have been identified which could affect the property. Please **refer to section 4** for more information.

 **Section 5: Radon** **IDENTIFIED**

We have identified that the property falls within a radon affected area. Please **refer to section 5** for further information and next steps.

 **Section 6: Other Influential Factors** **IDENTIFIED**

We have identified one or more instances of overhead power lines, environmental or other influential factors within the vicinity of the property. Please **refer to section 6** for more information.

This report is issued for the property described as  
**Bumbles Tea Shop**  
 Fore Street  
 Beer  
 SEATON  
 EX12 3JB

Report Reference  
 257803179\_1\_1

National Grid Reference  
 322890 89420

Customer Reference  
 RWS/161221.0001/REID\_ESR

Report Date  
 17 September 2020

### Landmark Contribution

By purchasing this report, the recipient may be eligible for remediation contribution of **up to £150,000** if served with a Remediation Notice by the local authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.

### CONTACT DETAILS

If you require assistance please contact our customer services team on:

**0844 844 9966**

or by email at:  
[helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

# Conveyancer Guidance



## Professional Opinion

### Contamination Risk: **PASSED CERTIFICATE**

In the professional opinion of Argyll Environmental Ltd. the level of contamination risk associated with the information disclosed in the Envirosearch Residential report dated 17th September 2020 and reference 257803179\_1\_1, RWS/161221.0001/REID\_ESR for

**Bumbles Tea Shop**  
**Fore Street**  
**Beer**  
**SEATON**  
**EX12 3JB**

1) is unlikely that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

2) is unlikely to have an adverse effect on the security of the property for normal lending purposes.

The professional opinion refers to Section 1 of this report and should always be read in conjunction with the full text of that report. No physical site inspection or survey has been carried out or is proposed.

Approved by:

**Argyll Environmental Ltd**



# Summary of Report Findings



## Section 1: Contaminated Land

Contamination Risk	0-25m	25-250m	250-500m	See Section
Designated Contaminated Land	No	No	No	<b>1a</b>
Landfill and Waste	No	No	No	<b>1b</b>
Potentially Contaminative Activities	No	No	<b>Yes</b>	<b>1c</b>
Known Contamination Incidents	No	No	No	<b>1d</b>
Other Potential Contaminative Land Uses	No	<b>Yes</b>	n/a	<b>1e</b>



## Section 2: Flood

Flood Risk	0-25m	25-250m	See Section
River Flooding	No	No	<b>2a</b>
Coastal Flooding	No	No	<b>2b</b>
Surface Water Flooding	<b>Yes</b>	No	<b>2c</b>
Risk of Flooding from Rivers and Sea (RoFRS)	<b>Yes</b>	<b>Yes</b>	<b>2d</b>
Historic Flood Events	No	No	<b>2e</b>
Groundwater Flooding	No	No	<b>2f</b>



## Section 3: Energy & Infrastructure

Energy & Infrastructure	Result	See Section
New Rail Infrastructure	No	<b>3a</b>
Oil and Gas Exploration and Production	No	<b>3b</b>
Existing or Proposed Wind Farms and Wind Turbines	No	<b>3c</b>
Existing or Proposed Solar Farms	No	<b>3d</b>



## Section 4: Ground Stability

Ground Stability Risk	Result	See Section
Man-Made Factors	No	<b>4a</b>
Natural Factors	No	<b>4b</b>



## Section 5: Radon

Radon Risk	Result	See Section
Radon Affected Property	<b>Yes</b>	<b>5</b>



## Section 6: Other Influential Factors

Other Factors	Result	See Section
Overhead Power Lines	No	<b>6a</b>
Environmental Constraints	<b>Yes</b>	<b>6b</b>

# Property Purchaser Guidance

## Understanding This Report

The purpose of this report is to highlight any potential risk of contaminated land and identify other environmental factors at or around the property. It is necessary for your solicitor to consider these risks as part of their due diligence.

For Contaminated Land, we will state '**Passed**' on the front page if our expert consultants have considered there to be no potential risk. If a potential risk of contamination is found, the report will state '**Further Action**'. In this case, we include a 'Next Steps' section to help you to decide what to do next.

For all other environmental factors, we will state '**None Identified**' on the front page if we consider there is little or no significant risk to the property. If a potential risk is found, we will state '**Identified**' and detail the Next Steps within the relevant section of the report.

### **Section 1: Contaminated Land**

In this section, we highlight on a map, and within our findings pages, if there are any potential contaminated land risks at or around the property. Contaminated land contains substances that are actually or potentially hazardous to health or the environment.

### **Section 2: Flood**

In this section, we detail any risks of flooding at or around the property. We consider a number of factors such as river, coastal, groundwater and surface water.

### **Section 3: Energy & Infrastructure**

In this section, we provide information on a variety of energy and infrastructure projects and developments which may affect the property and surrounding area, such as High Speed Rail (HS2), Crossrail 1 and 2, solar and wind farms, etc. (only wind and solar farms with a capacity to produce over 1MW of power are shown).

### **Section 4: Ground Stability**

In this section, we identify if there are any factors present which could affect the ground stability of the property, such as coal mining activities, man-made or natural cavities.

### **Section 5: Radon**

In this section, we identify if the property is located in a radon affected area. Radon is a radioactive gas, which occurs naturally in rocks and soils and may be harmful to health.

### **Section 6: Other Influential Factors**

In this section, we identify factors that may have an influence on the property or surrounding area, such as overhead power lines or any environmental constraints such as national parks or conservation areas.

## **Next Steps:**

If you require any assistance, please contact our customer service team on:  
**0844 844 9966** or [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

# Site Location



## Aerial Photograph

The photograph below shows the location of the property.





## Section 1a and 1b: Contaminated Land, Landfill and Waste

The map below shows the location of the Designated Contaminated Land and Landfill and Waste features highlighted within sections 1a and 1b of this report. Further details are shown on the following pages.



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Section 1a	Section 1b	
Contaminated Land Registry Entries and Notices	Registered Landfill Sites	Permitted Waste Sites - Authorised Landfill Site Boundaries
	Registered Landfills (Potential Buffer)	Environmental Permitting Regulations - Waste
	BGS Recorded Landfill Sites	Integrated Pollution Control Registered Waste Sites
	Local Authority Recorded Landfill Sites	Registered Waste Treatment or Disposal Sites
	Historical Landfill Sites	Registered Waste Transfer Sites



## Section 1a: Designated Contaminated Land

The data within this section tells you whether your property or surrounding area has been identified by the Local Authority as "Contaminated Land" under the Environmental Protection Act 1990. Should there be an indication of contamination, it is not necessarily a cause for concern. Your report will be assessed by our professional environmental consultants who will advise you what, if any, considerations need to be made should you proceed with the property purchase.

Enquiry	Result
Has any contaminated land been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
<b>Contaminated Land Register Entries and Notices</b>					
No factors identified for this property					



## Section 1b: Landfill and Waste

The information in this section is telling you about active and historic landfill and waste sites within 500 metres of the property. Having a landfill or waste site near your property does not necessarily mean that you or the property will be affected. However, it is something you need to be aware of, because landfill and waste can have a detrimental effect on the surrounding environment, house value and health. A closed landfill/waste site should be given equal consideration to an active site, because of landfill by-products. For instance, landfill with lots of organic material can continue to produce odours and gas for many years.

Enquiry	Result
Have any landfill and waste sites been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
<b>Registered Landfill Sites</b>					
No factors identified for this property					
<b>BGS Recorded Landfill Sites</b>					
No factors identified for this property					
<b>Local Authority Recorded Landfill Sites</b>					
No factors identified for this property					
<b>Local Authority Recorded Landfill Coverage</b>					
The following list details the Local Authorities that cover the search area who have made landfill data available:					
<b>Devon County Council</b>		<b>- Has supplied landfill data</b>		6	
<b>East Devon District Council</b>		<b>- Has supplied landfill data</b>		7	
For further information regarding the availability of Local Authority Recorded Landfill data you may wish to forward enquiries to one or more of the contacts indicated above.					

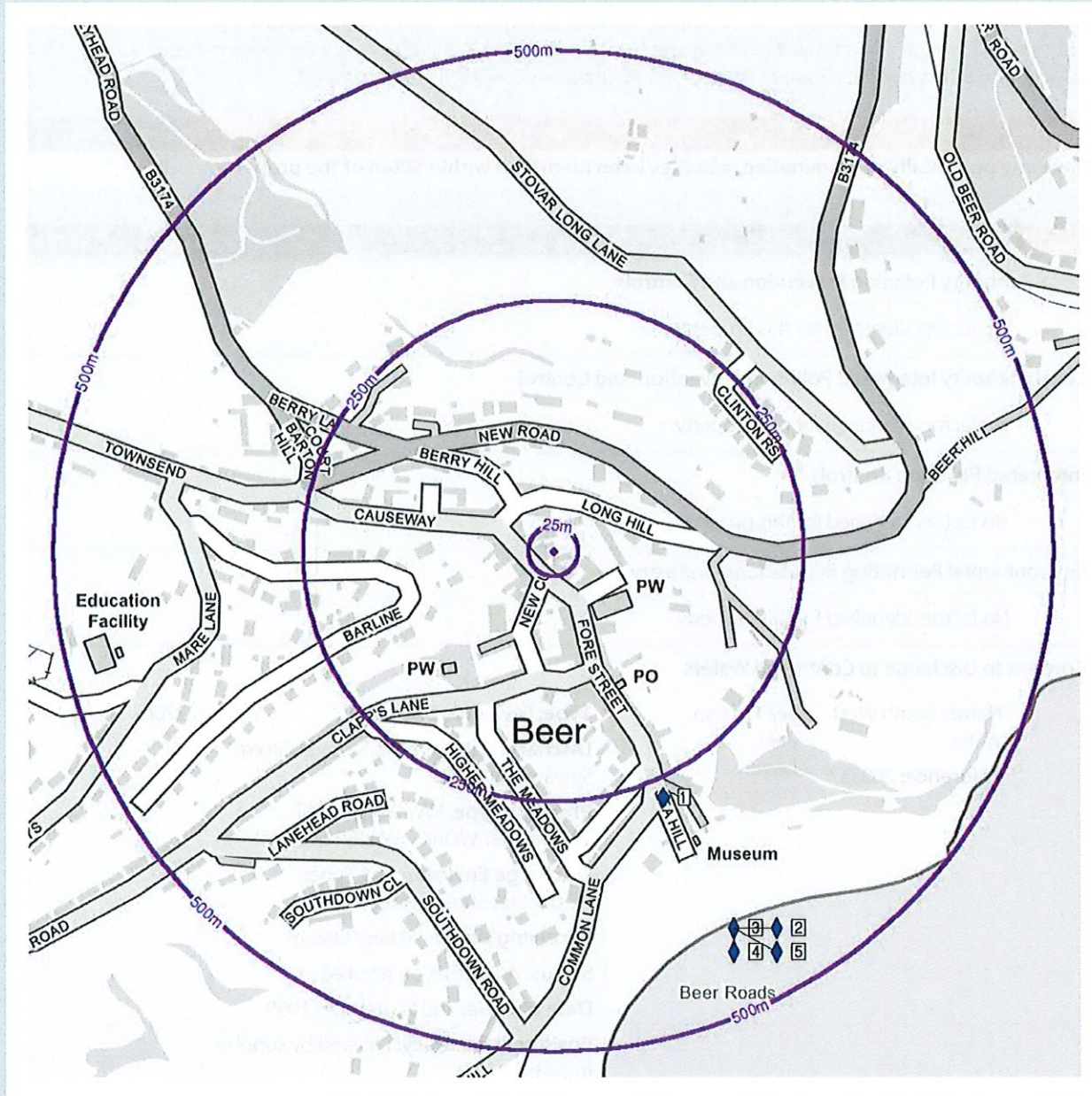
Map ID	Reference	Location	Details	Distance	Contact
<b>Historical Landfill Sites</b>					
No factors identified for this property					
<b>Permitted Waste Sites - Authorised Landfill Site Boundaries</b>					
No factors identified for this property					
<b>Environmental Permitting Regulations - Waste</b>					
No factors identified for this property					
<b>Integrated Pollution Control Registered Waste Sites</b>					
No factors identified for this property					
<b>Registered Waste Treatment or Disposal Sites</b>					
No factors identified for this property					
<b>Registered Waste Transfer Sites</b>					
No factors identified for this property					





## Section 1c and 1d: Potential and Known Contamination

The map below shows the location of the Potentially Contaminative Activities and Known Pollution Incidents in sections 1c and 1d of this report. Further details are shown on the following pages.



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### Section 1c

- ▲ Local Authority Pollution Prevention and Controls
- ▼ Local Authority Integrated Pollution Prevention and Control
- ◀ Integrated Pollution Controls
- ▶ Environmental Permitting Regulations - Industry
- ◆ Consent to Discharge to Controlled Waters

- ⊗ Radioactive Substances Register
- ⊗ Planning Hazardous Substance Consents
- ⊗ Control of Major Accident Hazards Sites (COMAH)
- ⊗ Notification of Installations Handling Hazardous Substances (NIHHS)
- ★ Explosive Sites

### Section 1d

- ⊕ Local Authority Pollution Prevention and Control Enforcements
- ⊕ Enforcement and Prohibition Notices
- ⊕ Planning Hazardous Substance Enforcements
- Prosecutions Relating to Authorised Processes
- Environmental Pollution Incidents
- Prosecutions Relating to Controlled Waters



## Section 1c: Potentially Contaminative Activities

This section describes current and historic licensed activities within 500 metres of the property, which have the potential to cause contamination or have an impact on the environment. The licensed activities could range from pollution to air, land or water; storage or disposal of radioactive substances; or storage of hazardous or explosive materials. Licences may no longer be active, but the nature of the past activity means it could still have an impact.

Enquiry	Result
Have any potentially contaminative activities been identified within 500m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
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### Local Authority Pollution Prevention and Controls

No factors identified for this property

### Local Authority Integrated Pollution Prevention And Control

No factors identified for this property

### Integrated Pollution Controls

No factors identified for this property

### Environmental Permitting Regulations - Industry

No factors identified for this property

### Consent to Discharge to Controlled Waters

1	<b>Name:</b> South West Water <b>Reference:</b> 200557	Sea Hill Cso Beer Devon	<b>Type:</b> Sewerage Discharge <b>Discharge Type:</b> Public Sewage: Storm Sewage Overflow <b>Property Type:</b> WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) <b>Discharge Environment Type:</b> Freshwater Stream/River <b>Receiving Water:</b> (S) Beer Stream <b>Status:</b> Authorisation revoked <b>Date of Issue:</b> 2nd September 1999 <b>Positional Accuracy:</b> Located by supplier to within 100m	270m	1
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Map ID	Reference	Location	Details	Distance	Contact
2	<b>Name:</b> South West Water <b>Reference:</b> 202679	Memorial Gardens Ps Memorial Gardens Off Sea Hill Beer Devon Ex12 3et	<b>Type:</b> Sewerage Discharge <b>Discharge Type:</b> Public Sewage: Storm Sewage Overflow <b>Property Type:</b> PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) <b>Discharge Environment Type:</b> Controlled Sea <b>Receiving Water:</b> Lyme Bay And Seaton Bay (C) <b>Status:</b> New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) <b>Date of Issue:</b> 16th June 2003 <b>Positional Accuracy:</b> Located by supplier to within 10m	417m	1
3	<b>Name:</b> South West Water <b>Reference:</b> 202679	Memorial Gardens Ps Memorial Gardens Off Sea Hill Beer Devon Ex12 3et	<b>Type:</b> Sewerage Discharge <b>Discharge Type:</b> Public Sewage: Storm Sewage Overflow <b>Property Type:</b> PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) <b>Discharge Environment Type:</b> Controlled Sea <b>Receiving Water:</b> Lyme Bay And Seaton Bay (C) <b>Status:</b> Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) <b>Date of Issue:</b> 25th March 2010 <b>Positional Accuracy:</b> Located by supplier to within 10m	417m	1

Map ID	Reference	Location	Details	Distance	Contact
4	<b>Name:</b> South West Water <b>Reference:</b> 202698	Beer Car Park Pumping Station Main Car Park (Off Clapps Lane) Beer Devon Ex12 3et	<b>Type:</b> Sewage Discharge <b>Discharge Type:</b> Sewage Discharges - Pumping Station - Water Company <b>Property Type:</b> PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) <b>Discharge Environment Type:</b> Controlled Sea <b>Receiving Water:</b> Lyme Bay/Seaton Bay (C) <b>Status:</b> New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) <b>Date of Issue:</b> 16th June 2003 <b>Positional Accuracy:</b> Located by supplier to within 10m	417m	1
5	<b>Name:</b> South West Water <b>Reference:</b> 202698	Beer Car Park Pumping Station Main Car Park (Off Clapps Lane) Beer Devon Ex12 3et	<b>Type:</b> Sewage Discharge <b>Discharge Type:</b> Sewage Discharges - Pumping Station - Water Company <b>Property Type:</b> PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) <b>Discharge Environment Type:</b> Controlled Sea <b>Receiving Water:</b> Lyme Bay/Seaton Bay (C) <b>Status:</b> Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) <b>Date of Issue:</b> 25th March 2010 <b>Positional Accuracy:</b> Located by supplier to within 10m	417m	1

**Radioactive Substances Register**

No factors identified for this property

**Planning Hazardous Substance Consents**

No factors identified for this property

**Control of Major Accident Hazards Sites (COMAH)**

No factors identified for this property

**Notification of Installations Handling Hazardous Substances (NIHHS)**

No factors identified for this property

Map ID	Reference	Location	Details	Distance	Contact
<b>Explosive Sites</b>					
No factors identified for this property					

## Next Steps

If you would like any further information in respect of the above findings we recommend that you contact the relevant Local Authority or the Environment Agency/Natural Resources Wales. Contact details can be found in the 'Useful Contacts' section of this report. Further Information is also available in the 'Useful Information' section.



## Section 1d: Known Contamination Incidents

The data within this section describes unpermitted activity in your area (e.g. polluting incidents, or exceedance of permitted allowance) where the activity led to a prosecution or enforcement of regulations. Whilst all of these records are historic, the nature of the incident may have long term effects.

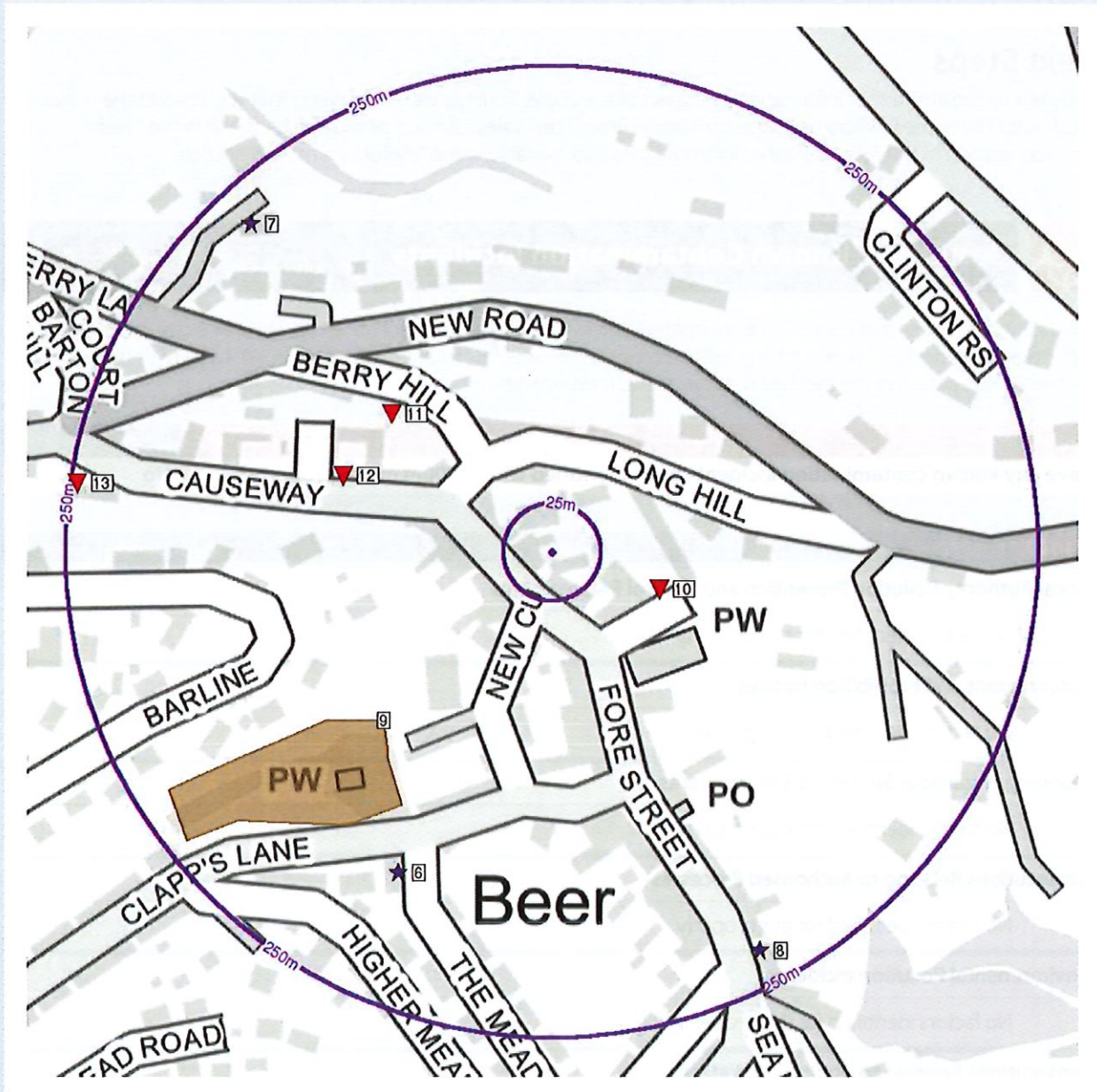
Enquiry	Result
Have any known contamination incidents been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
<b>Local Authority Pollution Prevention and Control Enforcements</b>					
No factors identified for this property					
<b>Enforcement and Prohibition Notices</b>					
No factors identified for this property					
<b>Planning Hazardous Substance Enforcements</b>					
No factors identified for this property					
<b>Prosecutions Relating to Authorised Processes</b>					
No factors identified for this property					
<b>Environmental Pollution Incidents</b>					
No factors identified for this property					
<b>Prosecutions Relating to Controlled Waters</b>					
No factors identified for this property					



### Section 1e: Other Potential Contaminative Land Uses

The map below shows the location of the Other Potential Contaminative Land Uses highlighted within section 1e of this report. Further details are shown on the following pages.



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- |  |   |
|--|---|
| ✘ Fuel Station Entries                   | ☑ ▲ ● Potentially Infilled Land (Non-Water)                     |
| ★ Contemporary Trade Directories         | ☑ ▲ ● Potentially Infilled Land (Water)                         |
| ⊕ Former Marshes                         | ☑ ● ● Potentially Contaminative Industrial Uses (Past Land Use) |
| ▼ Historical Tanks and Energy Facilities |   |



## Section 1e: Other Potential Contaminative Land Uses

This section describes either current or historic activity, which could be considered to be contaminative. This section makes no statement about whether the activity requires a licence; however our environmental experts deem that the activities described in this section could lead to potential contamination. The information is taken from a variety of sources including trade directories, Landmark's extensive historical map collection and analysis of historic activity. Records are highlighted due to the potential for contamination to exist.

Enquiry	Result
Have any other potential sources of contamination been identified within 250m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
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### Fuel Station Entries

No factors identified for this property

### Contemporary Trade Directory Entries

6	<b>Name:</b> Jimmy Green Marine	The Old Pottery The Meadows Beer Seaton EX12 3ES	<b>Classification:</b> Marine Equipment & Supplies <b>Status:</b> Active <b>Positional Accuracy:</b> Automatically positioned to the address	184m	-
7	<b>Name:</b> G A Hill	Berry Lodge Berry Lane Beer Seaton Devon EX12 3JS	<b>Classification:</b> Lingerie & Hosiery Manufacturers & Wholesalers <b>Status:</b> Inactive <b>Positional Accuracy:</b> Automatically positioned to the address	229m	-
8	<b>Name:</b> Ciderpress	1 Sunnynook Fore Street Beer Seaton EX12 3EE	<b>Classification:</b> Printers <b>Status:</b> Active <b>Positional Accuracy:</b> Automatically positioned to the address	232m	-

### Former Marshes

No factors identified for this property

### Potentially Infilled Land (Non-Water)

No factors identified for this property

### Potentially Infilled Land (Water)

No factors identified for this property

Map ID	Reference	Location	Details	Distance	Contact
<b>Potentially Contaminative Industrial Uses (Past Land Use)</b>					
9	Not Supplied	Not Supplied	<b>Class:</b> Cemetery or Graveyard <b>Map Published Date:</b> 1890 - 1990	123m	-
<b>Historical Tanks And Energy Facilities</b>					
10	Not Supplied	Not Supplied	<b>Type:</b> Electrical Sub Station Facilities <b>Positional Accuracy:</b> Positioned to location of cartographic text <b>Date of Mapping:</b> 1970	58m	-
11	Not Supplied	Not Supplied	<b>Type:</b> Tanks <b>Positional Accuracy:</b> Positioned to location of cartographic text <b>Date of Mapping:</b> 1959 - 1970	111m	-
12	Not Supplied	Not Supplied	<b>Type:</b> Potential Tanks <b>Positional Accuracy:</b> Positioned to location of cartographic text <b>Date of Mapping:</b> 1970	116m	-
13	Not Supplied	Not Supplied	<b>Type:</b> Electrical Sub Station Facilities <b>Positional Accuracy:</b> Positioned to location of cartographic text <b>Date of Mapping:</b> 1970	247m	-

## Next Steps

If you would like any further information in respect of the above findings we recommend that you contact our Customer Services Team, whose details can be found in the 'Useful Contacts' section of this report. Further Information is also available in the 'Useful Information' section.





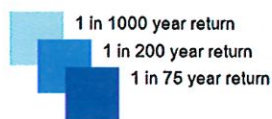
### Section 2a and 2b: River and Coastal Flooding

The map below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.

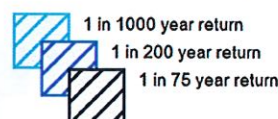


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#### River Flooding



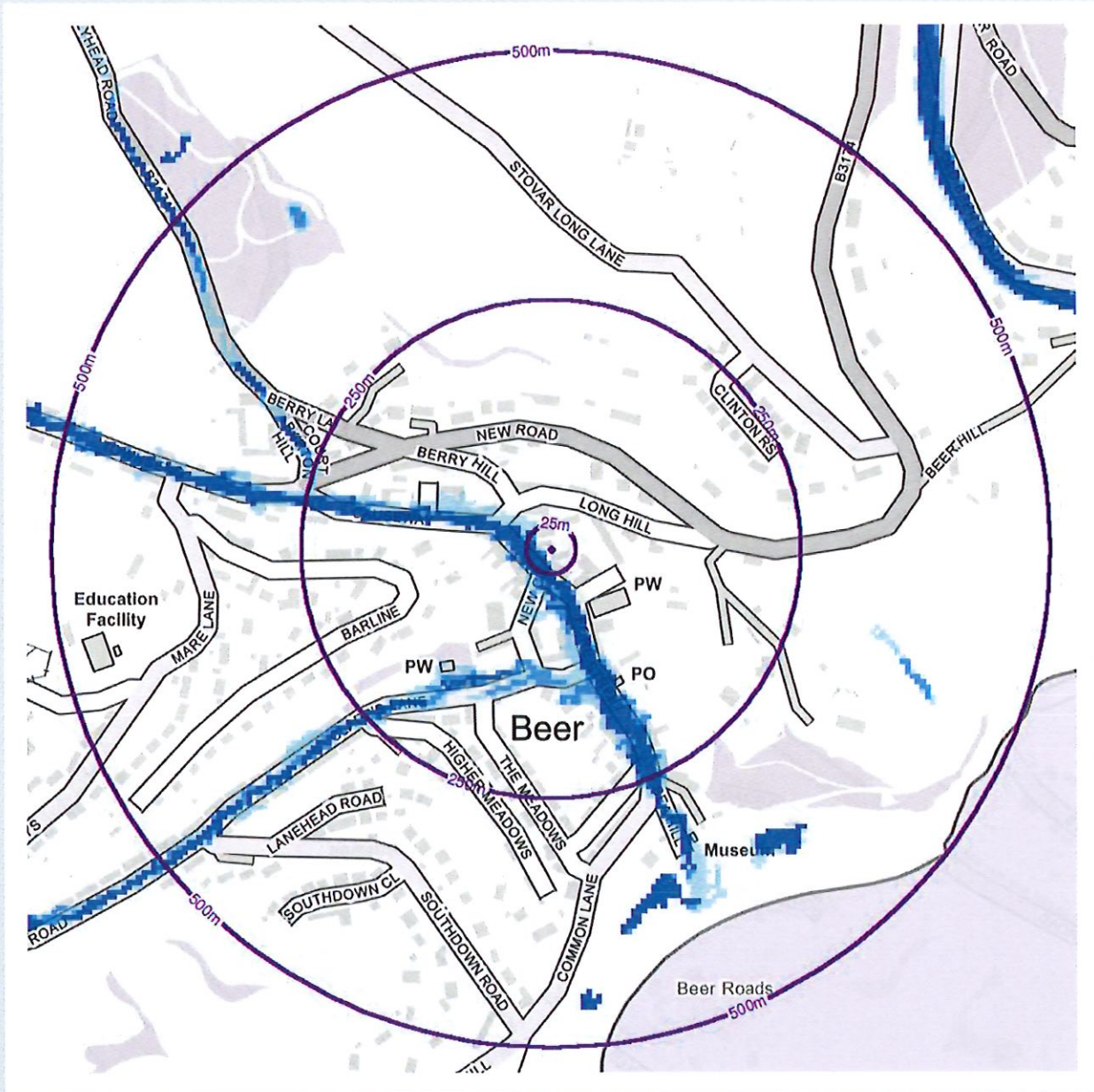
#### Coastal Flooding





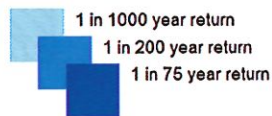
### Section 2c: Surface Water Flooding

The map below shows the location of potential surface water flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.



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#### Surface Water Flooding





## 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. The result is a worst-case scenario and assumes the failure of any defences which may be present.

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



## Section 2b: Coastal Flooding

Coastal flooding is the inundation of land caused by sea water rising above normal tidal conditions due to the effects of severe weather conditions (a combination of storm surge, tides and river inflow). The result is a worst-case scenario and assumes the failure of any defences which may be present.

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

If you wish 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@landmark.co.uk](mailto:helpdesk@landmark.co.uk).

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2020.



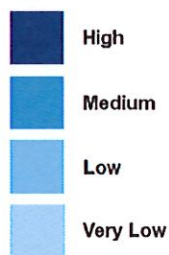
### Section 2d and 2e: RoFRS and Historic Flood Events

The map below shows the location of RoFRS and Historic Flood Events. Further details are shown on the following pages.



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#### Risk of Flooding from Rivers and Sea (RoFRS)



#### Historic Flood Events





## Section 2d: Risk of Flooding from Rivers and Sea (RoFRS)

The Risk of Flooding from Rivers and Sea (RoFRS) database provides an indication of river and coastal flood risk at a national level using a 50m grid as used by many insurance companies. The RoFRS data product has been created by calculating the actual likelihood of flooding to areas of land within the flood plain of an extreme flood and considers the probability that the flood defences will overtop or breach. The risk level is divided into four categories 'Low', 'Medium', 'High', and 'Very Low'.

Enquiry	Result
Is there a risk of flooding identified within 250m of the property based on the Risk of Flooding from Rivers and Sea (RoFRS)?	Yes

Map ID	Reference	Location	Details	Distance	Contact
<b>Risk of Flooding from Rivers and Sea (RoFRS)</b>					
	Reference: 1191618	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	2m	1
	Reference: 15254	N/A	Flood Risk Assessment: High Catchment Area: Not Supplied	17m	1
	Reference: 1191592	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	23m	1
	Reference: 205154	N/A	Flood Risk Assessment: High Catchment Area: Not Supplied	26m	1
	Reference: 1191597	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	32m	1
	Reference: 551417	N/A	Flood Risk Assessment: Low Catchment Area: Not Supplied	45m	1
	Reference: 1191598	N/A	Flood Risk Assessment: Medium Catchment Area: Not Supplied	85m	1
	Reference: 205152	N/A	Flood Risk Assessment: High Catchment Area: Not Supplied	114m	1
	Reference: 15216	N/A	Flood Risk Assessment: High Catchment Area: Not Supplied	117m	1
	Reference: 15217	N/A	Flood Risk Assessment: High Catchment Area: Not Supplied	123m	1
	Reference: 205153	N/A	Flood Risk Assessment: High Catchment Area: Not Supplied	134m	1

Map ID	Reference	Location	Details	Distance	Contact
	Reference: 205156	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	163m	1
	Reference: 1191576	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	172m	1
	Reference: 1191600	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	172m	1
	Reference: 205166	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	201m	1
	Reference: 1191601	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	209m	1
	Reference: 15279	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	218m	1
	Reference: 15285	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	234m	1
	Reference: 1191608	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	237m	1
	Reference: 15125	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	240m	1
	Reference: 551418	N/A	<b>Flood Risk Assessment:</b> Low <b>Catchment Area:</b> Not Supplied	243m	1
	Reference: 182940	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	244m	1



## Section 2e: Historic Flood Events

The Historic Flood Events shows the individual areas of all historic flood events recorded by the relevant agency. This information is a useful tool to identify homes and businesses that may have experienced flood problems in the past. An area affected by a historic flood event may now be protected through an increase in flood management schemes and defences, meaning that it may not necessarily flood again. Equally the absence of a historic flood event does not mean that flooding has never occurred in an area, but that the agency do not have a record of it.

Enquiry	Result
Have any Historic Flood Events occurred within 250m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
Historic Flood Events					
No Events Found					

 **Section 2f: Groundwater Flooding**

Enquiry	Result	Contact
What is the risk of Groundwater Flooding within 250m of the property?	Low	2

**Comment:** There is a low risk of groundwater flooding in this area with a chance of greater than 1% annual probability of occurrence. For sensitive land uses further consideration of site topography, drainage, and historical information on flooding in the local area should be undertaken by a suitably qualified professional.

**Next Steps**

If you wish 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@landmark.co.uk](mailto:helpdesk@landmark.co.uk).