

# Site Location



## Aerial Photograph

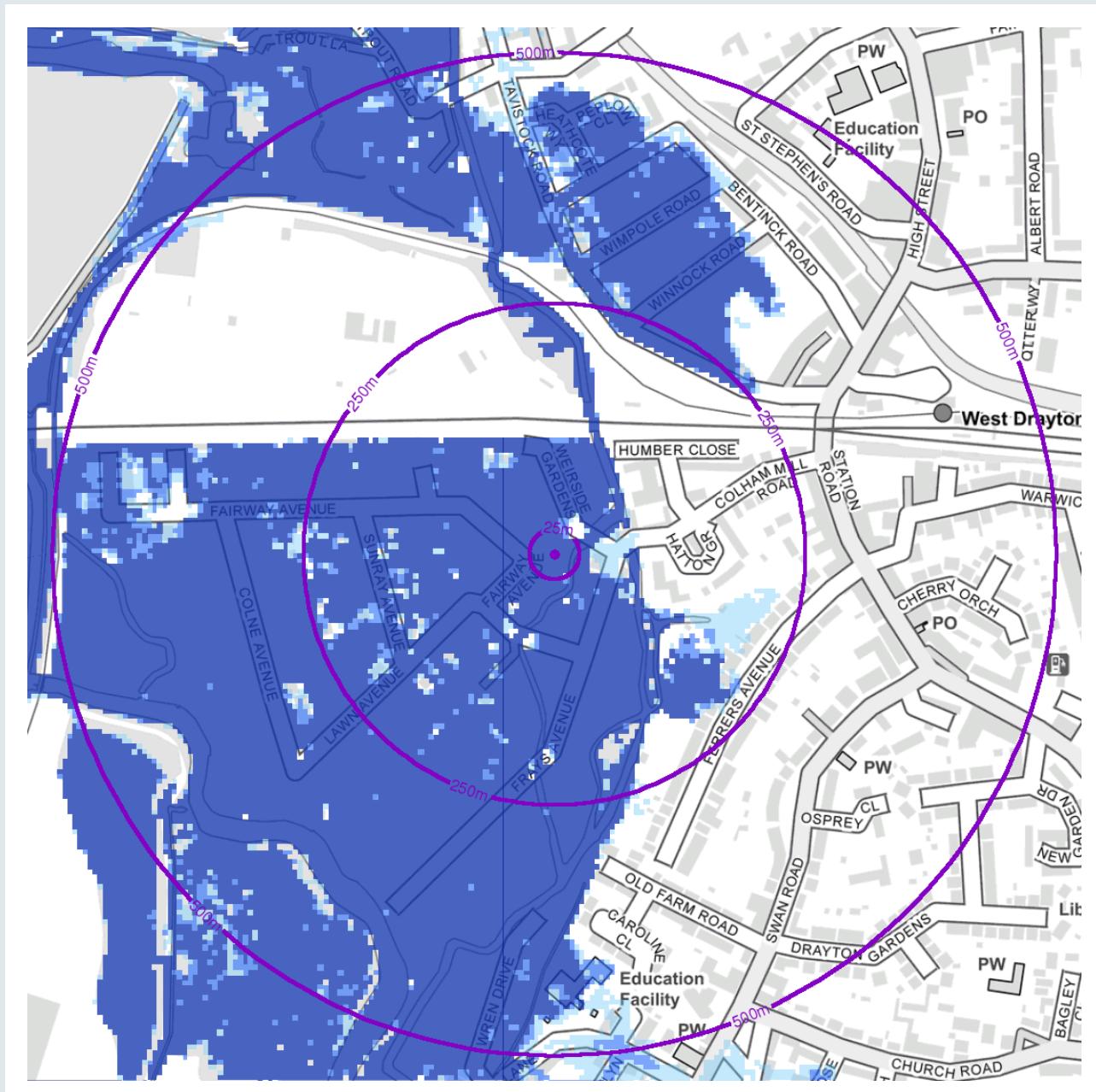
The photograph below shows the location of the property.



## Section 2a and 2b: River and Coastal Flooding

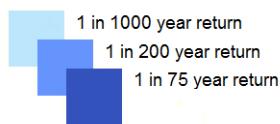


The map below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.

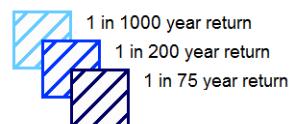


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## River Flooding



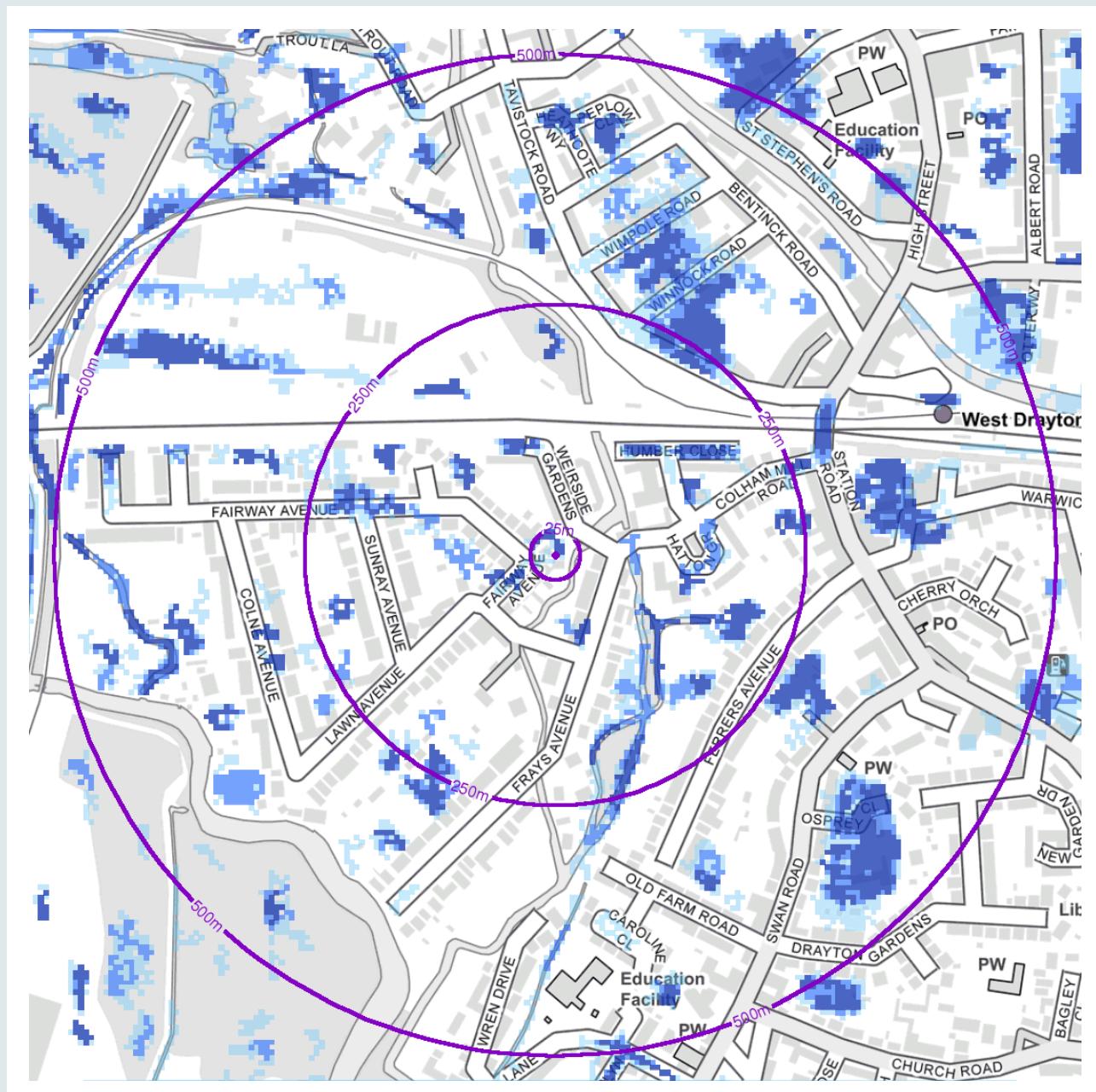
## Coastal Flooding



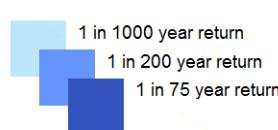
## Section 2c: Surface Water Flooding



The map below shows the location of potential surface water flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.



### Surface Water Flooding





## Section 2a: River Flooding

River flooding mainly happens when the river catchment (that is the area of land that feeds water into the river and the streams that flow into the main river) receives greater than usual amounts of water (for example through rainfall or melting of snow). The amount of runoff depends on the soil type, catchment steepness, drainage characteristics, agriculture and urbanisation as well as the saturation of the catchment. The extra water causes the level of the water in the river to rise above its banks or retaining structures. The result is a worst-case scenario and assumes the failure of any defences which may be present.

Enquiry	Result	Contact
<b>Is there a potential risk of river flooding within 250m of the property?</b>	<b>Yes</b>	-



## Section 2b: Coastal Flooding

Coastal flooding is the inundation of land caused by sea water rising above normal tidal conditions due to the effects of severe weather conditions (a combination of storm surge, tides and river inflow). The result is a worst-case scenario and assumes the failure of any defences which may be present.

Enquiry	Result	Contact
<b>Is there a potential risk of coastal flooding within 250m of the property?</b>	<b>No</b>	-



## Section 2c: Surface Water Flooding

Surface water flooding results from rainfall running over ground before entering a watercourse or sewer. It is usually associated with high intensity rainfall events (typically greater than 30mm per hour) but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting) or otherwise has low permeability.

Enquiry	Result	Contact
<b>Is there a potential risk of surface water flooding within 250m of the property?</b>	<b>Yes</b>	-

## Next Steps

If you wish to gain more detailed information on the type and likelihood of your property being impacted by a flood event and the potential impact on insurance, we recommend that you purchase our Landmark Flood Report.

If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email **helpdesk@landmark.co.uk**.

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

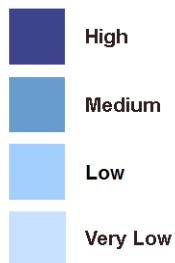


The map below shows the location of RoFRS and Historic Flood Events. Further details are shown on the following pages.



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### Risk of Flooding from Rivers and Sea (RoFRS)



### Historic Flood Events





## Section 2d: Risk of Flooding from Rivers and Sea (RoFRS)

The Risk of Flooding from Rivers and Sea (RoFRS) database provides an indication of river and coastal flood risk at a national level using a 50m grid as used by many insurance companies. The RoFRS data product has been created by calculating the actual likelihood of flooding to areas of land within the flood plain of an extreme flood and considers the probability that the flood defences will overtop or breach. The risk level is divided into four categories 'Low', 'Medium', 'High', and 'Very Low'.

Enquiry	Result				
Map ID	Reference	Location	Details	Distance	Contact
<b>Risk of Flooding from Rivers and Sea (RoFRS)</b>					
	<b>Reference:</b> 1489933	N/A	<b>Flood Risk Assessment:</b> Very Low <b>Catchment Area:</b> Not Supplied	0m	2
	<b>Reference:</b> 69760	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	17m	2
	<b>Reference:</b> 921342	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	23m	2
	<b>Reference:</b> 1379894	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	31m	2
	<b>Reference:</b> 1379895	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	44m	2
	<b>Reference:</b> 1489929	N/A	<b>Flood Risk Assessment:</b> Very Low <b>Catchment Area:</b> Not Supplied	44m	2
	<b>Reference:</b> 69777	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	45m	2
	<b>Reference:</b> 1308337	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	49m	2
	<b>Reference:</b> 921348	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	51m	2
	<b>Reference:</b> 1308335	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	59m	2
	<b>Reference:</b> 1308340	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	65m	2

Map ID	Reference	Location	Details	Distance	Contact
	<b>Reference:</b> 921349	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	67m	2
	<b>Reference:</b> 1379945	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	67m	2
	<b>Reference:</b> 921340	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	70m	2
	<b>Reference:</b> 69756	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	72m	2
	<b>Reference:</b> 921330	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	76m	2
	<b>Reference:</b> 1308338	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	77m	2
	<b>Reference:</b> 681114	N/A	<b>Flood Risk Assessment:</b> Low <b>Catchment Area:</b> Not Supplied	78m	2
	<b>Reference:</b> 921350	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	80m	2
	<b>Reference:</b> 921341	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	82m	2
	<b>Reference:</b> 921353	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	88m	2
	<b>Reference:</b> 1489931	N/A	<b>Flood Risk Assessment:</b> Very Low <b>Catchment Area:</b> Not Supplied	92m	2
	<b>Reference:</b> 69736	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	95m	2
	<b>Reference:</b> 1379913	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	95m	2
	<b>Reference:</b> 921326	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	96m	2
	<b>Reference:</b> 1308316	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	96m	2
	<b>Reference:</b> 1308332	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	97m	2

Map ID	Reference	Location	Details	Distance	Contact
	<b>Reference:</b> 1308346	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	114m	2
	<b>Reference:</b> 921329	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	115m	2
	<b>Reference:</b> 1308347	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	115m	2
	<b>Reference:</b> 1308329	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	118m	2
	<b>Reference:</b> 921323	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	122m	2
	<b>Reference:</b> 1308334	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	122m	2
	<b>Reference:</b> 1308327	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	125m	2
	<b>Reference:</b> 921191	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	126m	2
	<b>Reference:</b> 921321	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	128m	2
	<b>Reference:</b> 69802	N/A	<b>Flood Risk Assessment:</b> High <b>Catchment Area:</b> Not Supplied	153m	2
	<b>Reference:</b> 1379968	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	153m	2
	<b>Reference:</b> 921388	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	155m	2
	<b>Reference:</b> 921317	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	156m	2
	<b>Reference:</b> 1308350	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	156m	2
	<b>Reference:</b> 1308352	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	165m	2
	<b>Reference:</b> 1380005	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	165m	2

Map ID	Reference	Location	Details	Distance	Contact
	<b>Reference:</b> 921314	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	169m	2
	<b>Reference:</b> 681112	N/A	<b>Flood Risk Assessment:</b> Low <b>Catchment Area:</b> Not Supplied	169m	2
	<b>Reference:</b> 1308324	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	174m	2
	<b>Reference:</b> 681101	N/A	<b>Flood Risk Assessment:</b> Low <b>Catchment Area:</b> Not Supplied	181m	2
	<b>Reference:</b> 1308319	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	189m	2
	<b>Reference:</b> 1308314	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	195m	2
	<b>Reference:</b> 1379881	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	196m	2
	<b>Reference:</b> 1308311	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	198m	2
	<b>Reference:</b> 921307	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	209m	2
	<b>Reference:</b> 1308355	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	214m	2
	<b>Reference:</b> 1379807	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	222m	2
	<b>Reference:</b> 1489907	N/A	<b>Flood Risk Assessment:</b> Very Low <b>Catchment Area:</b> Not Supplied	225m	2
	<b>Reference:</b> 1308309	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	226m	2
	<b>Reference:</b> 1308310	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	230m	2
	<b>Reference:</b> 1489904	N/A	<b>Flood Risk Assessment:</b> Very Low <b>Catchment Area:</b> Not Supplied	235m	2
	<b>Reference:</b> 1379859	N/A	<b>Flood Risk Assessment:</b> Medium <b>Catchment Area:</b> Not Supplied	245m	2



## Section 2e: Historic Flood Events

The Historic Flood Events shows the individual areas of all historic flood events recorded by the relevant agency. This information is a useful tool to identify homes and businesses that may have experienced flood problems in the past. An area affected by a historic flood event may now be protected through an increase in flood management schemes and defences, meaning that it may not necessarily flood again. Equally the absence of a historic flood event does not mean that flooding has never occurred in an area, but that the agency do not have a record of it.

Enquiry	Result
Have any Historic Flood Events occurred within 250m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
<b>Historic Flood Events</b>					
No Events Found					



## Section 2f: Groundwater Flooding

Enquiry	Result	Contact
What is the risk of Groundwater Flooding within 250m of the property?	Moderate	4

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

## Next Steps

If you wish to gain more detailed information on the type and likelihood of your property being impacted by a flood event and the potential impact on insurance, we recommend that you purchase our Landmark Flood Report.

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