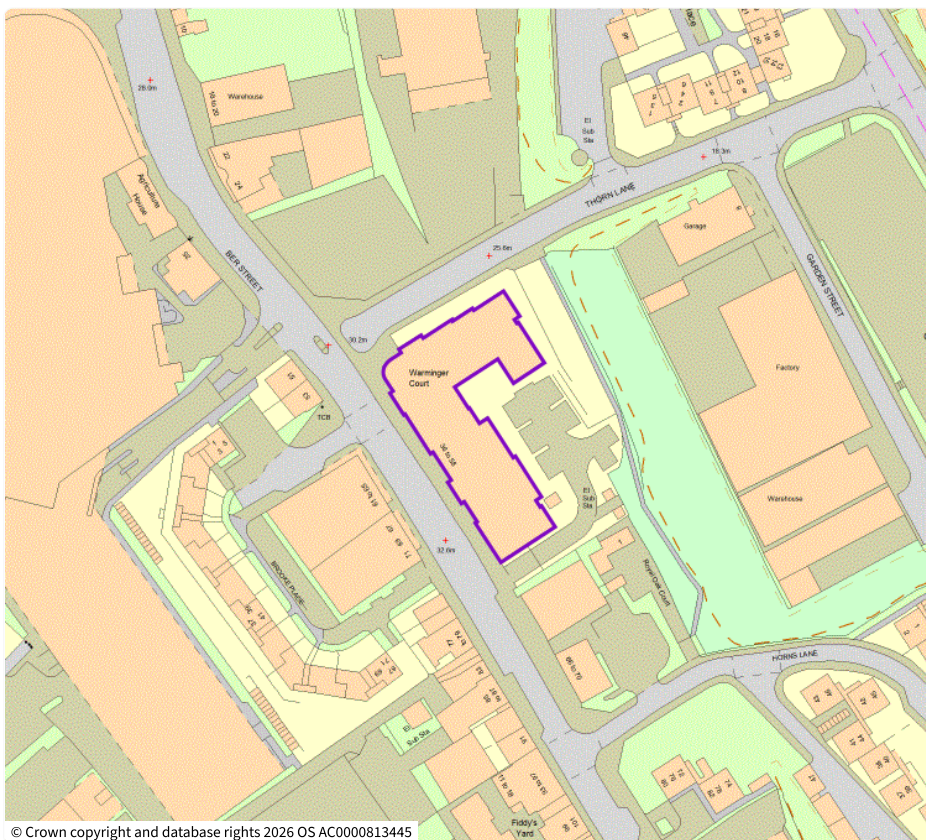










Sample Site, Sample Street, SAMPLE TOWN, XX1 1XX, England

Site area: 1542 m²

Prepared for
Current use
Proposed use
Transaction type

Lmk Orders - Test Account
Residential
Residential
Assumed purchase



 Contaminated land	Page 2	Passed 
 Flood	Page 2	Passed 
 Climate change	Page 7	Guidance
 Ground stability	Page 10	Identified
 Radon	Page 11	Not Identified
 Energy & Infrastructure	Page 12	Identified



Authored by


Risk Assessment Test User BSc (Hons)

 riskassessmenttestuser@landmarkinfo.co.uk

 03300 366 115


Contaminated land summary

Passed 

Overall risk of contaminants from on-site activities	Low
Risk of contaminants from off-site activities impacting the Site	Moderate
Environmental sensitivity (pathways and receptors) rating	High
<p> Liability assessment</p> <p>Within the scope of this assessment no liabilities have been identified. No further action is required.</p> <p>Recommendation</p> <p>Action: No action required.</p>	

Flood summary

Passed 

Would a Flood Risk Assessment be required if development was proposed?	Possibly - contact local authority
What is the risk of flooding in an undefended scenario or assuming defences fail ?	Very Low
Are there existing flood defences within 500m of the Site?	Yes
What is the risk of flooding when these defences are operational?	Very Low
<p> Professional opinion</p> <p>Within the scope of this assessment no significant flood risk has been identified. However, it would be prudent to consider the recommendations below.</p> <p>Recommendation</p> <p>Risk: No action - standard enquiries only.</p> <p>Action: Standard enquiries: Ask the seller whether flooding has occurred in the area before. If it has, please contact us for advice. Establish the availability of buildings and contents insurance before exchanging contracts.</p> <p>Insurance</p> <p>The flood risk identified is unlikely to affect obtaining buildings and contents insurance at standard terms.</p>	

Contaminated land: consultant's commentary


Passed 



Contains OS data © Crown copyright and database rights 2026


Risk	On-site	Off-site
Multiple features present		
Authorised industrial processes	Not Identified	Identified
Landfill and waste	Not Identified	Not Identified
Incidents and enforcements	Not Identified	Not Identified
Current land uses	Not Identified	Not Identified
Historical land uses	Not Identified	Identified

On-site
Low

 **Historical map review:**

No potentially contaminative uses of concern have been identified at the Site, following a review of historical mapping dating from 1880.

Off-site
Moderate

 **Historical map review:**

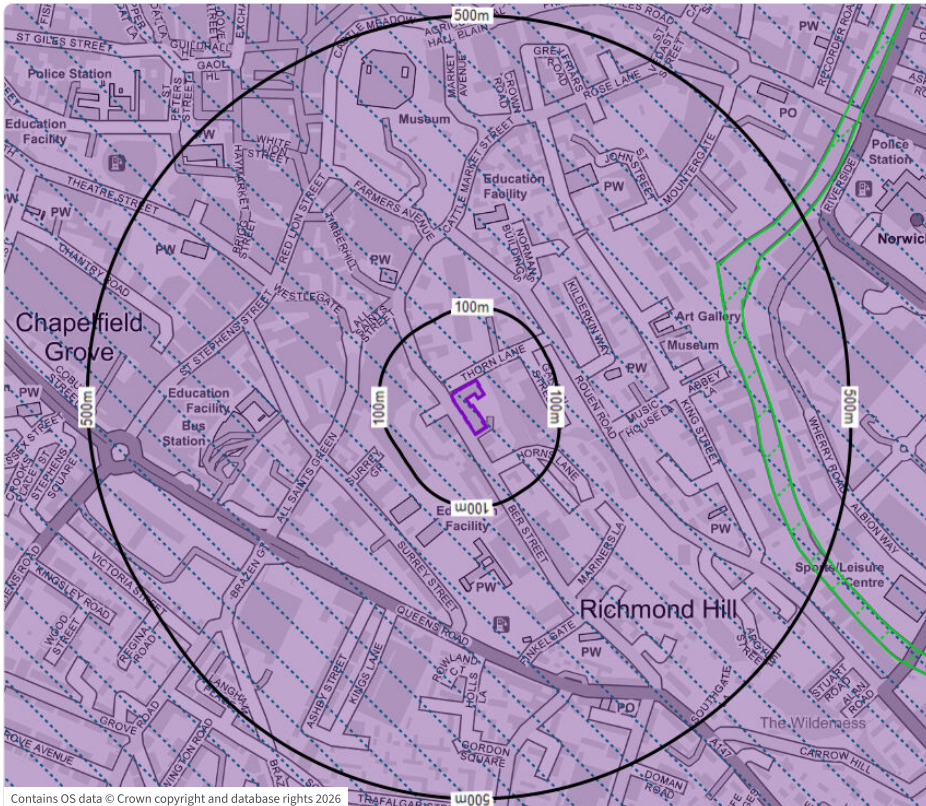
A review of historical maps dating from 1880 shows the following potentially contaminative uses within 100m of the Site: various industrial uses from 15m.

Environmental data:


2 inactive permits relating to activities in the wider area

Contaminated land: consultant's commentary

Passed 



Pathways and receptors High

 The general area appears to be in residential use, with residential properties located on Site.

No superficial deposits have been identified underlying the Site. The bedrock is classified as a Principal Aquifer.

The Site lies within a Source Protection Zone I, a Source Protection Zone II and a Source Protection Zone III.

There are no non-potable abstraction licences within 100m.






There are no potable abstraction licences within 500m.

No surface water features are located within 100m.

One designated eco-receptor has been identified within 500m. It is a National Park, 344m east.

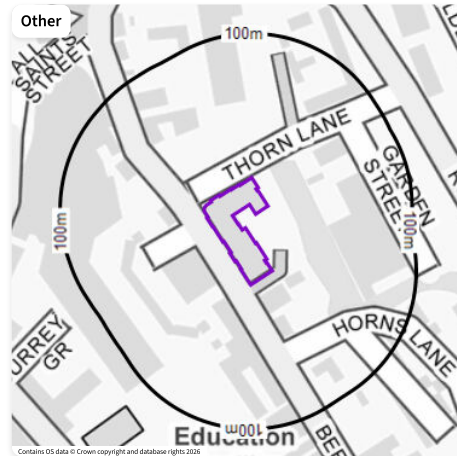
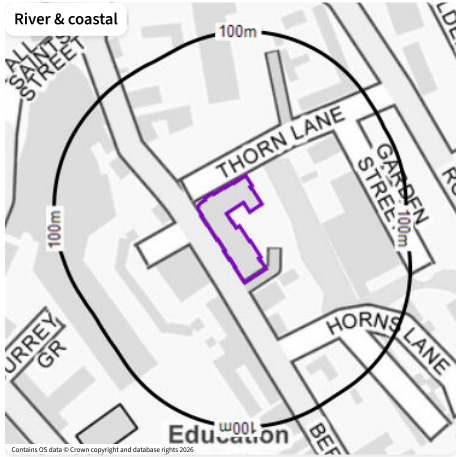
Additional sources of information







No additional sources of information have been reviewed as part of this assessment.

Risk	Search radius	Result
 Multiple features present		
 Water Features	100m	Not Identified
 Groundwater Vulnerability	On-site	Identified
 Abstraction Sensitivity	500m	Identified
 Environmental Designations	500m	Identified

 Flood: consultant's commentary

Passed 



 River & coastal: River	Very Low
 River & coastal: Coastal	Very Low
 Surface water	Very Low
 Groundwater	Very Low
 Other	Very Low
 No commentary required	

Flood: other considerations

Dam and Reservoir Failure	Not Identified
Dam and Reservoir Failure	
The Site is not within an area that would be flooded in the event of significant infrastructure failure.	

Flood risk management options

Flood protection measures can help manage risk, while planning for a flood event is key to minimise impact and disruption. Where a risk has been identified, the best next step is to better understand the flood depths and likely extent.

Refining the risk will then inform the right solution. Where property level protection is still required, a surveyor will be best placed to advise on the configuration.

Options	Summary
Resistance	Flood resistance measures are physical barriers designed to keep water out of the property and can either be mountable or passive. They include flood doors or guards, non return valves on plumbing and airbrick covers. If buying products, make sure they are kitemarked.
Resilience	Flood resilience measures are incorporated into building design to minimise damage. Once flood water subsides a resilient design avoids a major drying out spell or gutting.
Business continuity plan	A business continuity plan is a strategic plan of action to implement in an emergency (i.e. flood event). This plan ensures a business can continue to operate during emergency situations and reduces the risk of avoidable losses.
Flood evacuation plan	A flood evacuation plan sets out clear steps to ensure the safe evacuation of staff during a flood. It will form part of the Business Continuity Plan.

Climate change

Guidance

Flood [\(see data\)](#)

Not Identified 

	Today	2050 RCP4.5
River	Negligible	Negligible
Coastal	Negligible	Negligible
Surface water	Negligible	Negligible

There is minimal or no risk of flooding based on the mid-range climate scenario for the Site.

Recommendations

1. Ask the seller whether flooding has occurred in the area before.
2. Establish the availability of buildings and contents insurance before exchanging contracts.

Understanding this risk

This climate flood risk assessment is based on a specific decade (2050s), and Representative Concentration Pathway (RCP) 4.5. This is generally thought to be the mid-range scenario.

A 'stress test' table is provided in the appendix of this report which provides the risk assessment for additional time periods and RCPs.

Further information on flood risk, and climate scenarios can be found in our FAQs - <https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/>

Coastal Erosion

Not Identified 

Today (undefended) Negligible

Distance from coast: > 2000m.

Given the distance from the coastline, the Site is not considered to be at risk of coastal erosion.

No Shoreline Management Plans (SMPs) have been identified in proximity to the Site.

Recommendation

1. No further action required.

Understanding this risk

Coastal erosion is a natural occurrence expected to affect areas of the UK coastline. Climate change, through more severe storms and sea level change, is expected to result in higher erosion. While the percentage of properties at risk will be small, the impact would be significant.

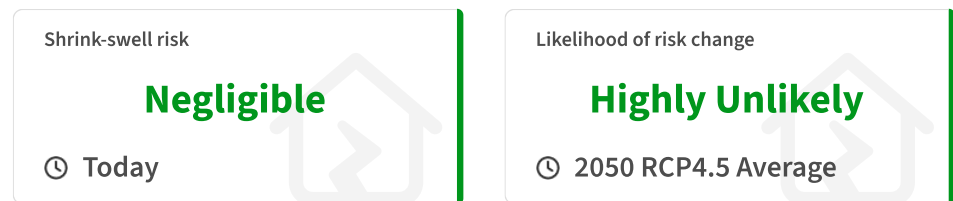
Some areas of the coastline are covered by Shoreline Management Plans (SMPS). SMPS help to deliver the ambitions of the National Flood and Coastal Erosion Risk Management Strategy.

Further information on coastal erosion, and climate scenarios can be found in our FAQs - <https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/>

Climate change

Guidance

Ground Stability [\(see data\)](#) Not Identified



Data based on the baseline (current) risk indicates that the Site is located in an area where the ground conditions are predominantly non-plastic, or of a low plasticity. As such it is not considered likely that a significant shrink-swell hazard exists.

Data based on the future risk indicates that it is highly unlikely that foundations will be affected by increased clay shrink-swell due to changes in climate by 2050.

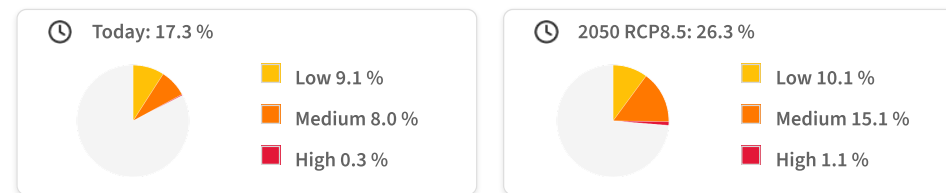
Recommendation

1. No further action required.

Understanding this risk

This climate assessment is based on a specific decade (2050s), and Representative Concentration Pathway (RCP) 4.5. This is generally thought to be the mid-range scenario. A 'stress test' table is provided in the appendix of this report which provides the risk assessment for additional time periods and RCPs. More information is available in our FAQs - <https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/>

Heat Stress [\(see data\)](#) Guidance



Data shows the percentage of days spent in, and the severity of heatwave conditions. This is based on thresholds from the Met Office and current models for the location of the property using the worst-case predictions based on RCP8.5.

Heatwave thresholds vary by UK county, reflecting the difference in climate.

Recommendations

1. Employers should make a suitable assessment of the risks where relevant under the Health and Safety at Work Regulations 1999. The HSE provides Heat Stress advice and a checklist for employers to use <https://www.hse.gov.uk/simple-health-safety/risk/index.htm>.
2. Controlling temperatures may require greater energy and use of air conditioning. This will need to be accounted for in any business's net zero data, target setting and mitigation.

Understanding this risk

The Met Office have stated that climate change is already causing warming across the UK and the UK's ten warmest years on record have occurred since 2002. It is predicted that based on UKCP18, the most up to date Met Office climate predictions, by 2070, summer temperatures will be between 1 – 6°C warmer and 60% drier with a greater possibility of heatwaves. More information is available in our FAQs - <https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/>

Climate change

Guidance

Energy Performance

Guidance 

Likely property rating:

Valid EPC certificate

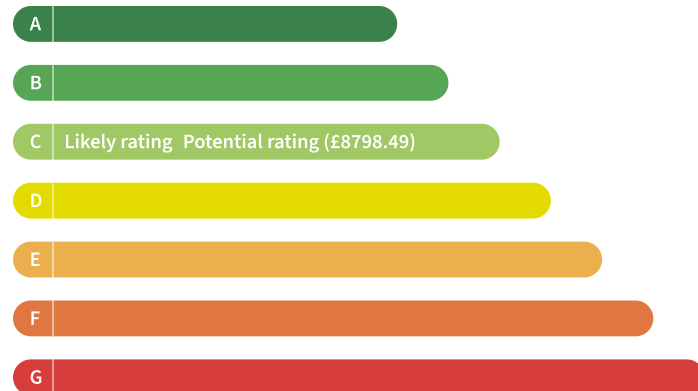
C

Potential rating this property could achieve:

Consider improving the rating to decrease running costs

C

Indicative costs to improve EPC rating



Domestic Energy Performance

EPCs rate a building's energy efficiency from A (most efficient) to G (least efficient). They are required whenever a property is built, sold, or let in the UK. The table below outlines the current minimum EPC rating and proposed future changes.

Date	For who?	Minimum EPC rating
1st April 2020	All Tenancies	E
1st April 2027	New Tenancies	C (proposed)
1st April 2030	All Tenancies	C (proposed)

If an exemption applies, landlords will need to register this on the PRS Exemption Register. It is the landlord's obligation to ensure they are compliant. Freehold Properties: For homeowners, there are no minimum energy efficiency standards, but improving a property's performance reduces energy use, emissions, and bills.

Recommendations

- 1 Review your EPC - it outlines recommended measures to improve your property's energy efficiency.
- 2 The Government has recommended measures to improve efficiency of residential properties. Consult a surveyor for property specific recommendations. <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

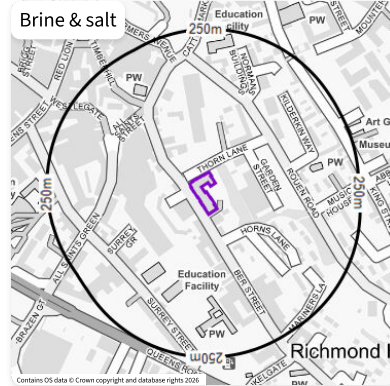
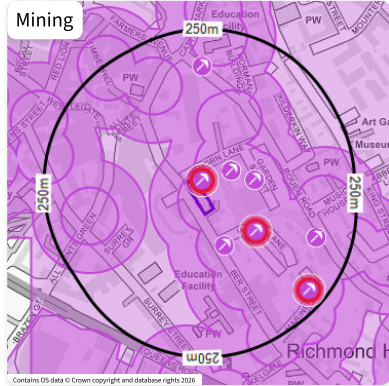
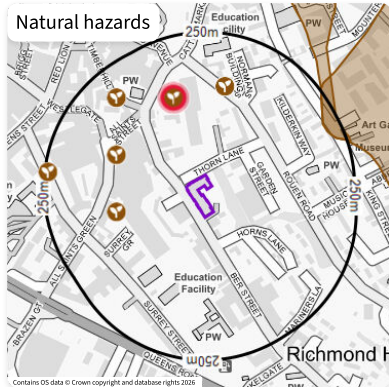
Understanding this risk

It is a legal requirement for any property marketed for sale or rent to have a valid Energy Performance Certificate (EPC), except for specific exemptions.

More information is available in our FAQs - <https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/>

Ground stability

Identified



Summary

We have identified a risk of ground stability hazards at the Site.

Recommendations

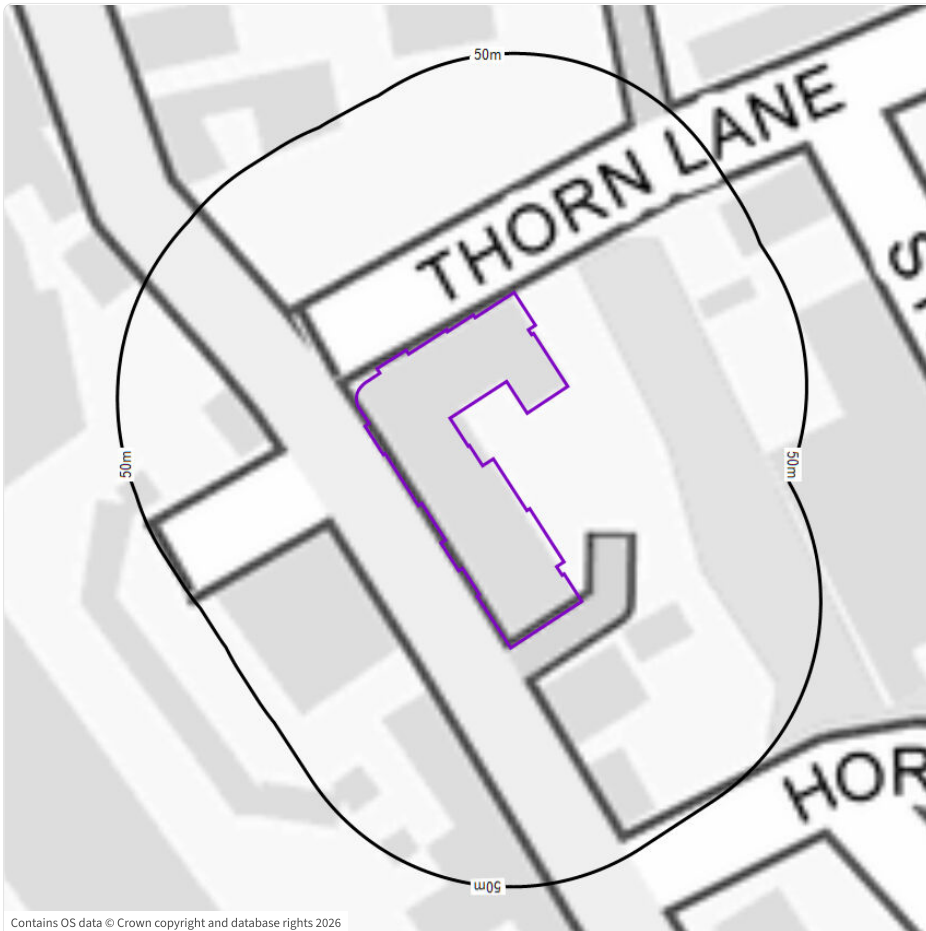
- 1 We recommend that you consult a local RICS accredited surveyor to arrange a survey for any properties on the Site. The survey should assess whether any properties are affected by ground stability issues.
- 2 If any on-site properties have been built recently, contact Building Control at the Local Authority in order to check whether they were constructed to a standard that will minimise the risk of structural damage. Alternatively, the properties may benefit from building warranty through companies such as the NHBC.
- 3 Further information may be available from the Minerals and Waste Officer at the County Council and the Local Building Controls Officer.
- 4 If any active ground instability appears to be affecting properties on the Site, inform your insurance company, mortgage lender, landlord or get specialist advice from a suitably qualified expert such as a structural surveyor, geotechnical engineer or chartered engineering geologist. If active ground instability does not appear to be affecting any on-site properties but the area has a potential for instability, this should be taken into account before undertaking any alterations to the existing properties, or the construction of new ones.

This section does not include consideration of coal mining/potential hazards relating to coal mining. For assessment of coal risks a Landmark coal report should be obtained.

Risk	Search radius	Result
Multiple features present		
Natural hazards	Mixed	Identified (7)
Man-made hazards	On-site	Not Identified
Mining	Mixed	Identified (14)
Brine and Salt	On-site	Not Identified

☢ Radon

Not Identified ☑



Summary

The Site is not in a radon affected area. Less than 1% of buildings are estimated to be at or above the action level.

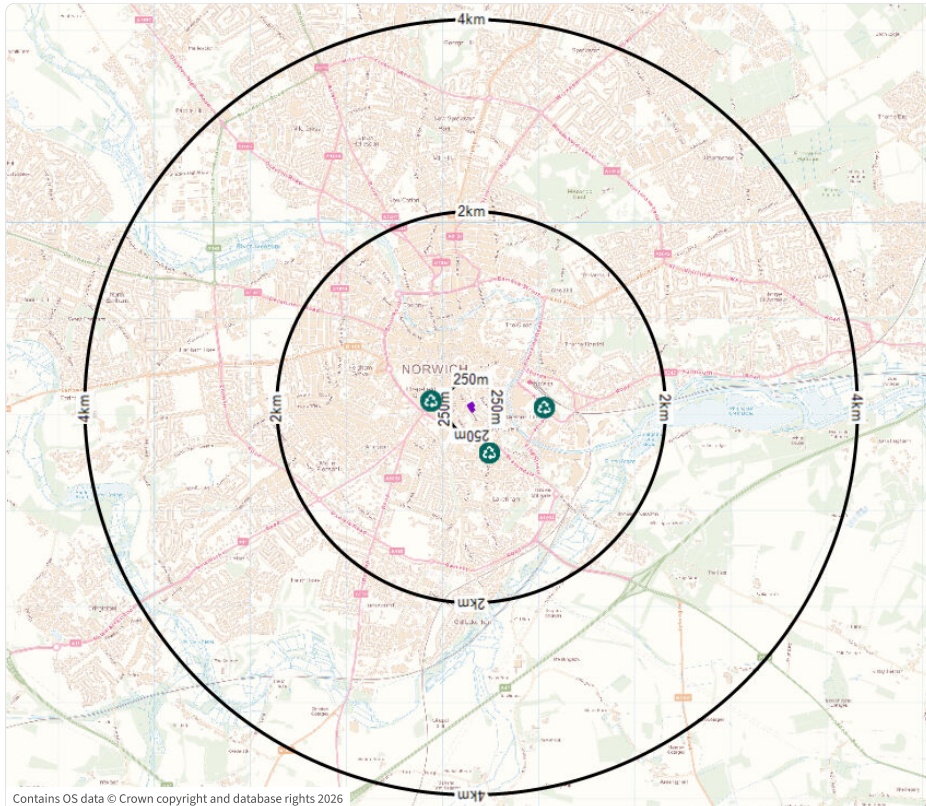
Recommendations

- 1 The result is only valid for Sites above ground. All basements and cellars are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living accommodation, the Site should be tested regardless of the radon affected area status.
- 2 No protective measures are considered necessary in the construction of new buildings or extensions.

Risk	Search radius	Result
☒ Radon risk	On-site	Not Identified

✈ Energy & Infrastructure

Identified 



Summary

We have identified features in proximity to the Site.

Recommendations

- 1 The data section has the full details of each project we've identified, along with the operator details if you'd like to contact them to find out more.
- 2 For planned projects, contact the Local Planning Authority to find out if there are any associated planning applications with details on likely activities.

Risk	Search buffer	Result
Multiple features present		
Non-Renewable Energy	4km	Not Identified
Renewable Energy	4km	Identified
Above & Below Ground Railways	250m	Not Identified
HS2 & Crossrail 2	2km	Not Identified

Data appendix

This section provides information on features and hazards that inform the previous sections. **We will only show maps and detail where hazards or features have been identified in the search buffer for the section.** There's no need to read this section unless you're after more detail.

For information on the limitations of the report, our terms and conditions, consumer protection and useful information, please see the Appendices which follow.

Understanding the data	15
Datasets searched	18
Contaminated land	
Authorised industrial processes	21
Landfill and waste	Not identified
Incidents & Enforcements	Not identified
Current land uses	Not identified
Historical land uses	22
Water features	Not identified
Groundwater vulnerability	24
Abstraction sensitivity	25
Environmental designations	26
Flood	
River and coastal	Not identified
Surface Water	Not identified
Groundwater	Not identified
Other	Not identified

Climate change

River Flooding	27
Coastal Flooding	28
Surface Water Flooding	29
Coastal Erosion	Not identified
Ground stability	30
Heat stress	31

Ground stability

Man-made hazards	Not identified
Natural factors	32
Mining	34
Brine and Salt	Not identified

Energy & Infrastructure

Non-Renewable Energy	Not identified
Renewable Energy	37
Rail Infrastructure : Above and below ground railways	Not identified
Rail Infrastructure : HS2 & Crossrail 2	Not identified

Understanding the data

Contaminated land

This section details the data used as part of our Contaminated Land Risk analysis. Each key dataset is mapped with the detail outlined in a table. We only show an appendix page with detail where we have found data to report. The relevant data has been reviewed by the report writer, supplemented by a review of historical mapping.

Search distances and buffer zones vary based on the scale of the activity and regulatory guidance. These are detailed in the maps on the individual summary pages.

Data contents

Authorised industrial processes	Current and licensed activities relevant to contaminated land and environmental controls from a range of regulatory bodies.
Landfill and waste sites	Detailed information on waste and landfill sites for the Site and surrounding area.
Incidents and enforcements	Pollution incidents, licence enforcements and prosecutions. It also includes Contaminated Land Register Entries and Notices.
Current land use	Contemporary trade directories and fuel stations. This information is indicative of operations at the Site and surrounding area, and may also relate to inactive or former land uses.
Historical land use	Selected information on historical land use for the Site and surrounding area. The data shows historical land use information collected from 1:10,000 scale mapping, and for tanks and energy facilities 1:2,500 scale mapping. This includes polygon and point based land uses digitised by Landmark.
Pathways and receptors	Information relating to the aquifer designations beneath the Site, water features, designated eco-receptors and sensitive area designations at the Site and in the surrounding area.

Flood

This section details the data used as part of our Flood Risk analysis. Each key source of flooding has the data mapped with the detail outlined beneath. All relevant data in this section has been reviewed by the report writer and taken into account in the overall analysis. As a result, the individual risks in the data below may vary from our overall opinion.

We present the data within a 500m buffer zone.

Data contents

River and coastal flooding	<p>The data used to form our river and coastal flood risk analysis includes:</p> <ul style="list-style-type: none"> • Flood Zones: Created for land-use planning, Flood Zones map the likelihood of flooding assuming no defences are present, fail or are over-topped. This data is presented as FZ2 or FZ3. • Risk of Flooding from Rivers and Seas (RoFRS): Provides an indication of flood risk taking into account the presence of defences and the level of protection they offer. • Flood Defences: Recorded by the regulatory body, and includes defence type and standard of protection. • Areas Benefiting from Flood Defences: Areas defined as having protection of at least 1 in 100 for river and 1 in 200 for coastal.
Surface water flooding	<p>We present the risk of surface water flooding in three separate return periods:</p> <ul style="list-style-type: none"> • 1:75 • 1:200 • 1:1000
Groundwater flooding	The data takes into account the two key mechanisms of groundwater flooding; clearwater and permeable superficial deposits.
Other factors	This section accounts for risk that is not tied to modelled data. It includes historical floods, flood storage areas, proximity to water features and elevation above both of these features.

Climate change

Flood

The flood risk analysis in this section considers the on-site undefended river, coastal and surface water flood risk. The results of this section may differ from the main Flood summary in our report, as it is using different sources of data.

The data appendix will include information on short-, medium-, and long-term predictions, along with detailing three return periods: 1:75, 1:200, 1:1000.

Understanding the data

Coastal erosion

The coastal erosion risk considers the undefended erosion susceptibility of the coastline closest to your Site.

Ground stability

The ground stability analysis in this report includes consideration of shrink-swell of clay soils. The results of this section may differ from the main Ground stability summary in our report, as it is using different sources of data.

Heat stress

The heat stress data used within this report is derived from the UKCP18 regional climate projections for average summer temperatures.

Energy performance

This data shows the EPC information for any EPCs located within the boundary of your Site.

Ground stability

This section provides information on a range of ground stability issues; either naturally occurring or arising from previous mining activity.

We search a number of different sources of information to identify areas of past mining and infilling, including historical mapping. We also consider areas of land that could be prone to ground instability and subsidence as a result of the natural underlying geology.

Radon

This information is an estimate of the probability that a property in Great Britain is at or above the "Action Level" for radon (the level at which UK Health Security Agency recommends that radon levels should be reduced, those with an average of 200 Bq m⁻³ or more).

Energy & Infrastructure

Non-renewable energy

This section contains the extents of all 'Blocks' that are currently licenced for the exploration and production of energy, along with the locations of all current and historic wells that have been licenced for the exploration of energy. This is provided by North Sea Transition Authority.

'Blocks' are large areas of land where a Petroleum Exploration and Development Licence (PEDL) has been offered or granted for the exclusivity of the licensee to explore or extract hydrocarbon. The presence of one or more of these licences does not mean that exploration or extraction will happen.

Drilling wells cover the following categories: shale gas; gas storage; methane gas; coalbed methane; conventional oil and gas.

This section also includes details of the Southampton to London pipeline; a replacement underground aviation fuel transportation pipeline that runs from ESSO's Fawley Refinery near Southampton to their West London Terminal storage facility in Hounslow. The replacement works have been completed; however, land regeneration works will continue for several years. Full details can be found here: www.slproject.co.uk

Renewable energy

This section of the report covers wind, solar and other renewable energy sources, including planning information for proposed projects with a capacity of over 1MW from the Department of Energy & Climate Change.

The report will only consider a planning application to be "Identified" if the application is active. We will still provide details of the inactive applications, as these can provide context on intended activity in the area. These are usually applications that have been refused, withdrawn or abandoned.

We provide details of Wind Farms as held by the British Wind Energy Association, in addition to details of Wind Turbines located using Ordnance Survey large scale mapping.

We include details on solar farms which generate between 1MW and 50MW of power. As a rough guide 2 to 3 hectares of land are required for every 1MW of power produced. This data, from the Department of Energy & Climate Change, shows the location of operational and proposed solar farms with a point reference. As such the farm could be nearer to your property than indicated depending on how large the solar farm is. The data provides the name of the operating company, the generating capacity, and the farm's operational status.

As well as wind and solar power there are a variety of other renewable power sources in the UK. This section of the report uses Department of Energy & Climate Change data to identify the following other types of renewable energy: Small / Large Hydroelectric, Shoreline Wave, Tidal Barrage / Stream, Biomass, Co-firing, Anaerobic / Sewage Digestion, Hot Dry Rocks, Landfill Gas, Energy from Waste (EfW) Incineration, Advanced Conversion Technology.

Above and below ground railways

The above and below ground railways section provides details on existing or historic railways. This includes data supplied by Crossrail1 for the route and stations and safeguarding areas; Railway lines (including underground, overground, national rail and tram lines) sourced from OpenStreetMap; and Stations and stops

Understanding the data

(including Metro, Tram, Underground, Preserved and Inactive stations) sourced from Department of Transport's NaPTAN API and Ordnance Survey OpenMap Local product for the United Kingdom.

As this data includes records of historic railways, it is possible that the railways identified are no longer present.

HS2 and Crossrail 2

The High Speed 2 (HS2) and Crossrail2 section of the report provides details on the proposed route, stations and safeguarding areas for each of the projects, based on Consultation documents and data provided by the Department for Transport.

In October 2023, the HS2 project was scaled back by the Government; discussions continue regarding the appropriate next steps, and as such the data provided may not reflect the most recent changes. Full details about the Phase 2 cancellation can be found here: <https://www.hs2.org.uk/>

Crossrail 2 is also not finalised, with Transport for London (TfL) and the Department for Transport (DfT) still engaged with discussions around the project's safeguarding measures.

Datasets searched

Contaminated land

Authorised industrial processes

Local Authority Pollution Prevention and Controls
 Planning Hazardous Substance Consents
 Control of Major Accident Hazards Sites (COMAH)
 Notification of Installations Handling Hazardous Substances (NIHHS)
 Explosive Sites
 Integrated Pollution Controls
 Registered Radioactive Substances
 Water Industry Act Referrals
 Discharge Consents
 Integrated Pollution Prevention and Control
 Local Authority Integrated Pollution Prevention and Control

Landfill and waste sites

Registered Waste Treatment or Disposal Sites
 Registered Waste Transfer Sites
 BGS Recorded Landfill Sites
 Registered Landfill Sites
 Licensed Waste Management Facilities (Landfill Boundaries)
 Local Authority Recorded Landfill Sites
 Historical Landfill Sites
 Licensed Waste Management Facilities (Locations)

Incidents and enforcements

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

Prosecutions (Post 2000)
 Contaminated Land Register Entries and Notices
 Substantiated Pollution Incident Register

Historical land use

Potentially Contaminative Industrial Uses (Past Land Use)
 Potentially Infilled Land (Non-Water)
 Potentially Infilled Land (Water)
 Historical Tanks And Energy Facilities

Current land use

Fuel Station Entries
 Contemporary Trade Directory Entries

Water features

OS VMD- water Features
 OS NGD Water Link

Groundwater vulnerability

Bedrock Aquifer Designations
 Superficial Aquifer Designations
 Scottish Bedrock Aquifer Productivity
 Scottish Superficial Aquifer Productivity

Abstraction sensitivity

Water Abstractions
 Source Protection Zones

Environmental designations

National Nature Reserves
 Local Nature Reserves
 Marine Nature Reserves
 Sites of Special Scientific Interest
 National Parks

Ramsar Sites
 Special Areas of Conservation
 Special Protection Areas

Flood

River and coastal flooding

Flooding from Rivers or Sea without Defences
 Extreme Flooding from Rivers or Sea without Defences
 Risk of Flooding from Rivers or Sea (RoFRS)
 Flood Defences (with attributes)
 Flood Map: Areas Benefitting from Flood Defences

Surface water flooding

JBA Pluvial 75 Depths
 JBA Pluvial 200 Depths
 JBA Pluvial 1000 Depths

Groundwater flooding

Groundwater Flood Risk 5m
 JBA Pluvial 75 Depths
 Flooding from Rivers or Sea without Defences

Other

Flood Water Storage Areas
 Historic Flood Events
 VMD Water Features
 OS NGD Water Link
 OS Terrain 5 DTM
 JBA Dam Break
 JBA Dam Break - Coverage

Datasets searched

Climate change

Flood

JBA Undefended Fluvial
 JBA Undefended Surface Water
 JBA Undefended Coastal
 JBA Climate Change - River Flood 2030
 JBA Climate Change - River Flood 2050
 JBA Climate Change - River Flood 2080
 JBA Climate Change - Pluvial Flood 2030
 JBA Climate Change - Pluvial Flood 2050
 JBA Climate Change - Pluvial Flood 2080
 JBA Climate Change - Coastal Flood 2030
 JBA Climate Change - Coastal Flood 2050
 JBA Climate Change - Coastal Flood 2080

Coastal erosion

BGS Coastal Erosion Susceptibility
 Boundaries - Enhanced Coastline
 National Coastal Erosion Map (NCERM)

Ground stability

Potential for Shrinking or Swelling Clay Ground Stability Hazards
 BBGS Geoclimate UKCP09 - Shrink Swell - 2030s
 BBGS Geoclimate UKCP09 - Shrink Swell - 2050s
 BBGS Geoclimate UKCP09 - Shrink Swell - 2080s

Heat stress

Heat Stress Events

Energy performance

Energy Performance of Buildings Certificates (Domestic)

Ground stability

Natural hazards

Potential for Landslide Ground Stability Hazards
 Potential for Ground Dissolution Stability Hazards
 Potential for Compressible Ground Stability Hazards
 Potential for Shrinking or Swelling Clay Ground Stability Hazards
 Potential for Running Sand Ground Stability Hazards
 Potential for Collapsible Ground Stability Hazards
 Natural Cavities

Man-made hazards

BGS Recorded Landfill Sites
 Potentially Contaminative Industrial Uses (Past Land Use)
 Former Marshes
 Potentially Infilled Land (Non-Water)
 Potentially Infilled Land (Water)
 Registered Landfill Sites
 Licensed Waste Management Facilities (Landfill Boundaries)
 Local Authority Recorded Landfill Sites
 Historical Landfill Sites

Brine and salt

CBSCB Compensation District
 Brine Pumping Related Features
 Salt Mining Related Features
 Brine Subsidence Solution Area

Mining

BGS Recorded Mineral Sites
 Potentially Contaminative Industrial Uses (Past Land Use)
 Non-Coal Mining Areas of Great Britain
 Mining Instability

Potentially Contaminative Land Uses from large scale historical mapping

Potential Mining Areas
 Man-Made Mining Cavities

Radon

Radon

Radon Potential

Energy & infrastructure

Renewable energy

Wind Farms
 Wind Turbines
 Renewable Energy Planning Database

Non-renewable energy

Licensed Areas for Onshore Energy Exploration and Production
 Licensed Wells for Energy Exploration
 Offered Blocks for Onshore Energy Exploration and Production
 Southampton to London Pipeline Development

Above and Below Ground Railways

Crossrail - Safeguarding Limits
 Crossrail - Stations
 Crossrail - Track
 Railed Transport - Tracks
 Railed Transport - Stations and Stops

HS2 and Crossrail2

HS2 - Track
 HS2 - Stations

Datasets searched

HS2 - Safeguarding Limits

HS2 - Payment Zones

Crossrail 2 - Track

Crossrail 2 - Stations

Crossrail 2 - Safeguarding Limits

Miscellaneous

Local Authority Boundaries

Contaminated land: Authorised industrial processes

[← Back to commentary](#)

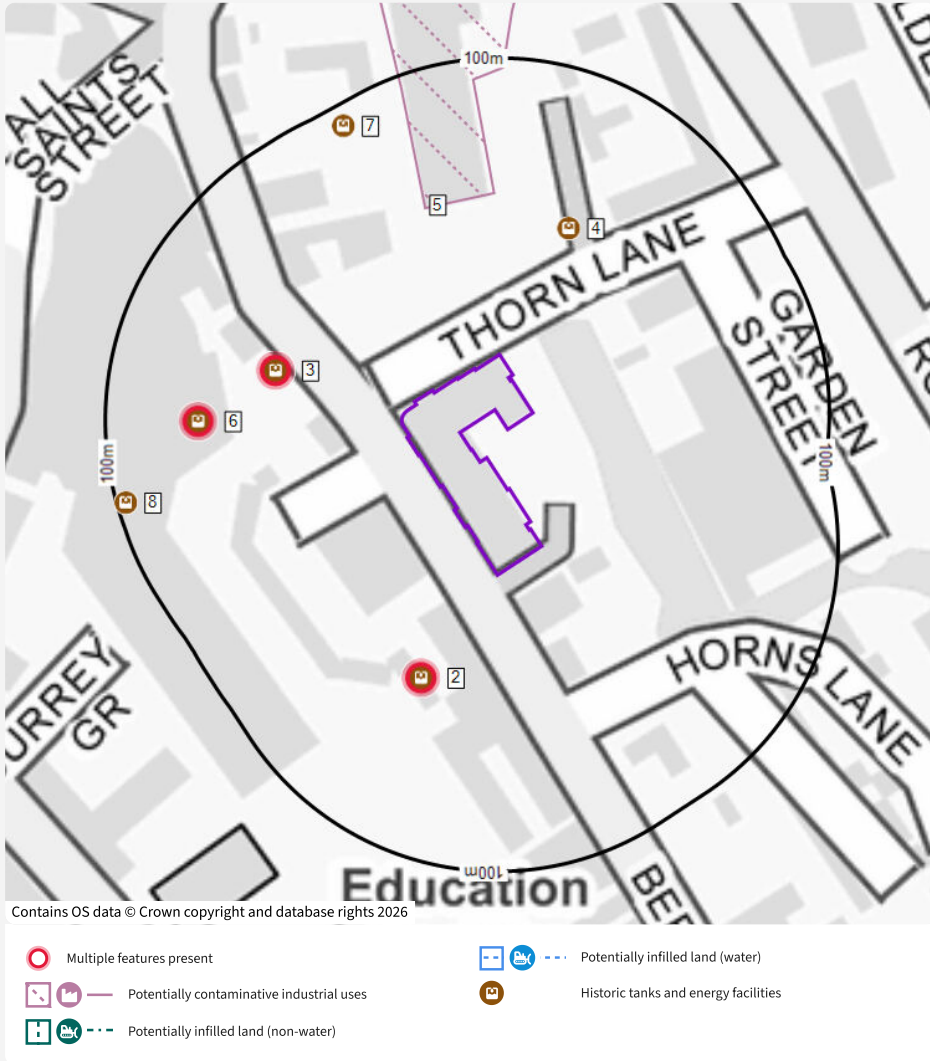


- Multiple features present
- Water industry act referrals
- Explosive sites
- Pollution prevention and controls
- Hazardous substances
- Consented discharges to controlled waters

Off-site			
Id	Details	Distance	Contact
Local authority pollution prevention and controls			
1	Reference: Epa/92/19/B3 Permit Type: Part B - Other Industries Process: PG6/34 Respraying of road vehicles Permit Holder: East Anglian Motor & Sheet Metal Co Ltd Permit Issued: Permit Status: Authorisation revoked Address: Garden Street, NORWICH, Norfolk, NR1 1QX Positional Accuracy: Manually positioned to the address or location	63m NE	5
1	Reference: Epa/92/21/B3 Permit Type: Part B - Other Industries Process: PG6/34 Respraying of road vehicles Permit Holder: East Anglian Motor & Sheet Metal Co Ltd Permit Issued: Permit Status: Application exempt from APC Address: Garden Street, NORWICH, Norfolk, NR1 1QX Positional Accuracy: Manually positioned to the address or location	68m NE	5

Contaminated land: Historical land uses

[← Back to commentary](#)



Off-site			
Id	Details	Distance	Contact
Potentially contaminative industrial uses (past land use)			
5	Usage Summary: Factory or works - use not specified Map Published: 1989	54m N	2
Historical tanks and energy facilities			
2	Description: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text	44m S	2
3	Description: Potential Tanks Positional Accuracy: Positioned to location of cartographic text	46m NW	2
3	Description: Potential Tanks Positional Accuracy: Positioned to location of cartographic text	46m NW	2
4	Description: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text	49m N	2
2	Description: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text	54m S	2
2	Description: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text	55m S	2
6	Description: Potential Tanks Positional Accuracy: Positioned to location of cartographic text	69m W	2

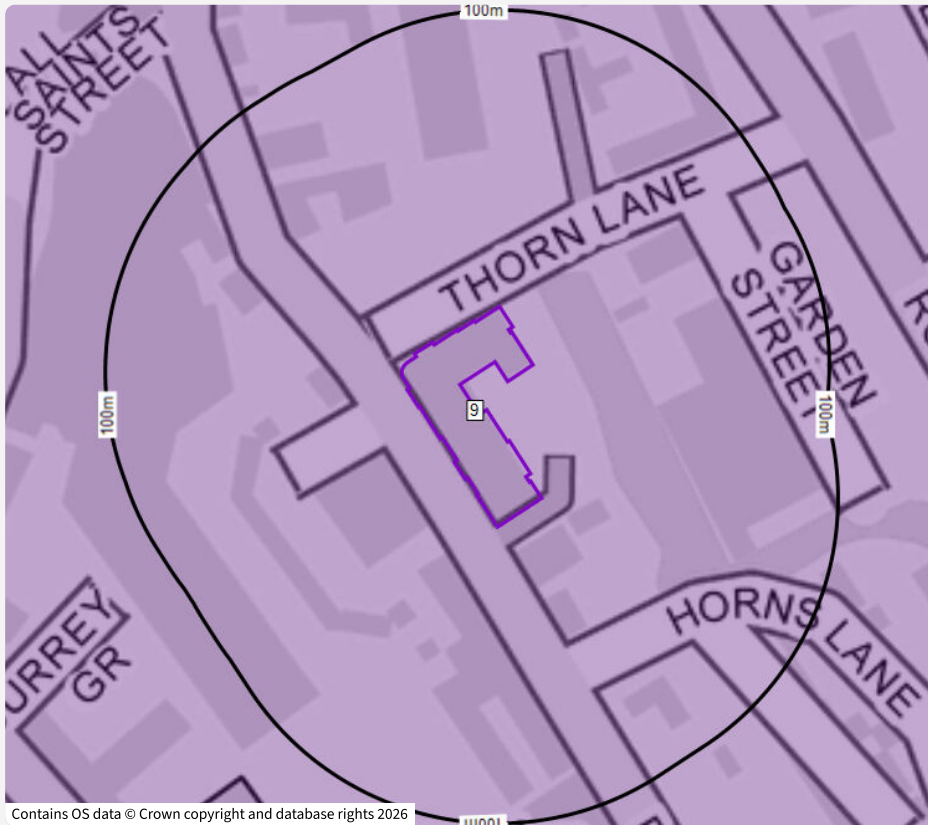
Contaminated land: Historical land uses

[← Back to commentary](#)

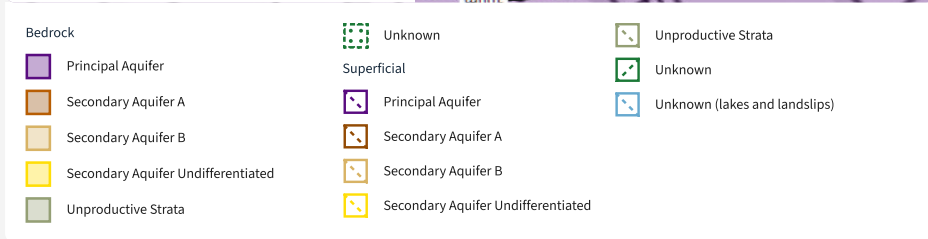
Off-site			
Id	Details	Distance	Contact
Historical tanks and energy facilities			
6	Description: Potential Tanks Positional Accuracy: Positioned to location of cartographic text	69m W	2
6	Description: Tanks Positional Accuracy: Positioned to location of cartographic text	83m W	2
7	Description: Potential Tanks Positional Accuracy: Positioned to location of cartographic text	93m N	2
8	Description: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text	97m W	2

Contaminated land: Groundwater vulnerability

[← Back to commentary](#)

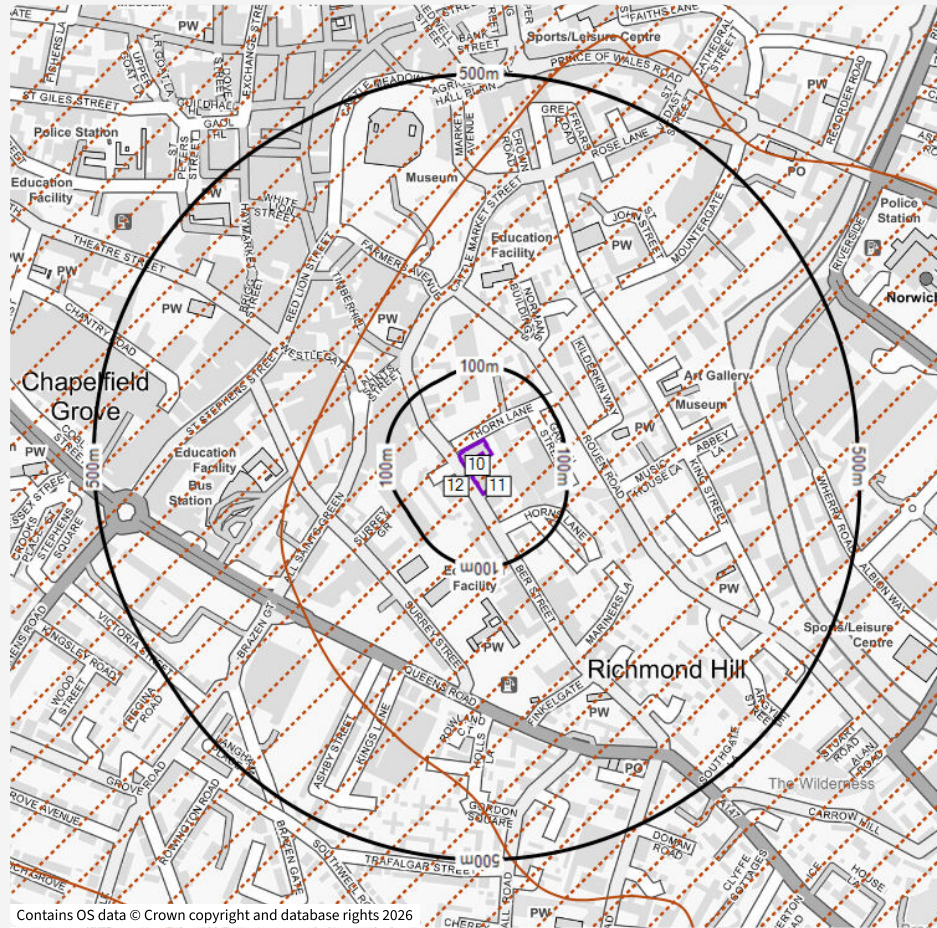


Groundwater vulnerability			
Id	Details	Distance	Contact
Bedrock aquifer designations			
9	Aquifer Type: Principal Aquifer Source: Environment Agency	0m N	4



Contaminated land: Abstraction sensitivity

[← Back to commentary](#)



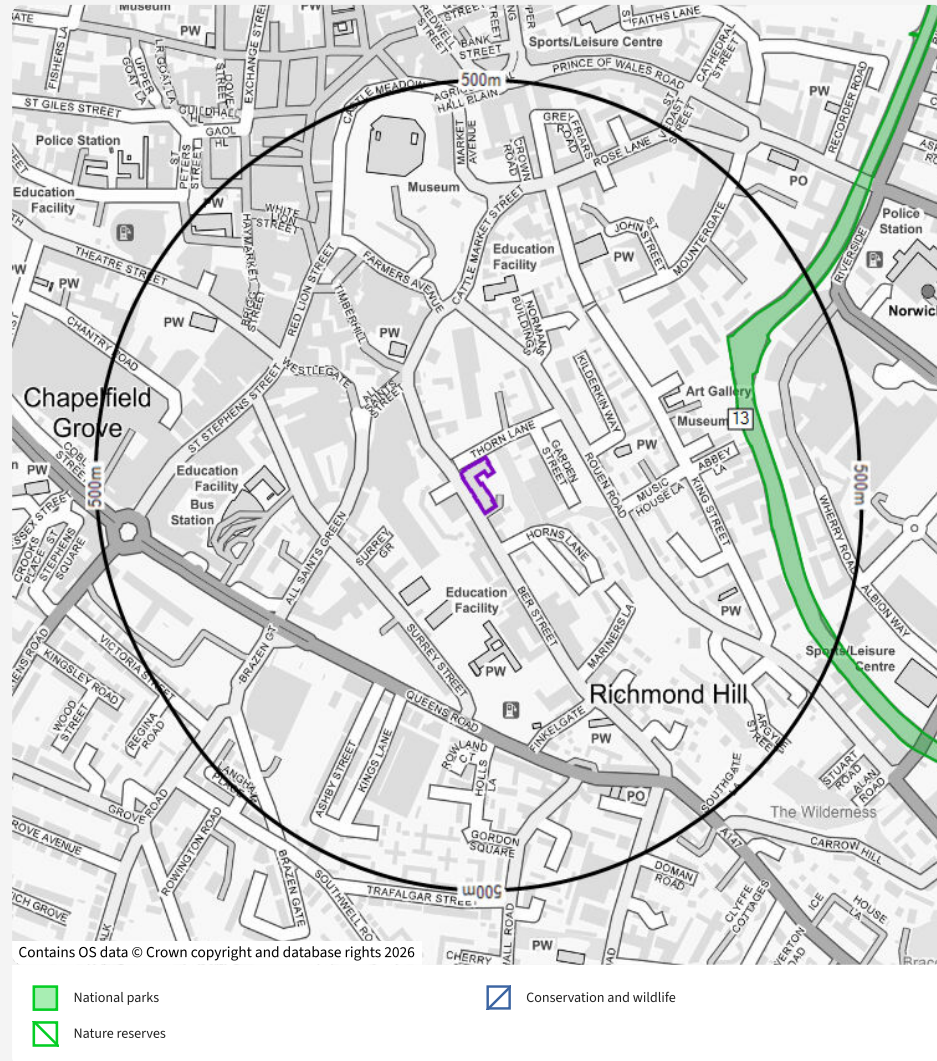
Contains OS data © Crown copyright and database rights 2026

- Multiple features present
- Source Protection Zones
- Abstractions

Abstraction sensitivity			
Id	Details	Distance	Contact
Source Protection Zones			
10	Classification: Source Protection Zone I Description: Zone I (Inner Protection Zone): Travel time of 50 days or less to the groundwater source. Site Name / Operator: Not Supplied Source: Environment Agency	0m N	4
11	Classification: Source Protection Zone II Description: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater. Site Name / Operator: Not Supplied Source: Environment Agency	0m N	4
12	Classification: Source Protection Zone III Description: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source. Site Name / Operator: Not Supplied Source: Environment Agency	0m N	4

Contaminated land: Environmental designations

[← Back to commentary](#)



Environmental designations			
Id	Details	Distance	Contact
National park			
13	Site type: National Parks Name: The Broads Reference: Not Supplied Site Area: 301512785	344m E	6

Climate change: River Flooding

[← Back to summary.](#)



Today	
Return period	Risk
1/75	Negligible
1/200	Negligible
1/1000	Negligible

2030			
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

2050			
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

2080			
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

Climate change: Surface Water Flooding

[← Back to summary.](#)



Today	
Return period	Risk
1/75	Negligible
1/200	Negligible
1/1000	Negligible

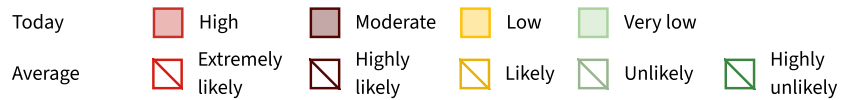
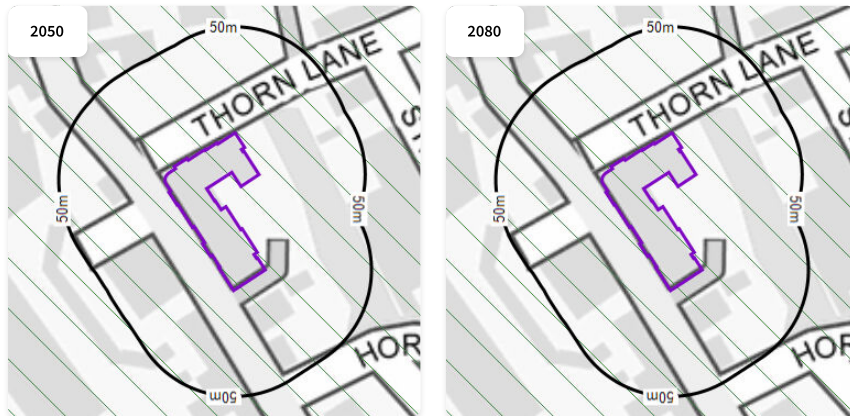
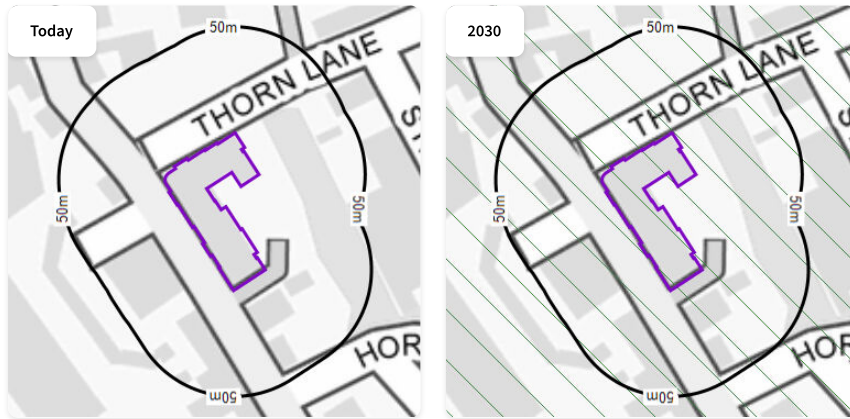
2030			
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

2050			
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

2080			
Return period	RCP 2.6	RCP 4.5	RCP 8.5
1/75	Negligible	Negligible	Negligible
1/200	Negligible	Negligible	Negligible
1/1000	Negligible	Negligible	Negligible

Climate change: Ground stability

[← Back to summary](#)

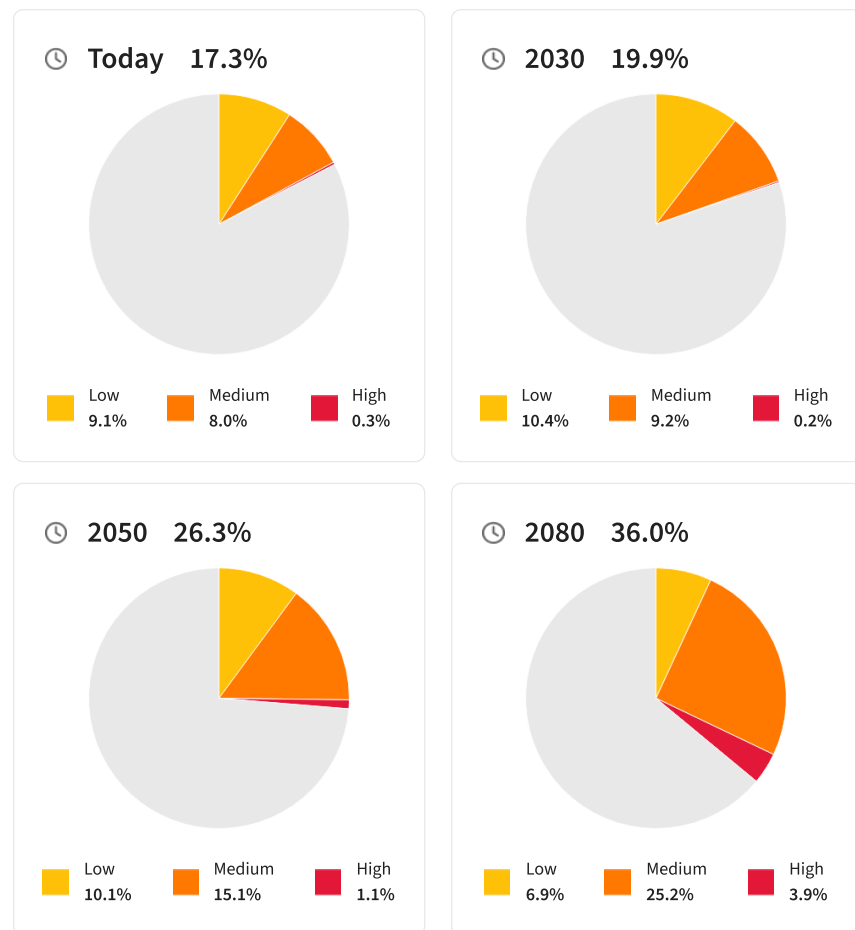


Today		
Negligible		
2030		
Drier	Average	Wetter
Highly Unlikely	Highly Unlikely	Highly Unlikely
2050		
Drier	Average	Wetter
Highly Unlikely	Highly Unlikely	Highly Unlikely
2080		
Drier	Average	Wetter
Highly Unlikely	Highly Unlikely	Highly Unlikely

Climate change: Heat stress

[← Back to summary](#)

Percentage of days spent in heatwave conditions



Thresholds for your location

Temperatures above 37 °C are classified as high severity, above 30 °C are medium severity. Temperatures below the medium threshold are low severity.

This data shows the percentage and number of days spent in heatwave conditions at low, medium or high severity, for today and 3 additional time periods.

Today	Total	Low	Medium	High
Percentage	17.3%	9.1%	8.0%	0.3%
Days in heatwave	63 days	33 days	29 days	1 day

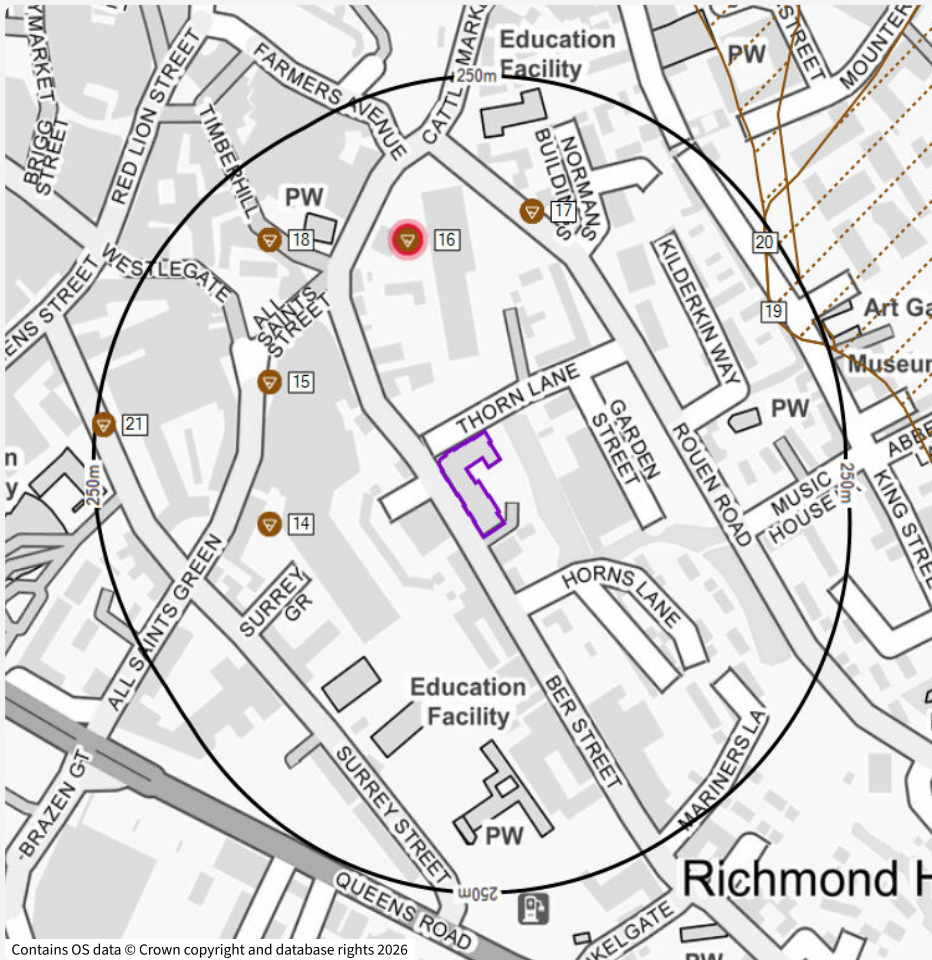
2030	Total	Low	Medium	High
Percentage	19.9%	10.4%	9.2%	0.2%
Days in heatwave	73 days	38 days	34 days	1 day

2050	Total	Low	Medium	High
Percentage	26.3%	10.1%	15.1%	1.1%
Days in heatwave	96 days	37 days	55 days	4 days

2080	Total	Low	Medium	High
Percentage	36.0%	6.9%	25.2%	3.9%
Days in heatwave	131 days	25 days	92 days	14 days

Ground stability: Natural factors

[← Back to summary](#)



Contains OS data © Crown copyright and database rights 2026

- Multiple features present
- ▽ Natural cavities
- Potential for ground stability hazards - high
- Potential for ground stability hazards - moderate

Natural factors			
Id	Details	Distance	Contact
Potential for ground dissolution stability hazards			
19	Classification: Moderate Potential for Solution	223m NE	3
Potential for compressible ground stability hazards			
20	Classification: Moderate Potential for Compressibility	223m NE	3
Natural cavities			
14	Reference: 8158 Type: Solution Pipe Location: Norfolk	130m W	2
15	Reference: 8159 Type: Solution Pipe Location: Norwich, Norfolk	135m NW	2
16	Reference: 8162 Type: Solution Pipe Location: Norfolk	146m N	2
16	Reference: 8161 Type: Solution Pipe x 2, Solution Widened Joint or Fissure Location: Norfolk	146m N	2
17	Reference: 10843 Type: Sinkhole x 1 Location: Norwich, Norfolk	159m N	2
18	Reference: 8165 Type: Solution widened joint or fissure Location: Norfolk	197m NW	2

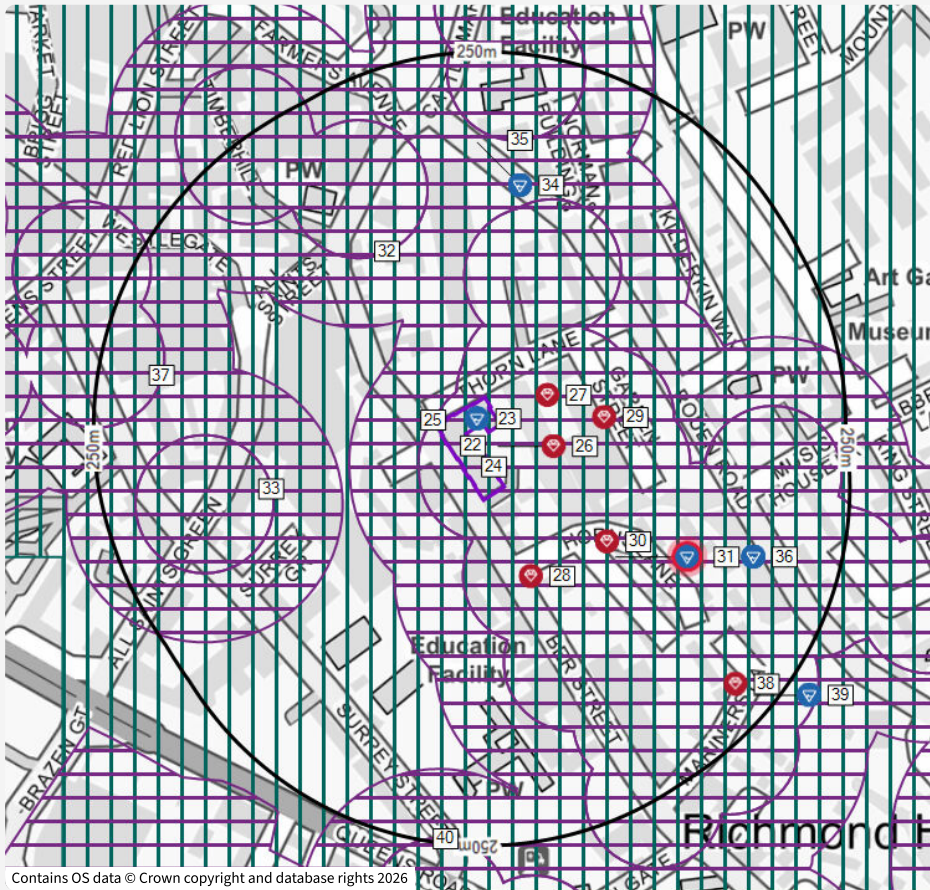
Ground stability: Natural factors

[← Back to summary](#)

Natural factors			
Id	Details	Distance	Contact
Natural cavities			
21	Reference: 7005 Type: Solution Pipe Location: Norwich, Norfolk	244m W	2

Ground stability: Mining

[← Back to summary.](#)



Mining			
Id	Details	Distance	Contact
Non coal mining areas of Great Britain			
22	Name: Ber Street Classification: Highly likely: Underground mining is known to have occurred within or very close to the area Commodity: Chalk	0m N	3
25	Name: Not available Classification: Likely: Underground mining is known or considered likely to have occurred within or close to the area Commodity: Chalk	7m NW	3
32	Name: Not available Classification: Highly likely: Underground mining is known to have occurred within or very close to the area Commodity: Chalk	127m NW	3
33	Name: Not available Classification: Highly likely: Underground mining is known to have occurred within or very close to the area Commodity: Chalk	129m W	3
35	Name: Not available Classification: Highly likely: Underground mining is known to have occurred within or very close to the area Commodity: Chalk	187m N	3
37	Name: Not available Classification: Highly likely: Underground mining is known to have occurred within or very close to the area Commodity: Chalk	204m W	3

- Multiple features present
- BGS recorded mineral sites
- Non coal mining areas of Great Britain
- Mining from historical maps
- Mining instability
- Potentially contaminative industrial uses
- Potential Mining Areas
- Man-made mining cavities

Ground stability: Mining

[← Back to summary.](#)

Mining			
Id	Details	Distance	Contact
Non coal mining areas of Great Britain			
40	Name: Not available Classification: Highly likely: Underground mining is known to have occurred within or very close to the area Commodity: Chalk	247m S	3
Mining instability			
24	Classification: Conclusive Rock Mining Commodity: Rock Boundary Quality: As Supplied	0m N	2
BGS recorded mineral sites			
26	Reference: 220273 Name: Norwich Chalk Mine Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 10m	12m E	3
27	Reference: 220266 Name: Norwich Chalk Mine Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Bartholomew Street, Thorn Lane, Norwich, Norfolk Positional Accuracy: Located by supplier to within 10m	41m NE	3

Mining			
Id	Details	Distance	Contact
BGS recorded mineral sites			
28	Reference: 220295 Name: Norwich Chalk Mine Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 10m	65m SE	3
29	Reference: 220299 Name: Garden Street Chalk Mine Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 10m	76m E	3
30	Reference: 220265 Name: Norwich Chalk Mine Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Horns Lane, Norwich, Norfolk Positional Accuracy: Located by supplier to within 10m	85m SE	3
38	Reference: 220896 Name: Richmond Hill Chalk Mine Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Mariners Lane, Richmond Hill, Norwich, Norfolk Positional Accuracy: Located by supplier to within 10m	221m SE	3

Ground stability: Mining

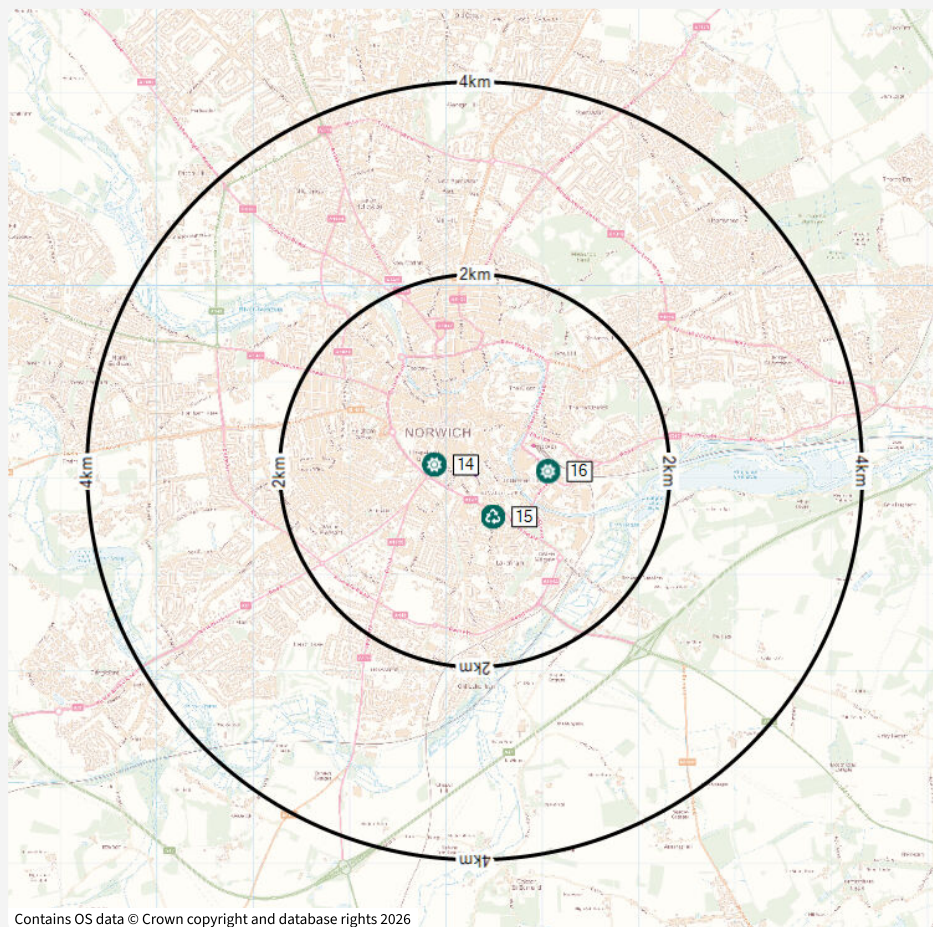
[← Back to summary.](#)

Mining			
Id	Details	Distance	Contact
Man-made mining cavities			
23	Reference: 13305 Name: Classification: Man-Made Mining Cavity Cavity Type: Shaft and 2x Galleries Discovered Commodity: Chalk Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 100m	0m N	2
31	Reference: 7005 Name: Classification: Man-Made Mining Cavity Cavity Type: Shaft and Gallery (Blocked) Discovered Commodity: Chalk Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 100m	96m SE	2
31	Reference: 13740 Name: Classification: Man-Made Mining Cavity Cavity Type: 6+ Possible Crown Hole Collapses Commodity: Chalk Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 100m	96m SE	2
34	Reference: 13752 Name: Classification: Man-Made Mining Cavity Cavity Type: Void Encountered During Building Work Commodity: Unknown Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 100m	185m N	2

Mining			
Id	Details	Distance	Contact
Man-made mining cavities			
36	Reference: 13315 Name: Classification: Man-Made Mining Cavity Cavity Type: 4+ Possible Crown Hole Collapse zones Commodity: Unknown Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 100m	188m E	2
39	Reference: 13316 Name: Arthur Street Mine Classification: Man-Made Mining Cavity Cavity Type: Shaft and 2x (blocked) Galleries Discovered Commodity: Chalk Location: Norwich, Norfolk Positional Accuracy: Located by supplier to within 100m	236m SE	2

Energy & Infrastructure: Renewable Energy

[← Back to summary.](#)



Contains OS data © Crown copyright and database rights 2026

- Multiple features present
- ⚙️ Wind farms
- 🌬️ Wind turbines
- ⚙️ Planning apps - wind energy
- ⚙️ Planning apps - Solar farms
- ♻️ Planning apps - other renewable energy

Solar energy

Id	Details	Status	Distance
Planning applications			
14	Name: Chantry Place, St Stephens Street - Solar Panels Reference: 23/00474/PA Installed capacity (MWe): 0.15 Contractor: Bankfoot APAM Limited Address: Chantry Place, 40-46 St Stephens Street, Norwich Local Planning Authority: Norwich	Planning Permission Granted	393m W
16	Name: W M Morrisons Supermarkets Plc, Albion Way - Solar Generating System Reference: 24/00016/PA Installed capacity (MWe): 0.86 Contractor: Gondola Pro Address: Morrisons Supermarket Norwich, Albion Way, Riverside, Norwich Local Planning Authority: Norwich	Planning Permission Granted	743m E

Other renewable energy

Id	Details	Status	Distance
Planning applications			
15	Name: John Youngs Limited, City Road - Biomass Boiler Reference: 22/01341/F Installed capacity (MWe): 0.2 Contractor: Youngs Doors Limited Address: John Youngs Limited, 24 City Road, Norwich Local Planning Authority: Norwich	Planning Permission Granted	481m S

Appendices

Report limitations	39
Methodology	40
Useful contacts	42
Important consumer protection information	43
Terms and conditions and copyright statement	44

Report limitations

Site Solutions Residence reports help you and your clients make informed property decisions. Our reports are 'desktop' assessments, written and quality checked by our team of expert consultants. We carry out the work in our Brighton office using data, maps and our expertise.

The report is a desktop review of information provided by the client and from selected private and public databases. It does not include a Site investigation, nor are specific information requests made of the regulatory authorities for any relevant information. Therefore, Landmark cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete. We do not accept responsibility for inaccurate data provided by external data providers.

The methodology for the contaminated land risk assessment and the conclusions drawn therefrom are the responsibility of Landmark Information Group Ltd.

Flood data does not include flood risk from very small catchments, as models of such small-scale catchments are not considered to be reliable for UK-wide flood assessments.

The Energy & Infrastructure section has been designed to satisfy standard due-diligence enquiries for residential and commercial sites. It is a 'remote' investigation and reviews databases of publicly available information that have been chosen to enable a desk-based analysis of key infrastructure projects. The report does not include data on all UK energy and Infrastructure projects, nor does Landmark make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Landmark cannot guarantee that all land uses or factors of concern will have been identified by the report.

Landmark is unable to comment directly with regards to the potential effect these key energy or infrastructure projects will have on the value of nearby properties. We would recommend contacting an appropriate surveyor who can provide a valuation.

This report is not designed to be printed. Please store it securely online, and consider the environment before you print.

Methodology

Contaminated land risk

For this section of the report we assess the condition of the land. We see whether the land could be 'Contaminated Land' under the relevant legislation. This section of the report meets the requirements for an independent Site report. This is the recommendation of the Law Society Practice Note on Contaminated Land.

The main legislation is Part 2A of the Environmental Protection Act 1990. The Contaminated Land legislation asks whether a 'plausible contaminant-pathway-receptor relationship' exists. If we identify a relationship, then our consultants will assess the potential significance. We define Liabilities as the potential for remedial works under Part 2A of the Environmental Protection Act 1990.

If the Site is to have a change of use, then we also consider relevant requirements under the Planning Regime. It may be that the level of contamination will only become an issue if the Site is to be redeveloped. An example of this is when former industrial land is redeveloped for housing. If the Site is to be redeveloped then it could also include remedial works required under the planning regime. These remedial works may be the responsibility of the Site owner or occupier.

We will issue one of the following Liability statements, in line with Defra's recommended four stage test.

Assessment	Liability Statement	Defra Category
● Passed	Within the scope of this assessment no Liabilities have been identified. No further action is required.	3 or 4
● Passed with guidance	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the guidance suggested.	3 or 4
● Further action	We have identified potential soil and/or groundwater liabilities. To quantify these we recommend you undertake the action outlined below.	Potentially 1 or 2

Flood risk

For this section of the report, we assess the risk of flooding at the Site. A Consultant will analyse the data within the report, and take into account factors such as source of flooding, extent, and which part of the Site is at risk (is it operationally sensitive).

Three key areas are addressed:

- the overall risk of flooding (taking into account defences)
- how flood risk affects the availability of insurance
- how flood risk affects the potential to redevelop

We report the overall risk in a summary statement, with the three outcomes listed below:

Assessment	Risk Statement
● Passed	<p>Negligible, Low & Low-Moderate Risk: The Site is not considered to be at significant risk of flooding. No further action is deemed necessary.</p> <p>Recommendations: Some simple advice may be provided.</p> <p>Insurability: Insurance should be readily available.</p>
● Passed with guidance	<p>Moderate Risk: Data indicates some risk exists to the Site and its occupants. However, this is expected to be associated with an 'extreme' event.</p> <p>Recommendations: Practical advice will be provided. This may be to obtain further information or to write a flood preparation plan.</p> <p>Insurance: In most cases insurance should be readily available.</p>
● Further Action	<p>Moderate to High and High: This report reveals a significant risk of flooding which should be addressed.</p> <p>Recommendations: Further assessment is recommended to clarify the risk of flooding at the Site. This will inform whether flood protection measures should be installed.</p> <p>Insurance: Insurance may not be available without a higher premium or excess.</p>

Methodology

An Argyll Consultant will write Site-specific commentary to summarise the risk. The purpose of this is to explain the drivers of the risk, and where possible, the extent and impact. This will be a non-technical account, explaining our assessment in simple terms. Our Consultants generate the risk assessment using several sources. This means the risk on the summary page will supersede any risk reported in the data section. We also consider the implications of flood risk under the National Planning Policy Framework (NPPF). We always provide a view on whether a Flood Risk Assessment would be required if development is proposed. Where the client lets us know that the Site is to be redeveloped, we provide recommendations on the most appropriate next step.

Climate change

This section is designed to provide an overview of potential future risks. Some data on current risk is included to assist with comparisons, however further detailed advice and recommendations for managing current environmental risks at the property should be obtained through the standard environmental desktop search. The contemporary ratings contained in this report may differ from the results shown in other Landmark environmental reports which are focused solely on current risks.

Flood

This report includes primary analysis of the current on-site flood risk, and for Representative Concentration Pathway (RCP) 4.5, based on a 2050 projection, to highlight a medium-term view of climate change at the Site. A stress testing table has also been included for the purposes of providing on-site analysis across a range of RCPs. The mapping will show the extent of any flood risk within the search buffer. Where flood risk is shown on the mapping, but does not appear within the Site boundary, it does not form part of our on-site analysis.

Coastal erosion

The coastal erosion risk considers the undefended erosion susceptibility of the coastline closest to your Site. The distance from the Site to the coastline is a straight-line measurement.

Ground stability

The data within the ground stability section of this report is generated using UKCP09 projections. We show the current hazard level and the likelihood that this would change based on the RCP 4.5, 2050 scenario.

This report includes primary analysis of the current ground stability risk, and for the average period of dry conditions (based on 2050) to highlight a medium-term view of climate change at the Site based on average conditions. A stress testing table has also been included for the purposes of providing analysis based on drier, average or wetter conditions. In addition, should a risk be identified the data here will include additional time periods, and analysis based on drier, average or wetter conditions.

Heat stress

The heat stress section is based on heatwaves. The classification of the level of severity of the heatwave is set using UKHSA thresholds.

This data shows the percentage and number of days spent in heatwave conditions at low, medium or high severity, for today and 3 additional time periods.

Energy performance

Where possible, an Energy Performance Certificate (EPC) rating for the property has been identified and reported, with the inspection date, and a 'valid until' date. If no EPC is available, this will either be reported as 'EPC unconfirmed' or 'No EPC found onsite'. Where 'EPC unconfirmed' or 'No EPC found onsite' is reported, it is possible that the property does have a valid EPC and we would recommend further checks are undertaken in this regard. The EPC ratings are harvested from the EPC register on a regular basis, but it is possible that during the period between updates, a property has been given a valid EPC.

Radon

This report informs you whether any properties on site are in a Radon Affected Area and the percentage of homes in that category that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in any onsite properties; the only way to find out whether any existing property is above or below the Action Level is to carry out a radon measurement.

Energy and Infrastructure

This section of the report considers both non-renewable and renewable energy, above and below-ground railways, and HS2 and Crossrail. If any of these are identified on Site, or within the search buffer, they will be listed – with appropriate recommendations. The overall outcome on the front page of the report is either 'Identified' or 'Not Identified'.

Useful contacts

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.


The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a site. The findings of the report should be discussed with your professional advisor.

1 Ordnance Survey

Adanac Drive
Southampton
SO16 0AS

 www.ordnancesurvey.co.uk

 customerservices@ordnancesurvey.co.uk


 03456 05 05 05

2 Landmark Information Group Limited

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

 www.landmark.co.uk

 helpdesk@landmark.co.uk


 0330 036 6619

3 British Geological Survey, Enquiry Service

British Geological Survey
Environmental Science Centre
Keyworth
Nottingham
NG12 5GG

 www.bgs.ac.uk


 enquiries@bgs.ac.uk

 0115 936 3143

4 Environment Agency, National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

 enquiries@environment-agency.gov.uk


 03708 506 506

5 Norwich City Council, Environmental Health Department

City Hall
St Peters Street
Norwich
NR2 1NH

 www.norwich.gov.uk

 N.rotsos.ncc.ch@gtnet.gov.uk

 01603 212302

6 Natural England

County Hall
Spetchley Road
Worcester
WR5 2NP

 www.naturalengland.org.uk

 enquiries@naturalengland.org.uk

 0300 060 3900

Important consumer protection information



This search has been produced by:

Landmark Information Group Limited

Imperium
Imperial Way
Berkshire
RG2 0TD

✉ helpdesk@landmark.co.uk

☎ 0330 036 6619

Conveyancing Information Executive (CIE) standards

Landmark adheres to the Conveyancing Information Executive (CIE) standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/ or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards. Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPO.

TPOs

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

🌐 www.tpos.co.uk

✉ admin@tpos.co.uk

☎ 01722 333306

Complaints procedure

If you want to make a complaint to Landmark, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Customer Services Manager

Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

✉ helpdesk@landmark.co.uk

☎ 0330 036 6619

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision

Terms and conditions and copyright statement

Argyll Environmental Terms and Conditions

Argyll Environmental Terms and Conditions for Site Solutions and Flood Solutions reports can be found here: <https://www.landmark.co.uk/wp-content/uploads/2022/07/Argyll-SiteSolutions-and-FloodSolutions-TsCs-3.5-Jan-2022.pdf>. Should you experience difficulties, please call our Customer Service Team on 0330 036 6619.

All rights reserved. You must not reproduce, store or transmit any part of this document unless you have our written permission. © Landmark Information Group Ltd.

Copyright statement

The data supplied for this report falls under the following copyrights

© Crown copyright and database rights 2026 OS AC0000813445

Contains OS data © Crown copyright and database rights 2026

This data contains address data (address 1, address 2, address 3, postcode) processed against Ordnance Survey's AddressBase Premium product, which incorporates Royal Mail's PAF® database (Address Data). The Department for Levelling Up, Housing & Communities has published the address data with the consent of Ordnance Survey and Royal Mail Group Limited; Ordnance Survey and Royal Mail Group Limited reserve all their respective copyright, database rights, trade marks and other intellectual property rights. Ordnance Survey and Royal Mail Group Limited permit the use of 'address data' solely for specific purposes related to the energy performance of buildings. All data fields other than the address and postcode data (address, address 1, address 2, address 3, postcode) available via this website are licensed under the Open Government Licence v3.0, which includes Ordnance Survey UPRNs.

Contains Data from British Geological Survey © UKRI. All rights reserved.

The Mining Instability data was obtained on licence from Ove Arup & Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such Data is to be made without the prior written consent of Ove Arup & Partners Limited. The supplied Mining Instability data is derived from publicly available records and other third party sources and neither Ove Arup & Partners nor Landmark warrant the accuracy or completeness of such information or data.

© Stantec UK Limited 2026

© Crown Copyright and Landmark Information Group Limited 2026. All rights reserved.

© Environment Agency and database right 2026

© Landmark Information Group and/or its Data Suppliers 2026

© Environment Agency copyright and/or database right 2026. All rights reserved. Contains information © Local Authorities

© Cheshire Brine Subsidence Compensation Board 2026

The brine subsidence data relating to the Droitwich area as provided in this report is derived from JPB studies and physical monitoring undertaken annually over more than 35 years. For more detailed interpretation

contact enquiries@jpb.co.uk. JPB retain the copyright and intellectual rights to this data and accept no liability for any loss or damage, including in direct or consequential loss, arising from the use of this data. Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2026 © GeoSmart Information Ltd.

Contains Data from British Geological Survey © UKRI. Derived in part from Environment Agency data. All rights reserved.

© Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2026.

Contains public sector information licensed under the Open Government Licence v3.0

© 2026 Green Street

© 2026 118 Information - All Rights Reserved.

Contains Data from British Geological Survey © UKRI. Derived in part from UK Centre for Ecology and Hydrogeology data. All rights reserved.

Contains Data from British Geological Survey © UKRI. Derived in part from UK Health Security Agency data. All rights reserved.

© RenewableUK 2026

© OpenStreetMap contributors

Contains public sector information licensed under the Open Government Licence v2.0, © Crown Copyright. All rights reserved 2026