

FORGE BARN, MILL ROAD, WYVERSTONE, STOWMARKET, IP14 4SE

## Professional opinion

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



**PASS**



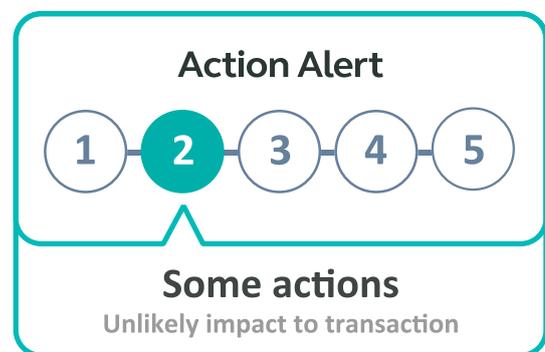
**Contaminated Land Liability**  
Passed



**Flooding**  
Negligible

## Next steps indicator

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



## Further guidance



**Ground Stability**  
Identified page 4



**Radon**  
Passed



**Energy**  
Identified page 7



**Transportation**  
Not identified

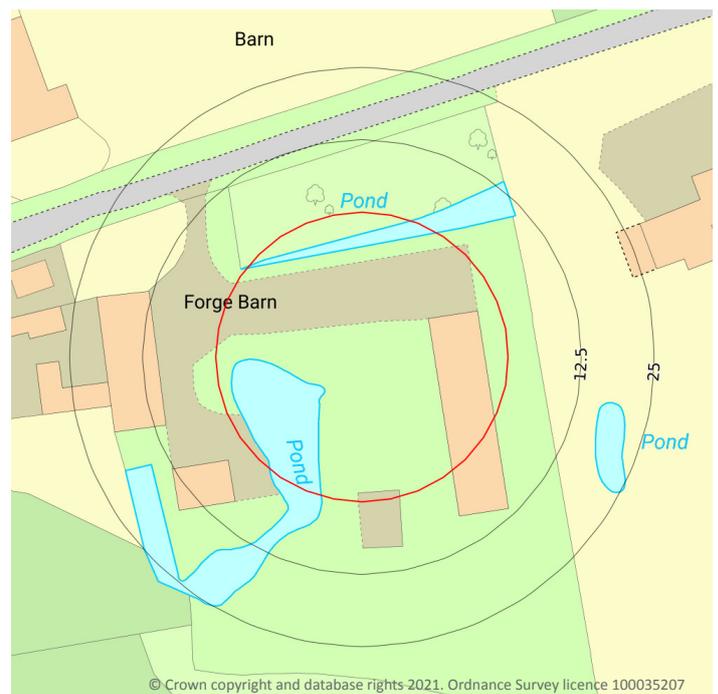


**Planning Constraints**  
Identified page 17



**Planning Applications**  
21 page 17

## Site Plan



## Useful contacts

Mid Suffolk District Council:  
<http://www.midsuffolk.gov.uk/>  
customerservice@csduk.com  
03001 234 000

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

## Action Alert

2

## Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 27**.



### Ground stability

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

#### Next steps for consideration:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings
- you should also check whether the property benefits from a current NHBC guarantee or other environmental warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report



## Other considerations

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

### **Energy**

#### Oil and gas

A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if the well has a 'completed by' date within the data as this would indicate that no further activity is taking place at the site.

You may wish to visit the website of any identified operator for further information.

#### Wind

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

#### Next steps for consideration:

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

## Environmental summary



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

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



### Contaminated Land

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

<b>Contaminated Land Liability</b>	<b>Passed</b>
<b>Past Land Use</b>	<b>Passed</b>
<b>Waste and Landfill</b>	<b>Passed</b>
<b>Current and Recent Industrial</b>	<b>Passed</b>



### Flooding

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

Further explanation of flood risk assessment can be seen in the Flood information on **page 27**.

<b>River and Coastal Flooding</b>	<b>Very Low</b>
<b>Groundwater Flooding</b>	<b>Low</b>
<b>Surface Water Flooding</b>	<b>Negligible</b>
<b>Past Flooding</b>	<b>Not identified</b>
<b>Flood Storage Areas</b>	<b>Not identified</b>

**FloodScore™ insurance rating**

**Very Low**

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see **page 27**



### Ground stability

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

Please see **page 5** for details of the identified issues.

<b>Natural Ground Stability</b>	<b>Low</b>
<b>Non-Natural Ground Stability</b>	<b>Identified</b>



### Radon

Local levels of radon are considered normal. The percentage of homes estimated to be affected by radon in your local area is less than 1%.

**Not in a radon affected area**



## Ground stability / Non-natural ground subsidence



**— Site Outline**

Search buffers in metres (m)

**■ Infilled Land**

Mining hazards:

**■ Highly likely**

**■ Likely**

### Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

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

Distance	Direction	Use	Date
0	on site	Pond	1983
0	on site	Pond	1950
0	on site	Pond	1884
0	on site	Pond	1905

# Homebuyers

FORGE BARN, MILL  
ROAD, WYVERSTONE, STOWMARKET,  
IP14 4SE

Ref: GS-8106778  
Your ref: IP14 4SE  
Grid ref: 603354 267352

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

## Energy summary



### Oil and gas

Historical, active or planned wells or extraction areas have been identified near the property.

Please see the Action Alert: on **page 2** for further advice. Additionally, see **page 8** for details of the identified issues.

**Oil and gas areas**  
**Oil and gas wells**

**Not identified**  
**Identified**



### Wind and Solar

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

Please see the Action Alert: on **page 2** for further advice. Additionally, see **page 9** for details of the identified issues.

**Planned Multiple Wind Turbines**

**Identified**

**Planned Single Wind Turbines**

**Identified**

**Existing Wind Turbines**

**Identified**

**Proposed Solar Farms**

**Not identified**

**Existing Solar Farms**

**Not identified**



### Energy

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

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

**Power stations**

**Not identified**

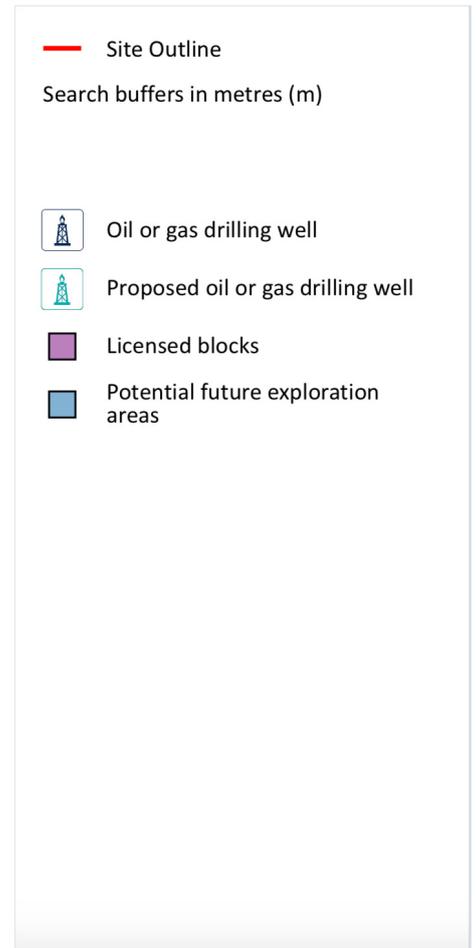
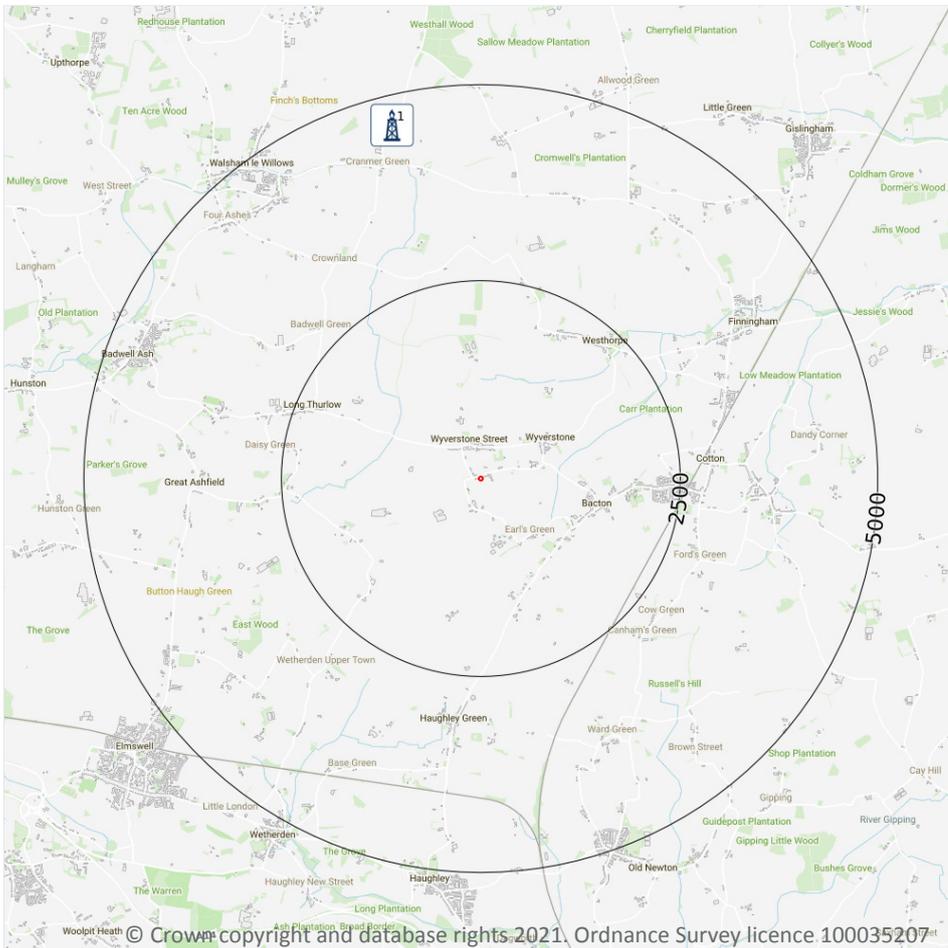
**Energy Infrastructure Projects**

**Identified**

**Not identified**



## Energy / Oil and gas



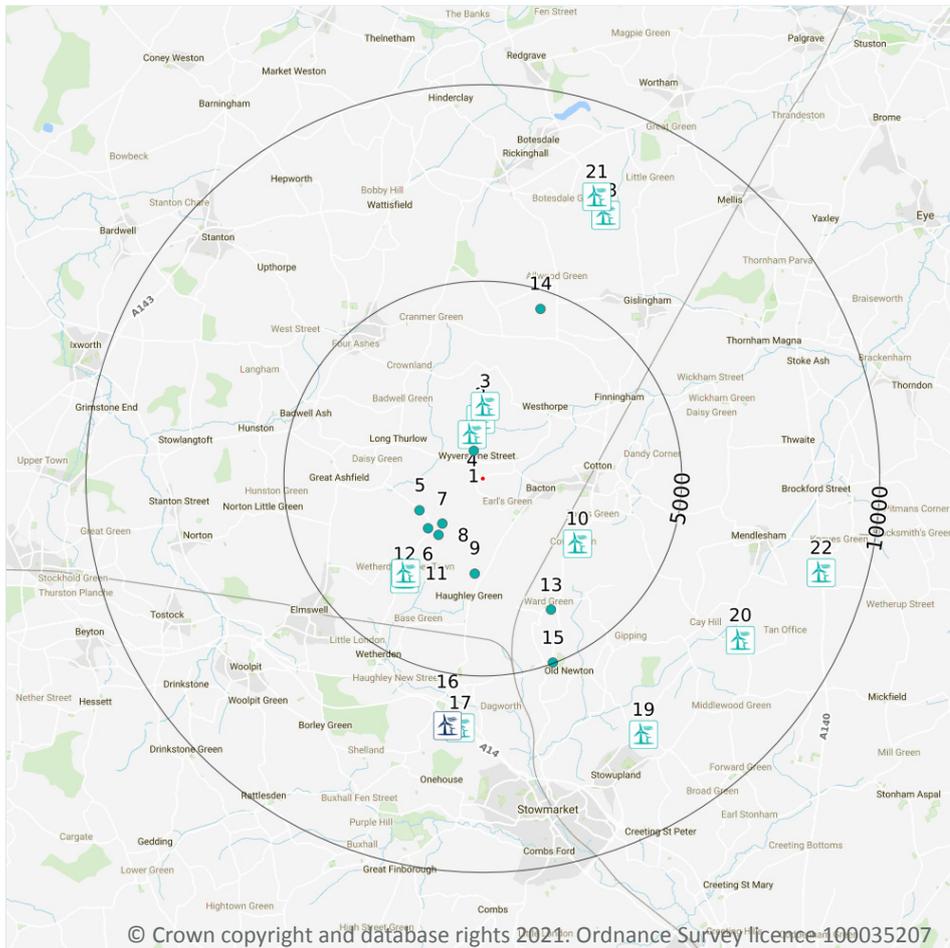
### Oil or gas drilling well

The database of oil and gas wells shows all existing and historic licensed oil, gas, shale gas, and coalbed methane extraction sites. These wells may have been licensed in any one of the 14 licensing rounds since 1910.

ID	Distance	Direction	Details	
1	4-5 km	N	Site Name: FOUR ASHES 1 Operator: CANADIAN SUPERIOR OIL (U.K.) LIMITED Type: Conventional Oil and Gas Intent: Exploration	OGA References: L51/25- 1 Licence Number: A489 Date of first drilling: 11/02/1965 Date of well completion: 01/03/1965 Licence Expiry: 01/03/1970

This data is sourced from the Oil and Gas Authority (OGA).

## Energy / Wind and solar



**— Site Outline**

Search buffers in metres (m)

-  Wind farms
-  Proposed wind farms
-  Proposed wind turbines
-  Existing and agreed solar installations
-  Proposed solar installations

### Wind farms

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

ID	Distance	Direction	Details
16	6-7 km	S	<p>Site Name: Splashwood Estates, Gallows Lane, Harleston, East of England</p> <p>Operator Developer: Urban Wind Ltd</p> <p>Status of Project: Operational</p> <p>Type of project: Onshore</p> <p>Number of Turbines: 1</p> <p>Turbine Capacity: 0.1MW</p> <p>Total project capacity: 0.1</p> <p>Approximate Grid Reference: 602462, 261064</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 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

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

ID	Distance	Direction	Details	
2	1-2 km	N	Site Name: Potash Farm Potash Road, Wyverstone, Stowmarket, Suffolk, IP14 4SN Planning Application Reference: 3406/10 Type of Project: 2 Wind Turbines & 1 Substation Building	Application Date: 2010-11-09 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation and operation of two Repower 3.XM wind turbine generators, (78m to hub and 130m to tip), construction of associated hard standings, access tracks and substation compound, temporary construction access tracks and construction Approximate Grid Reference: 603299, 268858
3	1-2 km	N	Site Name: Potash Farm Potash Road, Wyverstone, Stowmarket, Suffolk, IP14 4SN Planning Application Reference: 3406/10 Type of Project: 2 Wind Turbines	Application Date: 2010-11-09 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation and operation of two Repower 3.XM wind turbine generators, (78m to hub and 130m to tip), construction of associated hard standings, access tracks and substation compound, temporary construction access tracks and construction Approximate Grid Reference: 603299, 268858
4	1-2 km	N	Site Name: Potash Farm, Potash Lane, Wyverstone, Mid Suffolk, Stowmarket, Suffolk, IP14 4SN Planning Application Reference: 0030/08 Type of Project: 2 Wind Turbines	Application Date: 2008-01-05 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of 2 turbines up to 2.5MW each and up to 130metres (tip height). Approximate Grid Reference: 602971, 268873
10	2-3 km	SE	Site Name: Wind Turbines, Willow Farm Cow Green, Bacton, Stowmarket, Suffolk, IP14 4HJ Planning Application Reference: 0398/12 Type of Project: 2 Wind Turbines	Application Date: 2012-01-31 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 5kW wind turbines (14.97m to hub, 5.5m diameter blades). Approximate Grid Reference: 605745, 265694

ID	Distance	Direction	Details	
12	3-4 km	SW	Site Name: Chestnut Farm Upper Town, Wetherden, Stowmarket, Suffolk, IP14 3NF Planning Application Reference: 2788/12 Type of Project: 2 Wind Turbines	Application Date: 2012-09-03 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises Installation of two wind turbines (14.97m to hub, 5.5m diameter blades). Approximate Grid Reference: 601409, 264945
11	3-4 km	SW	Site Name: Chestnut Farm Upper Town, Wetherden, Stowmarket, Suffolk, IP14 3NF Planning Application Reference: 0147/12 Type of Project: 2 Wind Turbines	Application Date: 2012-02-17 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 2 wind turbines (14.97m to hub, 5.5m diameter blades). Approximate Grid Reference: 601409, 264945
17	6-7 km	S	Site Name: Wind Turbines at, Gallows Lane, Plashwood Estates, Mid Suffolk, Stowmarket, Suffolk, IP14 Planning Application Reference: 2683/13 Type of Project: 2 Wind Turbines	Application Date: 2013-09-26 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two 100 KW wind turbines (height 23m to hub, 12m radius blades). Approximate Grid Reference: 602465, 261062
18	7-8 km	NE	Site Name: Nan Hazel Lodge The Common, Slough Road, Botesdale, Diss, Norfolk, IP22 1LJ Planning Application Reference: 4107/11 Type of Project: 3 Wind Turbines	Application Date: 2012-01-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 3 x 5Kw wind turbines (14.97m to hub, 5.5m diameter blades). Approximate Grid Reference: 606457, 274052
19	7-8 km	SE	Site Name: Walnut Tree Farm Gipping Road, Stowupland, Stowmarket, Suffolk, IP14 4BD Planning Application Reference: 2431/11 Type of Project: 3 Wind Turbines	Application Date: 2011-07-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of three wind turbines (14.97m to hub, 5.5m diameter blades). Approximate Grid Reference: 607411, 260837
20	7-8 km	SE	Site Name: The Cedars, Mendlesham Green, Stowmarket, Suffolk, IP14 5RN Planning Application Reference: 2427/11 Type of Project: 3 Wind Turbines	Application Date: 2011-07-15 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a three 5kw Wind Turbines (14.97m to hub, 5.5m diameter blades). Approximate Grid Reference: 609858, 263238

ID	Distance	Direction	Details	
21	7-8 km	N	Site Name: Grove Farm The Common, Botesdale, Diss, Norfolk, IP22 1LH Planning Application Reference: 2058/12 Type of Project: 3 Wind Turbines	Application Date: 2012-06-22 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of a three wind turbines (14.97m to hub, 5.5m diameter blades). Approximate Grid Reference: 606232, 274524
22	8-9 km	E	Site Name: Chilli Farm Norwich Road, Mendlesham, Stowmarket, Suffolk, IP14 5NQ Planning Application Reference: 0592/12 Type of Project: 3 Wind Turbines	Application Date: 2012-02-16 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 3 x 5kw wind turbines (14.97m to hub, 5.6m diameter blades). Approximate Grid Reference: 611899, 264955

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

## Proposed wind turbines

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

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

ID	Distance	Direction	Details	
1	730 m	N	Site Name: Potash Lane, Wyverstone, Mid Suffolk, Stowmarket, Suffolk, IP14 4SL Planning Application Reference: 0800/13 Type of Project: Wind Turbine	Application Date: 2013-03-22 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of a wind turbine of maximum height to tip of 77m and including: a hardstanding area, substation enclosure, temporary access track, a temporary guyed meteorological mast Approximate Grid Reference: 603120, 268070

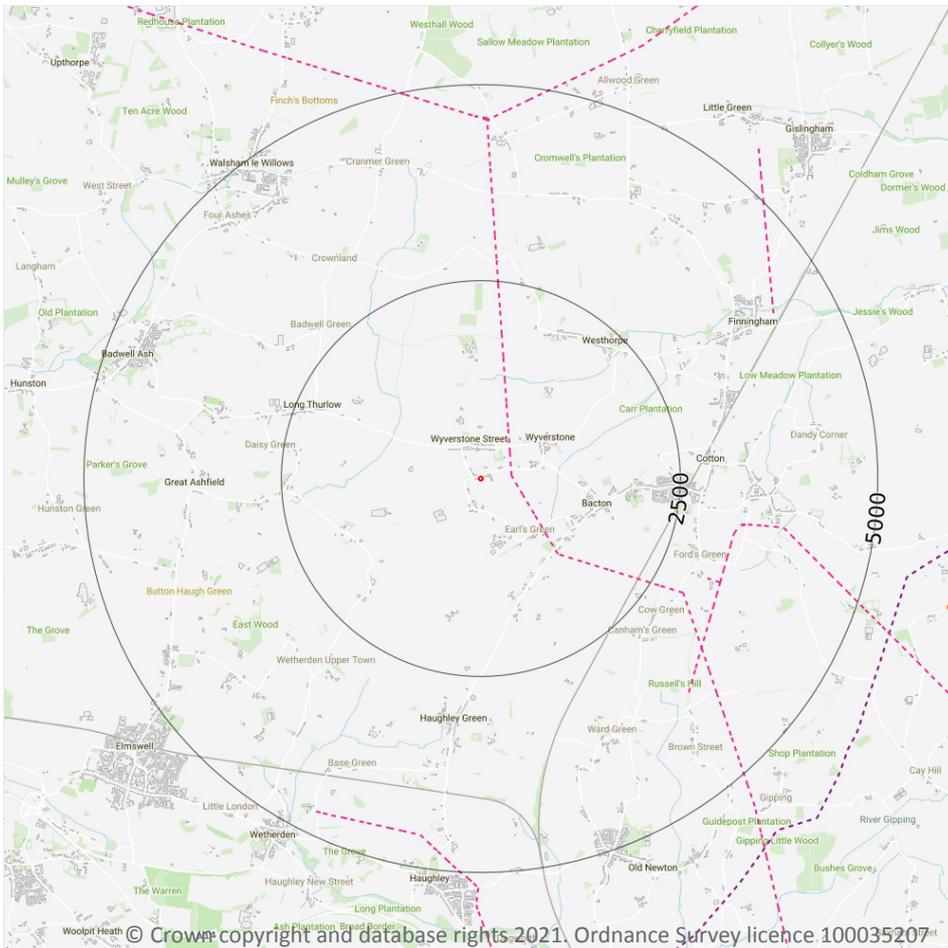
ID	Distance	Direction	Details	
5	1-2 km	SW	Site Name: Ashfield Hall Wetherden Road, Great Ashfield, Bury St. Edmunds, Suffolk, IP31 3HR Planning Application Reference: 0783/11 Type of Project: Wind Turbine	Application Date: 2011-03-03 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 15m wind turbine. Approximate Grid Reference: 601767, 266547
7	1-2 km	SW	Site Name: Willow Farm Upper Town, Wetherden, Stowmarket, Suffolk, IP14 3NG Planning Application Reference: 0542/11 Type of Project: Wind Turbine	Application Date: 2011-02-14 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 15m (to hub) domestic wind turbine. Approximate Grid Reference: 601964, 266096
6	1-2 km	SW	Site Name: Land at Willow Farm Upper Town, Wetherden, Stowmarket, Suffolk, IP14 3NG Planning Application Reference: 0243/13 Type of Project: Wind Turbine	Application Date: 2013-02-18 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 1, 60kw wind turbine (height 30.1m to hub 23m radius blades). Approximate Grid Reference: 601964, 266096
8	1-2 km	SW	Site Name: Upper Town, Wetherden, Mid Suffolk, Stowmarket, Suffolk, IP14 3NG Planning Application Reference: 3065/13 Type of Project: Wind Turbine	Application Date: 2013-10-17 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises Installation and operation of a 50kW single wind turbine with a hub height of 24.6m and rotor diameter of 19.2m. Approximate Grid Reference: 601963, 266095
9	2-3 km	S	Site Name: Old Hall Farm, Haughley Green, Stowmarket, Suffolk, IP14 3RR Planning Application Reference: 2782/10 Type of Project: Wind Turbine	Application Date: 2010-10-22 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a single 5kW 15m high wind turbine in agricultural yard. Approximate Grid Reference: 603152, 264943
13	3-4 km	SE	Site Name: Ward Green, Old Newton, Mid Suffolk, Stowmarket, Suffolk, IP14 4EZ Planning Application Reference: 1507/13 Type of Project: Wind Turbine	Application Date: 2013-05-23 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 2 micro scale wind turbine (14.97m to hub 5.6m diameter blades). Approximate Grid Reference: 605075, 264008

ID	Distance	Direction	Details	
14	4-5 km	N	Site Name: Wind Turbine, Mill Farm Mill Lane, Gislingham, Eye, Suffolk, IP23 8JL Planning Application Reference: 1536/12 Type of Project: Wind Turbine	Application Date: 2012-05-22 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation and operation of 1 50kW wind turbine (24.6m to hub and 9.6m radius blades). Approximate Grid Reference: 604816, 271676
15	4-5 km	S	Site Name: Brown Place Farm Cross Green, Old Newton, Stowmarket, Suffolk, IP14 4DY Planning Application Reference: 1060/12 Type of Project: Wind Turbine	Application Date: 2012-03-26 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of a single 5kw wind turbine (14.97m to hub, 5.6m diameter blades). Approximate Grid Reference: 605128, 262667

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

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

## Energy / Energy infrastructure



- 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

### Electricity transmission lines and pylons

The nearest overhead transmission lines and/or pylon is located 364m from the property.

Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit <http://www.emfs.info>. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website.

This data is sourced from the National Grid. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. However, if the existence of overhead power transmission may have a material impact with regard to the decision to purchase the property, Groundsure recommends contacting these organisations.

## Transportation summary



### HS2

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

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

<b>HS2 Route</b>	Not identified
<b>HS2 Safeguarding</b>	Not identified
<b>HS2 Stations</b>	Not identified
<b>HS2 Depots</b>	Not identified
<b>HS2 Noise</b>	Not assessed
<b>HS2 Visual impact</b>	Not assessed



### Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

<b>Crossrail 1 Route</b>	Not identified
<b>Crossrail 1 Stations</b>	Not identified
<b>Crossrail 1 Worksites</b>	Not identified
<b>Crossrail 2 Route</b>	Not identified
<b>Crossrail 2 Stations</b>	Not identified
<b>Crossrail 2 Worksites</b>	Not identified
<b>Crossrail 2 Safeguarding</b>	Not identified
<b>Crossrail 2 Headhouse</b>	Not identified



### Other Railways

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

<b>Active Railways and Tunnels</b>	Not identified
<b>Historical Railways and Tunnels</b>	Not identified
<b>Railway and Tube Stations</b>	Not identified
<b>Underground</b>	Not identified



## Planning summary



### Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

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#### Large Developments

searched to 750m

8

#### Small Developments

searched to 500m

Please see **page 18** for details of the proposed developments.

13

#### House extensions or new builds

searched to 250m

Please see **page 19** for details of the proposed developments.

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.



### Planning constraints

Protected areas have been identified within 50 metres of the property.

Please see **page 22** for details of the identified issues.

**Environmental Protected Areas** Not identified  
**Visual and Cultural Protected Areas** **Identified**



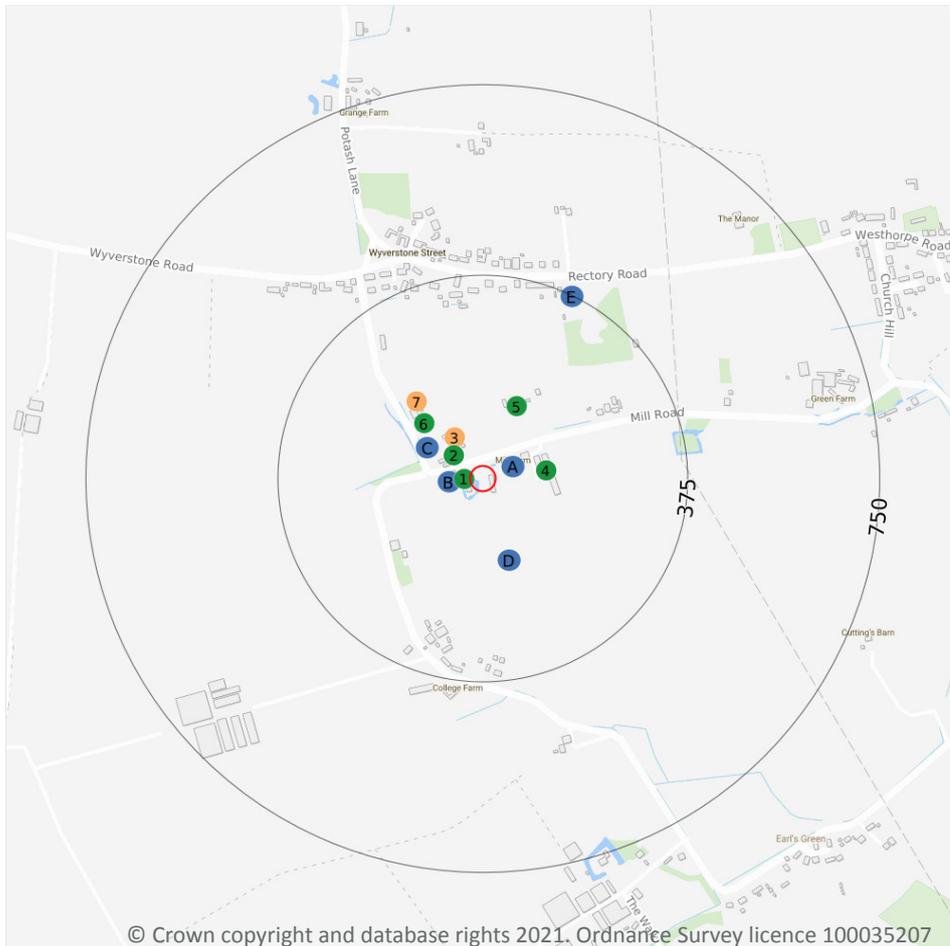
### Telecoms

There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

**Mobile phone masts**

Not identified

## Planning Applications



- Site Outline
- Search buffers in metres (m)
- Grouped applications and/or mobile mast records
- Mobile mast planning records
- OFCOM Sitefinder mobile masts
- Large Project planning application
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

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### Small projects searched to 500m

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

ID	Details	Description	Online record
ID: B Distance: 44 m Direction: W	Application reference: 2537/14 Application date: 07/08/2014 Council: Mid Suffolk Accuracy: Proximity	Address: Old Plough Inn, Mill Road, Wyverstone, Stowmarket, Suffolk, IP14 4SE Project: Holiday Unit (Conversion) Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link</a>

ID	Details	Description	Online record
ID: B Distance: 44 m Direction: W	Application reference: 3532/13 Application date: 07/01/2014 Council: Mid Suffolk Accuracy: Proximity	Address: Old Plough Inn, Mill Road, Wyverstone, Stowmarket, Suffolk, IP14 4SE Project: Holiday Unit (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: 3 Distance: 72 m Direction: NW	Application reference: 3917/16 Application date: 19/09/2016 Council: Mid Suffolk Accuracy: Proximity	Address: Land at Sudbourne Farm,, Mill Road, Wyverstone, Stowmarket, Suffolk, IP14 4SE Project: 3 Holiday Lets Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: C Distance: 99 m Direction: NW	Application reference: DC/21/02849 Application date: 15/05/2021 Council: Mid Suffolk Accuracy: Proximity	Address: Land Adjacent Sudbourne Farm, Mill Road, Wyverstone, Stowmarket, Suffolk, IP14 4SE Project: Holiday Lodge Last known status: Approval has been granted for reserved matters.	<a href="#">Link</a>
ID: 7 Distance: 173 m Direction: NW	Application reference: DC/19/00507 Application date: 04/02/2019 Council: Mid Suffolk Accuracy: Proximity	Address: Land Adjacent To Sudbourne Far, Mill Road, Wyverstone, Stowmarket, Suffolk, IP14 4SE Project: Holiday Lodge Last known status: Outline approval has been granted.	<a href="#">Link</a>
ID: E Distance: 371 m Direction: NE	Application reference: DC/19/00023 Application date: 18/02/2019 Council: Mid Suffolk Accuracy: Proximity	Address: Land Adjacent Winchester House, Rectory Road, Wyverstone, Stowmarket, Suffolk, IP14 4SJ Project: 2 Luxury Houses Last known status: Approval has been granted for reserved matters.	<a href="#">Link</a>
ID: E Distance: 371 m Direction: NE	Application reference: DC/18/01951 Application date: 08/05/2018 Council: Mid Suffolk Accuracy: Proximity	Address: Land Adjacent Winchester House, Rectory Road, Wyverstone, Stowmarket, Suffolk, IP14 4SH Project: 2 Luxury Houses Last known status: Outline approval has been granted.	<a href="#">Link</a>
ID: E Distance: 371 m Direction: NE	Application reference: 1895/16 Application date: 15/04/2016 Council: Mid Suffolk Accuracy: Proximity	Address: Wyverstone Village Hall, Rectory Road, Wyverstone, Stowmarket, Suffolk, IP14 4SH Project: Village Hall (Extension/Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link</a>

## House extensions and small new builds searched to 250m

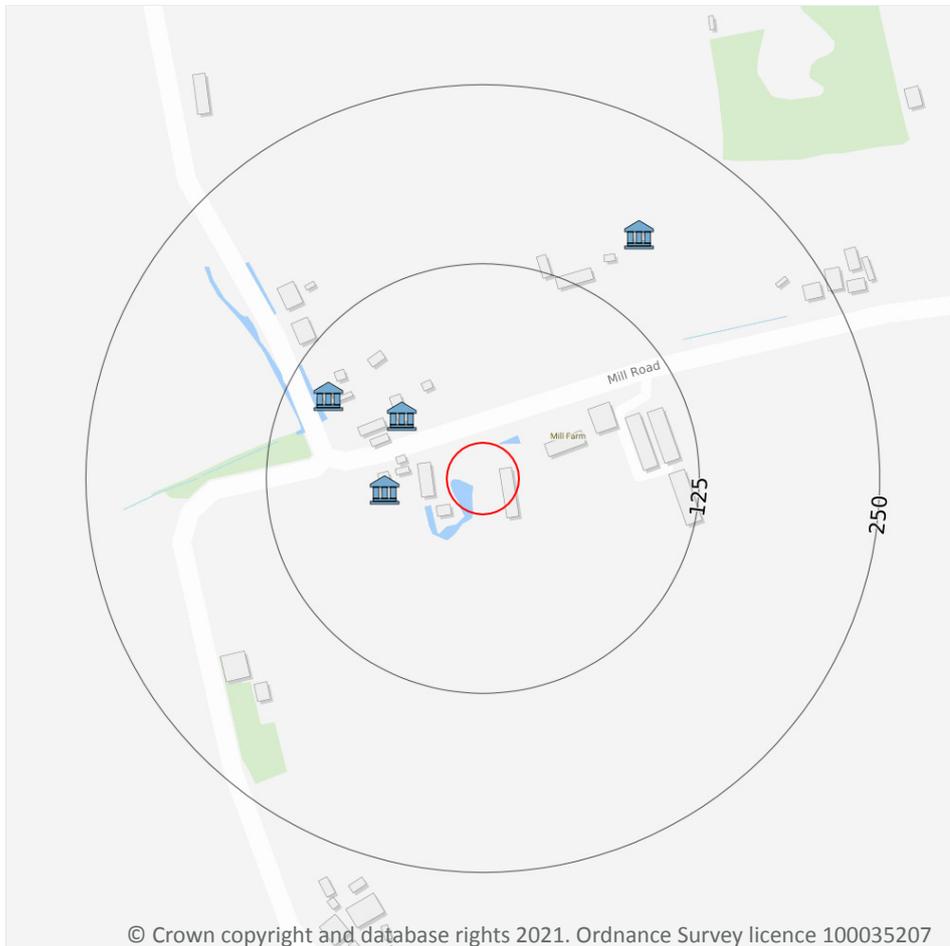
13 house extensions and small new builds within 250m from the property have been submitted for planning permission during the last ten years.

ID	Details	Description	Online record
ID: 1 Distance: 13 m Direction: W	Application reference: DC/21/01257 Application date: 04/03/2021 Council: Mid Suffolk Accuracy: Exact	Address: Forge Barn, Mill Road, Wyverstone, Stowmarket, Suffolk, East of England, IP14 4SE Project: House (Outline) Last known status: Outline approval has been refused.	<a href="#">Link</a>

ID	Details	Description	Online record
ID: A Distance: 37 m Direction: NE	Application reference: DC/19/00440 Application date: 01/02/2019 Council: Mid Suffolk Accuracy: Exact	Address: Land At, Mill Road, Wyverstone, Stowmarket, Suffolk, East of England, IP14 4SE Project: House (Outline) Last known status: Outline approval has been granted.	<a href="#">Link</a>
ID: A Distance: 37 m Direction: E	Application reference: 2298/16 Application date: 18/05/2016 Council: Mid Suffolk Accuracy: Exact	Address: Forge Barn, Mill Road, Wyverstone, Stowmarket, Suffolk, East of England, IP14 4SE Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: A Distance: 37 m Direction: E	Application reference: DC/17/03451 Application date: 24/07/2017 Council: Mid Suffolk Accuracy: Exact	Address: Yew Tree Cottage, Mill Road, Wyverstone, Stowmarket, Suffolk, East of England, IP14 4SE Project: Flats (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: A Distance: 37 m Direction: E	Application reference: DC/17/03456 Application date: 04/07/2017 Council: Mid Suffolk Accuracy: Exact	Address: Yew Tree Cottage, Mill Road, Wyverstone, Stowmarket, Suffolk, East of England, IP14 4SE Project: Flats (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: A Distance: 37 m Direction: E	Application reference: DC/19/03972 Application date: 22/08/2019 Council: Mid Suffolk Accuracy: Exact	Address: Yew Tree Cottage, Mill Road, Wyverstone, Stowmarket, Suffolk, East of England, IP14 4SE Project: House (Outline) Last known status: Outline approval has been refused.	<a href="#">Link</a>
ID: 2 Distance: 48 m Direction: NW	Application reference: 3597/14 Application date: 14/11/2014 Council: Mid Suffolk Accuracy: Exact	Address: Sudbourne Farm Barn, Mill Road, Wyverstone, Stowmarket, Suffolk, East of England, IP14 4SE Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: C Distance: 97 m Direction: NW	Application reference: DC/21/01081 Application date: 02/03/2021 Council: Mid Suffolk Accuracy: Exact	Address: Sudbourne Farmhouse, Mill Road, Wyverstone, Stowmarket, Suffolk, East of England, IP14 4SE Project: House (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: 4 Distance: 98 m Direction: E	Application reference: DC/21/04323 Application date: 03/08/2021 Council: Mid Suffolk Accuracy: Exact	Address: Land South Of, Mill Road, Wyverstone, Stowmarket, Suffolk, East of England, IP14 4SE Project: 2 Houses (Outline) Last known status: An application has been submitted for outline approval.	<a href="#">Link</a>
ID: 5 Distance: 130 m Direction: NE	Application reference: DC/20/03092 Application date: 28/07/2020 Council: Mid Suffolk Accuracy: Exact	Address: Yew Tree Cottage, Mill Road, Wyverstone, Stowmarket, Suffolk, East of England, IP14 4SE Project: House (Conversion) Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link</a>

ID	Details	Description	Online record
ID: 6 Distance: 133 m Direction: NW	Application reference: DC/21/01429 Application date: 11/03/2021 Council: Mid Suffolk Accuracy: Exact	Address: Barn N Of Sudbourne Farmhouse, Mill Road, Wyverstone, Stowmarket, Suffolk, East of England, IP14 4SE Project: House (Conversion) Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link</a>
ID: D Distance: 145 m Direction: S	Application reference: DC/19/04364 Application date: 04/11/2019 Council: Mid Suffolk Accuracy: Exact	Address: Land At, Mill Road, Wyverstone, Stowmarket, Suffolk, East of England, IP14 4SE Project: House Last known status: The application for detail approval has been withdrawn.	<a href="#">Link</a>
ID: D Distance: 145 m Direction: S	Application reference: DC/20/04049 Application date: 06/10/2020 Council: Mid Suffolk Accuracy: Exact	Address: Land Off, Mill Road, Wyverstone, Stowmarket, Suffolk, East of England, IP14 4SE Project: 2 Houses (Outline) Last known status: The application for outline approval has been withdrawn.	<a href="#">Link</a>

## Planning constraints



### Listed Buildings

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

Distance	Direction	Name	Grade	Listed building reference number	Listed date
44 m	W	The Plough, Wyverstone, Mid Suffolk, Suffolk, IP14	II	1181568	14/06/1987
46 m	NW	Barn About 40 Metres South East Of Sudbourne Farmhouse, Wyverstone, Mid Suffolk, Suffolk, IP14	II	1033109	14/06/1987

# Homebuyers

FORGE BARN,MILL  
ROAD,WYVERSTONE,STOWMARKET,  
IP14 4SE

Ref: GS-8106778  
Your ref: IP14 4SE  
Grid ref: 603354 267352

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

## Datasets searched

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

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

## Oil and gas

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

## Wind and solar

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

## Energy

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

## Transportation

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

## Transportation

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

## Planning

Large projects searched to 750m	Not identified
Small projects searched to 500m	Identified
House extensions and small new builds searched to 250m	Identified
Mobile phone masts	Not identified
Mobile phone masts planning records	Not identified

## Planning constraints

Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified

## Planning constraints

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
<b>Listed Buildings</b>	<b>Identified</b>
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

## Contaminated land liability assessment methodology

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

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

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

### Method Statement

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

### Limitations of the Study

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

## Flood information

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

## Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by Environment Agency. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

## Historic flood events

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

## Surface water flooding

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

## Proposed flood defences

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

## Flood storage areas

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

## Groundwater flooding

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

## Ambiental FloodScore™ insurance rating

The property has been rated as **Very Low** risk.

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

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

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

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

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

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

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

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

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

## Planning data limitations

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

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

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

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

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

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

Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications are identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the Local Authority. Groundsure has excluded certain records of the publicly available data from this report which may have created duplications of reference to the same application. This includes, but is not limited to, data relating to applications such as amendments or variations

of planning applications, discharge of conditions, or other associated applications. The report does not contain information on Lawful Development Certificates, Permitted Developments, Prior Approvals, Tree Preservation Orders, and other applications that are considered minor in terms of the level of construction. Additionally, an area of land may be identified for development within the local authority development plan, but for which no formal planning application exists. As such these are not included within the search.

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

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

## Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

## Underground data limitations

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

## Subsidence data limitations

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

<https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

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- 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

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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 <https://www.groundsure.com/sources-reference>.