

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

l.marsh@groundsure.com

Professional opinion

Key results



Acceptable risk with guidance

Contaminated land

Page 3 →

Groundsure has not identified any significant risks relating to contaminated land liabilities under Part 2A of the EPA 1990.



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**.

Recent aerial photograph



Capture Date: 17/07/2021

Site Area: 21.87ha



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.



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](#) → [Current/recent land use](#) →
[Past land use](#) → [Hydrogeology](#) →
[Hydrology](#) →

[Back to section 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.

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.





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 |



Contaminated land
Past land use ?

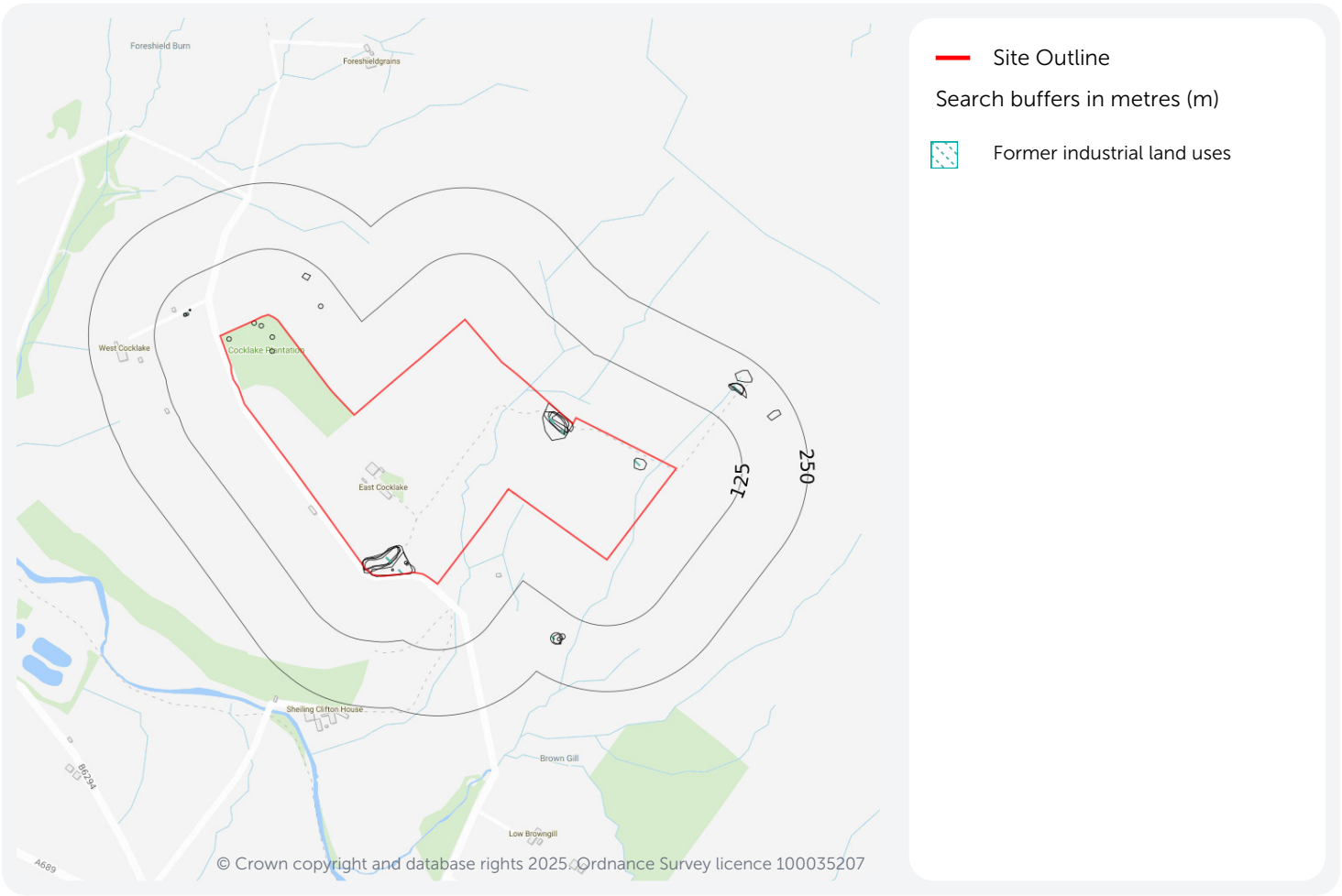
Acceptable risk with guidance

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 →
- Past land use →
- Hydrology →
- Current/recent land use →
- Hydrogeology →

Back to section summary →



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.



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.

Contaminated land

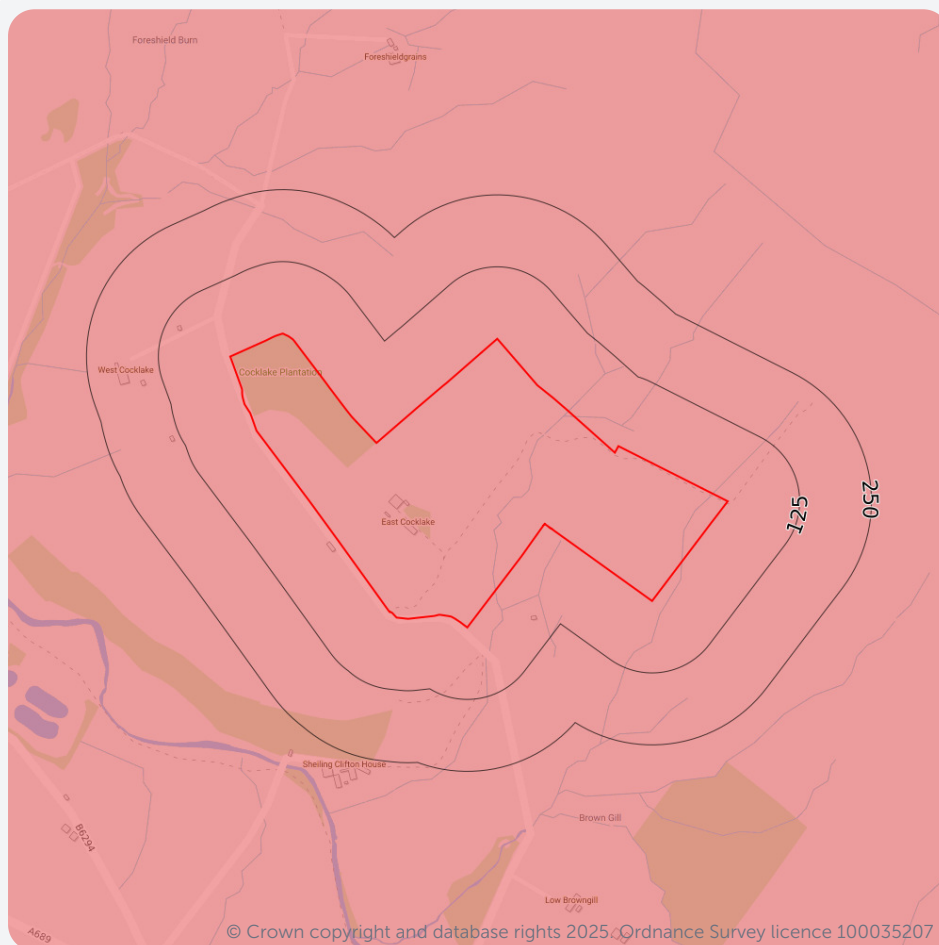
Bedrock hydrogeology ?

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

[Back to section summary](#) →

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



— 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.



| 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.



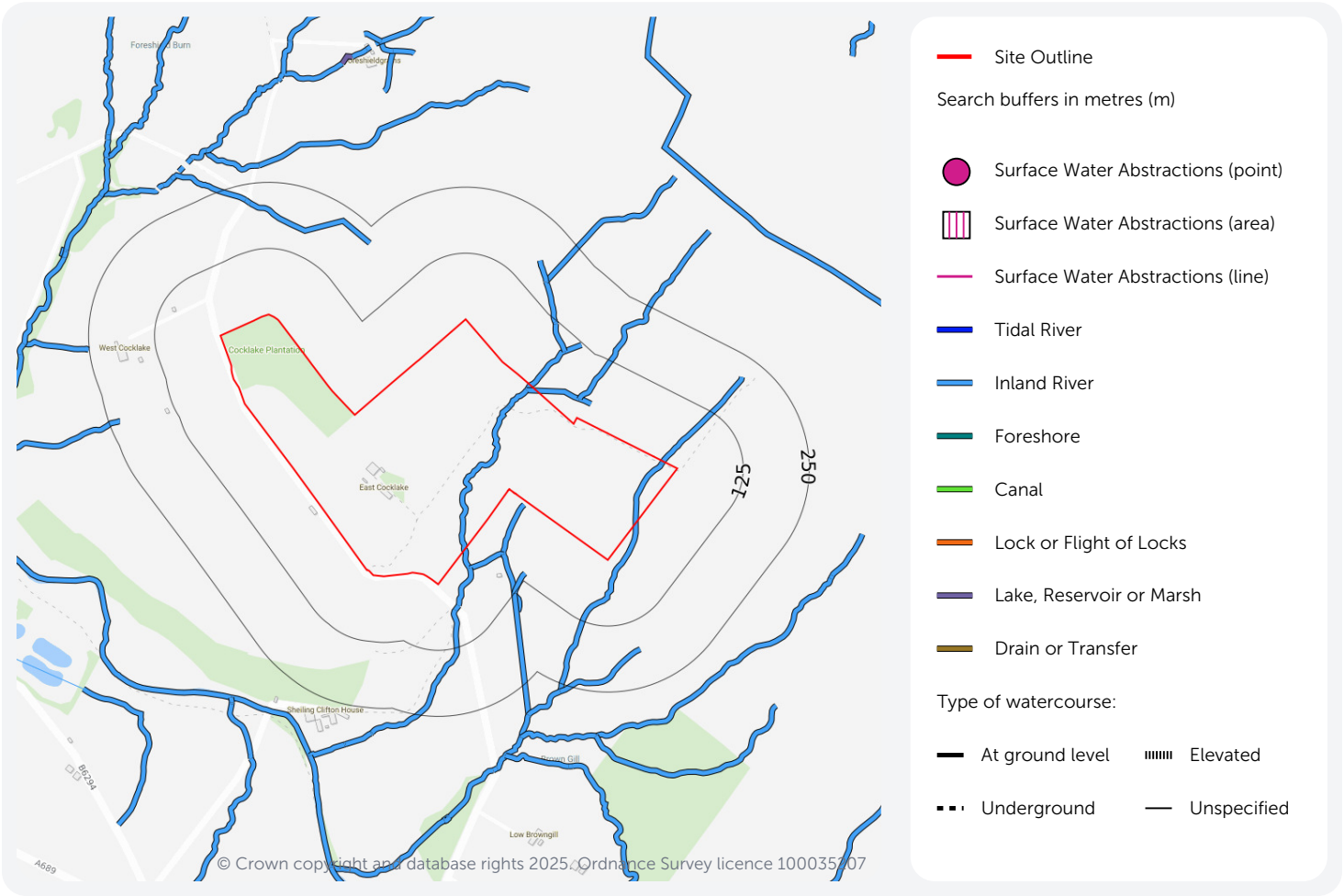
Contaminated land
Hydrology ?

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

[Back to section summary](#) →

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



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

Screening



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

Screening



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

Screening



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

This data is sourced from Ordnance Survey.



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.

Flooding

Surface water flooding

Highly Significant

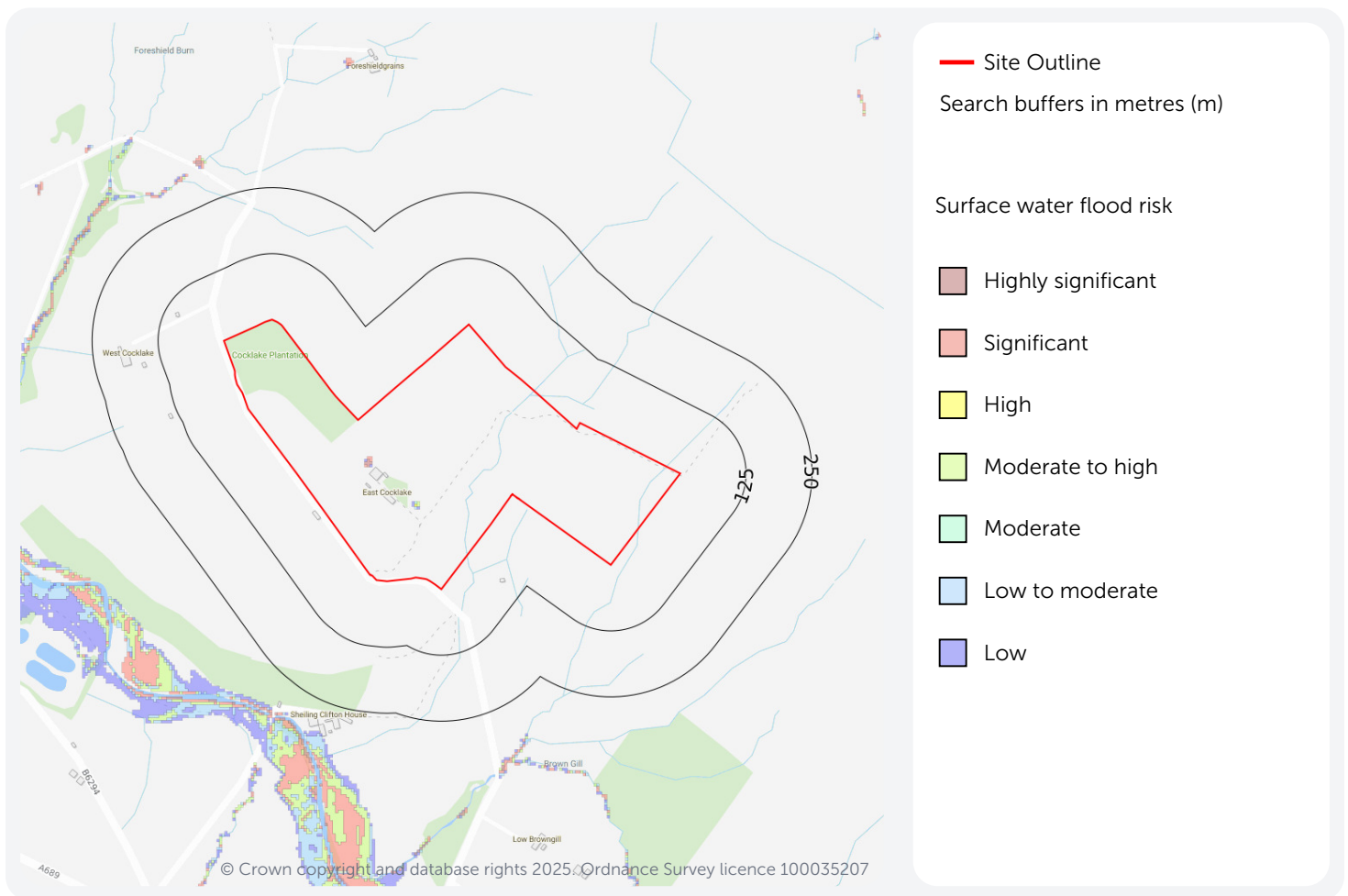
This section provides details of where there are flood risks originating from surface water. Surface water flooding can happen when heavy rain overwhelms drainage systems causing water to pool on the ground.

Section links

[Back to section summary](#) →

[Surface water](#)

→ [FloodScore™ insurance](#) →



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 Ambiental Risk Analytics maps.

Flooding

Ambiental FloodScore™ insurance rating ?

Very High

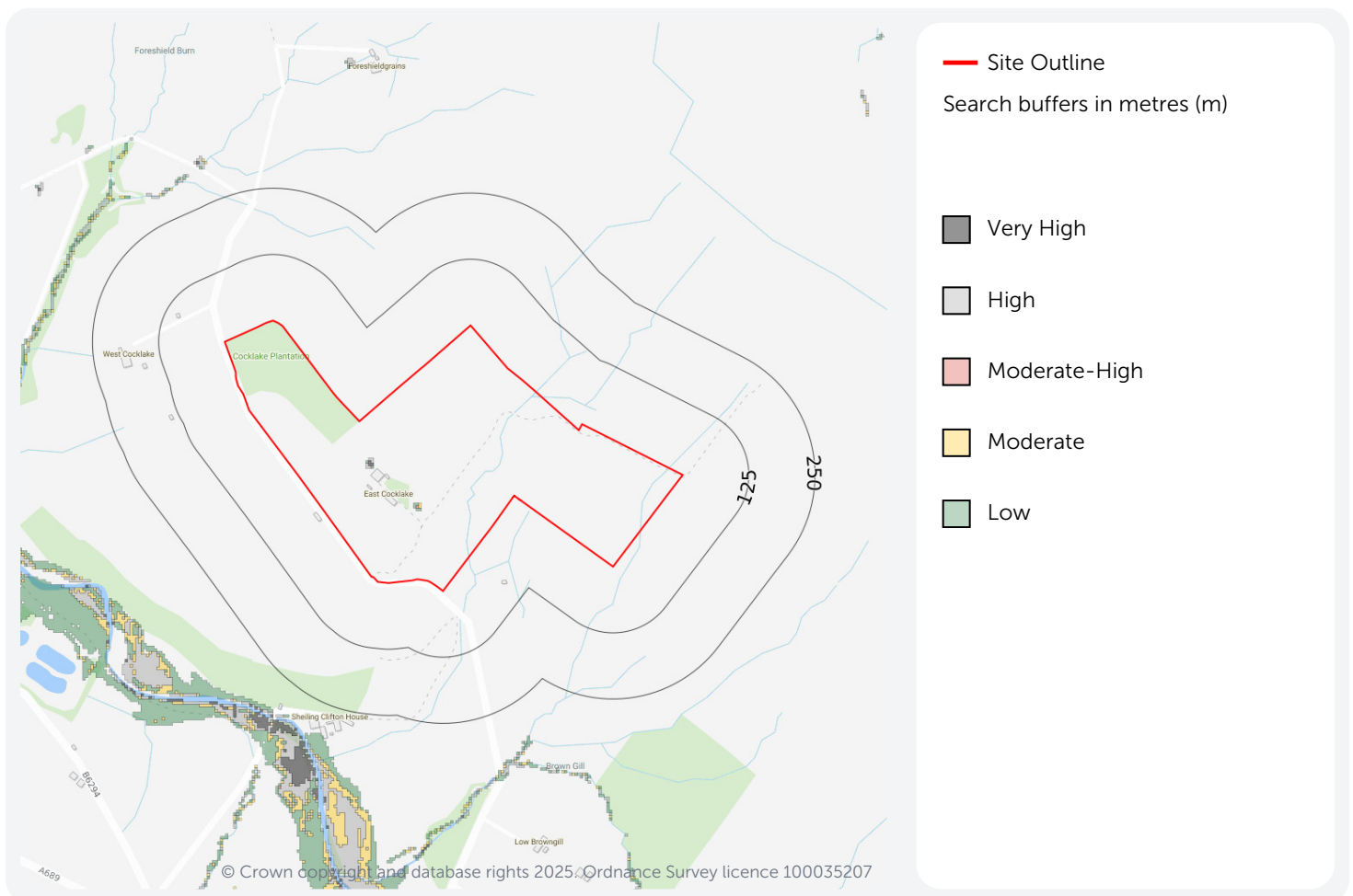
This section provides details of FloodScore™, a rating provided by flood modelling specialists Ambiental. It provides an indication of the perceived insurance risk classification.

Section links

[Back to section summary](#) →

[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.



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.

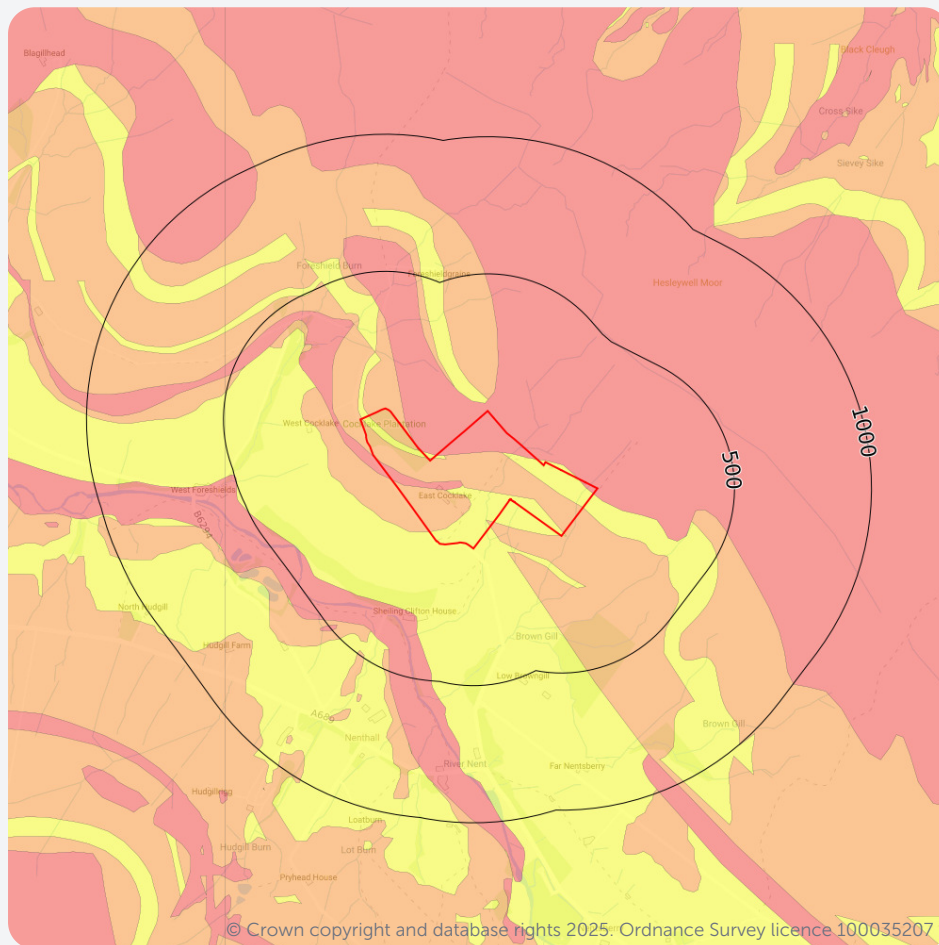
Section links

[Natural](#)



[Back to section summary](#) →

→ [Non-natural](#)



— Site Outline

Search buffers in metres (m)

Moderate - high

Low

Negligible - very low

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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

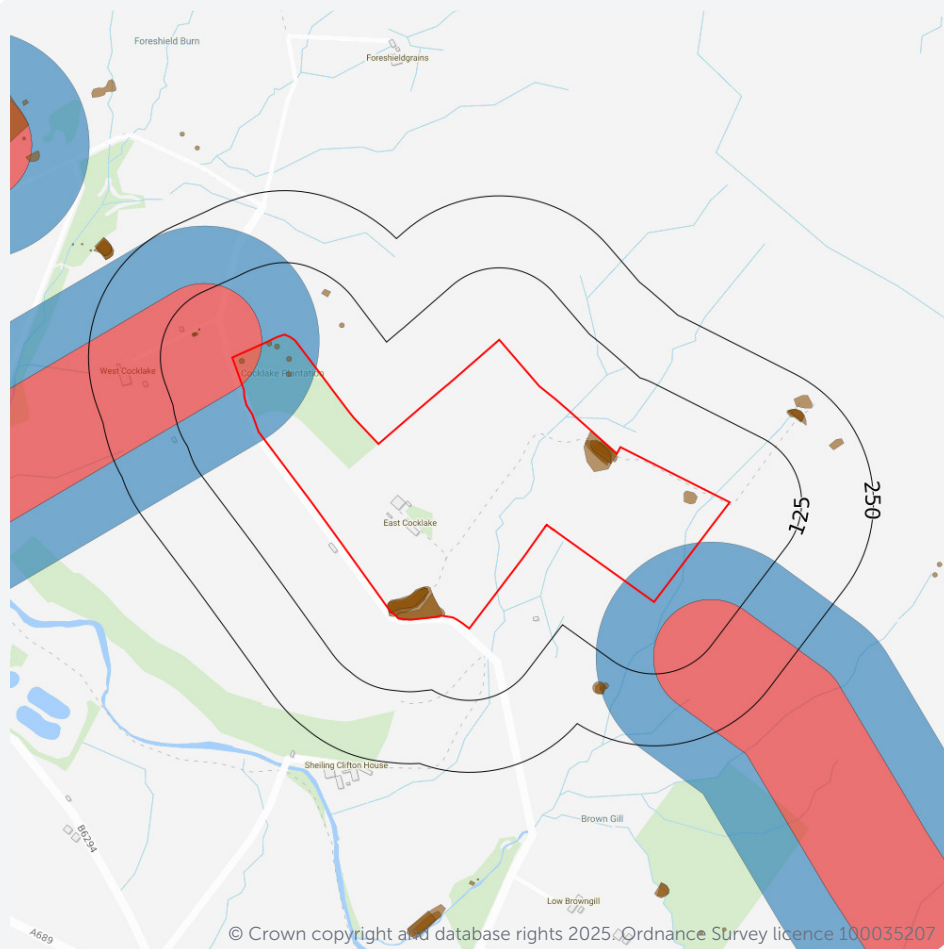
The data in this section relates to ground instability hazards that are a result of the non-natural activities in the areas, such as mining or infilled land.

Section links

[Back to section summary](#) →

[Natural](#)

→ [Non-natural](#)



— Site Outline

Search buffers in metres (m)

Infilled Land

Mining hazards:

Highly likely

Likely

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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.



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 → Flooding →
Ground stability → 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  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



Flooding



Ground stability



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.

C

5 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

C

30 years

Low-Moderate

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.



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.

Ambiental 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 Ambiental Risk Analytics.



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



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

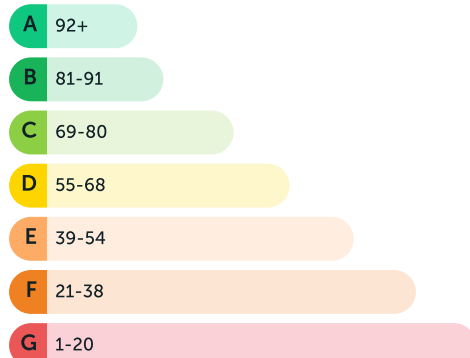
Certificate date:
13th June 2016

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



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

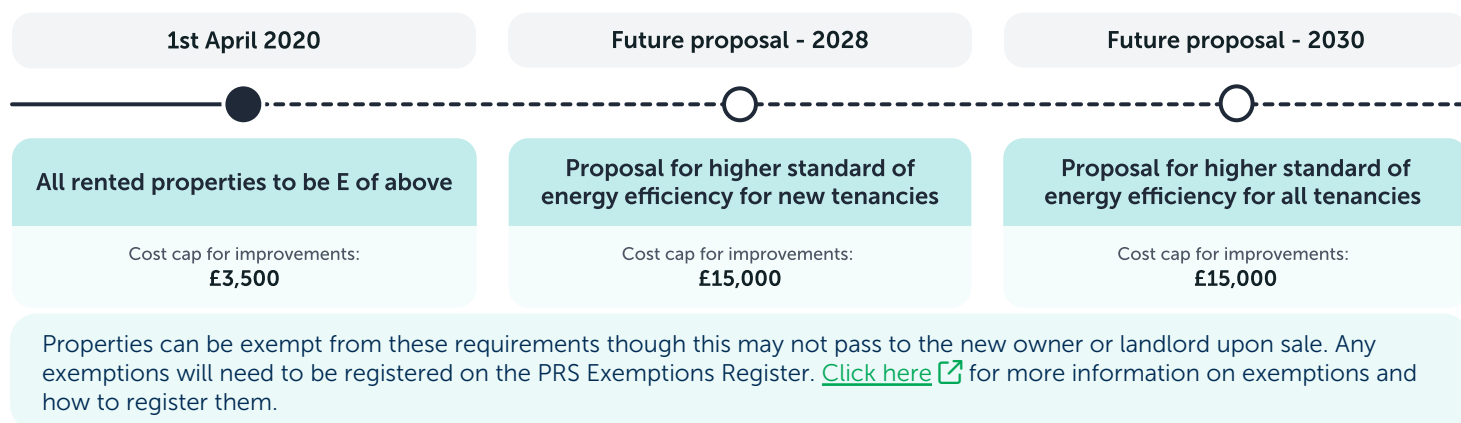
Minimum Energy Efficiency Standards (MEES) require all rented properties let in England and Wales to have a minimum EPC rating of 'E'.

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.





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>.



Radon ?

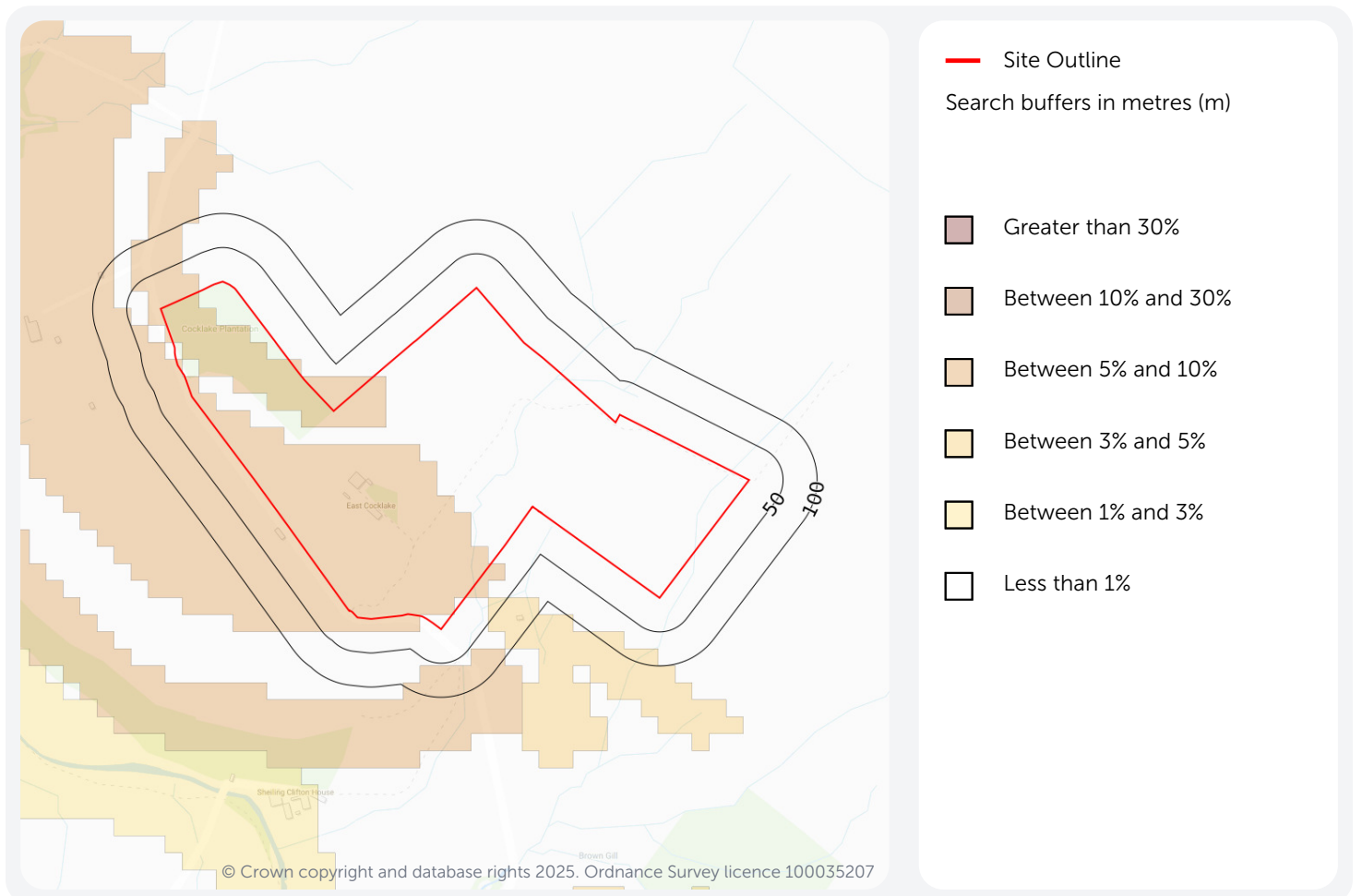
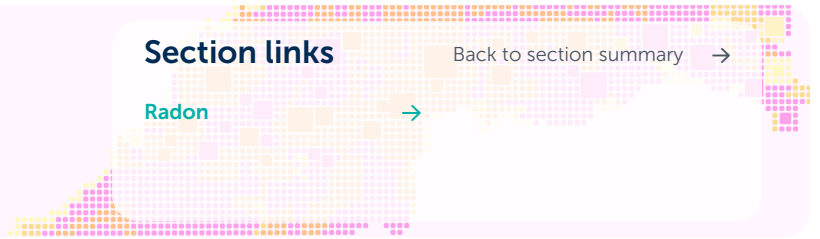
Identified

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.

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.



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



Planning constraints ?

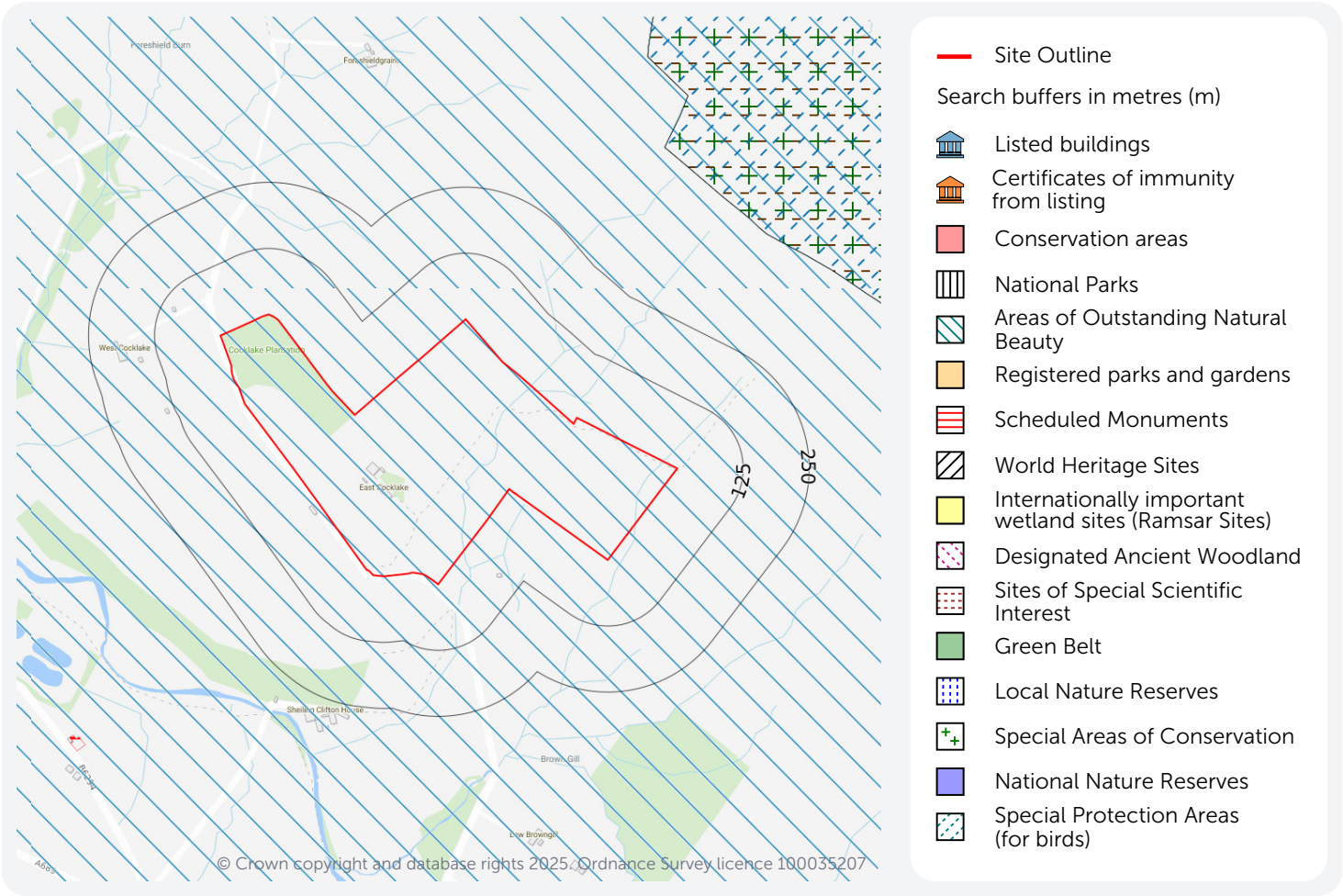
Identified

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

Section links

Back to section summary →

Planning constraints →



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



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

Energy

Wind and solar ?

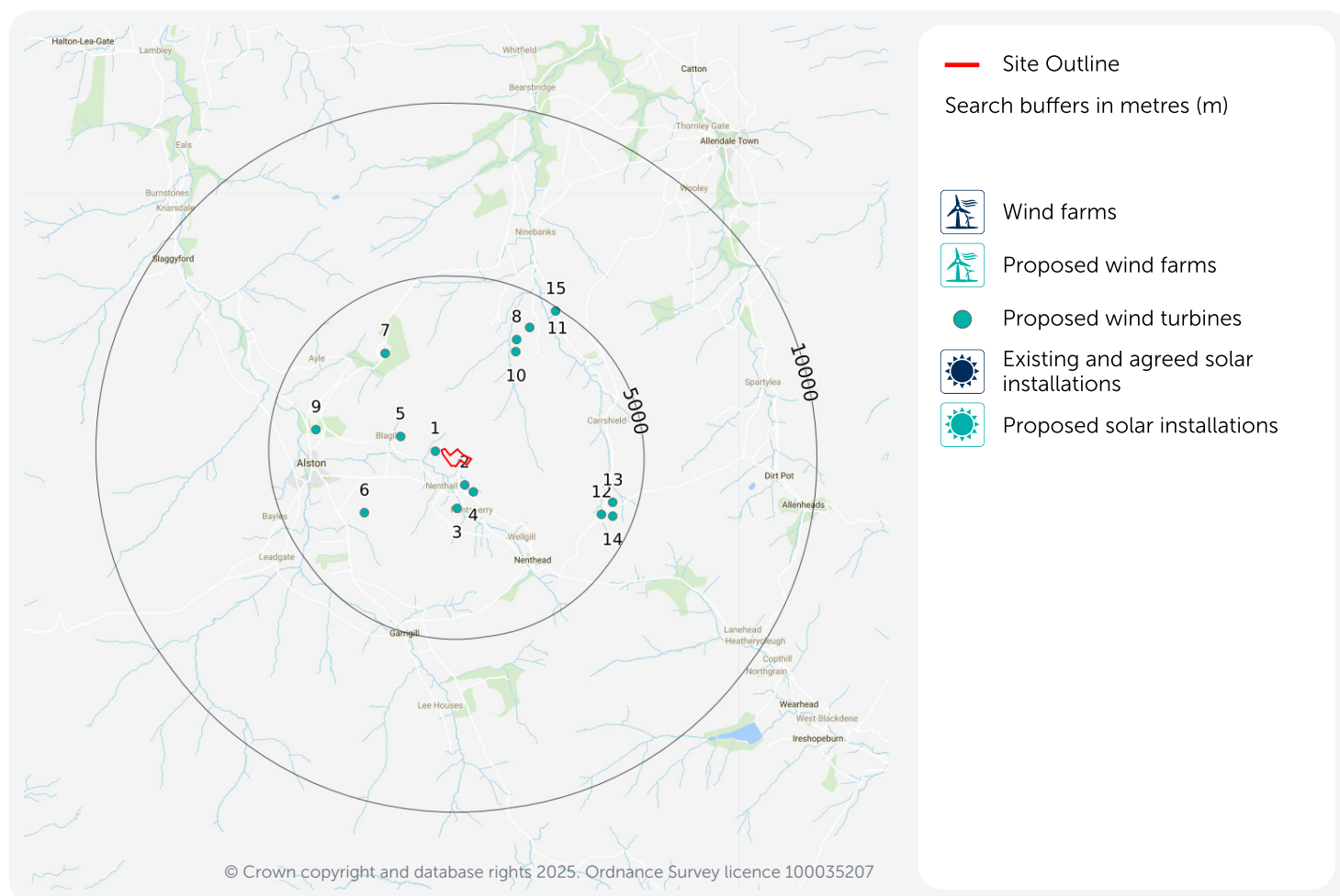
Identified

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

Section links

[Back to section summary](#) →

[Wind and solar](#) →



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

Screening



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

Screening



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

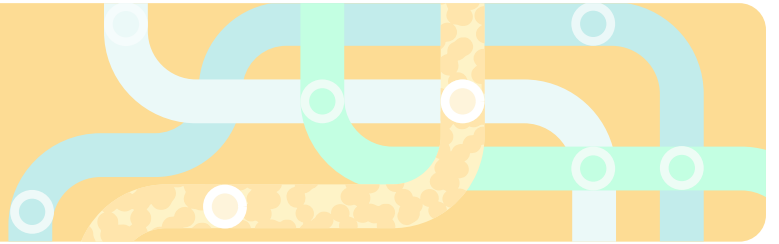
If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure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



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

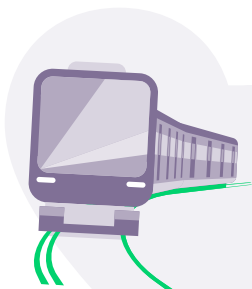
Not identified

Railway and tube stations

Not identified

Underground

Not identified



Next steps

None required.



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 | |
|---|----------------|
| Former industrial land use (1:10,560 and 1:10,000 scale) | Identified |
| Former tanks | Not identified |
| Former energy features | Not identified |
| Former petrol stations | Not identified |
| Former garages | Not identified |
| Former military land | Not identified |
| Former landfill (from Local Authority and historical mapping records) | Not identified |
| Waste site no longer in use | Not identified |
| Active or recent landfill | Not identified |
| Former landfill (from Environment Agency Records) | Not identified |
| Active or recent licensed waste sites | Not identified |
| Recent industrial land uses | Identified |
| National Geographic Database (NGD) - Current or recent tanks | Not identified |
| Current or recent petrol stations | Not identified |
| Dangerous or explosive sites | Not identified |
| Hazardous substance storage/usage | Not identified |
| Sites designated as Contaminated Land | Not identified |
| Historical licensed industrial activities | Not identified |
| Current or recent licensed industrial activities | Not identified |
| Local Authority licensed pollutant release | Not identified |
| Pollutant release to surface waters | Not identified |
| Pollutant release to public sewer | Not identified |
| Dangerous industrial substances (D.S.I. List 1) | Not identified |
| Contaminated Land | |
| Dangerous industrial substances (D.S.I. List 2) | Not identified |
| Pollution incidents | Not identified |
| Superficial hydrogeology | |
| Aquifers within superficial geology | Not identified |
| Superficial geology | Not identified |
| Bedrock hydrogeology | |
| Aquifers within bedrock geology | Identified |
| Groundwater abstraction licences | Not identified |
| Bedrock geology | Identified |
| Source Protection Zones and drinking water abstractions | |
| Source Protection Zones | Not identified |
| Source Protection Zones in confined aquifer | Not identified |
| Drinking water abstraction licences | Not identified |
| Hydrology | |
| Water courses from Ordnance Survey | Identified |
| Surface water abstractions | Not identified |
| Flooding | |
| Risk of flooding from rivers and the sea | Not identified |
| Flood storage areas: part of floodplain | Not identified |
| Historical flood areas | Not identified |
| Reduction in Risk of Flooding from Rivers and Sea due to Defences | Not identified |
| Flood defences | Not identified |



Flooding

| | |
|--|----------------|
| Surface water flood risk | Identified |
| Groundwater flooding | Not identified |
| Ambiental FloodScore™ insurance rating | Identified |
| Flood map for planning | Not identified |

Natural ground subsidence

| | |
|-----------------------------|----------------|
| Natural ground subsidence | Identified |
| Natural geological cavities | Not identified |

Non-natural ground subsidence

| | |
|-----------------------|----------------|
| Coal mining | Identified |
| Non-coal mining areas | Identified |
| Non-coal mining | Identified |
| Mining cavities | Not identified |
| Infilled land | Identified |
| Cheshire Brine | Not identified |

Climate change

| | |
|--|----------------|
| Flood risk (5 and 30 Years) | Identified |
| Ground stability (5 and 30 Years) | Identified |
| Complex cliffs | Not identified |
| Projections with active management or intervention measures in place | Not identified |
| Projections with no active management plan or intervention | Not identified |

Radon

| | |
|-------|------------|
| Radon | Identified |
|-------|------------|

Planning constraints

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

Planning constraints

| | |
|---------------------------------------|----------------|
| Special Areas of Conservation | Not identified |
| Special Protection Areas (for birds) | Not identified |
| National Nature Reserves | Not identified |
| Local Nature Reserves | Not identified |
| Designated Ancient Woodland | Not identified |
| Green Belt | Not identified |
| World Heritage Sites | Not identified |
| Areas of Outstanding Natural Beauty | 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 |

Oil and gas

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

Wind and solar

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



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.





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  or 01273 257755.



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



Methodologies and limitations

Groundsure's methodologies and limitations are available here: 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

Conveyancing Information Executive and our terms & conditions

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

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Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.

Email: info@groundsure.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

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