

## Search Details

Prepared for: Gilbert Davies & Partners Limited  
Matter: B10278-0004  
Client address: 18 Severn Street, Powys, SY21 7AD

**Property:**  
Heniarth Gate Cottage, Llangyniew, Welshpool, SY21 0JR

**Local Authority:**  
Groundsure  
Nile House, Nile Street, Brighton, BN1 1HW

<b>Date Returned:</b> 08/05/2024	<b>Property type:</b> Residential
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Heniarth Gate Cottage, Llangyniew, Welshpool, SY21 0JR

**Key results** **No key issues found****For information** **Radon** [page 9 >](#) **Infrastructure** [page 15 >](#) **Ground stability** [page 12 >](#) **Planning applications** [page 23 >](#)**Also searched** **Contaminated land liability** **Flooding** **Coal mining (CON29M)** **Other mining (non-coal)** **Planning constraints****Groundsure IQ**

Based on cost, effort or time associated with next steps to case progression

 **ClimateIndex™****Physical risks**ClimateIndex™ projects changes in physical risks from **flooding, ground stability** and **coastal erosion**. Please see [page 5 >](#) for details and guidance.**5 years**

No risk predicted

**30 years**

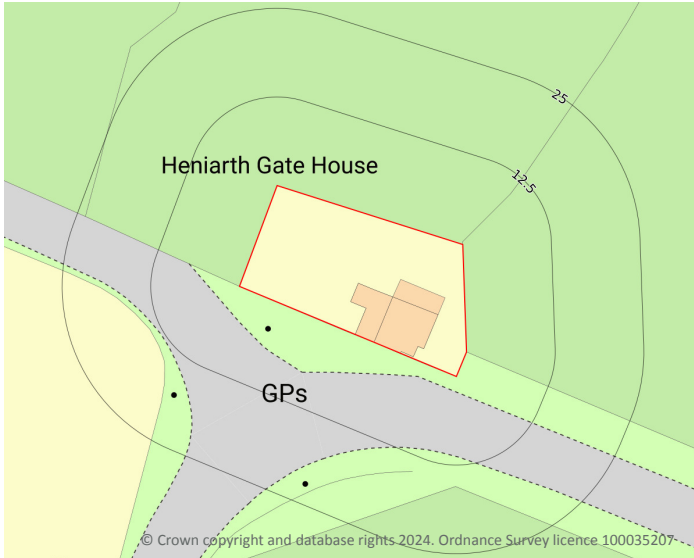
No risk predicted

**Transition risks**ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 7 >](#) for details.

To save you time when assessing the report, we only provide maps and data tables of features we have identified to be of note.

You can view a full list of the information we have searched on [page 28 >](#).

## Site Plan



## Useful contacts

Powys County Council:  
<http://www.powys.gov.uk> ↗  
[customer@powys.gov.uk](mailto:customer@powys.gov.uk) ↗  
01597 827460

Natural Resources Wales  
Customer Care Centre  
[enquiries@naturalresourceswales.gov.uk](mailto:enquiries@naturalresourceswales.gov.uk) ↗  
0300 065 3000

## Avista Action Alert 2

### Key results

No key results requiring immediate attention have been identified.

### For information

These are findings to be aware of that do not necessarily require immediate action.



[Back to Summary](#)

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 **Radon**

The property is in an area where elevated radon levels are expected to be found in 1-3% of properties.

**Next steps for consideration:**

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- no radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property
- all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status
- see <http://www.radonassociation.co.uk/guide-to-radon/information-for-house-buyers-and-sellers/> ↗ for further information

 **Ground stability**

The property is indicated to lie within an area that could be affected by natural instability.

**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
- if the property is in an area at risk of shrink-swell subsidence and has clay drainage pipes, consideration should be given to replacing these with a modern equivalent
- if a residential property, check whether it benefits from an NHBC guarantee or other builder warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report.



 **Energy****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

**Solar**

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

**Next steps for consideration:**

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

**Projects**

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

**Next steps for consideration:**

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



## ClimateIndex™ physical and transition risks - Breakdown



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding, natural ground instability and coastal erosion. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. ClimateIndex™ provides ratings that indicate potential **physical risks** (loss and damage to property) and how these give rise to **transition risks** such as having a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect the future resale value of the property.

You can see how these relate to the individual calculated risks in the breakdown below.

**5 years**

**No risk predicted**
**30 years**

**No risk predicted**
**ClimateIndex™**

*These ratings provide an overall illustration of the individual peril breakdowns below. For example, you may have three individual perils that have been flagged as presenting a moderate or high risk, and collectively they could generate a C rating due to the combined severity of risks present on the property site.*

Surface water flooding

Negligible

Negligible

River flooding

Negligible

Negligible

Coastal flooding

Negligible

Negligible

Ground instability

Negligible

Negligible

Coastal erosion - defended

Negligible

Negligible

Coastal erosion - undefended

Negligible

Negligible

Coastal erosion - complex cliffs

Negligible

Negligible


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**In 30 years time your property has a ClimateIndex™ rating of A:** At present, climate change has very little to no impact on this property and no further actions are necessary at this time.

See [page 26](#) > for further details.



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## ClimateIndex™ transition risks

### Energy Performance

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

#### **We have not been able to find an EPC relating to the property.**

There are a number of potential reasons why a valid EPC has not been found for the property:

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings but full details can be found [here ↗](#);
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's [Find an energy certificate ↗](#) service to search for the EPC for more detail;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

### Letting and energy efficiency regulations

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

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

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

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

Government guidelines and proposals are summarised below. However, it should be noted that recent announcements from the government indicate that these standards could be subject to change or be scrapped entirely. While this reflected genuine concerns about retrofitting costs at a time of living cost rises, there is a clear financial benefit in also ensuring that the property could have a range of energy improvement measures fitted to it to save on energy bills.





1st April 2020

1st April 2025

1st April 2028

**All rented properties to be E or above**

Cost cap for landlords:  
**£3,500**

**Proposed that new tenancies have a rating of at least C**

Cost cap for landlords:  
**£10,000**

**Proposed that all rented properties are rated at least C**

Cost cap for landlords:  
**£10,000**

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



[Back to Summary](#)

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## 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 Avista 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 32 >](#).

<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 32 >](#)



### Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 1% and 3%.

Please see [page 10 >](#) for details of the identified issues.

**In a radon affected area**

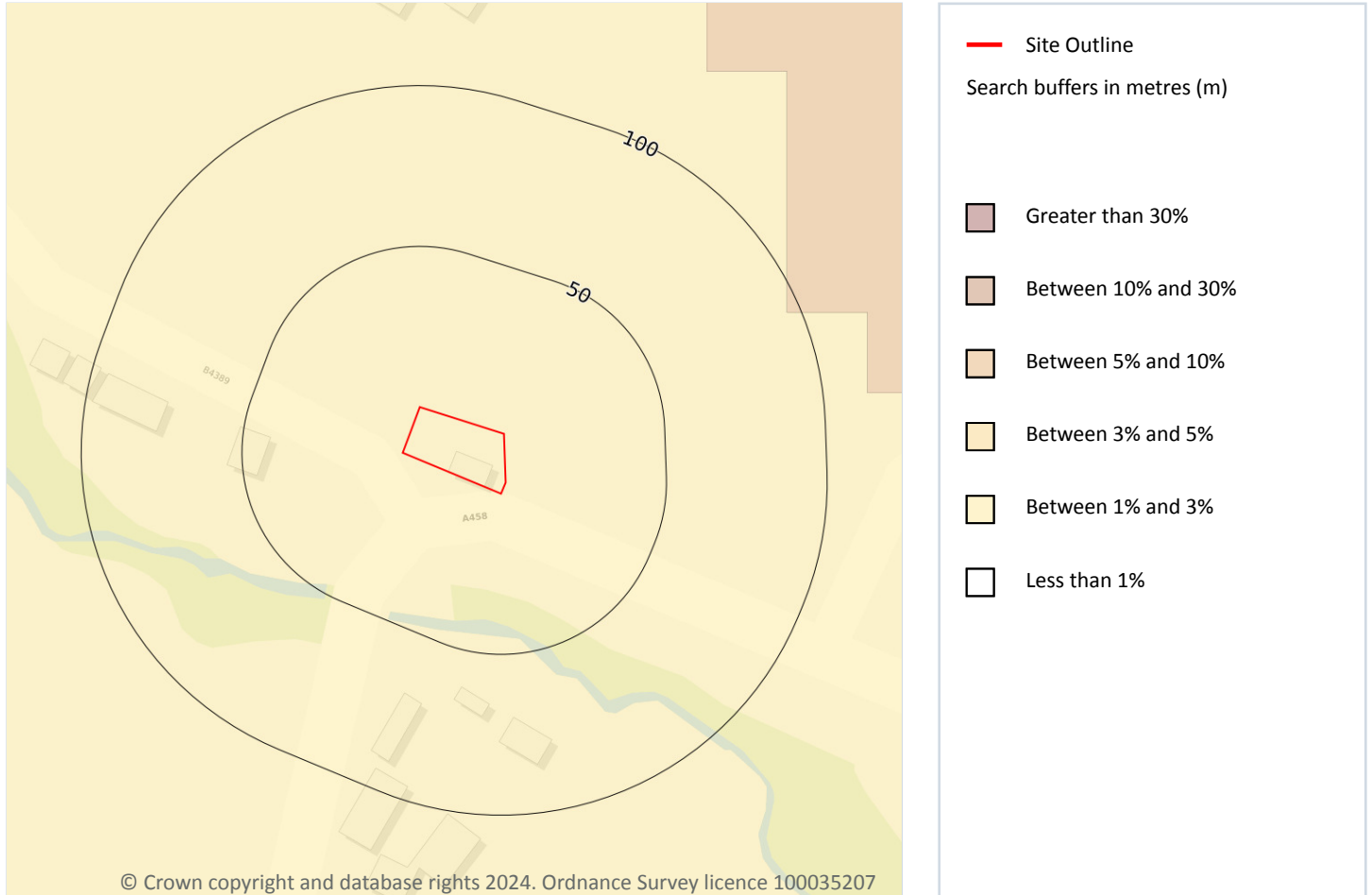


[Back to Summary](#)

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Your ref: IT-56149360  
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**Radon**



The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from UK Health Security Agency (UKHSA) or [www.ukradon.org](http://www.ukradon.org).

Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk.

Please see the Avista Action Alert on [page 2](#) > for further advice.

This data is sourced from the British Geological Survey/UK Health Security Agency.

## Non-coal mining summary



### Mining records

No records relating to recorded mining areas or activity have been identified in the vicinity of the site.

<b>Mining features</b>	Not identified
<b>Mine plans</b>	Not identified
<b>Researched mining</b>	Not identified
<b>BritPits</b>	Not identified
<b>Mineral Planning Areas</b>	Not identified
<b>Non-coal mining areas</b>	Not identified
<b>Mining cavities</b>	Not identified
<b>Coal mining areas</b>	Not identified
<b>Brine areas</b>	Not identified
<b>Gypsum areas</b>	Not identified
<b>Tin mining areas</b>	Not identified



### Historical features

Historical mapping has identified no mining features in the vicinity of the site.

<b>Non-coal mining</b>	Not identified
<b>Coal and associated mining</b>	Not identified
<b>Industry associated with mining</b>	Not identified



### Geological features

No geological features indicative of mining activity or other sources of ground instability have been identified in the vicinity of the site.

<b>Artificial and made ground</b>	Not identified
<b>Mineral veins</b>	Not identified



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## Ground stability summary



### Natural instability

Searches of natural ground stability data have identified potential ground stability risks.

See [page 13](#) > for details and [page 3](#) > for recommended next steps.

**Shrink-swell hazard**

**Natural ground subsidence**

**Landslides**

**Natural cavities**

**Coastal erosion**

**Non-Plastic**

**Moderate**

**Not identified**

**Not identified**

**Not identified**



### Infilled land

No recorded areas of infilled land or landfill have been identified in the vicinity of the site.

**Infilled land**

**Historical landfill sites**

**Not identified**

**Not identified**



### Sinkholes

No records of sinkholes have been identified in the vicinity of the property.

**Reported recent incidents**

**Recorded incidents (BGS)**

**Recorded incidents (Stantec)**

**Historical incidents**

**Not identified**

**Not identified**

**Not identified**

**Not identified**



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**Ground stability / Landslides**



**— Site Outline**

Search buffers in metres (m)

**Slope instability**

- Moderate
- High

**National landslide database**

- Landslide record

**Landslides**

The potential for landsliding (slope instability) to be a hazard assessed using 1:50 000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Location	Hazard rating	Details
8m SE	Moderate	Slope instability problems are probably present or have occurred in the past. Land use should consider specifically the stability of the site.

This data is sourced from the British Geological Survey.



[Back to Summary](#)

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## 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 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



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 Your ref: IT-56149360  
 Grid ref: 312072 308382

## Energy summary



### Oil and gas

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

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

**Not identified**  
**Not identified**



### Wind and Solar

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

Please see the Avista Action Alert on [page 2](#) > for further advice. Additionally, see [page 16](#) > for details of the identified issues.

**Planned Multiple Wind Turbines**

**Identified**

**Planned Single Wind Turbines**

**Identified**

**Existing Wind Turbines**

**Identified**

**Proposed Solar Farms**

**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 Avista Action Alert on [page 2](#) > for further advice. Additionally, see [page 21](#) > for details of the identified issues.

**Power stations**

**Not identified**

**Energy Infrastructure Projects**

**Not identified**

**Identified**



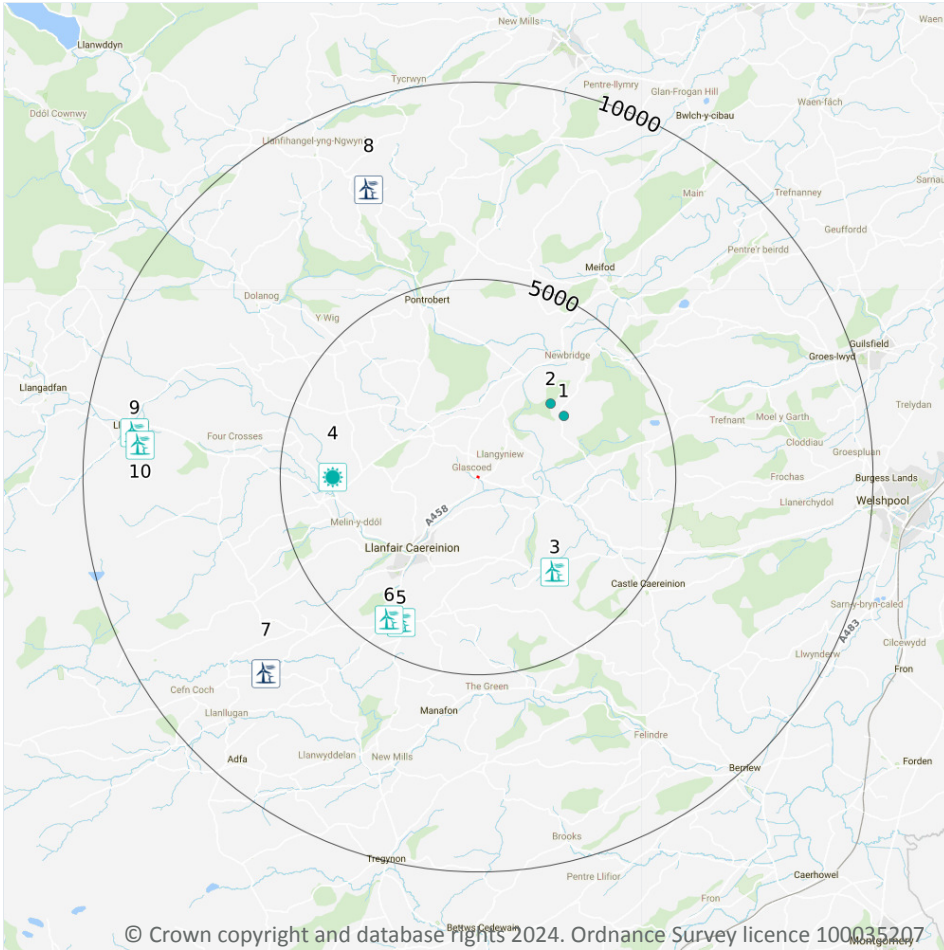
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**Energy / Wind and solar**



**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
7	7-8 km	SW	<p>Site Name: Esgair Cwmowen, SSA B: Land at Esgair, Cwmowen Nr Carno, Mid Wales</p> <p>Operator Developer: Pennant Walters Holdings Ltd</p> <p>Status of Project: In planning</p> <p>Type of project: Onshore</p> <p>Number of Turbines: 11</p> <p>Turbine Capacity: 3.45MW</p> <p>Total project capacity: 37.95</p> <p>Approximate Grid Reference: 306693, 303396</p>

ID	Distance	Direction	Details	
8	7-8 km	N	Site Name: Farchwel, Llanfihangel, Llanfyllin, Mid Wales, SY22 5JF Operator Developer: Landowner or private owner Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.225MW Total project capacity: 0.225 Approximate Grid Reference: 309298, 315665

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	
3	3-4 km	SE	Site Name: Pt OS 2561 & 2269 Land near, Upper Cilhaul, Cyfronydd, Welshpool, Powys, SY21 9EY Planning Application Reference: P/2013/0345 Type of Project: 3 Wind Turbines	Application Date: 2013-03-18 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 3 five kw wind turbines (17.9m mast, 20.7m tip height, 5.6m blade diameter), siting of a control cabinet and associated cable runs, grid ref: T1: 314189/305688, T2: 31 Approximate Grid Reference: 314016, 305973
5	4-5 km	SW	Site Name: Bryn Penarth, Llanfair Caereinion, Welshpool, Powys, SY21 0BZ Planning Application Reference: P/2012/0244 Type of Project: 2 Wind Turbines	Application Date: 2012-02-21 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 2 micro wind turbines on 15m masts. Approximate Grid Reference: 310125, 304695
6	4-5 km	SW	Site Name: Bryn Penarth, Llanfair Caereinion, Welshpool, Powys, SY21 0BZ Planning Application Reference: P/2012/0613 Type of Project: 2 Wind Turbines	Application Date: 2012-06-19 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2 micro wind turbines on 15m masts (revised proposal). Approximate Grid Reference: 310125, 304695



ID	Distance	Direction	Details
9	8-9 km	W	<p>Site Name: Llyn Lort Energy Park, Approx 7km North East Of Carno, Llanerfyl, Welshpool, Powys, SY21 0EG</p> <p>Planning Application Reference: 23/1869/DNS</p> <p>Type of Project: 25 Wind Turbines</p> <p>Application Date: 2023-12-01</p> <p>Planning Stage: Detailed Plans Submitted</p> <p>Project Details: Scheme comprises representations should be submitted to <a href="mailto:pedw.infrastructure@gov.wales">pedw.infrastructure@gov.wales</a>, application ref: DNS CAS-02362-P3S4H4 Proposed development for the construction and operation of up to twenty-five wind turbines with a maximum tip height of up to 220m, together with associated and ancillary development to include a control building, electricity transformers and anemometry mast, access works, temporary construction compound and associated works</p> <p>Approximate Grid Reference: 303363, 309507</p>

10	8-9 km	W	<p>Site Name: Llyn Lort Energy Park, Approx 7km North East Of Carno, Llanerfyl, Welshpool, Powys, SY21 0EG</p> <p>Planning Application Reference: 23/1869/DNS</p> <p>Type of Project: 25 Wind Turbines</p> <p>Application Date: 2023-12-01</p> <p>Planning Stage: Detailed Plans Submitted</p> <p>Project Details: Scheme comprises representations should be submitted to <a href="mailto:pedw.infrastructure@gov.wales">pedw.infrastructure@gov.wales</a>, application ref: DNS CAS-02362-P3S4H4 Proposed development for the construction and operation of up to twenty-five wind turbines with a maximum tip height of up to 220m, together with associated and ancillary development to include a control building, electricity transformers and anemometry mast, access works, temporary construction compound and associated works</p> <p>Approximate Grid Reference: 303363, 309507</p>
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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	2-3 km	NE	Site Name: Land at Lower Bryn y Groes, Meifod, Powys, SY22 6YG Planning Application Reference: P/2015/0952 Type of Project: Wind Turbine	Application Date: 2015-11-26 Planning Stage: Detail Plans Withdrawn Project Details: Scheme comprises installation of a wind turbine with blade tip height of 48.01m and 30.5m to hub height together with associated control box and access track (full). Approximate Grid Reference: 314239, 309931
2	2-3 km	NE	Site Name: Land at Lower Bryn y groes, Meifod, Powys, SY22 6YG Planning Application Reference: P/2015/0402 Type of Project: Wind Turbine	Application Date: 2015-04-21 Planning Stage: Detail Plans Withdrawn Project Details: Scheme comprises full: Installation of a wind turbine with blade tip height of 48.01m and 30.5m to hub height together with associated control box and access track. Approximate Grid Reference: 314254, 310215

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.

## Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.



ID	Distance	Direction	Address	Details	
4	3-4 km	W	Dolgead Hall Caravan and Lodge Park, Llanfair, Caereinion, Welshpool, Powys, SY21 0HT	Applicant name: Mr Phillip Pryce Application Status: - Application Date: 21/10/2014 Application Number: P/2014/1084	Full: Installation of ground mounted 20kW PV solar system

The data is sourced from public registers of planning information and is updated every two weeks.

[Back to Summary](#)

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**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

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**Large Energy Projects**

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

Distance	Direction	Details	Summary
1-2 km	NW	Operator: Green Gen Cymru Site Name: Green Gen Vyrnwy Frankton Stage: Pre application	An overhead line from a collector substation in Powys through the Vyrnwy Valley to a connection point on the national electricity network near Lower Frankton in Shropshire.

Distance	Direction	Details	Summary
1-2 km	NW	Operator: National Grid Site Name: Mid Wales Electricity Connection (N Grid) Stage: Withdrawn	Construction of a new 400 kV electricity connection between Shropshire and Powys

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

[Back to Summary](#)

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## 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.

**0**

#### Large Developments

searched to 750m

**2**

#### Small Developments

searched to 500m

Please see [page 24 >](#) for details of the proposed developments.

**0**

#### House extensions or new builds

searched to 250m

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

In order to understand this planning data better together with its limitations you should read the full detailed limitations on [page 32 >](#).



### Planning constraints

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

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

[Back to Summary](#)

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## Planning Applications



- Site Outline
- Search buffers in metres (m)
- Grouped applications
- Large Project planning application
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

### Small projects searched to 500m

2 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: 1 Distance: 79 m Direction: S	Application reference: 18/1085/FUL Application date: 20/12/2018 Council: Powys Accuracy: Proximity	Address: The Cart House, Heniarth Farm, Llanfair, Caereinion, Welshpool, Powys, SY21 9EJ Project: Animal Building Last known status: Detailed plans have been granted.	<a href="#">Link</a> ↗

ID	Details	Description	Online record
ID: 2 Distance: 127 m Direction: S	Application reference: 18/0824/AGR Application date: 17/10/2018 Council: Powys Accuracy: Proximity	Address: The Cart House, Llangyniew, Welshpool, Powys, SY21 0JR Project: Agricultural Storage Building Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>

[Back to Summary](#)

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Your ref: IT-56149360  
Grid ref: 312072 308382

## Climate change / Flood risk (5 and 30 Years)

Ambiental's FloodScore™ Climate data provides flood risk information from river, tidal and surface water flooding for a range of future time periods and emissions scenarios (Low emissions - RCP 2.6, medium and most likely emissions - RCP 4.5, and high emission - RCP 8.5). The temperature increases shown for each scenario are predicted increases by 2081-2100. The models are based on the UK Climate Projections 2018 (UKCP18). It is plausible that climate change will increase the severity and frequency of flood events in the future. FloodScore™ Climate has been designed to provide banks, building societies and insurers with future flood risk information for their long-term assets. The data within this report is based on the highest risk found within a buffer zone around the buildings. The 'Year' in the table represents the median of the date range used for each modelled timeframe.

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 2.6 0.9-2.3°C	2027	Negligible	Negligible	Negligible	Negligible

RCP 2.6 0.9-2.3°C	2055	Negligible	Negligible	Negligible	Negligible
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Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2027	Negligible	Negligible	Negligible	Negligible

RCP 4.5 1.7-3.2°C	2055	Negligible	Negligible	Negligible	Negligible
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Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2027	Negligible	Negligible	Negligible	Negligible

RCP 8.5 3.2-5.4°C	2055	Negligible	Negligible	Negligible	Negligible
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This data is sourced from Ambiental Risk Analytics.

## Climate change / Natural ground instability (5 and 30 Years)

This data shows the increase in shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change will result in higher temperature and therefore likely cause periods of drought and an increase in shrink swell subsidence. This data has been produced using the Met Office local projections to accurately model predicted rainfall, it is only available for RCP8.5 (the 'worst case' climate scenario).

Temp increase range	Year	Wet scenario	Average rainfall	Dry scenario
RCP 8.5 3.2-5.4°C	2030s	Highly unlikely	Highly unlikely	Highly unlikely

RCP 8.5 3.2-5.4°C	2050s	Highly unlikely	Highly unlikely	Highly unlikely
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This data is sourced from the British Geological Survey.



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Your ref: IT-56149360

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## 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	Reduction in Risk of Flooding from Rivers and Sea due to 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>Radon</b>	
Current or recent petrol stations	Not identified	<b>Radon</b>	<b>Identified</b>
Hazardous substance storage/usage	Not identified	<b>Mining features</b>	
Sites designated as Contaminated Land	Not identified	Mine entries	Not identified
Historical licensed industrial activities	Not identified	Mineralised veins	Not identified
Current or recent licensed industrial activities	Not identified	Surface workings	Not identified
Local Authority licensed pollutant release	Not identified	Surface features	Not identified
Pollutant release to surface waters	Not identified	Underground mine workings	Not identified
Pollutant release to public sewer	Not identified	Reported subsidence	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified	Mine waste tips	Not identified



## Mining features

Secured features	Not identified
Licence boundaries	Not identified
Researched mining	Not identified
Mining Record Office plans	Not identified
BGS mine plans	Not identified

## Mining records

BritPits	Not identified
Mineral Planning Areas	Not identified
Non-coal mining areas	Not identified
Mining cavities	Not identified
Coal mining areas	Not identified
Brine areas	Not identified
Gypsum areas	Not identified
Tin mining areas	Not identified

## Historical Features

Non-coal mining	Not identified
Coal and associated mining	Not identified
Industry associated with mining	Not identified

## Geological features

Artificial and made ground (10k)	Not identified
Linear features - mineral veins (10k)	Not identified
Artificial and made ground (50k)	Not identified
Linear features - mineral veins (50k)	Not identified

## Natural instability

Property shrink-swell assessment	Not identified
Shrink-swell clays	Not identified

## Natural instability

Landslides	Identified
National landslide database	Not identified
Running sands	Not identified
Compressible deposits	Not identified
Collapsible deposits	Not identified
Dissolution of soluble rocks	Not identified
Natural cavities	Not identified

## Coastal Erosion

Complex cliffs	Not identified
Projections with intervention measures in place	Not identified
Projections with no active intervention	Not identified
Complex cliffs	Not identified
Projections with intervention measures in place	Not identified
Projections with no active intervention	Not identified

## Infilled land

Infilling from historical mapping	Not identified
Active landfill sites	Not identified
Historical landfill (from Environment Agency records)	Not identified
Historical landfill (from Local Authority and historical mapping records)	Not identified

## Sinkholes

Reported recent incidents	Not identified
Recorded incidents (BGS)	Not identified
Recorded incidents (Stantec)	Not identified
Historical incidents	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
Crossrail 1 route	Not identified
Crossrail 1 stations	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

## Oil and gas

Oil or gas drilling well	Not identified
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## Oil and gas

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** **Identified**

## Energy

Electricity transmission lines and pylons **Not identified**

National Grid energy infrastructure **Not identified**

Power stations **Not identified**

Nuclear installations **Not identified**

**Large Energy Projects** **Identified**

## Planning

Large projects searched to 750m **Not identified**

**Small projects searched to 500m** **Identified**

House extensions and small new builds searched to 250m **Not identified**

## Planning constraints

Sites of Special Scientific Interest **Not identified**

Internationally important wetland sites (Ramsar Sites) **Not identified**

Special Areas of Conservation **Not identified**

Special Protection Areas (for birds) **Not identified**

National Nature Reserves **Not identified**



**Planning constraints**

Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

**Climate change**

<b>Flood risk (5 and 30 Years)</b>	<b>Identified</b>
<b>Natural ground instability (5 and 30 Years)</b>	<b>Identified</b>





## Methodologies and limitations

A full list of Groundsure methodologies and limitations is available here: [knowledge.groundsure.com/methodologies-and-limitations](https://knowledge.groundsure.com/methodologies-and-limitations) ↗.

## Data providers

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

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