

Thank you for ordering your environmental report from Groundsure. Before you read your search results as normal we wanted to explain some recent improvements that have been made to your report. We want to let you know what **ClimateIndex™** is and what it is designed to do, so we've provided some explanation below as to why we have added climate data and the **ClimateIndex™** assessment into our reports.

What have we updated in ClimateIndex™

£525 billion worth of property could be written off due to climate change in the long term*.

The Bank of England/Prudential Regulation Authority has set out their detailed plan to address climate risks in a financial context and climate change is now a mainstream risk that all UK banks are implementing into their credit risk management policies and procedures.

In November 2022, Groundsure released a [microsite](#) to provide further help and information in addition to the detailed guidance you will find on **page 6**. The [new site](#) features Stephen Tromans' KC opinion on a firm's duty of care regarding climate change, as well as [commercial clauses](#) that can be inserted directly into your documentation to fulfil that duty of care.

The Law Society's Planning and Environment Committee is now in the final stages of reviewing the development of a climate risk practice note alongside existing environmental notes. The inclusion of **ClimateIndex™** in this report enables solicitors to become compliance-ready for these future changes now.

* XD Analysis Report 2021

About ClimateIndex™

In this report we've added our new **ClimateIndex™** to the cover page (**page 2**), which includes two calculations:

1. A rating of the future climate risk of the property, for 1 year, 5 years and 30 years.
2. An explanation of the variance between these ratings, to show the change between time periods.

On the cover page, past and current perils are flagged on the left-hand side, and the forward view of **ClimateIndex™** can be found on the right.

On **page 6** find a more detailed review of these calculations, including a breakdown of the different physical and transition risks and their relative impact on the property, and detailed guidance and next steps tailored to the property's rating. The physical and transition risks used in the calculation are flooding (undefended), natural ground instability and coastal erosion.

Help and feedback

If you need to speak to one of our climate experts please contact climate@groundsure.com. We have a survey that you can fill out about the **ClimateIndex™** feature [here](#).

We are currently recruiting for our Groundsure Customer Advisory Board. Members of the board get a unique opportunity to input into Groundsure's product direction, as well as exclusive insight into our product roadmap and work in progress.

If you'd like to take part, please let us know at feedback@groundsure.com.

CASTLE PARK, LISKEARD, PL14 3AS

Professional opinion



Contaminated Land

**Low-Moderate:
Acceptable Risk**

page 7



Flooding

Negligible

page 8

Consultant's guidance and recommendations inside.



Ground Stability

Not identified



Radon

Identified

page 8



Energy

Identified

page 9



Planning Constraints

Identified

page 11



Transportation

Not identified

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

ClimateIndex™

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding (undefended), natural ground instability and coastal erosion. Please refer to **page 6** for more detailed analysis and guidance.

1 year



No change

5 years



No change

30 years



No change

A No risk predicted

B Minor risk

C Minor to moderate risk

D Moderate risk

E Significant risk

F Severe or existential risk predicted

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?

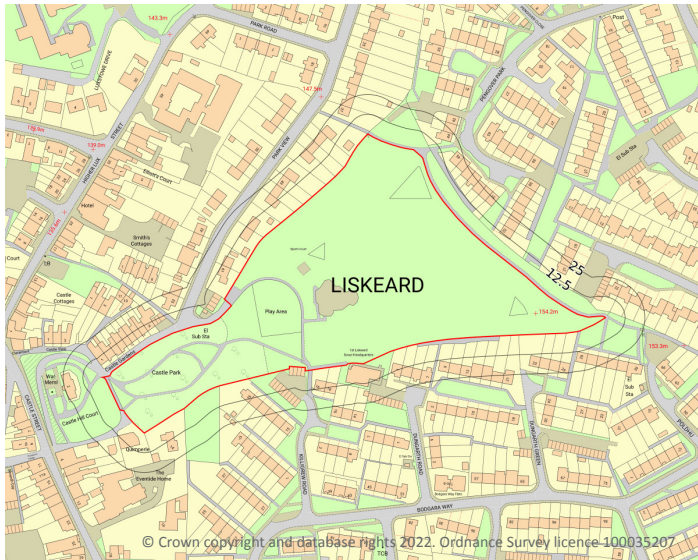
Unlikely

Environmental liability

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

Unlikely

Site Plan



Useful contacts

Cornwall Council (Unitary):
<http://www.cornwall.gov.uk/>
customerservices@cornwall.gov.uk
0300 1234 121

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 44**.



Contaminated Land

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 08444 159 000 or e-mail at info@groundsure.com



Flooding

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.

Radon

The property is in an area where elevated radon levels are expected to be found in 10-30% of properties.

Next steps for consideration:

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- full radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property.
- see <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> for further information

Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure and planning constraints.

Energy

Wind

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

Next steps for consideration:

- 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

Solar

Existing or proposed solar installations have been identified within 5km of the property.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property



Planning constraints

Visual and cultural designations

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

Next steps for consideration:

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



ClimateIndex™ physical and transition risks - Breakdown



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding (undefended), natural ground instability and coastal erosion. 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. ClimateIndex™ provides ratings that indicate potential **physical risks** (loss and damage to property) and how these give rise to **transition risks** such as having a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect the future resale value of the property.

You can see how these relate to the individual calculated risks in the breakdown below. The letter ratings should be used in conjunction with the change variance over the three time periods. Where an increase has been recorded we recommend following the additional advice below.

Properties rated as A or B - no further action required;

Properties rated as C or D or a minor increase - compared to today you should be aware there is an increase in risk due to climate change. We recommend taking this into account and discussing with your insurer if the property is likely to be insurable in the next 5 to 30 years. You may wish to raise this at the time of valuation;

Properties rated as E or F or a major increase - you should be aware there are physical risks affecting the property either now or in the future which could significantly impact upon the availability of insurance or a mortgage which in turn can impact upon the properties resale value;

Properties with a significant increase in their ClimateIndex rating over time may experience issues in obtaining insurance and mortgage lending on the property in the coming years. Projections may show that the property could also become uninhabitable in a worse case scenario.

Overall rating	1 year	5 years	30 years
	A	A	A
Surface water flooding	No change	No change	No change
River flooding - undefended	No change	No change	No change
Coastal flooding - undefended	No change	No change	No change
Ground instability	No change	No change	No change
Coastal erosion - defended	No change	No change	No change
Coastal erosion - undefended	No change	No change	No change
Coastal erosion - complex cliffs	No change	No change	No change

A No risk predicted
B Minor risk
C Minor to moderate risk

D Moderate risk
E Significant risk
F Severe or existential risk predicted

Consultant's assessment



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 3** for further advice.



Contaminated Land

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

Please see **page 15** for details of the identified issues.

Past Land Use

Low-Moderate

Waste and Landfill

Low

Current and Recent Industrial

Low-Moderate

Current and proposed land use

Current land use

Groundsure has been advised by the client (or their advisers) that the property is currently a plot of undeveloped open space.

Proposed land use

Groundsure has been advised that the property will be a plot of undeveloped open space.

Historical land use

On-site

No potentially contaminative land uses have been identified at the study site.

Surrounding area

Potentially contaminative land uses of minor concern have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers.

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



Environmental summary



Flooding

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen in the Flood information on **page 44**.

River and Coastal Flooding	Very Low
Groundwater Flooding	Negligible
Surface Water Flooding	Negligible
FloodScore™ insurance rating	Very Low
Past Flooding	Not identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	Yes



Ground stability

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

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



Radon

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 10% and 30%.

Please see **page 25** for details of the identified issues.

In a radon affected area



Energy summary



Oil and gas

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

Oil and gas areas
Oil and gas wells

Not identified
Not identified



Wind and Solar

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

Please see **page 3** for further advice. Additionally, see **page 26** for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Identified

Proposed Solar Farms

Identified

Existing Solar Farms

Identified



Energy

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



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

Planning summary



Planning constraints

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

Please see **page 33** for details of the identified issues.

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



Other environmental considerations



The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issues are considered to be a concern.

Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1245+VAT, which includes a discount for current reporting.

Made ground and infilled land

Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2022. All Rights Reserved

Capture Date: 22/06/2019

Site Area: 2.22ha

Contaminated Land summary

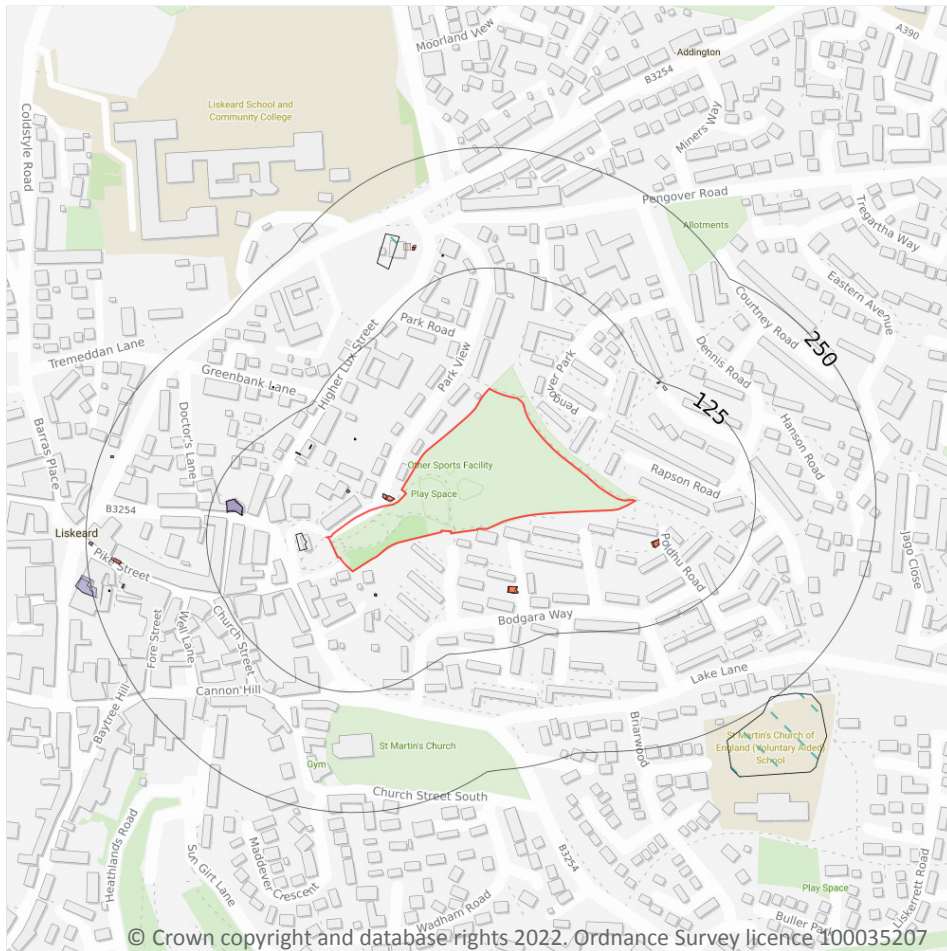


Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	1	2
Former tanks	0	2	8
Former energy features	0	20	39
Former petrol stations	0	0	0
Former garages	0	0	12
Former military land	0	0	0

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 industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	1	16
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	2

Contaminated land / Past land use



Site Outline

Search buffers in metres (m)

- Former industrial land uses
- Former tanks
- Former energy features
- Former garages

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.

Please see **page 3** for further advice.

Distance	Direction	Use	Date
22 m	W	Police Station	1882
162 m	N	Cuttings	1882
247 m	SE	Unspecified Ground Workings	1980

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see **page 3** for further advice.

Distance	Direction	Use	Date
26 m	W	Tank or Trough	1882
32 m	SW	Unspecified Tank	1907
68 m	W	Tank or Trough	1882
85 m	W	Tank or Trough	1882
86 m	W	Tank or Trough	1882
145 m	N	Tank or Trough	1882
159 m	NW	Tank or Trough	1882
216 m	W	Tank or Trough	1882
232 m	W	Tank or Trough	1882
237 m	W	Tank or Trough	1882

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see **page 3** for further advice.

Distance	Direction	Use	Date
3 m	W	Electricity Substation	1996
3 m	W	Electricity Substation	1999
4 m	W	Electricity Substation	1969
4 m	W	Electricity Substation	1977
4 m	W	Electricity Substation	1985
7 m	W	Electricity Substation	1981
7 m	W	Electricity Substation	1984

Distance	Direction	Use	Date
7 m	W	Electricity Substation	1988
7 m	W	Electricity Substation	1989
7 m	W	Electricity Substation	1993
46 m	E	Electricity Substation	1981
46 m	E	Electricity Substation	1984
46 m	E	Electricity Substation	1988
46 m	E	Electricity Substation	1989
46 m	E	Electricity Substation	1993
46 m	E	Electricity Substation	1996
46 m	E	Electricity Substation	1999
47 m	E	Electricity Substation	1969
47 m	E	Electricity Substation	1977
47 m	E	Electricity Substation	1985
63 m	S	Electricity Substation	1981
63 m	S	Electricity Substation	1984
63 m	S	Electricity Substation	1988
63 m	S	Electricity Substation	1989
63 m	S	Electricity Substation	1993
64 m	S	Electricity Substation	1996
64 m	S	Electricity Substation	1999
64 m	S	Electricity Substation	1969
64 m	S	Electricity Substation	1977
64 m	S	Electricity Substation	1985
118 m	NE	Electricity Substation	1996
118 m	NE	Electricity Substation	1999
121 m	NE	Electricity Substation	1981
121 m	NE	Electricity Substation	1984
121 m	NE	Electricity Substation	1988

Distance	Direction	Use	Date
121 m	NE	Electricity Substation	1989
121 m	NE	Electricity Substation	1993
121 m	NE	Electricity Substation	1985
122 m	NE	Electricity Substation	1977
163 m	N	Electricity Substation	1985
163 m	N	Electricity Substation	1981
163 m	N	Electricity Substation	1984
163 m	N	Electricity Substation	1988
163 m	N	Electricity Substation	1989
163 m	N	Electricity Substation	1993
164 m	N	Electricity Substation	1977
165 m	N	Electricity Substation	1996
165 m	N	Electricity Substation	1999
165 m	N	Electricity Substation	1969
215 m	W	Electricity Substation	1985
215 m	W	Electricity Substation	1969
215 m	W	Electricity Substation	1977
215 m	W	Electricity Substation	1996
215 m	W	Electricity Substation	1999
243 m	W	Electricity Substation	1981
243 m	W	Electricity Substation	1984
243 m	W	Electricity Substation	1988
243 m	W	Electricity Substation	1989
243 m	W	Electricity Substation	1993

This data is sourced from Ordnance Survey/Groundsure.

Former garages

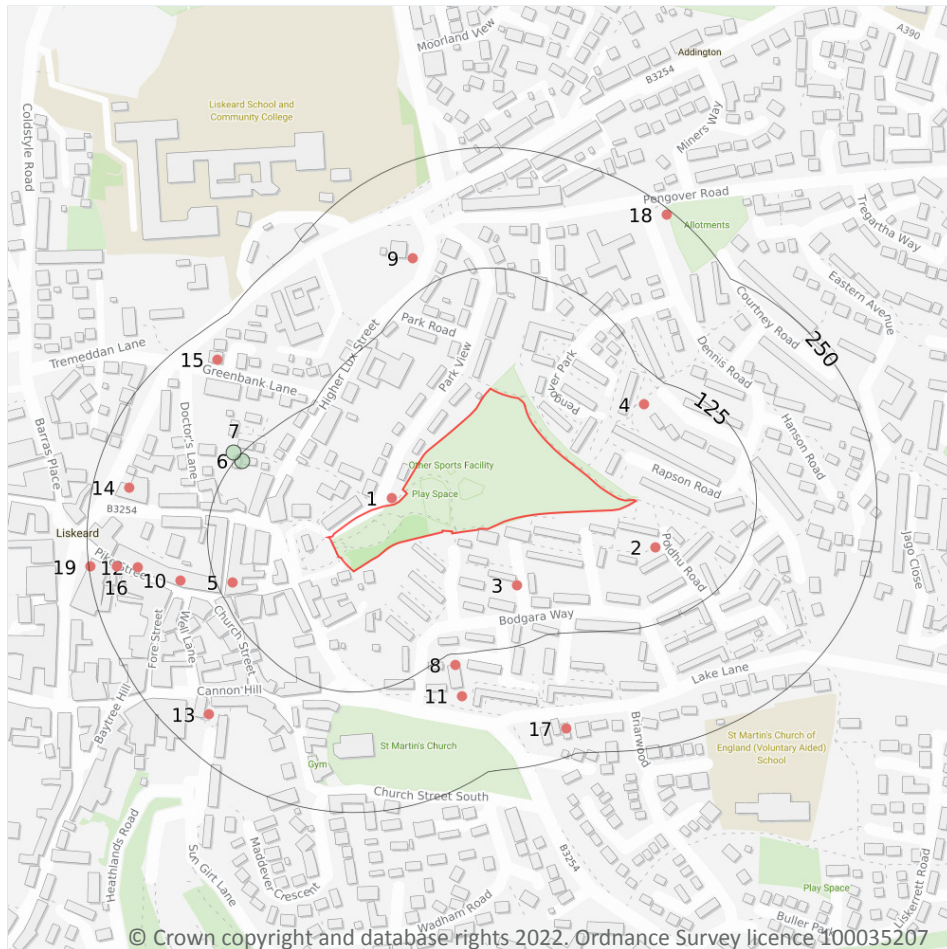
These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Please see **page 3** for further advice.

Distance	Direction	Use	Date
90 m	W	Garage	1969
90 m	W	Garage	1977
90 m	W	Garage	1985
92 m	W	Garage	1981
92 m	W	Garage	1984
92 m	W	Garage	1988
92 m	W	Garage	1989
92 m	W	Garage	1993
245 m	W	Garage	1981
245 m	W	Garage	1984
249 m	W	Garage	1969
249 m	W	Garage	1977

This data is sourced from Ordnance Survey/Groundsure.

Contaminated land / Current and recent industrial



— Site Outline

Search buffers in metres (m)

- Recent industrial land uses
- Pollution incidents

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.

Please see **page 3** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	7 m	W	Electricity Sub Station - Cornwall, PL14	Electrical Features	Infrastructure and Facilities
2	52 m	E	Electricity Sub Station - Cornwall, PL14	Electrical Features	Infrastructure and Facilities
3	66 m	S	Electricity Sub Station - Cornwall, PL14	Electrical Features	Infrastructure and Facilities

ID	Distance	Direction	Company / Address	Activity	Category
4	94 m	NE	Electricity Sub Station - Cornwall, PL14	Electrical Features	Infrastructure and Facilities
5	110 m	W	Annies - 3, Lower Lux Street, Liskeard, Cornwall, PL14 3JL	Clearance and Salvage Dealers	Recycling Services
8	137 m	S	Telephone Exchange - Cornwall, PL14	Telecommunications Features	Infrastructure and Facilities
9	157 m	N	Electricity Sub Station - Cornwall, PL14	Electrical Features	Infrastructure and Facilities
10	160 m	W	H E Goldsworthy - 1, Market Street, Liskeard, Cornwall, PL14 3JH	General Construction Supplies	Industrial Products
11	169 m	S	Electricity Sub Station - Cornwall, PL14	Electrical Features	Infrastructure and Facilities
12	200 m	W	Liskeard Trophies - 8, Pike Street, Liskeard, Cornwall, PL14 3JE	Medals, Trophies, Ceremonial and Religious Goods	Consumer Products
13	211 m	SW	Electricity Sub Station - Cornwall, PL14	Electrical Features	Infrastructure and Facilities
14	213 m	W	Powerquip Ltd - Greenbank Road, Liskeard, Cornwall, PL14 3DP	Construction and Tool Hire	Hire Services
15	217 m	NW	Power Qup Ltd - 1, Luxstowe Gardens, Liskeard, Cornwall, PL14 3DT	Construction and Tool Hire	Hire Services
16	222 m	W	Electricity Sub Station - Cornwall, PL14	Electrical Features	Infrastructure and Facilities
17	223 m	S	Ibex Recycling Solutions - Freyhardan, Lake Lane, Liskeard, Cornwall, PL14 3DE	Waste Collection, Processing and Disposal Equipment	Industrial Products
18	244 m	NE	Gas Governor - Cornwall, PL14	Gas Features	Infrastructure and Facilities
19	249 m	W	Cornish Times - The Tindle Suite Webbs House, The Parade, Liskeard, Cornwall, PL14 6AH	Published Goods	Industrial Products

This data is sourced from Ordnance Survey.

Pollution incidents

Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

Please see **page 3** for further advice.

Screening

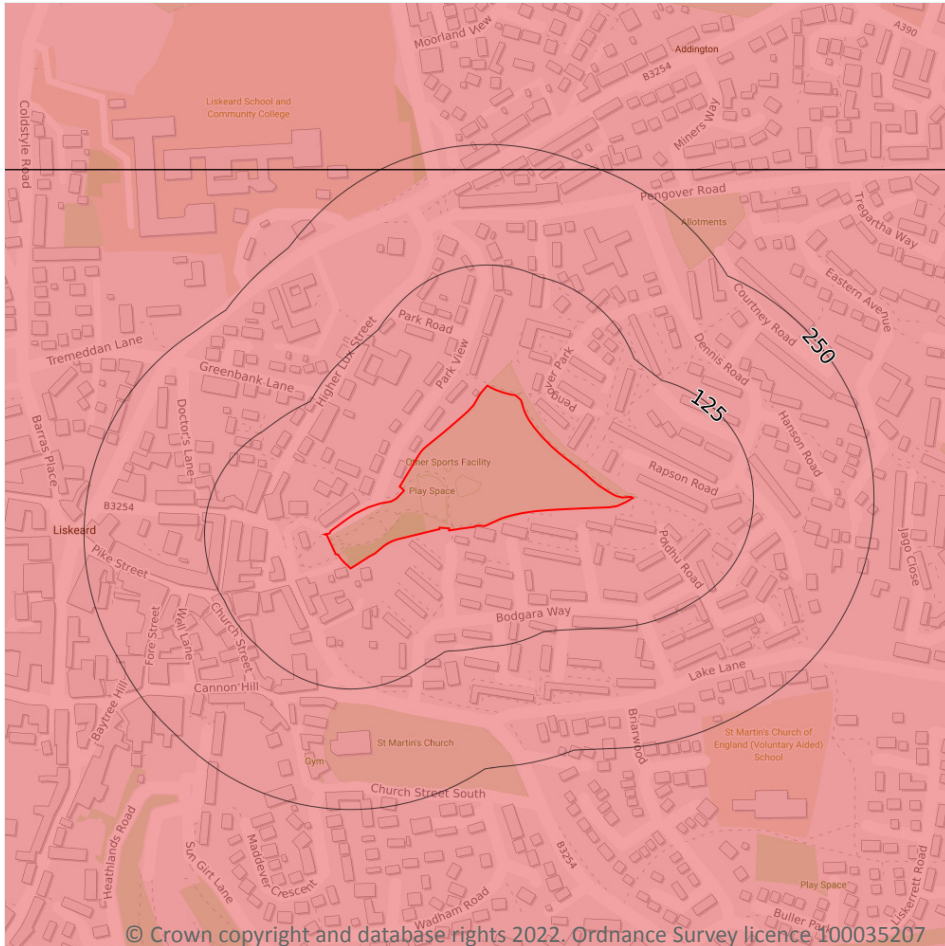
CASTLE PARK, LISKEARD, PL14 3AS

Ref: XP-JE1-9232592
Your ref: 00527315
Grid ref: 225505 064677

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
6	119 m	W	23/07/2002	Category 4 (No Impact)	Category 4 (No Impact)	Smoke
7	119 m	W	23/07/2002	Category 4 (No Impact)	Category 4 (No Impact)	Smoke

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

Bedrock hydrogeology



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

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

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

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

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

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

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

Distance	Direction	Designation
0	on site	Secondary A
224 m	N	Secondary A

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

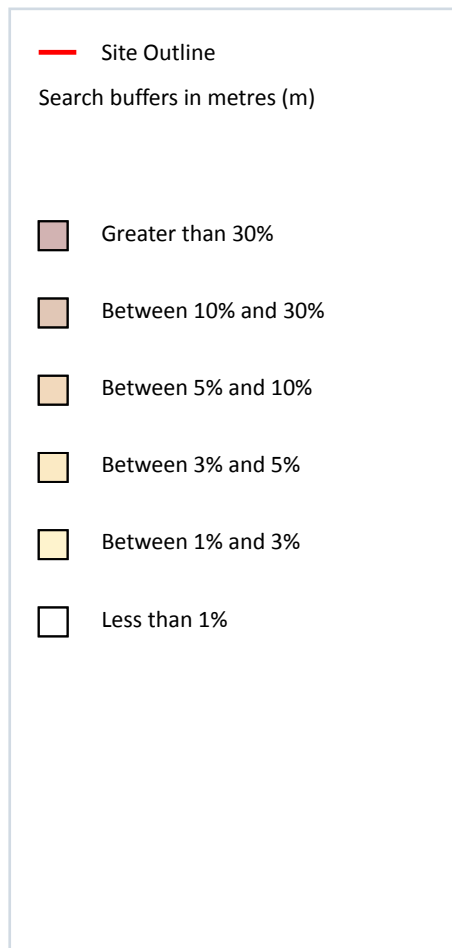
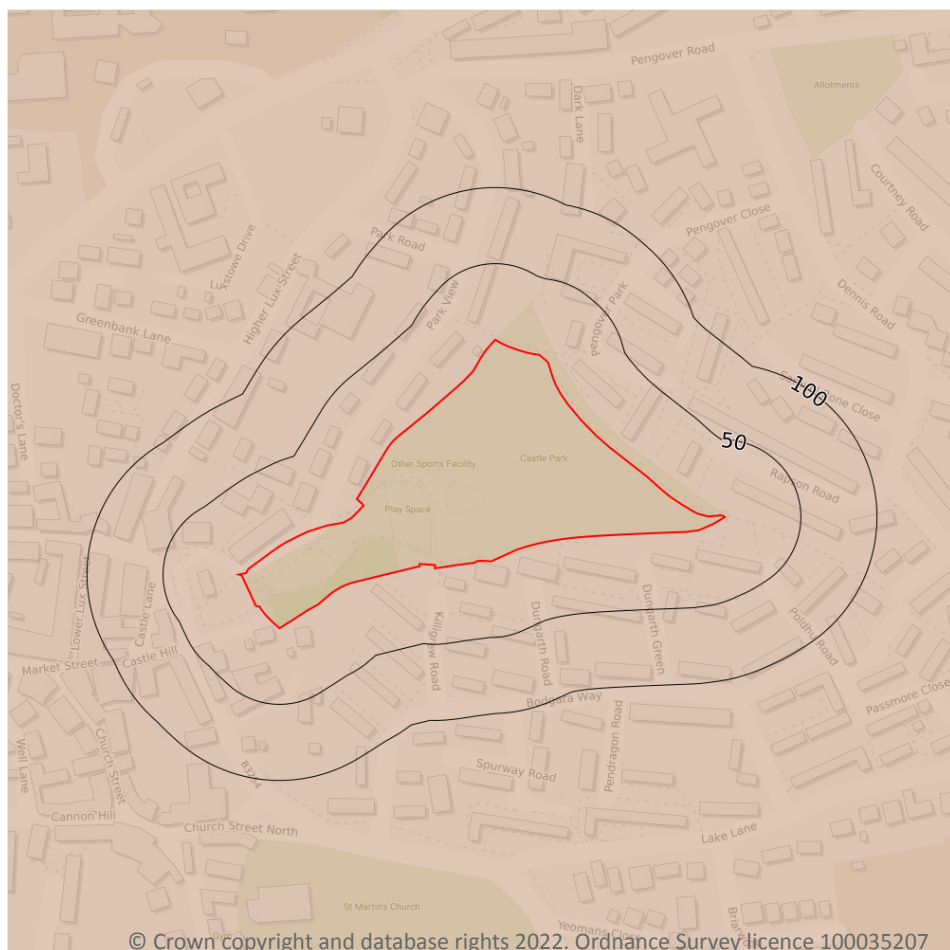
Bedrock geology

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
UNNAMED IGNEOUS INTRUSION, DEVONIAN TO CARBONIFEROUS	UIIDC-MCGB	MICROGABBRO
SALTASH FORMATION	SAH-SLAS	SLATE AND SILTSTONE

This data is sourced from British Geological Survey.

Radon



The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

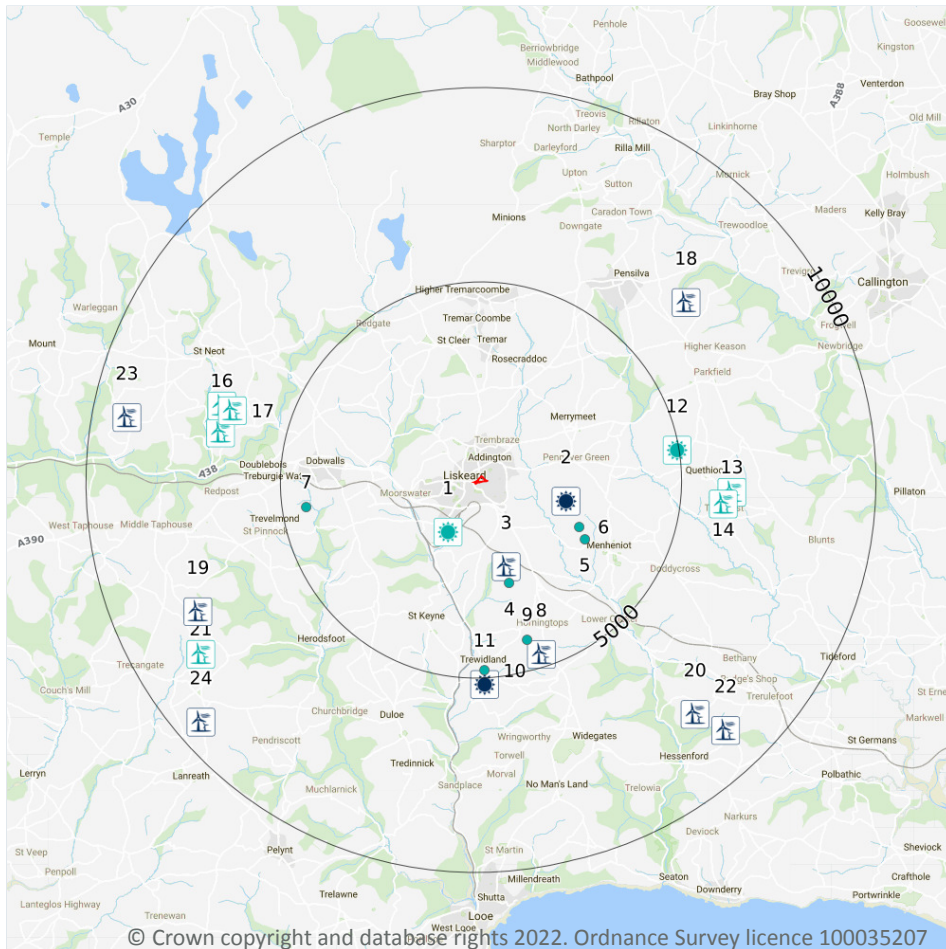
In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from Public Health England (PHE) or www.ukradon.org.

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.

Please see **page 3** for further advice.

This data is sourced from the British Geological Survey/Public Health England.

Energy / Wind and solar



— Site Outline

Search buffers in metres (m)

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

Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details	
3	2-3 km	S	Site Name: Trethawle, Oak House, Trethawle, Horningtops, Liskeard, South West, PL14 3PF Operator Developer: Cleanearth Energy Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.4MW Total project capacity: 0.4 Approximate Grid Reference: 226184, 62451

ID	Distance	Direction	Details	
8	4-5 km	S	Site Name: Fursdon Farm (Pickles Recovered), Trepilcor, Horningtops, Liskeard, South West, PL14 3PZ Operator Developer: Murex Energy Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 227089, 60196
18	6-7 km	NE	Site Name: High Down, High Down, Redland, South West Operator Developer: REG Windpower Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 230809, 69245
19	7-8 km	SW	Site Name: Wilton Farm Bungalow, Land at Wilton Farm, East Taphouse, Heredsfoot, Liskeard, South West Operator Developer: Cleaneearth Energy Status of Project: Consented	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 218253, 61294
20	8-9 km	SE	Site Name: Wilton Farm, Widegates, Trerulefoot, Saltash, South West, PL12 5BX Operator Developer: Murex Energy Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 231040, 58654
22	8-9 km	SE	Site Name: Bake Sawmills, Bake Lane, Trerulefoot, South West, PL12 5BW Operator Developer: Murex Energy Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 231827, 58240
23	9-10 km	W	Site Name: Great Tredinnick Dairy Farm, Twowatersfoot Mount, Liskeard, South West Operator Developer: Landowner or private owner Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.225MW Total project capacity: 0.225 Approximate Grid Reference: 216429, 66288
24	9-10 km	SW	Site Name: Bocaddon Farm, Bocaddon, Looe, South West Operator Developer: One Wind Renewables Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 218333, 58453

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m 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.

ID	Distance	Direction	Details	
13	6-7 km	E	Site Name: Trecorme Barton, Quethiock, Liskeard, PL14 3SH Planning Application Reference: PA14/09612 Type of Project: 2 Wind Turbines	Application Date: 2014-10-08 Planning Stage: Detail Plans Refused Project Details: Scheme comprises Installation and operation of two small scale wind turbines with an overall tip height of 24.8 meters. Approximate Grid Reference: 231987, 64365
14	6-7 km	E	Site Name: Trecorme Barton, Quethiock, Cornwall, Liskeard, Cornwall, PL14 3SH Planning Application Reference: PA14/06403 Type of Project: 2 Wind Turbines	Application Date: 2014-07-08 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation and operation of two small scale 11kw wind turbines on agricultural land at trecorme barton with an overall tip height 24.8m. Approximate Grid Reference: 231987, 64365
15	6-7 km	W	Site Name: Woodlands Farm, St. Neot, Cornwall, Liskeard, Cornwall, PL14 6HQ Planning Application Reference: PA12/09649 Type of Project: 2 Wind Turbines	Application Date: 2012-10-15 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of two small-scale wind turbines (up to 35m tip height) with a rotor diameter of up to 20 metres and associated equipment. Approximate Grid Reference: 218836, 65893
16	6-7 km	W	Site Name: Land Near Tottertown Barn Tottertown Lane, Woodlands Farm, St. Neot, Liskeard, Cornwall, PL14 6HQ Planning Application Reference: PA12/07871 Type of Project: 2 Wind Turbines	Application Date: 2012-08-16 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of two 11 kw wind turbines with hub heights of 18.3 m and a rotor diameter of 13 m with associated towers on farmland. Approximate Grid Reference: 218869, 66586
17	6-7 km	W	Site Name: Land Near Tottertown Barn, Tottertown Lane, St. Neot, Cornwall, Liskeard, Cornwall, PL14 6HQ Planning Application Reference: PA12/01263 Type of Project: 2 Wind Turbines	Application Date: 2012-02-08 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises Siting of 2 wind turbines on 18 m high towers, with twin blades and a rotor diameter of 13 m. Approximate Grid Reference: 218869, 66586

ID	Distance	Direction	Details	
21	8-9 km	SW	Site Name: Botelet Farm, Herodsfoot, Liskeard, Cornwall, PL14 4RD Planning Application Reference: PA11/02044 Type of Project: 2 Wind Turbines	Application Date: 2011-03-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two 18 meter (hub height) micro generating Gaia 11kQ wind turbines with associated cabinets. Approximate Grid Reference: 218329, 60198

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m 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.

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.

ID	Distance	Direction	Details	
4	2-3 km	S	Site Name: Land To North Of Oak House, Trethawle, Liskeard, Cornwall, PL14 3PF Planning Application Reference: PA12/04542 Type of Project: Wind Turbine	Application Date: 2012-05-14 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a wind turbine with a hub height of 50 metres and a tip height of 66.7 metres and associated works. Approximate Grid Reference: 226266, 62022

ID	Distance	Direction	Details	
5	2-3 km	SE	Site Name: Land At Tregrill Farm, Menheniot, Liskeard, Cornwall, PL14 3PL Planning Application Reference: PA13/02565 Type of Project: Wind Turbine	Application Date: 2013-03-22 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a 1 wind turbine with maximum blade tip height of 77m, formation of new vehicular access track, access to public highway and associated infrastructure on land at Tregrill Farm. Approximate Grid Reference: 228204, 63167
6	2-3 km	SE	Site Name: Menheniot, Cornwall, Liskeard, Cornwall, PL14 3PL Planning Application Reference: PA14/01288 Type of Project: Wind Turbine	Application Date: 2014-02-12 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of a single wind turbine with maximum blade tip height of 77m, formation of new vehicular access track, access to public highway and associated infrastructure. Approximate Grid Reference: 228204, 63166
7	4-5 km	W	Site Name: St Pinnock, Cornwall, Liskeard, Cornwall, PL14 4NG Planning Application Reference: PA12/11613 Type of Project: Wind Turbine	Application Date: 2012-12-10 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a small scale 100kW wind turbine on a 37m tower. Approximate Grid Reference: 221043, 63979
9	4-5 km	S	Site Name: Horningtops, Liskeard, Cornwall, Liskeard, Cornwall, PL14 3PZ Planning Application Reference: PA12/03543 Type of Project: Wind Turbine	Application Date: 2012-03-12 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of single wind turbine with maximum blade tip height of 67 metres, formation of new vehicular access track and associated infrastructure. Approximate Grid Reference: 227088, 60191

ID	Distance	Direction	Details	
10	4-5 km	S	Site Name: Land At Lower Town Farm, Trewidland, Liskeard, Cornwall, PL14 4ST Planning Application Reference: PA12/06464 Type of Project: Wind Turbine	Application Date: 2012-07-09 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of a 50kw wind turbine, measuring approximately 36m to the hub and 46m to the tip, with three blades and a rotor diameter of 19.2m. Approximate Grid Reference: 225618, 59787

This information is derived from planning data supplied by 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.

Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property. Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
2	2-3 km	E	Higher Trevartha Farm, Pengover Liskeard, PL14 3NJ	Contractor: Smarter Energy Solutions Ltd LPA Name: Cornwall Council Capacity (MW): 3	Application Date: 01/08/2012 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 31/03/2013
11	4-5 km	S	Lowertown Farm, Trewidland Liskeard, PL14 4ST	Contractor: MTS Trewidland Solar Ltd LPA Name: Cornwall Council Capacity (MW): 4.5	Application Date: 14/08/2012 Pre Consent Status: Planning Permission Refused Post Consent Status: Application Refused Date Commenced: -

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

Proposed solar installations

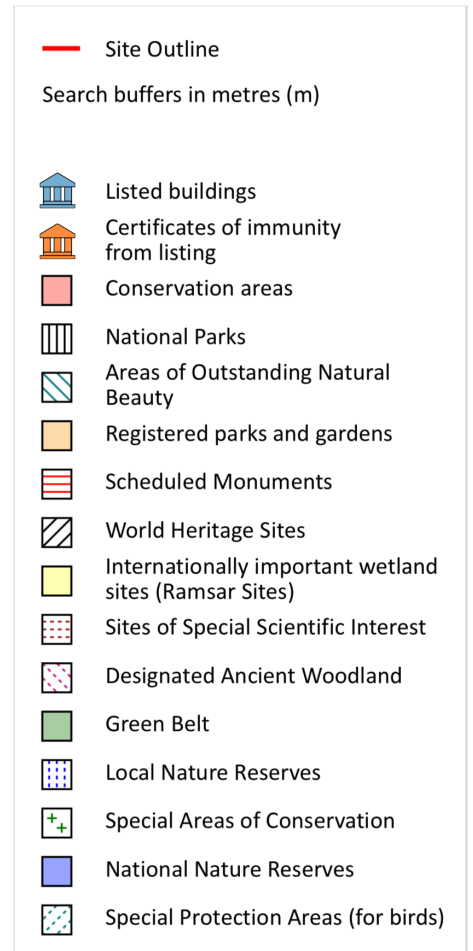
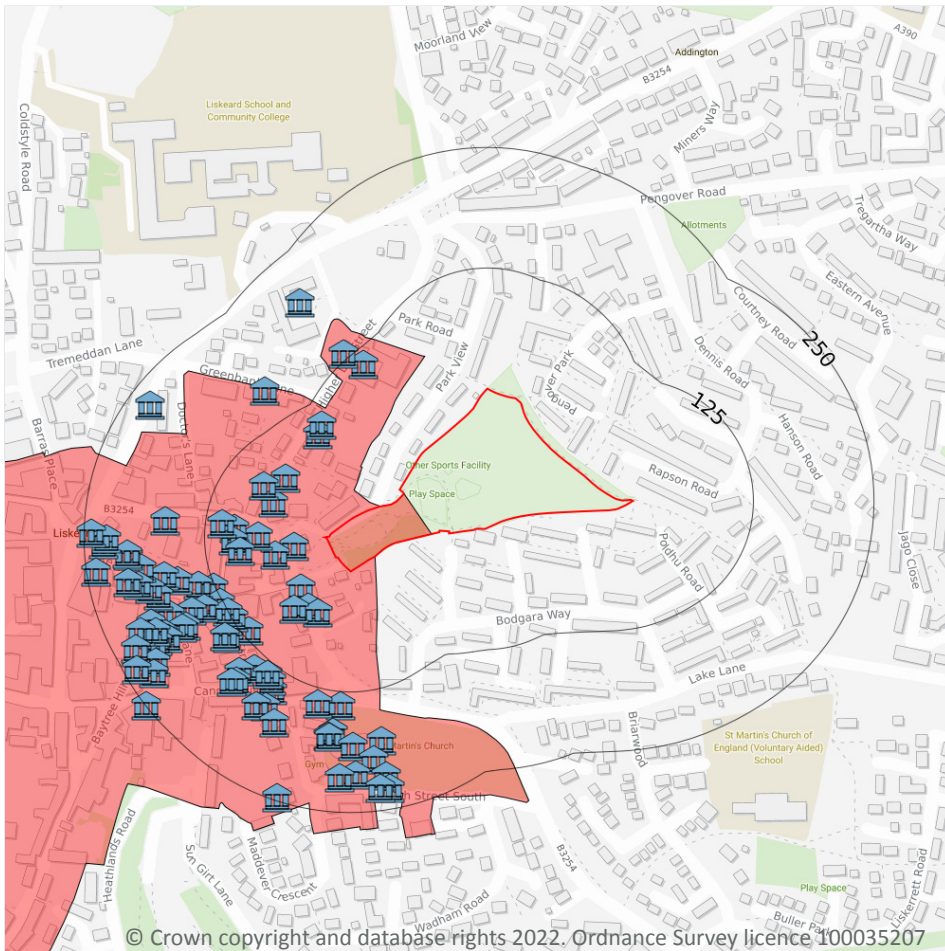
There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details	
1	1-2 km	SW	Trevillis House, Lodge Hill, Liskeard, Cornwall, PL14 4EN	Applicant name: Mr Alan Bean Application Status: Full application Application Date: 25/10/2013 Application Number: PA13/09853	Installation of ground mounted pv array
12	4-5 km	E	Trehunsey Cottage, Quethiock, Liskeard, Cornwall, PL14 3SG	Applicant name: Simon & Maryann Parsons Application Status: Awaiting decision Application Date: 29/06/2018 Application Number: PA18/01760/PREAPP	Pre application advice for erection of ground mounted 14 panel seasonally adjustable solar array to generate domestic electricity

The data is sourced from public registers of planning information and is updated every two weeks.

Planning constraints



Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
0	on site	Liskeard	Cornwall

This data is sourced from Historic England and Local Authorities. For more information please see <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>.

Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
33 m	W	War Memorial, Liskeard, Cornwall, PL14	II	1206220	15/11/1993
48 m	SW	4, Castle Street, Liskeard, Cornwall, PL14	II	1280375	15/11/1993
55 m	W	1 and 3, Castle Street, Liskeard, Cornwall, PL14	II	1203156	22/07/1981
57 m	SW	10, Castle Street, Liskeard, Cornwall, PL14	II	1281810	22/07/1981
60 m	SW	12, Castle Street, Liskeard, Cornwall, PL14	II	1203157	15/11/1993
65 m	W	3, Higher Lux Street, Liskeard, Cornwall, PL14	II	1203179	22/07/1981
69 m	SW	11, 11a and 15-23 (Odd), Liskeard, Cornwall, PL14	II	1280349	23/09/1950
69 m	W	Castle House, Liskeard, Cornwall, PL14	II	1206137	22/07/1981
74 m	W	13, Higher Lux Street, Liskeard, Cornwall, PL14	II	1203180	15/11/1993
83 m	W	Kilmar House and Attached Forecourt Railings, Liskeard, Cornwall, PL14	II	1280144	23/09/1950
94 m	W	27, Higher Lux Street, Liskeard, Cornwall, PL14	II	1206676	22/07/1981
94 m	W	21, Lower Lux Street, Liskeard, Cornwall, PL14	II	1203182	15/11/1993
95 m	W	17, Lower Lux Street, Liskeard, Cornwall, PL14	II	1281824	22/07/1981
96 m	W	15, Lower Lux Street, Liskeard, Cornwall, PL14	II	1280094	22/07/1981
101 m	W	Raymonte House, Liskeard, Cornwall, PL14	II	1281823	22/07/1981

Distance	Direction	Name	Grade	Listed building reference number	Listed date
108 m	W	20, Lower Lux Street, Liskeard, Cornwall, PL14	II	1280096	15/11/1993
110 m	NW	Beech Lawn, Liskeard, Cornwall, PL14	II	1203181	22/07/1981
118 m	SW	8, Church Street, Liskeard, Cornwall, PL14	II	1203159	22/07/1981
127 m	W	11, Market Street, Liskeard, Cornwall, PL14	II	1281825	15/11/1993
128 m	SW	10, Market Street, Liskeard, Cornwall, PL14	II	1187691	22/07/1981
129 m	SW	4, Church Street, Liskeard, Cornwall, PL14	II	1280317	15/11/1993
130 m	SW	2, Church Street, Liskeard, Cornwall, PL14	II	1203158	15/11/1993
131 m	NW	30, Higher Lux Street, Liskeard, Cornwall, PL14	II	1206686	22/07/1981
140 m	SW	Lych Gate, Walls, Horse Trough and Mounting Block North of Church of St Martin, Liskeard, Cornwall, PL14	II	1203162	15/11/1993
140 m	SW	11, Church Street, Liskeard, Cornwall, PL14	II	1280321	15/11/1993
140 m	W	7, Market Street, Liskeard, Cornwall, PL14	II	1203183	22/07/1981
141 m	SW	9 and 11, Church Street North, Liskeard, Cornwall, PL14	II	1281814	22/07/1981
142 m	SW	The Ancient House, Liskeard, Cornwall, PL14	II	1280324	23/09/1950
142 m	SW	13 and 15, Church Street, Liskeard, Cornwall, PL14	II	1281812	22/07/1981
145 m	SW	1, Church Street, Liskeard, Cornwall, PL14	II	1280312	15/11/1993
148 m	SW	26 and 28, Church Street, Liskeard, Cornwall, PL14	II	1206275	22/07/1981
149 m	SW	8, Market Street, Liskeard, Cornwall, PL14	II	1187681	15/11/1993

Distance	Direction	Name	Grade	Listed building reference number	Listed date
150 m	SW	24, Church Street, Liskeard, Cornwall, PL14	II	1281813	15/11/1993
150 m	SW	22, Church Street, Liskeard, Cornwall, PL14	II	1203160	15/11/1993
155 m	SW	23, Church Street, Liskeard, Cornwall, PL14	II	1206271	22/07/1981
160 m	W	1, Market Street, Liskeard, Cornwall, PL14	II	1206707	22/07/1981
160 m	NW	No 3 and Attached Wall, Liskeard, Cornwall, PL14	II	1280135	15/11/1993
164 m	SW	2, Cannon Hill, Liskeard, Cornwall, PL14	II	1280369	15/11/1993
166 m	SW	31, Church Street (See Details For Further Address information), Liskeard, Cornwall, PL14	II	1280292	22/07/1981
167 m	SW	Rashleigh House, Liskeard, Cornwall, PL14	II	1203161	15/11/1993
167 m	W	Pound House, Liskeard, Cornwall, PL14	II	1281790	15/11/1993
168 m	SW	Knight Tomb Approximately 6 Metres North West of Church of St Martin, Liskeard, Cornwall, PL14	II	1206450	15/11/1993
171 m	SW	9, Well Lane, Liskeard, Cornwall, PL14	II	1372320	23/09/1950
172 m	SW	4, Cannon Hill (See Details For Further Address information), Liskeard, Cornwall, PL14	II	1281809	15/11/1993
172 m	W	18, Pike Street, Liskeard, Cornwall, PL14	II	1203189	23/11/1989
174 m	SW	West Gate of Church of St Martin and Attached Walls, Liskeard, Cornwall, PL14	II	1280341	15/11/1993
176 m	SW	The Barley Sheaf Public House, Liskeard, Cornwall, PL14	II	1206296	22/07/1981
177 m	SW	Cross Adjacent To North West Corner of Church of St Martin, Liskeard, Cornwall, PL14	II	1280261	15/11/1993

Distance	Direction	Name	Grade	Listed building reference number	Listed date
178 m	S	Fitze Tomb Approximately 10 Metres East of Church of St Martin, Liskeard, Cornwall, PL14	II	1206395	15/11/1993
179 m	SW	25, Fore Street, Liskeard, Cornwall, PL14	II	1203178	22/07/1981
181 m	SW	Parish Church of St Martin, Liskeard, Cornwall, PL14	II*	1206300	23/09/1950
181 m	SW	The Pipewell, Liskeard, Cornwall, PL14	II	1203201	23/09/1950
183 m	W	Guildhall, Liskeard, Cornwall, PL14	II*	1206610	22/07/1981
188 m	SW	21 and 23, Fore Street, Liskeard, Cornwall, PL14	II	1281821	22/07/1981
190 m	W	9, Pike Street, Liskeard, Cornwall, PL14	II	1025023	15/11/1993
193 m	W	10, Pike Street, Liskeard, Cornwall, PL14	II	1281789	22/07/1981
194 m	SW	19, Fore Street, Liskeard, Cornwall, PL14	II	1203177	15/11/1993
196 m	S	Cross Adjacent To South East Corner of Church of St Martin, Liskeard, Cornwall, PL14	II*	1203163	22/07/1981
198 m	W	8, Pike Street, Liskeard, Cornwall, PL14	II	1203188	15/11/1993
200 m	W	5 and 7, Pike Street, Liskeard, Cornwall, PL14	II	1281788	15/11/1993
201 m	NW	Luxtowe House, Liskeard, Cornwall, PL14	II	1206630	22/07/1981
201 m	SW	22, Fore Street, Liskeard, Cornwall, PL14	II	1206605	22/07/1981
203 m	W	6, Pike Street, Liskeard, Cornwall, PL14	II	1355148	15/11/1993
204 m	SW	13 and 15, Fore Street, Liskeard, Cornwall, PL14	II	1280149	22/07/1981
205 m	SW	20, Fore Street, Liskeard, Cornwall, PL14	II	1206601	22/07/1981

Distance	Direction	Name	Grade	Listed building reference number	Listed date
208 m	SW	11, Fore Street, Liskeard, Cornwall, PL14	II	1281820	15/11/1993
209 m	W	Forester's Hall, Liskeard, Cornwall, PL14	II	1203187	22/07/1981
210 m	SW	18, Fore Street, Liskeard, Cornwall, PL14	II	1206574	15/11/1993
211 m	S	Glencross Tomb Approximately 15 Metres South of Church of St Martin, Liskeard, Cornwall, PL14	II	1281815	15/11/1993
214 m	SW	South Gate and Flanking Walls South of Church of St Martin, Liskeard, Cornwall, PL14	II	1281816	15/11/1993
214 m	SW	16, Fore Street, Liskeard, Cornwall, PL14	II	1203176	22/07/1981
215 m	S	Rawle Tomb Approximately 25 Metres South East of Church of St Martin, Liskeard, Cornwall, PL14	II	1206453	15/11/1993
216 m	SW	7, Fore Street, Liskeard, Cornwall, PL14	II	1203175	15/11/1993
220 m	S	Lyne Family Vault To South East of Church of St Martin, Liskeard, Cornwall, PL14	II	1203164	22/07/1981
221 m	SW	12 and 14, Fore Street (See Details For Further Address information), Liskeard, Cornwall, PL14	II	1206563	22/07/1981
224 m	SW	3, Fore Street, Liskeard, Cornwall, PL14	II	1203174	22/07/1981
227 m	S	Gate and Attached Walls To South East of Church of St Martin, Liskeard, Cornwall, PL14	II	1206479	15/11/1993
227 m	W	Wall Extending Approximately 60 Metres North East of No 9 (Not included), Liskeard, Cornwall, PL14	II	1281822	22/07/1981
230 m	W	4, Pike Street, Liskeard, Cornwall, PL14	II	1025064	22/07/1981
234 m	W	2, Pike Street, Liskeard, Cornwall, PL14	II	1025083	23/09/1950

Distance	Direction	Name	Grade	Listed building reference number	Listed date
237 m	SW	4 and 6, Fore Street, Liskeard, Cornwall, PL14	II	1206559	15/11/1993
240 m	W	Webb's Hotel, Liskeard, Cornwall, PL14	II	1203200	23/09/1950
242 m	W	Barclays Bank, Liskeard, Cornwall, PL14	II	1025002	22/07/1981
246 m	SW	Former National School and Attached Yard Wall and Railings, Liskeard, Cornwall, PL14	II	1281811	15/11/1993
250 m	SW	The Great House, Liskeard, Cornwall, PL14	II	1203154	22/07/1981

This data is sourced from Historic England. For more information please see <https://historicengland.org.uk/listing/the-list/>

Scheduled Monuments

Scheduled Monuments have been officially protected as they are considered of national importance. If you are the owner of a scheduled monument and you wish to carry out works to the monument, you will need to apply for prior written permission from the Secretary of State for Culture, Media and Sport. This applies to works above or below ground level.

Scheduled monuments are not always ancient, or visible above ground. There are over 200 'classes' of monuments, ranging from prehistoric standing stones, through to many types of medieval site - castles, monasteries, abandoned farmsteads - to the more recent results of human activity, such as collieries.

Scheduling is reserved for carefully selected sites, which create a representative sample of sites from different epochs. Please see Historic England's website for further information.

Distance	Direction	Ancient Monument Name	Listed Entry
166 m	SW	Culverland Cross in St Martin's churchyard to the north west of the church	1014022
204 m	S	Tencreek Cross in St Martin's churchyard 3.5m south east of the church	1014021

Climate change / Flood risk (1, 5 and 30 Years)

Ambiental's FloodScore™ Climate data provides flood risk information from river, tidal and surface water flooding for a range of future time periods and emissions scenarios (Low emissions - RCP 2.6, medium and most likely emissions - RCP 4.5, and high emission - RCP 8.5). The temperature increases shown for each scenario are predicted increases by 2081-2100. The models are based on the UK Climate Projections 2018 (UKCP18). It is plausible that climate change will increase the severity and frequency of flood events in the

future. FloodScore™ Climate has been designed to provide banks, building societies and insurers with future flood risk information for their long-term assets. The data within this report is based on the highest risk found within a buffer zone around the buildings. The 'Year' in the table represents the median of the date range used for each modelled timeframe.

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 2.6 0.9-2.3°C	2023	No change	No change	No change	No change
RCP 2.6 0.9-2.3°C	2027	No change	No change	No change	No change
RCP 2.6 0.9-2.3°C	2055	No change	No change	No change	No change

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2023	No change	No change	No change	No change
RCP 4.5 1.7-3.2°C	2027	No change	No change	No change	No change
RCP 4.5 1.7-3.2°C	2055	No change	No change	No change	No change

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2023	No change	No change	No change	No change
RCP 8.5 3.2-5.4°C	2027	No change	No change	No change	No change
RCP 8.5 3.2-5.4°C	2055	No change	No change	No change	No change

This data is sourced from Ambiantial Risk Analytics.

Climate change / Natural ground instability (1, 5 and 30 Years)

This data shows the increase in 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 will result in higher temperature and therefore likely 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, it is only available for RCP8.5 (the 'worst case' climate scenario).

Temp increase range	Year	Wet scenario	Average rainfall	Dry scenario
RCP 8.5 3.2-5.4°C	2023s	No change	No change	No change
RCP 8.5 3.2-5.4°C	2030s	Highly unlikely	Highly unlikely	Highly unlikely
RCP 8.5 3.2-5.4°C	2050s	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey.

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

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

Flooding	
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not 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	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	Identified
Proposed wind farms	Identified
Proposed wind turbines	Identified

Wind and solar	
Existing and agreed solar installations	Identified
Proposed solar installations	Identified
Energy	
Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	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	Identified
Listed Buildings	Identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Identified
Registered Parks and Gardens	Not identified

Coastal Erosion

Complex cliffs Not identified

Projections with intervention measures in place Not identified

Projections with no active intervention Not identified

Climate change

Flood risk (1, 5 and 30 Years) Identified

Natural ground instability (1, 5 and 30 Years) Identified

Contaminated Land Assessment Methodology and Limitations

Our risk assessment methodology and limitations can be found at [Risk Assessment methodology and Limitations - Groundsure](#)

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambient Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambient Risk Analytics.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). It shows the chance of flooding from rivers or the sea presented in categories 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.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

Very Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

High - The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

FRAW (sea):

Very Low - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

High - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding

Ambient Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally

vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. The flood risks for these rainfall events are reported where the depth would be greater than the threshold for a standard property to modern building standards. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and individual Local Authorities. Due to different methodologies used by different Local Authorities the data may be incomplete. We recommend reviewing your local search for confirmation.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, where as a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the “typical safe distance” trees should be from a property please see this guide: <https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

ClimateIndex™ data and limitations

Groundsure's ClimateIndex™ is an assessment of the physical risk to the property from hazards which may be exacerbated by climate change. It considers the following hazards only:

- River flooding
- Flooding from the sea and tidal waters
- Surface water flooding
- Shrink swell subsidence
- Coastal erosion

These hazards are assessed using a weighted sum model, which allows for the consistent comparison of hazards between different time periods, emissions scenarios and the relative severity of predicted impacts. All flood and subsidence impacts have been produced using the latest UKCP18 climate prediction models. Assessments are provided for the near -present day (c.1 year), short term (c.5 years) and medium term (c.30 years) only. A range of [Representative Concentration Pathways \(RCPs\)](#) have been used depending on the source dataset and its derivation. For example, flood data has been provided for RCP2.6, 4.5 and 8.5, whereas subsidence data has been derived using local projections only available for RCP8.5. Each RCP variance has been assigned an appropriate weighting in the calculator to reflect the relative likelihood of that scenario and where a full range of RCP scenarios is not available Groundsure have extrapolated to give equivalent values.

The banding applied to a property reflects its current and future risk from the hazards identified above. If a property's banding does not change from the present day to the medium term, the property's risk profile is not considered likely to be affected by climate change, though risks may still be present. Any increase in the banding of a property indicates that the property has the potential to be affected by climate change.

Band	Description	1 year	Short term (c.5 year)	Medium term (c.30 year)
A	No risks of concern predicted	86%	76%	75%
B	Minor risks e.g. low level surface water flooding	6%	15%	15%
C	Minor to moderate risks e.g. river flood event above property threshold	5%	4%	4%
D	Moderate risks e.g. above threshold flood events and significant increase in subsidence potential	1%	2%	2%
E	Significant risks e.g. multiple flood risks above property threshold	1%	2%	2%
F	Severe or existential risks to property e.g. coastal erosion risk	1%	1%	2%

Approximate percentage of properties falling into each band. The figures have been calculated based on an assessment of residential properties only.

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, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. 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.

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