

# Screening



East Cocklakes, Nenthead Road, Alston, Cumbria, CA9 3LF

Reference: LBRI-OM7-YUY-Y2Y-VLW

Grid reference: 375906 546829

Your reference: 742963

Date: 29 October 2025

Consultant's guidance and recommendations inside.

Written by:



L Marsh MSc

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## Professional opinion

Key results



Acceptable risk with guidance

## Contaminated land

Page 3 →



High

## Flooding

Page 17 →

An elevated flood risk has been identified at the site. The site has been found to be at risk from one or more sources of flooding.



## Other results



Ground stability

Identified

Page 20 →



Radon

Identified

Page 31 →



Planning constraints

Identified

Page 33 →



Energy

Identified

Page 36 →



Transportation

Not identified

Page 41 →

A full assessment of these features is available in our [Energy & Transportation report](#). Contact Groundsure or your search provider for further details.

## All recommendations

Page 45

Appendix →

## ClimateIndex™

Page 25

Summary →

### Physical risks

ClimateIndex™ projects changes in physical risks from **flooding**, **ground stability** and **coastal erosion**.

**C** 5 years  
Low-Moderate

**C** 30 years  
Low-Moderate

### Rating key

**A**

**B**

**C**

**D**

**E**

**F**

Negligible risk → High risk

### Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**.

For more information visit [www.groundsure.com](http://www.groundsure.com) or contact your preferred search provider.

Email: [info@groundsure.com](mailto:info@groundsure.com)

Tel: +44 (0)1273 257 755



## Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 17/07/2021

Site Area: 21.87ha

# Screening



## Contaminated land

### Acceptable risk with guidance

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

### Section links

Consultant's assessment → Current/recent land use →  
Past land use → Hydrogeology →  
Hydrology →

Past land use

Acceptable risk with guidance



Waste and landfill

Acceptable risk

Current/recent land use

Acceptable risk with guidance



## Contaminated land liability

### Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

### Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

### Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely

## Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities although some potentially contaminative land uses have been identified. These land uses are not considered a significant risk if the site remains in its current use.

The risk assessment in this report does not consider the implications of redevelopment. If the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. In this case, contact the Local Authority Planning Department to clarify the required assessments and planning conditions.

If you require further advice, please contact our customer services team on 01273 257 755 or e-mail at [info@groundsure.com](mailto:info@groundsure.com).

# Screening



Contaminated land

## Consultant's assessment

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

### Section links

[Consultant's assessment](#) → [Back to section summary](#) → [Current/recent land use](#) → [Hydrogeology](#) → [Past land use](#) → [Hydrology](#)

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.

## Current land use

Groundsure has assumed that the site is used for commercial purposes.

## Historical land use

### On-site

Potentially contaminative land uses have been identified, although they are not considered to be of significant concern.

### Surrounding area

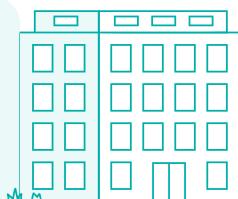
No potentially contaminative land uses of concern have been identified near to the site.

## Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties on site, the underlying aquifers, surface water features on site.

## Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship though this is unlikely to give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



# Screening



## Contaminated land data summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	19	0	16
Former tanks	0	0	0
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent land use	On-Site	0-50m	50-250m
Recent industrial land uses	5	0	4
National Geographic Database (NGD) - Current or recent tanks	0	0	0
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0

# Screening



Contaminated land

## Past land use

### Acceptable risk with guidance

The data summarised in this section relates to potentially contaminative land uses and operations that happened historically at and around the site.

### Section links

Consultant's assessment → Current/recent land use →  
 Past land use → Hydrogeology →  
 Hydrology →

[Back to section summary](#) →



— Site Outline

Search buffers in metres (m)

 Former industrial land uses

### Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Distance	Direction	Use	Date
0	on site	Lime Kilns	1859
0	on site	Lime Kilns	1859
0	on site	Unspecified Quarry	1859

# Screening



Distance	Direction	Use	Date
0	on site	Unspecified Quarry	1859
0	on site	Unspecified Old Quarry	1900
0	on site	Unspecified Old Quarry	1900
0	on site	Unspecified Old Quarry	1926
0	on site	Unspecified Old Quarry	1926
0	on site	Unspecified Old Quarry	1951
0	on site	Unspecified Old Quarry	1951
0	on site	Unspecified Disused Quarry	1980
0	on site	Unspecified Disused Quarry	1980
0	on site	Unspecified Disused Quarry	1980
0	on site	Unspecified Disused Shaft	1980
0	on site	Unspecified Disused Shaft	1980
0	on site	Unspecified Disused Shaft	1980
0	on site	Unspecified Disused Shafts	1980
0	on site	Unspecified Disused Shafts	1980
0	on site	Disused Lime Kiln	1980
72 m	NW	Unspecified Old Shaft	1900
74 m	NW	Unspecified Shaft	1859
75 m	NW	Unspecified Old Shaft	1951
75 m	NW	Unspecified Old Shaft	1926
76 m	NE	Unspecified Disused Shafts	1980
93 m	NE	Unspecified Shaft	1980
163 m	SW	Unspecified Disused Shaft	1980
166 m	SW	Old Lead Shaft	1926
168 m	SW	Old Lead Shaft	1951
173 m	SW	Unspecified Old Shaft	1900
180 m	SW	Unspecified Shaft	1859
183 m	NE	Unspecified Old Quarry	1901
186 m	NE	Unspecified Old Quarry	1926
188 m	NE	Unspecified Old Quarry	1951

# Screening



Distance	Direction	Use	Date
199 m	NE	Unspecified Disused Quarries	1980
203 m	NE	Unspecified Disused Quarries	1980

This data is sourced from Ordnance Survey/Groundsure.

# Screening



Contaminated land

## Current and recent land use ?

### Acceptable risk with guidance

The data summarised in this section relates to current and recent commercial and industrial land uses and operations that could have the potential to cause ground contamination risks.

### Section links

Consultant's assessment → [Current/recent land use](#) →  
 Past land use → [Hydrogeology](#) →  
 Hydrology →

[Back to section summary](#) →



— Site Outline

Search buffers in metres (m)

● Recent industrial land uses

### Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	Quarry (Disused) - Cumbria, CA9	Unspecified Quarries Or Mines	Extractive Industries
2	0	on site	Shaft (Disused) - Cumbria, CA9	Unspecified Quarries Or Mines	Extractive Industries

# Screening



ID	Distance	Direction	Company / Address	Activity	Category
3	0	on site	Quarry (Disused) - Cumbria, CA9	Unspecified Quarries Or Mines	Extractive Industries
4	0	on site	Quarry (Disused) - Cumbria, CA9	Unspecified Quarries Or Mines	Extractive Industries
5	0	on site	Limekiln (Disused) - Cumbria, CA9	Lime Kilns	Industrial Features
6	63 m	NE	Shaft (Disused) - Cumbria, CA9	Unspecified Quarries Or Mines	Extractive Industries
7	97 m	NE	Shaft - Cumbria, CA9	Unspecified Quarries Or Mines	Extractive Industries
8	204 m	SW	Shaft - Cumbria, CA9	Unspecified Quarries Or Mines	Extractive Industries
9	230 m	W	Wind Turbine - Cumbria, CA9	Energy Production	Industrial Features

This data is sourced from Ordnance Survey.

# Screening



Contaminated land

## Bedrock hydrogeology

The data summarised in this section relates to underground water resources (aquifers) within bedrock geology that may be sensitive to any ground contamination.

### Section links

Consultant's assessment

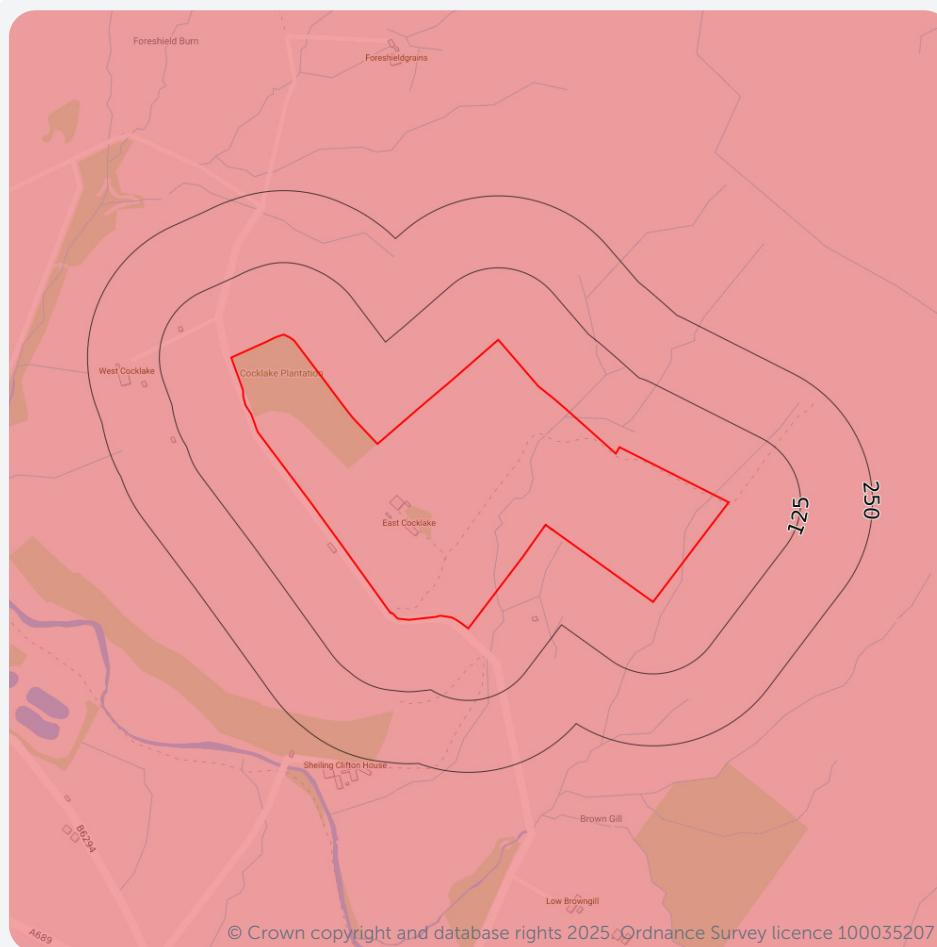
Past land use

Hydrology

Back to section summary

Current/recent land use

Hydrogeology



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

### Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

**Principal** - These are layers of rock or superficial deposits that usually provide a high level of water storage.

**Secondary A** - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

**Secondary B** - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

**Secondary Undifferentiated** - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

**Unproductive** - These are rock layers with low permeability that have negligible significance for water supply.

# Screening



Distance	Direction	Designation
0	on site	Secondary A

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

## Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
ALSTON FORMATION	AG-LSSM	LIMESTONE, SANDSTONE, SILTSTONE AND MUDSTONE
STAINMORE FORMATION	SMGP-MDSL	MUDSTONE, SANDSTONE AND LIMESTONE
FIRESTONE SANDSTONE	FS-SDST	SANDSTONE
GREAT LIMESTONE MEMBER	GL-LMST	LIMESTONE
LITTLE LIMESTONE	LTLS-LMST	LIMESTONE

This data is sourced from British Geological Survey.

# Screening



Contaminated land

## Hydrology

The data summarised in this section relates to surface water resources such as rivers, lakes and ponds that may be sensitive to any ground contamination.

### Section links

Consultant's assessment

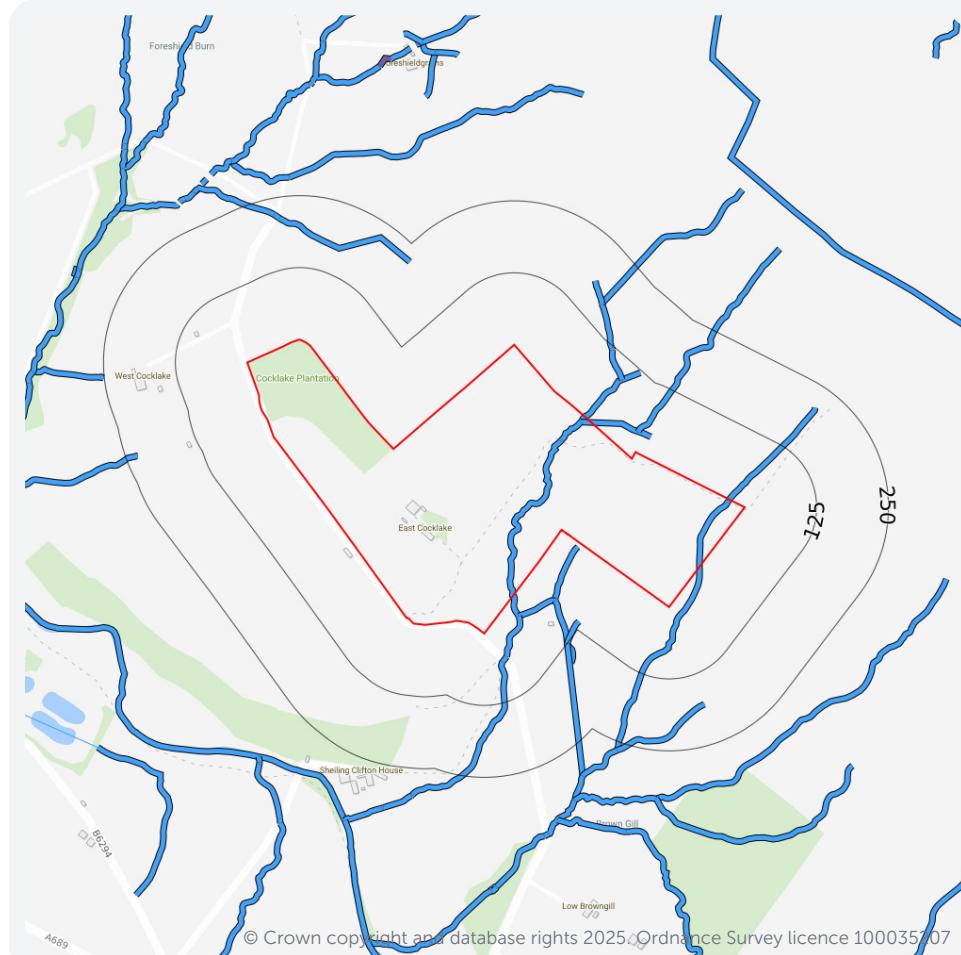
Past land use

Hydrology

Back to section summary

Current/recent land use

Hydrogeology



Site Outline

Search buffers in metres (m)

Surface Water Abstractions (point)

Surface Water Abstractions (area)

Surface Water Abstractions (line)

Tidal River

Inland River

Foreshore

Canal

Lock or Flight of Locks

Lake, Reservoir or Marsh

Drain or Transfer

Type of watercourse:

At ground level

Elevated

Underground

Unspecified

### Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
0	on site	<p><b>Name:</b></p> <p><b>Type of water feature:</b> Inland river not influenced by normal tidal action.</p> <p><b>Ground level:</b> On ground surface</p> <p><b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>

# Screening



Distance	Direction	Details
0	on site	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
0	on site	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
0	on site	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
0	on site	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> Underground  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
0	on site	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
0	on site	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> Underground  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
0	on site	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
8 m	SW	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
29 m	SE	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
29 m	SE	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
35 m	N	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
36 m	N	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>

# Screening



Distance	Direction	Details
56 m	SE	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> Underground  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
59 m	SE	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
64 m	SE	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
91 m	NE	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
91 m	NE	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
112 m	SW	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
120 m	NE	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> Underground  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
122 m	NE	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
126 m	SE	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
126 m	SE	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
162 m	NE	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>
162 m	NE	<p><b>Name:</b>  <b>Type of water feature:</b> Inland river not influenced by normal tidal action.  <b>Ground level:</b> On ground surface  <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)</p>

# Screening



Distance	Direction	Details
173 m	NE	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
180 m	S	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
214 m	N	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> Underground <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
221 m	N	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)
230 m	W	<b>Name:</b> <b>Type of water feature:</b> Inland river not influenced by normal tidal action. <b>Ground level:</b> On ground surface <b>Permanence:</b> Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

# Screening



## Flooding ?

High

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is high.

### Section links

Surface water

→ FloodScore™ insurance →

River and coastal flooding

Very Low

Past flood events

Not identified

Groundwater flooding

Negligible

Flood storage areas

Not identified

Surface water flooding

Highly Significant



FloodScore™ insurance rating

Very High



## National Planning Policy Framework (NPPF)

Will any NPPF Flood Risk Assessment be required if the site is redeveloped?

Yes

### National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

## Next steps

### Flooding

An elevated level of flood risk has been identified at the property.

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable;
- Make enquiries of the seller and other nearby businesses on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings> ↗;
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- Create a flood plan, including evacuation and business continuity <https://www.gov.uk/prepare-for-flooding> ↗. The flood maps within this report may be of assistance in identifying higher risk areas;
- If the property has recently been constructed, the risk assessment within this report will not take into account measures put in place by the developer. This should be factored in when making any purchase decisions.

# Screening



Flooding

## Surface water flooding ?

### Highly Significant

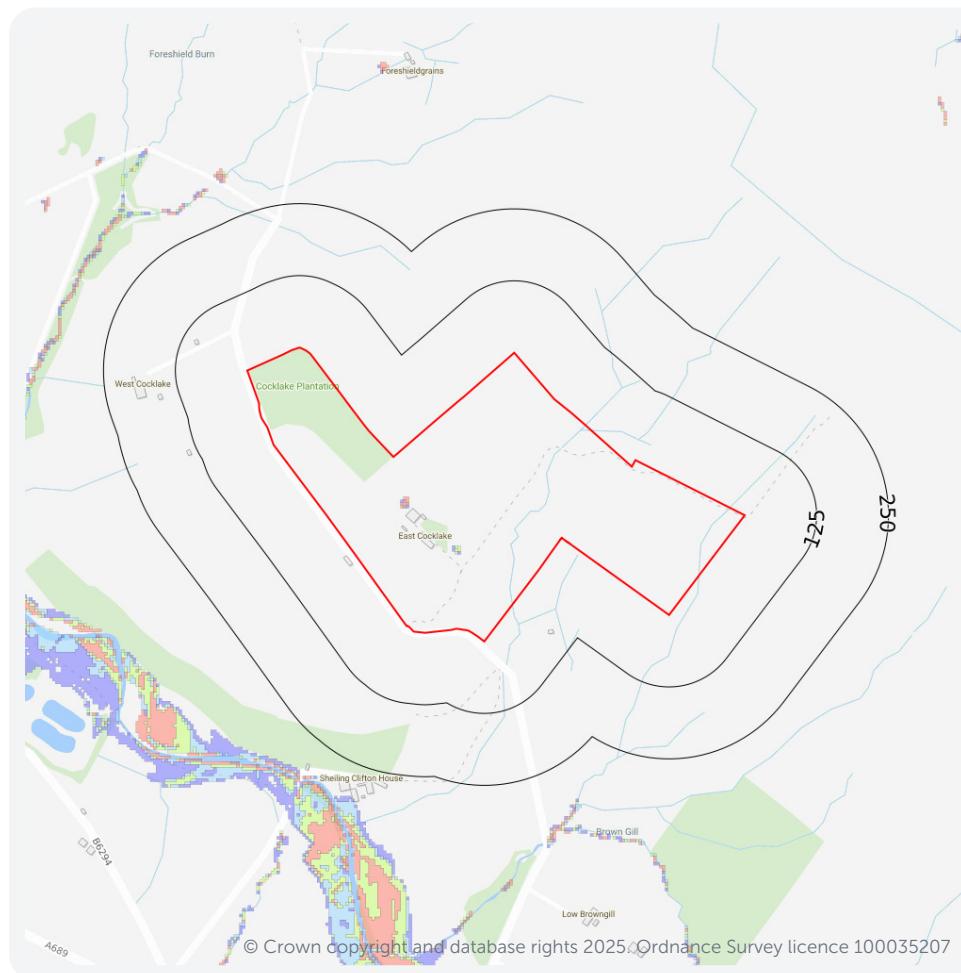
This section provides details of where there are flood risks originating from surface water. Surface water flooding can happen when heavy rain overwhelms drainage systems causing water to pool on the ground.

### Section links

[Back to section summary](#) →

[Surface water](#)

→ [FloodScore™ insurance](#) →



— Site Outline  
Search buffers in metres (m)

### Surface water flood risk

- Highly significant
- Significant
- High
- Moderate to high
- Moderate
- Low to moderate
- Low

### Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

The area in which the property is located has been assessed to be at a Highly Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of greater than 1m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambient Risk Analytics maps.

Flooding

## Ambiental FloodScore™ insurance rating

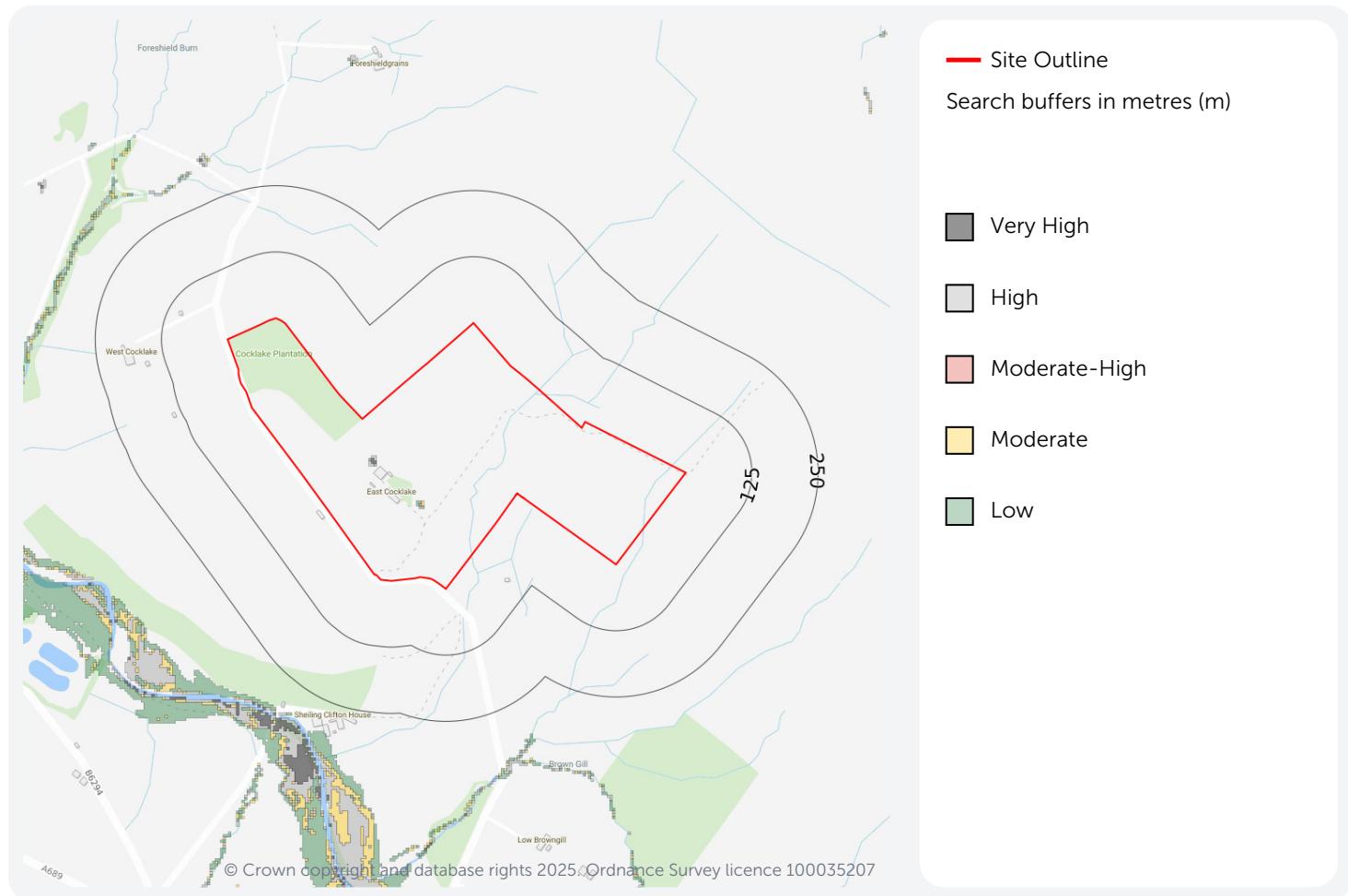
Very High

This section provides details of FloodScore™, a rating provided by flood modelling specialists Ambiental. It provides an indication of the perceived insurance risk classification.

### Section links

Surface water

→ [FloodScore™ insurance](#) →



The property has been rated as having a Very High level of flood hazard.

Ambiental's FloodScore™ insurance rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore™ insurance rating information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.

# Screening



## Ground stability

Identified

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

### Section links

Natural

→ Non-natural

Natural ground stability

Moderate-High

→ Non-natural ground stability

Identified

→

## Next steps

### Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence, mining other than coal, infilled land. You should consider the following:

- 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
- a more detailed mining search may also further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

### Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

### Non-coal mining areas

The property is assessed to be in a non-coal mining area.

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

Ground stability

## Natural ground stability

**Moderate-High**

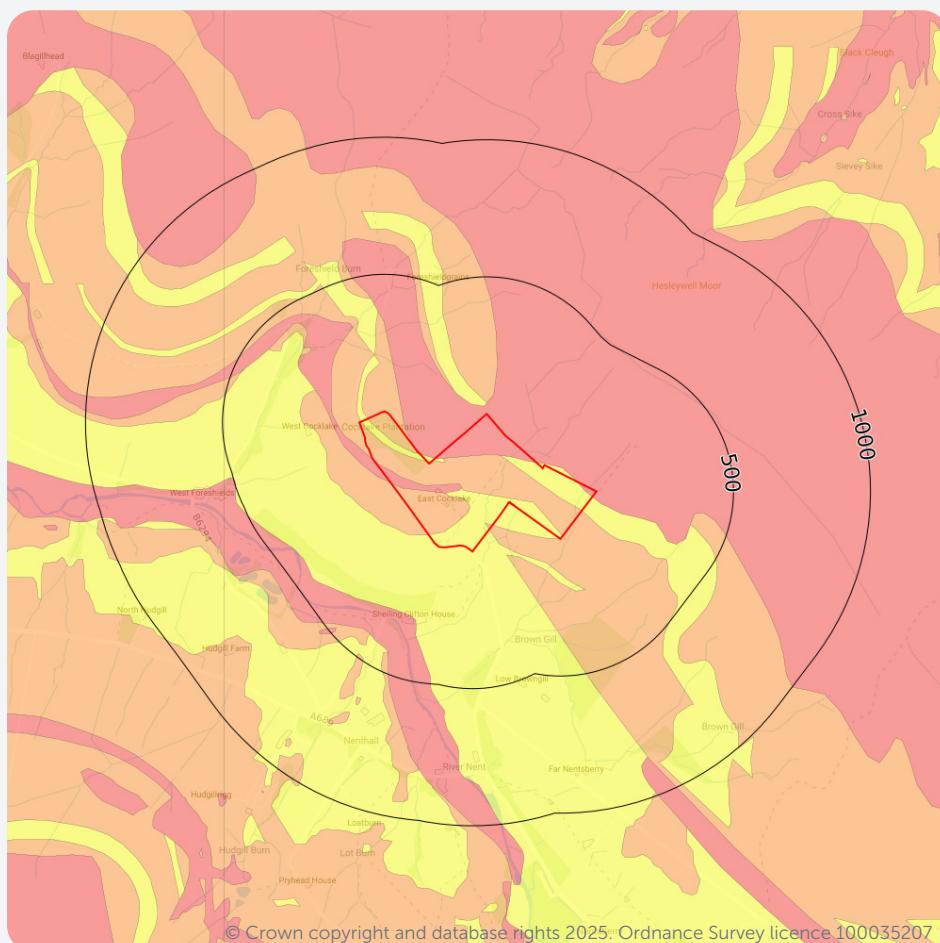
The data in this section relates to ground instability hazards that are a result of the natural geological conditions of the area.

**Section links**

[Natural](#)

[Back to section summary](#) →

→ [Non-natural](#)



— Site Outline  
Search buffers in metres (m)

Moderate - high  
Low  
Negligible - very low

### Natural ground stability

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.

Ground stability

## Non-natural ground stability

Identified

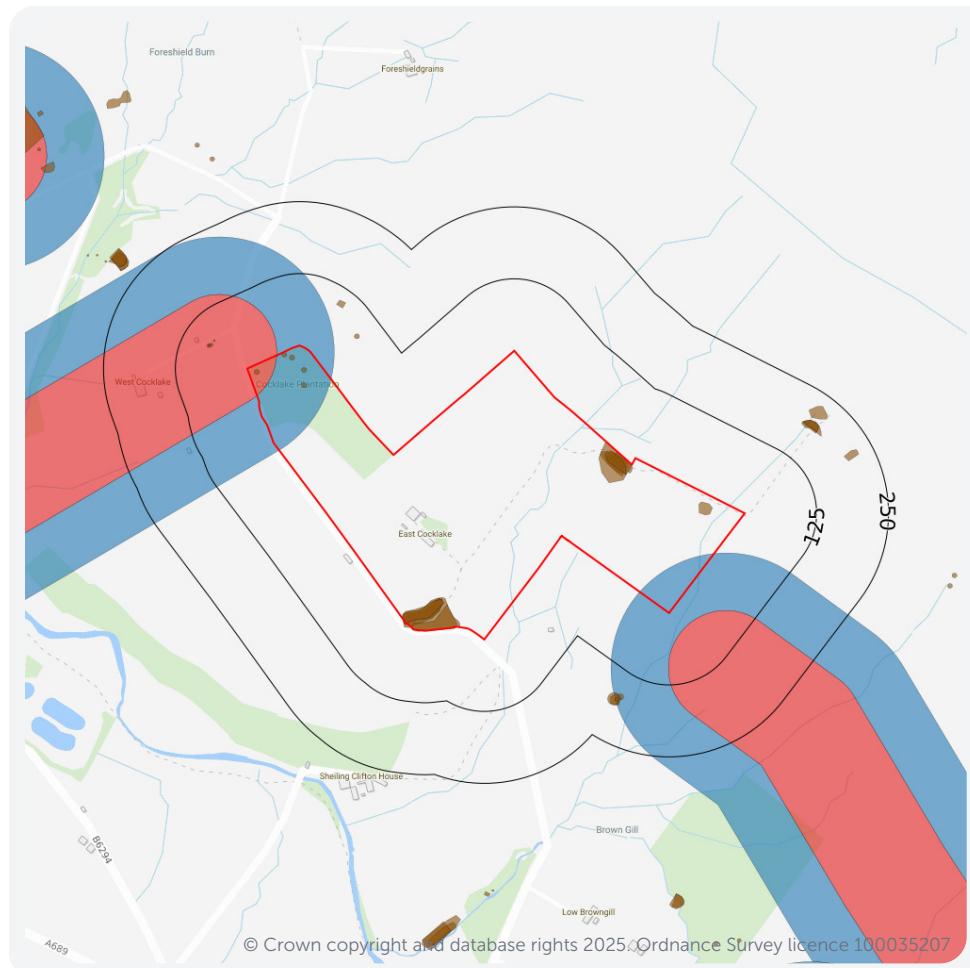
The data in this section relates to ground instability hazards that are a result of the non-natural activities in the areas, such as mining or infilled land.

### Section links

Natural

Back to section summary 

Non-natural 



### Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

### Non-coal mining areas

The property is located in an area that may be affected by surface or sub-surface mining of materials other than coal. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

### Non-coal mining

The property is located in an area that may be affected by surface or sub-surface mining. The BGS has identified that underground mining is known to have occurred in proximity to the property. However, this does not confirm if the property will be directly

# Screening



affected.

Distance	Direction	Name	Commodity	Assessment of likelihood
0	on site	Not available	Vein Mineral	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
0	on site	Not available	Vein Mineral	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
0	on site	Not available	Vein Mineral	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
38 m	SE	Not available	Vein Mineral	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.

This data is sourced from the British Geological Survey (BGS).

## Infilled land

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

Distance	Direction	Use	Date
0	on site	Unspecified Disused Shaft	1980
0	on site	Unspecified Disused Shaft	1980
0	on site	Unspecified Disused Shaft	1980
0	on site	Unspecified Disused Shafts	1980
0	on site	Unspecified Disused Shafts	1980
0	on site	Unspecified Old Quarry	1900
0	on site	Unspecified Old Quarry	1900
0	on site	Unspecified Quarry	1859
0	on site	Unspecified Quarry	1859
0	on site	Unspecified Old Quarry	1926
0	on site	Unspecified Old Quarry	1926
0	on site	Unspecified Disused Quarry	1980
0	on site	Unspecified Disused Quarry	1980

# Screening



Distance	Direction	Use	Date
0	on site	Unspecified Disused Quarry	1980
0	on site	Unspecified Old Quarry	1951
0	on site	Unspecified Old Quarry	1951

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

# Screening



## ClimateIndex™

Future-focused property ratings summarising flood, subsidence and coastal erosion risks over 5 and 30 year periods, aligned with Bank of England reporting requirements.

### Section links

Physical risks  
Ground stability

→ Flooding  
→ Transition risks →

Physical risks

Low-Moderate



Transition risks

EPC found



## Next steps

### Flooding

Climate change could increase the risk of flooding on this property in 5 years and/or 30 years, which may impact your ability to obtain insurance or even have an effect on the value of the property. To best protect the property, and your investment, against this risk we recommend the following:

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable. Take into consideration that premiums could be impacted in the future if the risk increases due to climate change
- Investigate the possibility of obtaining parametric insurance or business interruption insurance
- Sign up for [flood warnings](#) provided by the government
- Look into the various forms of flood [resistance](#) and [resilience](#) measures that will help protect your property in the event of a flood

### Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#) here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on [info@groundsure.com](mailto:info@groundsure.com) or 01273 257755.

# Screening



ClimateIndex™

## Physical risks

### Low-Moderate

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from **flooding, natural ground stability and coastal erosion**.

### Section links

Back to section summary 

[Physical risks](#) 

[Ground stability](#) 

[Flooding](#) 

[Transition risks](#) 

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. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

The risks with the greatest impact on the overall ClimateIndex™ are positioned first in the list(s) below. Any risks that have not been identified at the site have been omitted.



5 years

Low-Moderate



30 years

Low-Moderate

Highest impact ↑

#### Flooding

Flooding is expected to remain a risk over the next 5 years, please see assessment on [page 17](#) >

#### Surface water flooding

Surface water flooding is expected to remain a risk over the next 5 years

Highest impact ↑

#### Flooding

Flooding is expected to remain a risk over the next 30 years, please see assessment on [page 17](#) >

#### Surface water flooding

Surface water flooding is expected to remain a risk over the next 30 years

### Rating key



Negligible risk —

→ High risk

The ClimateIndex™ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.

# Screening



ClimateIndex™

## Flooding

This section summarises the projected change in flood water depths at the site over time as a result of climate change.

### Section links

[Back to section summary](#) →

[Physical risks](#)

→ [Flooding](#)

[Ground stability](#)

→ [Transition risks](#)

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambient Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: [knowledge.groundsure.com/methodologies-and-limitations](#) ↗.

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	80+	80+
Medium emissions	< 20	< 20	80+	80+
High emissions	< 20	< 20	80+	80+

This data is sourced from Ambient Risk Analytics.

# Screening



ClimateIndex™

## Ground stability

This section summarises the projected likelihood of increased ground stability risks from shrink swell clays at the site over time as a result of climate change.

### Section links

[Back to section summary](#) →

[Physical risks](#)

→ [Flooding](#)

[Ground stability](#)

→ [Transition risks](#)

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from 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 is likely to result in higher temperatures and therefore likely to 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, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: [knowledge.groundsure.com/methodologies-and-limitations](#) ↗

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey

# Screening



ClimateIndex™

## Transition risks

Transition risks can occur as a result of requirements or obligations to move towards a less polluting, greener economy. This section summarises information relating to any Energy Performance Certificates at the property.

### Section links

[Back to section summary](#) 

[Physical risks](#)

[Flooding](#)

[Ground stability](#)

[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 found an EPC relating to East Cocklakes, Nenthead Road, CA9 3LF  
UPRN: 10070523231

### Current EPC rating

**G**  
1

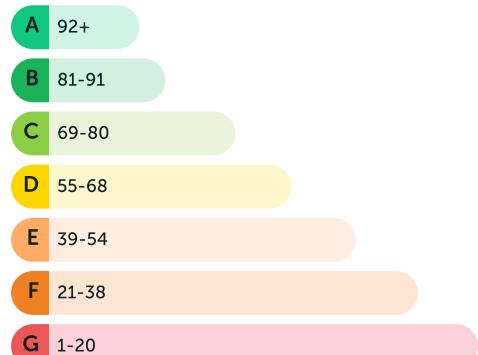
Certificate date:  
13th June 2016

Valid until:  
12th June 2026

Property type:  
Detached house

Floor area:  
169 sq m

You can visit [gov.uk's find an energy certificate service](#) to search for the EPC for more detail.



### Average rating for similar properties in your area

**D**  
65

We have calculated the average rating in your area and determined that this property is **below the average** score for similar type properties of similar size.



### Potential EPC rating

 **B**  
87

An energy assessor has determined the potential level of energy efficiency that could be achieved at the property.

Total cost to improve EPC rating:  
£39,170 - £72,420

# Screening



Your EPC assessor has provided the following next steps to improve the energy efficiency of your home:

Step	Recommended measures	Indicative cost
Step 1	Increase loft insulation to 270 mm	£100 - £350
Step 2	Internal or external wall insulation	£4,000 - £14,000
Step 3	Floor insulation (solid floor)	£4,000 - £6,000
Step 4	Low energy lighting	£70
Step 5	Biomass stove with boiler	£7,000 - £13,000
Step 6	Solar water heating	£4,000 - £6,000
Step 7	Solar photovoltaic panels	£5,000 - £8,000
Step 8	Wind turbine	£15,000 - £25,000

## Leasing 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 (presented in the Government's consultation on [Improving the energy performance of privately rented homes in England and Wales](#)) are summarised below.



# Screening



## Radon

### Identified

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 5% and 10%.

### Section links

Radon



## Next steps

### Radon

**The property is in an area where elevated radon levels are expected to be found in 5-10% of properties.**

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands> ↗;
- Due to the age of the property, radon protection measures should not be expected to be present within the property unless recently installed;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderworkplace> ↗;
- Further information is available here <https://knowledge.groundsure.com/searches-radon> ↗.

# Screening



## Radon

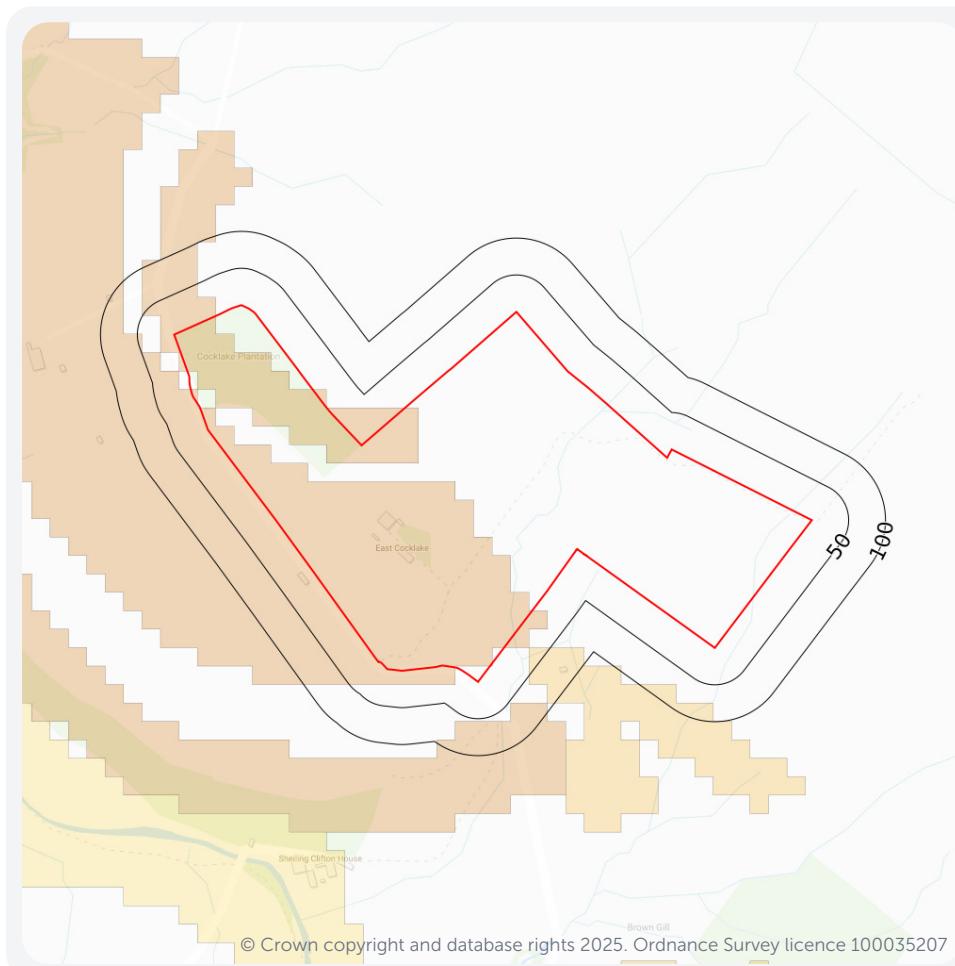
### Identified

The property lies within a radon affected area.

### Section links

Back to section summary

#### 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.

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

# Screening



## Planning constraints

### Identified

Protected areas have been identified within 250 metres of the property.

### Section links

#### Planning constraints



## Next steps

### Visual and cultural designations

The property lies within 250m of a visually or culturally protected site or area.

- seek further guidance from the local planning department on any likely restrictions if considering any property development

# Screening



## Planning constraints ?

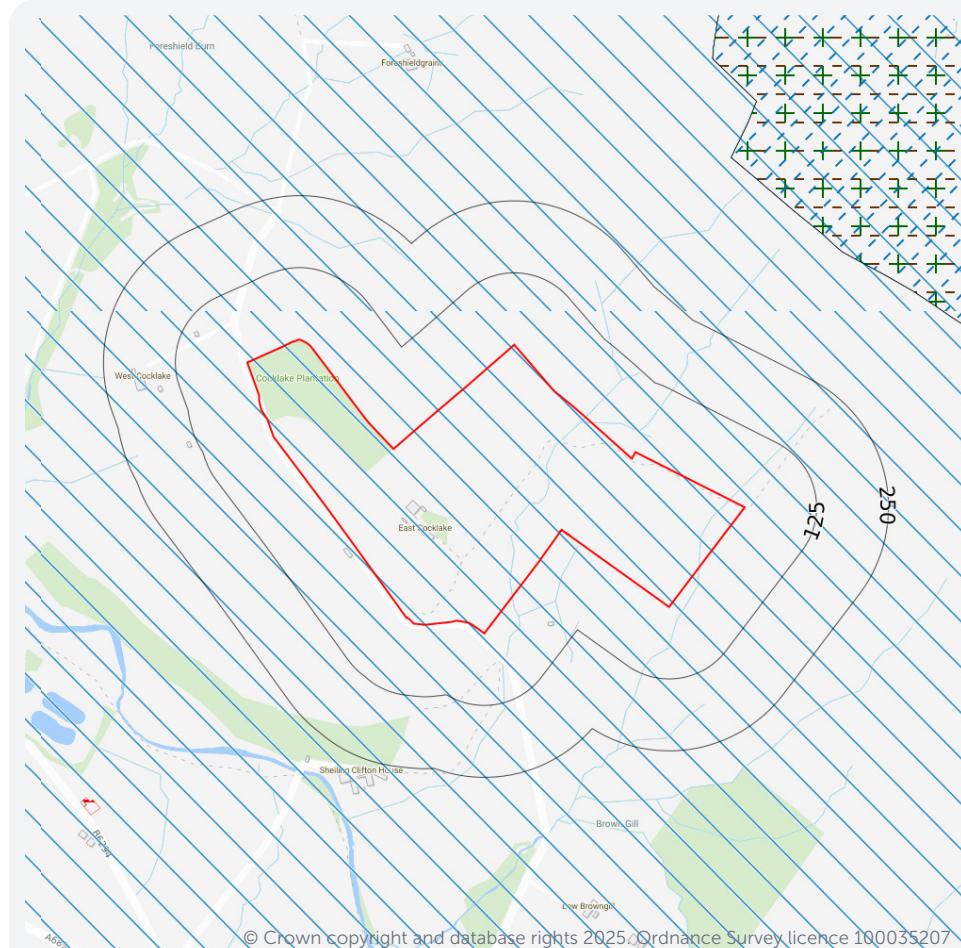
### Identified

Protected areas have been identified within 250 metres of the property.

### Section links

[Back to section summary](#)

#### Planning constraints



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Designated Ancient Woodland
- Sites of Special Scientific Interest
- Green Belt
- Local Nature Reserves
- +— Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

## Areas of Outstanding Natural Beauty

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside in England and Wales. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

Distance	Direction	AONB/NSA Name	Data Source
0	on site	North Pennines	Natural England

# Screening



This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see [www.gov.uk/guidance/areas-of-outstanding-natural-beauty-aonbs-designation-and-management](http://www.gov.uk/guidance/areas-of-outstanding-natural-beauty-aonbs-designation-and-management)

# Screening



## Energy

### Identified

The property has been identified to lie within the search radius of one or more energy features detailed below.

### Section links

#### Wind and solar



## Oil and gas

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

#### Oil and gas areas

Not identified

#### Oil and gas wells

Not identified

## Wind and solar

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

#### Planned multiple wind turbines

Not identified

#### Planned single wind turbines

Identified



#### Existing wind turbines

Not identified

#### Proposed solar farms

Not identified

#### Existing solar farms

Not identified

## Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

#### Power stations

Not identified

#### Energy infrastructure

Not identified

#### Projects

Not identified

## Next steps

### Wind

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

- 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

# Screening



Energy

## Wind and solar ?

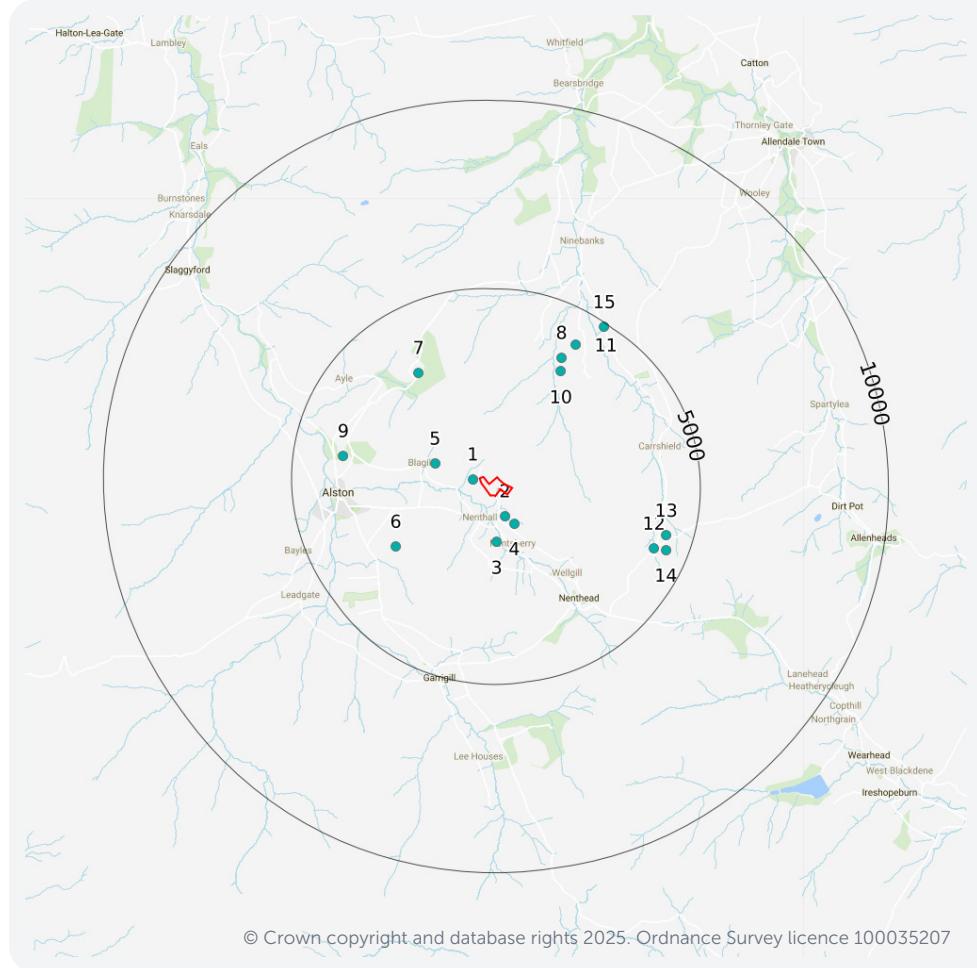
### Identified

The data summarised in this section relates to the location of current and planned wind farms/turbines and solar farms.

### Section links

#### Wind and solar

[Back to section summary](#)



Site Outline  
Search buffers in metres (m)

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

### 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.

# Screening



ID	Distance	Direction	Details	
1	184 m	W	<p><b>Site Name:</b> West Cocklakes Farm Nenthead Road, Alston, Cumbria, CA9 3LF</p> <p><b>Planning Application Reference:</b> 11/0447</p> <p><b>Type of Project:</b> Wind Turbine</p>	<p><b>Application Date:</b> 2011-08-03</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises installation of 15m wind turbine.</p> <p><b>Approximate Grid Reference:</b> 375311, 547026</p>
2	580 m	S	<p><b>Site Name:</b> Browngill Nenthead Road, Alston, Cumbria, CA9 3LF</p> <p><b>Planning Application Reference:</b> 12/0583</p> <p><b>Type of Project:</b> Wind Turbine</p>	<p><b>Application Date:</b> 2012-07-03</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises installation of a 5kw small domestic-scale micro-wind-turbine on a 15m mast.</p> <p><b>Approximate Grid Reference:</b> 376165, 546048</p>
3	861 m	S	<p><b>Site Name:</b> Far Nentsberry, Alston, Cumbria, CA9 3LZ</p> <p><b>Planning Application Reference:</b> 12/0524</p> <p><b>Type of Project:</b> Wind Turbine</p>	<p><b>Application Date:</b> 2012-06-22</p> <p><b>Planning Stage:</b> Early Planning Detail Plans Withdrawn</p> <p><b>Project Details:</b> Scheme comprises installation of domestic wind turbine mounted on a 15m tower.</p> <p><b>Approximate Grid Reference:</b> 376287, 545766</p>
4	962 m	S	<p><b>Site Name:</b> Nether Nentsbury, Alston, Cumbria, CA9 3LZ</p> <p><b>Planning Application Reference:</b> 10/0265</p> <p><b>Type of Project:</b> Wind Turbine</p>	<p><b>Application Date:</b> 2010-04-06</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises installation of domestic wind turbine.</p> <p><b>Approximate Grid Reference:</b> 376193, 545661</p>
5	1-2 km	W	<p><b>Site Name:</b> Clinty Brow Farm, Blagill, Alston, Eden, Cumbria, CA9 3NB</p> <p><b>Planning Application Reference:</b> 07/0186</p> <p><b>Type of Project:</b> Wind Generator &amp; Solar Panels</p>	<p><b>Application Date:</b> 2007-03-12</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises replacement micro wind generator and provision of ground mounted solar panels for domestic electricity generation.</p> <p><b>Approximate Grid Reference:</b> 374307, 547445</p>
6	2-3 km	SW	<p><b>Site Name:</b> The Rake, Alston, Eden, Cumbria, CA9</p> <p><b>Planning Application Reference:</b> 11/4002</p> <p><b>Type of Project:</b> Wind Turbine</p>	<p><b>Application Date:</b> 2011-05-31</p> <p><b>Planning Stage:</b> Early Planning Detailed Plans Submitted</p> <p><b>Project Details:</b> Scheme comprises construction of a single wind turbine.</p> <p><b>Approximate Grid Reference:</b> 373264, 545238</p>

# Screening



ID	Distance	Direction	Details	
7	3-4 km	NW	<p><b>Site Name:</b> Clarghyll Head House, Alston, Cumbria, CA9 3NG</p> <p><b>Planning Application Reference:</b> 22/0001</p> <p><b>Type of Project:</b> Wind Turbine</p>	<p><b>Application Date:</b> 2022-03-21</p> <p><b>Planning Stage:</b> Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises installation of a new 12m high wind turbine for sole use of energy for the property.</p> <p><b>Approximate Grid Reference:</b> 373868, 549851</p>
8	3-4 km	NE	<p><b>Site Name:</b> Hesleywell, Ninebanks, Hexham, Northumberland, NE47 8DL</p> <p><b>Planning Application Reference:</b> 12/02607/FUL</p> <p><b>Type of Project:</b> Wind Turbine</p>	<p><b>Application Date:</b> 2012-08-28</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises construction of a Kingspan KW6 domestic wind turbine mounted on a 11.60m tower, total height to tip of rotor 14.40m.</p> <p><b>Approximate Grid Reference:</b> 377669, 550253</p>
9	3-4 km	W	<p><b>Site Name:</b> Coatlith Hill Farm, Alston, Cumbria, CA9 3JZ</p> <p><b>Planning Application Reference:</b> 15/0606</p> <p><b>Type of Project:</b> Wind Turbine</p>	<p><b>Application Date:</b> 2015-10-15</p> <p><b>Planning Stage:</b> Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises installation of a tozzi nord TN535 10kw domestic wind turbine to generate electricity.</p> <p><b>Approximate Grid Reference:</b> 371869, 547645</p>
10	3-4 km	NE	<p><b>Site Name:</b> The Middle, Ninebanks, Hexham, Tynedale, Northumberland, NE47 8DL</p> <p><b>Planning Application Reference:</b> 20070956</p> <p><b>Type of Project:</b> Wind Turbine</p>	<p><b>Application Date:</b> 2007-09-05</p> <p><b>Planning Stage:</b> Early Planning Detail Plans Withdrawn</p> <p><b>Project Details:</b> Scheme comprises installation of a 12m high 5kw micro generation wind turbine.</p> <p><b>Approximate Grid Reference:</b> 377841, 550238</p>
11	3-4 km	NE	<p><b>Site Name:</b> Land South West Of The Middle, Ninebanks, Hexham, Northumberland, Northumberland, NE47 8DN</p> <p><b>Planning Application Reference:</b> 14/03353/RENE</p> <p><b>Type of Project:</b> Wind Turbine</p>	<p><b>Application Date:</b> 2014-11-06</p> <p><b>Planning Stage:</b> Early Planning Detail Plans Withdrawn</p> <p><b>Project Details:</b> Scheme comprises installation of a Kingspan KW6 wind turbine (15m hub height, 17.5m tip height) to generate electricity.</p> <p><b>Approximate Grid Reference:</b> 377962, 550257</p>
12	4-5 km	SE	<p><b>Site Name:</b> Sunniside Cottage, Carrshield, Hexham, Northumberland, NE47 8AT</p> <p><b>Planning Application Reference:</b> 12/01716/RENE</p> <p><b>Type of Project:</b> Wind Turbine</p>	<p><b>Application Date:</b> 2012-06-22</p> <p><b>Planning Stage:</b> Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises installation of 11.6m high wind turbine and electric storage shed.</p> <p><b>Approximate Grid Reference:</b> 380125, 545188</p>

# Screening



ID	Distance	Direction	Details	
13	4-5 km	SE	<p><b>Site Name:</b> Land At Coalcleugh Farm A, Carrshield, Hexham, Northumberland, NE47 8AT</p> <p><b>Planning Application Reference:</b> 15/03256/RENE</p> <p><b>Type of Project:</b> Wind Turbine</p>	<p><b>Application Date:</b> 2015-10-05</p> <p><b>Planning Stage:</b> Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises installation of a kingspan kw6 domestic wind turbine mounted to a 9.00m tower to generate electricity for coalcleugh farm.</p> <p><b>Approximate Grid Reference:</b> 380182, 545164</p>
14	4-5 km	SE	<p><b>Site Name:</b> Coalcleugh, Carrshield, Hexham, Northumberland, NE47 8AT</p> <p><b>Planning Application Reference:</b> 16/00975/RENE</p> <p><b>Type of Project:</b> Wind Turbine</p>	<p><b>Application Date:</b> 2016-04-04</p> <p><b>Planning Stage:</b> Detail Plans Withdrawn</p> <p><b>Project Details:</b> Scheme comprises installation of a Kingspan KW6 domestic wind turbine mounted to a 9.00m tower to generate electricity for Coalcleugh Farm.</p> <p><b>Approximate Grid Reference:</b> 380182, 545164</p>
15	4-5 km	NE	<p><b>Site Name:</b> High Greenelycleugh, Ninebanks, Hexham, Tynedale, Northumberland, NE47 8DE</p> <p><b>Planning Application Reference:</b> 20080522</p> <p><b>Type of Project:</b> Wind Turbine</p>	<p><b>Application Date:</b> 2008-06-27</p> <p><b>Planning Stage:</b> Plans Approved Detail Plans Granted</p> <p><b>Project Details:</b> Scheme comprises installation of 6kw domestic wind turbine.</p> <p><b>Approximate Grid Reference:</b> 378804, 551068</p>

This information is derived from planning data supplied by Serac Tech and 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.

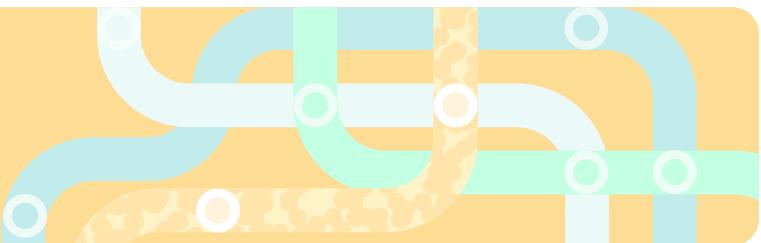
# Screening



## Transportation

Not identified

The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.



## 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.

**HS2 route**

Not identified

**HS2 safeguarding**

Not identified

**HS2 stations**

Not identified

**HS2 depots**

Not identified

**HS2 noise**

Not assessed

**HS2 visual impact**

Not assessed

## Crossrail

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

**Crossrail 2 route**

Not identified

**Crossrail 2 stations**

Not identified

**Crossrail 2 worksites**

Not identified

**Crossrail 2 safeguarding**

Not identified

**Crossrail 2 headhouse**

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.

**Active railways and tunnels**

Not identified

**Historical railways and tunnels**

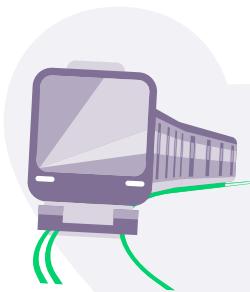
Not identified

**Railway and tube stations**

Not identified

**Underground**

Not identified



## Next steps

None required.

# Screening



## 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)	Identified	Dangerous industrial substances (D.S.I. List 2)	Not identified
Former tanks	Not identified	Pollution incidents	Not identified
Former energy features	Not identified	Superficial hydrogeology	
Former petrol stations	Not identified	Aquifers within superficial geology	Not identified
Former garages	Not identified	Superficial geology	Not identified
Former military land	Not identified	Bedrock hydrogeology	
Former landfill (from Local Authority and historical mapping records)	Not identified	Aquifers within bedrock geology	Identified
Waste site no longer in use	Not identified	Groundwater abstraction licences	Not identified
Active or recent landfill	Not identified	Bedrock geology	Identified
Former landfill (from Environment Agency Records)	Not identified	Source Protection Zones and drinking water abstractions	
Active or recent licensed waste sites	Not identified	Source Protection Zones	Not identified
Recent industrial land uses	Identified	Source Protection Zones in confined aquifer	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified	Drinking water abstraction licences	Not identified
Current or recent petrol stations	Not identified	Hydrology	
Dangerous or explosive sites	Not identified	Water courses from Ordnance Survey	Identified
Hazardous substance storage/usage	Not identified	Surface water abstractions	Not identified
Sites designated as Contaminated Land	Not identified	Flooding	
Historical licensed industrial activities	Not identified	Risk of flooding from rivers and the sea	Not identified
Current or recent licensed industrial activities	Not identified	Flood storage areas: part of floodplain	Not identified
Local Authority licensed pollutant release	Not identified	Historical flood areas	Not identified
Pollutant release to surface waters	Not identified	Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Pollutant release to public sewer	Not identified	Flood defences	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified		

# Screening



Flooding		Planning constraints	
Surface water flood risk	Identified	Special Areas of Conservation	Not identified
Groundwater flooding	Not identified	Special Protection Areas (for birds)	Not identified
Ambiental FloodScore™ insurance rating	Identified	National Nature Reserves	Not identified
Flood map for planning	Not identified	Local Nature Reserves	Not identified
Natural ground subsidence		Designated Ancient Woodland	
Natural ground subsidence	Identified	Green Belt	Not identified
Natural geological cavities	Not identified	World Heritage Sites	Not identified
Non-natural ground subsidence		Areas of Outstanding Natural Beauty	
Coal mining	Identified	National Parks	Not identified
Non-coal mining areas	Identified	Conservation Areas	Not identified
Non-coal mining	Identified	Listed Buildings	Not identified
Mining cavities	Not identified	Certificates of Immunity from Listing	Not identified
Infilled land	Identified	Scheduled Monuments	Not identified
Cheshire Brine	Not identified	Registered Parks and Gardens	Not identified
Climate change		Oil and gas	
Flood risk (5 and 30 Years)	Identified	Oil or gas drilling well	Not identified
Ground stability (5 and 30 Years)	Identified	Proposed oil or gas drilling well	Not identified
Complex cliffs	Not identified	Licensed blocks	Not identified
Projections with active management or intervention measures in place	Not identified	Potential future exploration areas	Not identified
Projections with no active management plan or intervention	Not identified	Wind and solar	
Radon		Wind farms	Not identified
Radon	Identified	Proposed wind farms	Not identified
Planning constraints		Proposed wind turbines	Identified
Sites of Special Scientific Interest	Not identified	Existing and agreed solar installations	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified	Proposed solar installations	Not identified
Energy		Electricity transmission lines and pylons	Not identified
		National Grid energy infrastructure	Not identified

# Screening



## Energy

Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified



## Appendix



### Contaminated land

Page 3 →

Acceptable risk with guidance

## Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities although some potentially contaminative land uses have been identified. These land uses are not considered a significant risk if the site remains in its current use.

The risk assessment in this report does not consider the implications of redevelopment. If the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. In this case, contact the Local Authority Planning Department to clarify the required assessments and planning conditions.

If you require further advice, please contact our customer services team on 01273 257 755 or e-mail at [info@groundsure.com](mailto:info@groundsure.com).



### Flooding

Page 17 →

High

#### National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

## Next steps

### Flooding

An elevated level of flood risk has been identified at the property.

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable;
- Make enquiries of the seller and other nearby businesses on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings> ↗;
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- Create a flood plan, including evacuation and business continuity <https://www.gov.uk/prepare-for-flooding> ↗. The flood maps within this report may be of assistance in identifying higher risk areas;
- If the property has recently been constructed, the risk assessment within this report will not take into account measures put in place by the developer. This should be factored in when making any purchase decisions.

# Screening



## Ground stability

Page 20 →

Identified

### Next steps

#### Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence, mining other than coal, infilled land. You should consider the following:

- 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
- a more detailed mining search may also further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

#### Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

#### Non-coal mining areas

The property is assessed to be in a non-coal mining area.

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider



## ClimateIndex™

Page 25 →

Low-Moderate

### Next steps

## Next steps continued

### Flooding

Climate change could increase the risk of flooding on this property in 5 years and/or 30 years, which may impact your ability to obtain insurance or even have an effect on the value of the property. To best protect the property, and your investment, against this risk we recommend the following:

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable. Take into consideration that premiums could be impacted in the future if the risk increases due to climate change
- Investigate the possibility of obtaining parametric insurance or business interruption insurance
- Sign up for [flood warnings](#) provided by the government
- Look into the various forms of flood [resistance](#) and [resilience](#) measures that will help protect your property in the event of a flood

### Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#) here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on [info@groundsure.com](mailto:info@groundsure.com) or 01273 257755.

# Screening



## Radon

Page 31 →

Identified

### Next steps

#### Radon

The property is in an area where elevated radon levels are expected to be found in 5-10% of properties.

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands> ↗;
- Due to the age of the property, radon protection measures should not be expected to be present within the property unless recently installed;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderworkplace> ↗;
- Further information is available here <https://knowledge.groundsure.com/searches-radon> ↗.



## Planning constraints

Page 33 →

Identified

### Next steps

#### Visual and cultural designations

The property lies within 250m of a visually or culturally protected site or area.

- seek further guidance from the local planning department on any likely restrictions if considering any property development



## Energy

Page 36 →

Identified

### Next steps

#### Wind

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

- 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



**Groundsure**  
LOCATION INTELLIGENCE



**Date:**  
**Reference:**  
**Your reference:**

29 October 2025  
LBRI-OM7-YUY-Y2Y-VLW  
742963

**Grid reference:**  
**Address:**

375906 546829  
East Cocklakes, Nenthead Road,  
Alston, Cumbria, CA9 3LF

## Methodologies and limitations

Groundsure's methodologies and limitations are 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 Screening 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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- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

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- 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
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.  
Email: [info@goundsure.com](mailto:info@goundsure.com)

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 scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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