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Flood Report

Flood Risk Assessment
PASSED

Professional Opinion

The overall flood risk rating for the property has been assessed as being 'Moderate'. This means that the site is in an area which is susceptible to some flooding. General flood risk guidance and recommendations are on page 2 and information about flood resistance and resilience measures is on page 4.

The groundwater flooding risk is indicative for the area. The risk will vary at specific properties depending on elevation and other environmental factors. Groundwater flooding is more of a problem if the property has cellars or a basement. To better understand groundwater flooding please see the FAQs in Section C.

This report is issued for the property described as:

84 Otterfield Road,
WEST DRAYTON,
Middlesex,
UB7 8PF

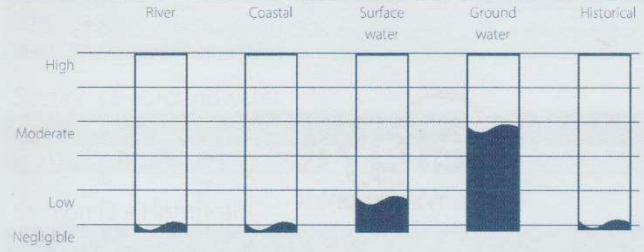
Report Reference:
65544110_1

National Grid Reference:
506266E, 180808N

Client Reference:
11328 15 7 JCF MOLONEY_HCF

Report Date:
17 March 2015

Overall Flood Risk



Insurance: Yes

The flood risk identified is unlikely to affect obtaining insurance at standard terms

Contact Details

If you require any assistance please contact our customer services team on 0844 844 9966

or email **helpdesk@landmark.co.uk**

www.landmark.co.uk
Empowering People with Information

searchcode

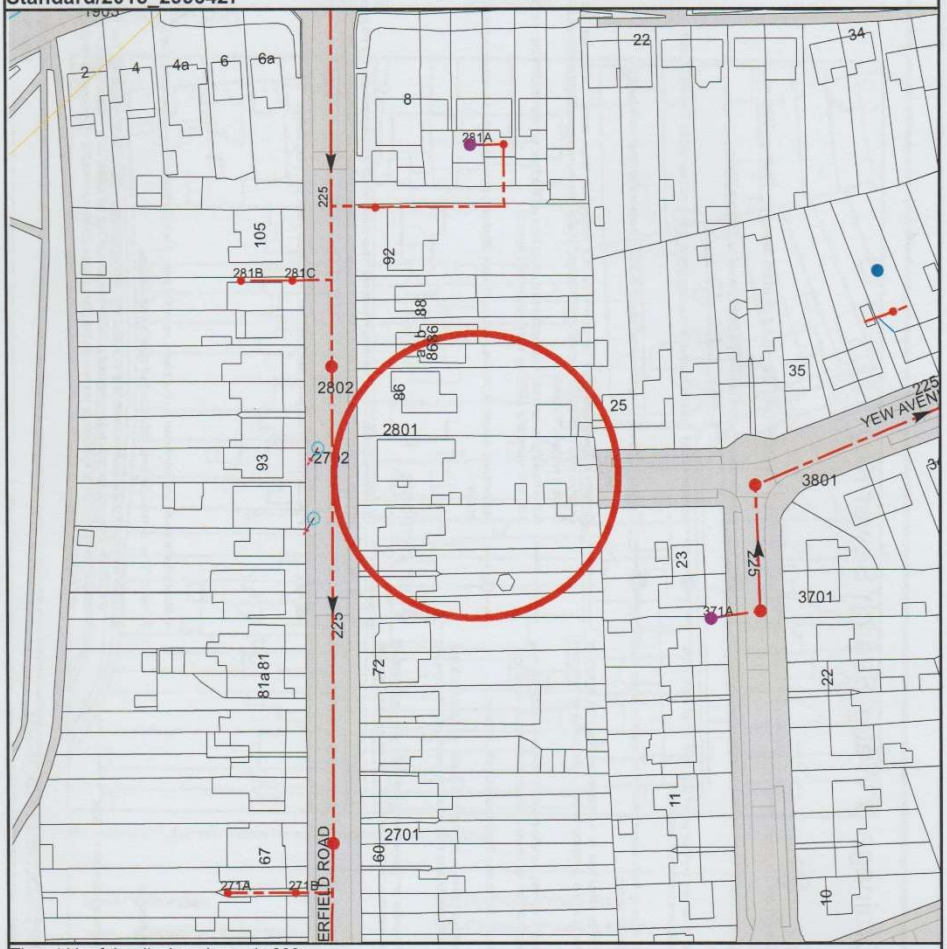
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Further information can be seen inside of the report.

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08455 199 060

INSURE MY IGLU

Residential CON29DW Drainage & Water Search Sewer Map-DWS/DWS Standard/2015_2996427



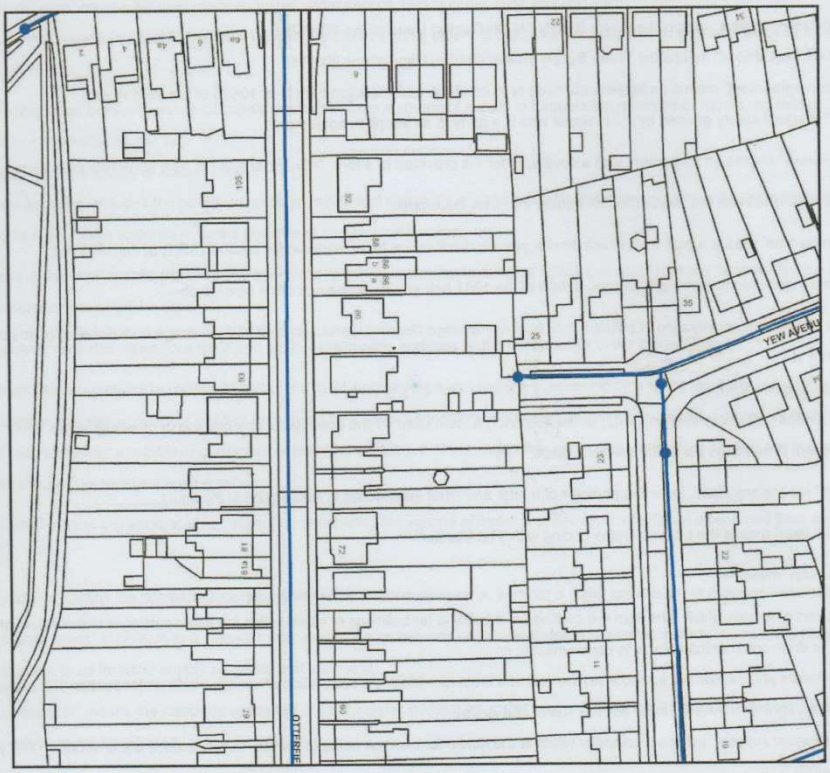
The width of the displayed area is 200m

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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Affinity Water

Reference No: 2015_2996427



This map is centred upon Ordnance Survey grid reference 506266,180806

Water Main	Hydrants, Valves, etc
Abandoned Water Main	Borehole, Pumping Facility, etc

1:1100

18/03/2015

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It shows water mains and associated apparatus but should not be relied upon as evidence of ownership or evidence of responsibility for maintenance. Privately owned service pipes (which may serve one or more properties) are unlikely to be shown.

The position of Company apparatus shown on this plan is provided for guidance only and the Company accepts no responsibility in the event of inaccuracy

For further information about the contents of this plan, please contact Affinity Water on 0845 7823333 or at the address below.

Affinity Water, Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ. www.affinitywater.co.uk/central

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Contamination Risk PASSED

Professional Opinion
Argyll Environmental Ltd has passed this report in accordance with the definition of contaminated land within Part 2A of the Environmental Protection Act 1990. Please refer to the Professional Opinion page and Section 1 for further information.

Flood Risk: IDENTIFIED

Refer to Section 2 for further information

Conveyancer Guidance
We have identified one or more areas at risk of flooding within 50m of the search centre. You may wish to consider further investigation.

Radon: None Identified

Refer to Section 3 for further information

Ground Stability: None Identified

Refer to Section 4 for further information

Other Influential Factors:

Refer to Section 5 for further information

Overhead Power Lines and Mobile Phone Masts: None Identified	See Section 5a
Environmental Constraints: None Identified	See Section 5b
Energy and Infrastructure: None Identified	See Section 5c-5f

Report issued for the property at
84 Otterfield Road
WEST DRAYTON
Middlesex
UB7 8PF

Report Reference
65544109_1_1

National Grid Reference
506270 180810

Customer Reference
11328 15 7 JCF MOLONEY_PO1

Report Date
17 March 2015

Contact Details
If you require assistance please contact your Search Provider or phone Customer Services on 0844 844 9966
or email helpdesk@landmark.co.uk

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