

Search Details

Prepared for: SB Law

Matter: 2909

Client address: 44 Montague Road, Hounslow, TW3 1LD

Property:
63 Eton Road, Hayes, UB3 5HS

Local Authority:

Groundsure

Nile House, Nile Street, Brighton, BN1 1HW

Date Returned:
19/09/2024

Property type:
Residential

This search was compiled by the Data Supplier above and provided by InfoTrack Ltd - t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Data Supplier, available on request. InfoTrack is registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.

63, Eton Road, Hayes, UB3 5HS

Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.



PASS



Contaminated Land Liability
Passed



Flooding
Low-Moderate

Further guidance



Ground Stability
Not identified

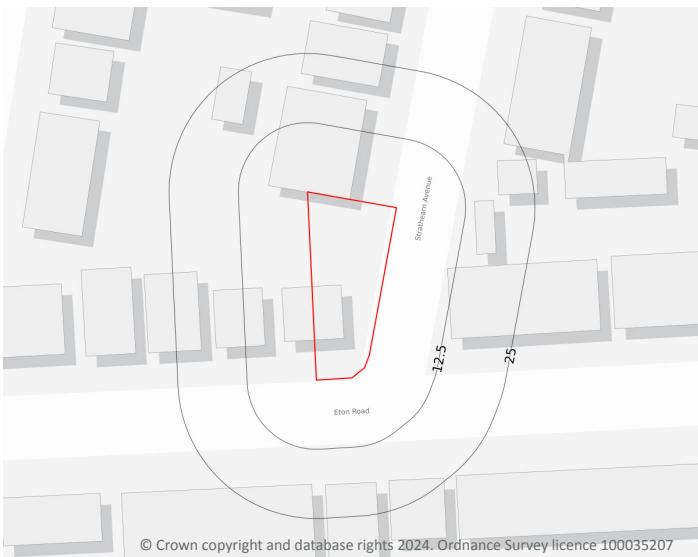


Radon
Passed



Planning Constraints
Not identified

Site plan



Screenings



Energy
Identified

[page 7 >](#)



Transportation
Not identified



Planning Applications
Identified

[page 9 >](#)

Full assessments of the above screenings are available in our Homebuyers report. Please contact Groundsure or your search provider for further details.

Useful contacts

London Borough of Hillingdon:
<http://www.hillingdon.gov.uk> ↗
internet@hillingdon.gov.uk ↗
01895 556000

Environment Agency National Customer
Contact Centre (NCCC):
enquiries@environment-agency.gov.uk ↗
03708 506 506

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 10 >](#).



Flooding

Groundwater Flooding

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at <https://www.gov.uk/guidance/groundwater-flooding> ↗

Other considerations

No additional factors that Groundsure believe require further action have been identified in relation to the property.



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: IT-65261625
Your ref: IT-65261625
Grid ref: 509816 177169

Environmental summary



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property. Please see [page 2 >](#) for further advice.



Contaminated Land

No significant concerns have been identified as a result of the contaminated land searches.

| Contaminated Land Liability | Passed |
|-------------------------------|--------|
| Past Land Use | Passed |
| Waste and Landfill | Passed |
| Current and Recent Industrial | Passed |



Flooding

Property's overall risk assessment for river, coastal, surface water and groundwater flooding is low-moderate.

Further explanation of flood risk assessment can be seen in the Flood information on [page 12 >](#).

| | |
|----------------------------|----------------|
| River and Coastal Flooding | Low |
| Groundwater Flooding | Moderate |
| Surface Water Flooding | Negligible |
| Past Flooding | Not identified |
| Flood Storage Areas | Not identified |



Ground stability

No significant concerns have been identified as a result of the ground stability searches. No action required.

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see [page 12 >](#)

| | |
|------------------------------|---------------------|
| Natural Ground Stability | Negligible-Very low |
| Non-Natural Ground Stability | Not identified |



Radon

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

Not in a radon affected area

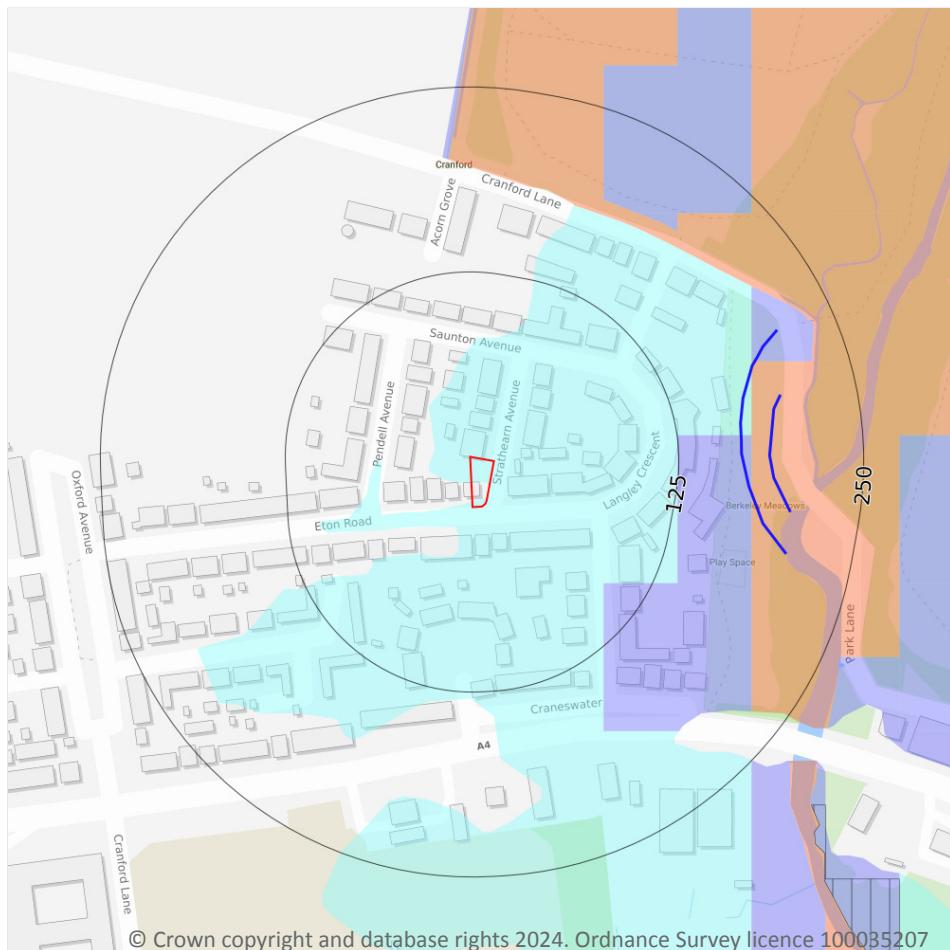


[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: IT-65261625
Your ref: IT-65261625
Grid ref: 509816 177169

Flooding / Risk of flooding from rivers and the sea



— Site Outline
 Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Reduced river/sea flooding risk due to defences
- Proposed Flood Defence Scheme
- Flood Defences

Risk of flooding from rivers and the sea

The property has a Low chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/

RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk. See page [page 12](#) for explanation of the levels of flood risk.

Please see [page 2](#) for further advice.

This data is sourced from the Environment Agency and Natural Resources Wales.



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com
 01273 257 755

Ref: IT-65261625
 Your ref: IT-65261625
 Grid ref: 509816 177169

Flooding / Flood defences



Flood defences

There are flood defences built in the vicinity of the property. Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year.

Please see [page 2 >](#) for further advice.

Flooding / Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

Some of the responses contained in this report are based on data and information provided by the Natural

[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: IT-65261625
Your ref: IT-65261625
Grid ref: 509816 177169

Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.

[**Back to Summary**](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: IT-65261625
Your ref: IT-65261625
Grid ref: 509816 177169

Energy summary



The property has been identified to lie within 5km of one or more energy features.

If required, full details on these energy features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



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

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Not identified

Proposed Solar Farms

Identified

Existing Solar Farms

Identified



Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Power stations

Not identified

Energy Infrastructure Projects

Not identified

Identified

[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: IT-65261625
Your ref: IT-65261625
Grid ref: 509816 177169

Transportation summary



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

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.

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 either the Crossrail 1 or Crossrail 2 project.

| | |
|---------------------------------|----------------|
| Crossrail 1 Route | Not identified |
| Crossrail 1 Stations | Not identified |
| Crossrail 2 Route | Not identified |
| Crossrail 2 Stations | Not identified |
| Crossrail 2 Worksites | Not identified |
| Crossrail 2 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 |

[Back to Summary](#)

Planning summary



Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

23 Total applications

This total includes large developments within 250 m, small developments within 75 m and house extensions within 50 m. If required, full details on these applications including a detailed location plan relative to the property are available when you purchase a Groundsure Planning Report via your preferred searches provider.



Planning constraints

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

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

[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: IT-65261625
Your ref: IT-65261625
Grid ref: 509816 177169

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) | Not 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 | Not identified |
| Current or recent petrol stations | 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 |
| Flooding | |
| Risk of flooding from rivers and the sea | 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 | Identified |
| Proposed flood defences | Not identified |
| Surface water flood risk | Not identified |
| Groundwater flooding | Identified |
| Natural ground subsidence | |
| Natural ground subsidence | Not identified |
| Natural geological cavities | Not identified |
| Non-natural ground subsidence | |
| Coal mining | Not identified |
| Non-coal mining | Not identified |
| Mining cavities | Not identified |
| Infilled land | Not identified |
| Radon | |
| Radon | Not identified |


[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

Ref: IT-65261625
 Your ref: IT-65261625
 Grid ref: 509816 177169

Energy

Electricity transmission lines and pylons Not identified

Planning constraints

Sites of Special Scientific Interest Not identified

Internationally important wetland sites
(Ramsar Sites) Not identified

Special Areas of Conservation Not identified

Special Protection Areas (for birds) Not identified

National Nature Reserves Not identified

Local Nature Reserves Not identified

Designated Ancient Woodland Not identified

Green Belt Not identified

World Heritage Sites Not identified

Areas of Outstanding Natural Beauty Not identified

National Parks Not identified

Conservation Areas Not identified

Listed Buildings Not identified

Certificates of Immunity from Listing Not identified

Scheduled Monuments Not identified

Registered Parks and Gardens Not identified

[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: IT-65261625
Your ref: IT-65261625
Grid ref: 509816 177169

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 Homescreen 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

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@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 ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed here: www.groundsure.com/terms-and-conditions-april-2023 ↗

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation ↗ for full details.



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: IT-65261625
Your ref: IT-65261625
Grid ref: 509816 177169