

# 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

**NONE IDENTIFIED**

The property is not considered to be within a radon affected area. Please **refer to section 5** for more information.



### Section 6: Other Influential Factors

**NONE IDENTIFIED**

No overhead power lines, environmental or other influential factors have been identified within the vicinity of the property. Please **refer to section 6** for more information.

This report is issued for the property described as  
**Bridge House  
Hartest  
Hartest  
Bury St Edmunds  
IP29 4ES**

Report Reference  
**280645961\_1\_1**

National Grid Reference  
**583510 252400**

Customer Reference  
**SRA/ELL83/5/2462629\_ESR**

Report Date  
**18 June 2021**

### 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)



### 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.

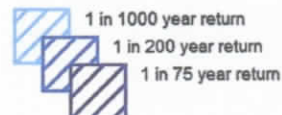


Contains Ordnance Survey data © Crown copyright and database right 2021

#### River Flooding



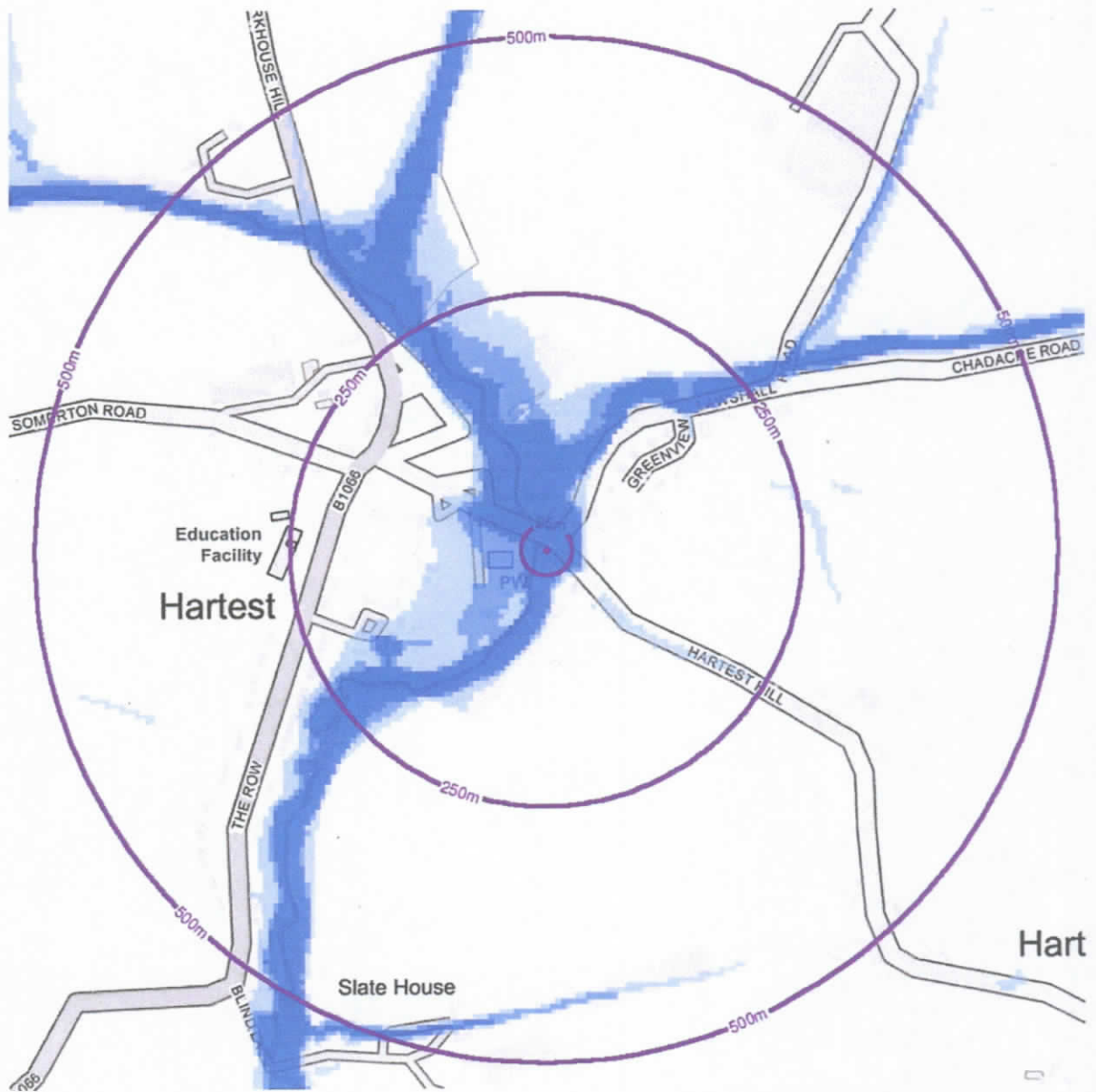
#### Coastal Flooding





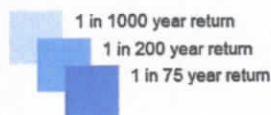
### Section 2c: Surface Water Flooding

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.



Contains Ordnance Survey data © Crown copyright and database right 2021

#### 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 2008-2021.



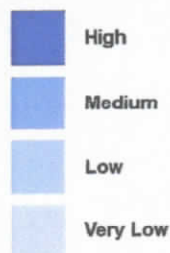
### Section 2d and 2e: RoFRS and Historic Flood Events

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



Contains Ordnance Survey data © Crown copyright and database right 2021

#### 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
<b>Is there a risk of flooding identified within 250m of the property based on the Risk of Flooding from Rivers and Sea (RoFRS)?</b>	<b>Yes</b>

Map ID	Reference	Location	Details	Distance	Contact
Risk of Flooding from Rivers and Sea (RoFRS)					
	<b>Reference:</b> 1302699	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	7m	1
	<b>Reference:</b> 90433	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	8m	1
	<b>Reference:</b> 915305	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	11m	1
	<b>Reference:</b> 638040	N/A	<b>Flood Risk Assessment:</b> Low <b>Catchment Area:</b> Not Supplied	24m	1
	<b>Reference:</b> 90469	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	31m	1
	<b>Reference:</b> 243385	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	32m	1
	<b>Reference:</b> 370647	N/A	<b>Flood Risk Assessment:</b> Low <b>Catchment Area:</b> Not Supplied	73m	1
	<b>Reference:</b> 90416	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	86m	1
	<b>Reference:</b> 1302871	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	88m	1
	<b>Reference:</b> 1302762	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	90m	1
	<b>Reference:</b> 90415	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	93m	1

Map ID	Reference	Location	Details	Distance	Contact
	Reference: 1302756	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	96m	1
	Reference: 90413	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	100m	1
	Reference: 1302754	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	103m	1
	Reference: 90412	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	107m	1
	Reference: 1302627	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	110m	1
	Reference: 85497	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	115m	1
	Reference: 90402	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	130m	1
	Reference: 90407	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	141m	1
	Reference: 90406	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	145m	1
	Reference: 1302752	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	147m	1
	Reference: 1302751	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	151m	1
	Reference: 1302750	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	161m	1
	Reference: 90476	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	208m	1
	Reference: 370788	N/A	<b>Flood Risk Assessment:</b> Low <b>Catchment Area:</b> Not Supplied	228m	1
	Reference: 915233	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	232m	1
	Reference: 90405	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	240m	1

Map ID	Reference	Location	Details	Distance	Contact
	<b>Reference:</b> 915082	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	242m	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
<b>Have any Historic Flood Events occurred within 250m of the property?</b>	<b>No</b>

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

### Section 2f: **Groundwater Flooding**

Enquiry	Result	Contact
<b>What is the risk of Groundwater Flooding within 250m of the property?</b>	<b>Moderate</b>	2

**Comment:** There is a moderate risk of groundwater flooding in this area with a chance of greater than 1% annual probability of occurrence. Further consideration of the local level of risk and mitigation, by a suitably qualified professional, is recommended.

## 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).