

Screening



Land at Newby,, Penrith,, Cumbria,, CA10 3EX



Reference:
LBRI-U5Q-GB9-1FL-J8C

Grid reference:
359094 521010

Your reference:
715683

Date:
24 June 2025

Consultant's guidance and recommendations inside.

Written by:



Groundsure consultancy team

commercial.queries@groundsure.com

Professional opinion

Key results



Acceptable risk

Contaminated land

Page 3 →

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



Negligible

Flooding

Page 15 →

No flood risks of significant concern have been identified at the site.



Other results



Ground stability

Page 16

Identified

Summary →



Radon

Page 24

Identified

Summary →



Planning constraints

Page 26

Identified

Summary →



Energy

Page 29

Identified

Summary →



Transportation

Page 36

Not identified

Summary →

A full assessment of these features is available in our [Energy & Transportation report](#). Contact Groundsure or your search provider for further details.

All recommendations

Page 40

Appendix →

ClimateIndex™

Page 19

Summary →

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability and coastal erosion**.

A

5 years

Negligible

A

30 years

Negligible

Rating key

A

B

C

D

E

F

Negligible risk

High risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**.

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved

Capture Date: 15/10/2021

Site Area: 6.02ha



Contaminated land ?

Acceptable risk

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

Section links

Consultant's assessment → Current/recent land use →
Past land use → Hydrogeology →
Hydrology →

Past land use

Acceptable risk



Waste and landfill

Acceptable risk

Current/recent land use

Acceptable risk



Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

Environmental liability

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

Unlikely

Next steps

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

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com



Contaminated land

Consultant's assessment

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

Section links

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

[Back to section summary](#) →

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Current land use

Groundsure has assumed that the site is used for commercial purposes.

Historical land use

On-site

No potentially contaminative land uses of concern have been identified.

Surrounding area

No potentially contaminative land uses of concern have been identified near to the site.

Site setting

Potentially vulnerable receptors have been identified including site users, 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.





Contaminated land data summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	1
Former tanks	0	0	0
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	2
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent land use	On-Site	0-50m	50-250m
Recent industrial land uses	0	0	1
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0



Contaminated land

Past land use

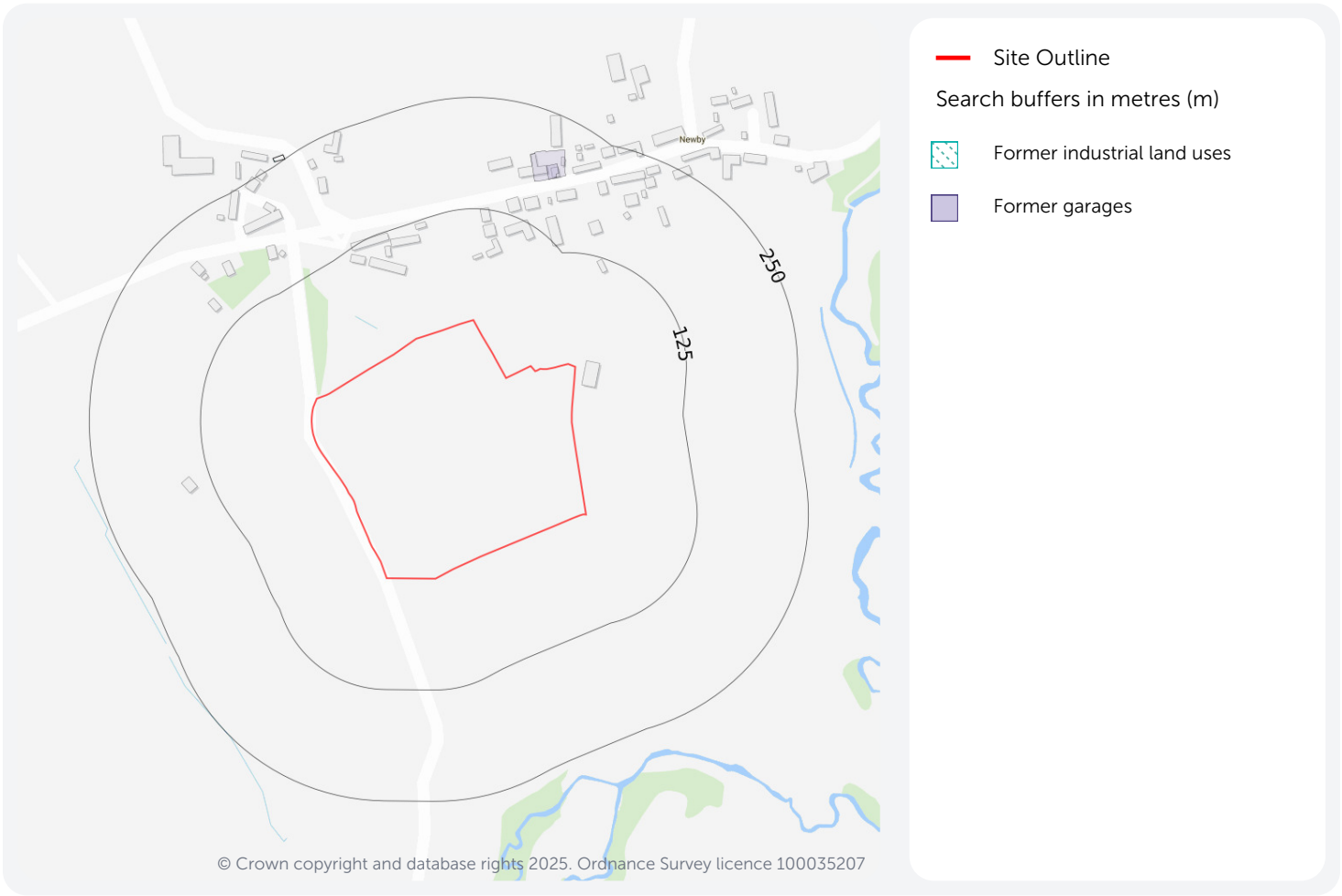
Acceptable risk

The data summarised in this section relates to potentially contaminative land uses and operations that happened historically at and around the site.

Section links

[Back to section summary](#) →

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



Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Distance	Direction	Use	Date
250 m	NW	Lime Kilns	1859

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.

Distance	Direction	Use	Date
170 m	NE	Garage	1997
179 m	NE	Garage	1970

This data is sourced from Ordnance Survey/Groundsure.



Contaminated land

Current and recent land use ?

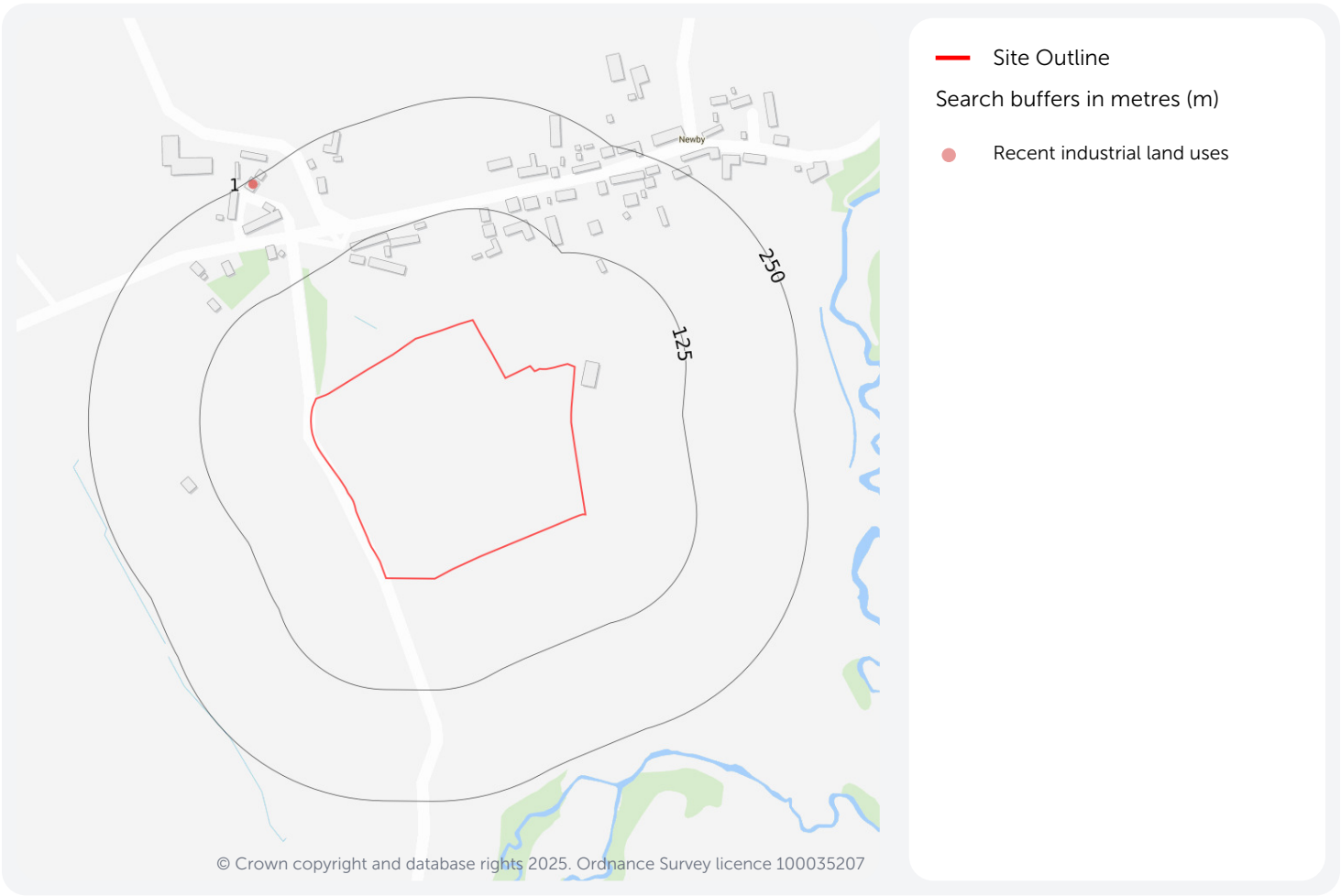
Acceptable risk

The data summarised in this section relates to current and recent commercial and industrial land uses and operations that could have the potential to cause ground contamination risks.

Section links

Back to section summary →

- Consultant's assessment → Current/recent land use →
- Past land use → Hydrogeology →
- Hydrology →



Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

ID	Distance	Direction	Company / Address	Activity	Category
----	----------	-----------	-------------------	----------	----------

1	245 m	NW	Newby Technical Solutions - Newby Head Farm, Newby, Cumbria, CA10 3EX	Electronic Equipment	Industrial Products
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This data is sourced from Ordnance Survey.

Contaminated land

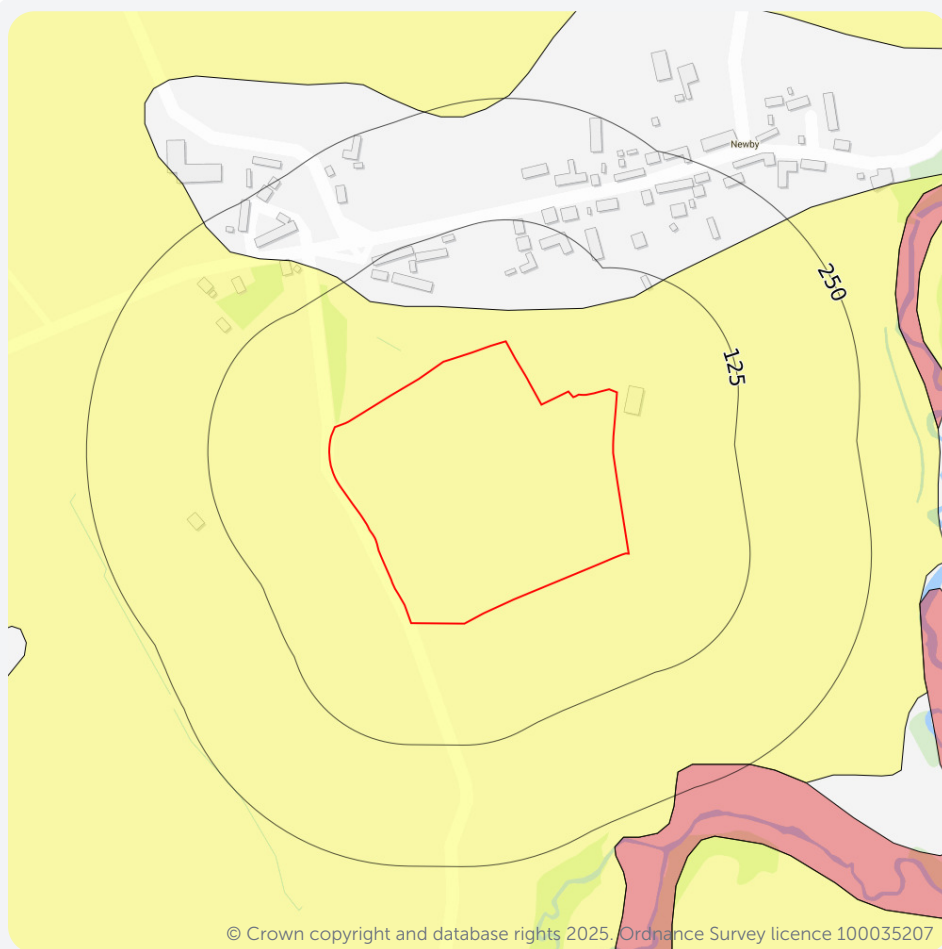
Superficial hydrogeology ?

The data summarised in this section relates to underground water resources (aquifers) within surface drift geology that may be sensitive to any ground contamination.

Section links

[Back to section summary](#) →

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



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— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial 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.



Unknown - These are rock layers where it has not been possible to classify the water storage potential.

Distance	Direction	Designation
0	on site	Secondary Undifferentiated
226 m	S	Secondary A

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

Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
TILL, DEVENSIAN	TILLD-DMTN	DIAMICTON

This data is sourced from British Geological Survey.

Contaminated land

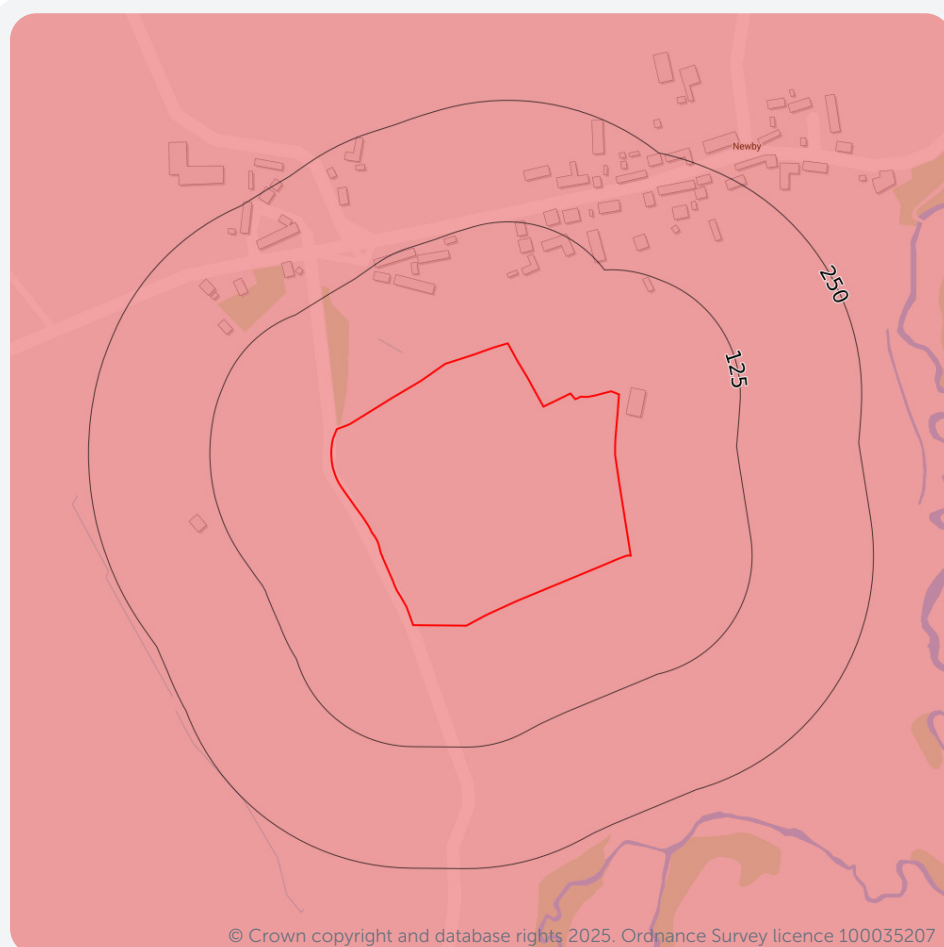
Bedrock hydrogeology

The data summarised in this section relates to underground water resources (aquifers) within bedrock geology that may be sensitive to any ground contamination.

Section links

[Back to section summary](#) →

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



— Site Outline

Search buffers in metres (m)

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

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Aquifers within bedrock geology

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

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

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

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

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

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



Distance	Direction	Designation
0	on site	Secondary A

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

Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
ALSTON FORMATION	AG-MDSS	MUDSTONE, SILTSTONE AND SANDSTONE
FOUR FATHOM LIMESTONE MEMBER	FFL-LMST	LIMESTONE

This data is sourced from British Geological Survey.

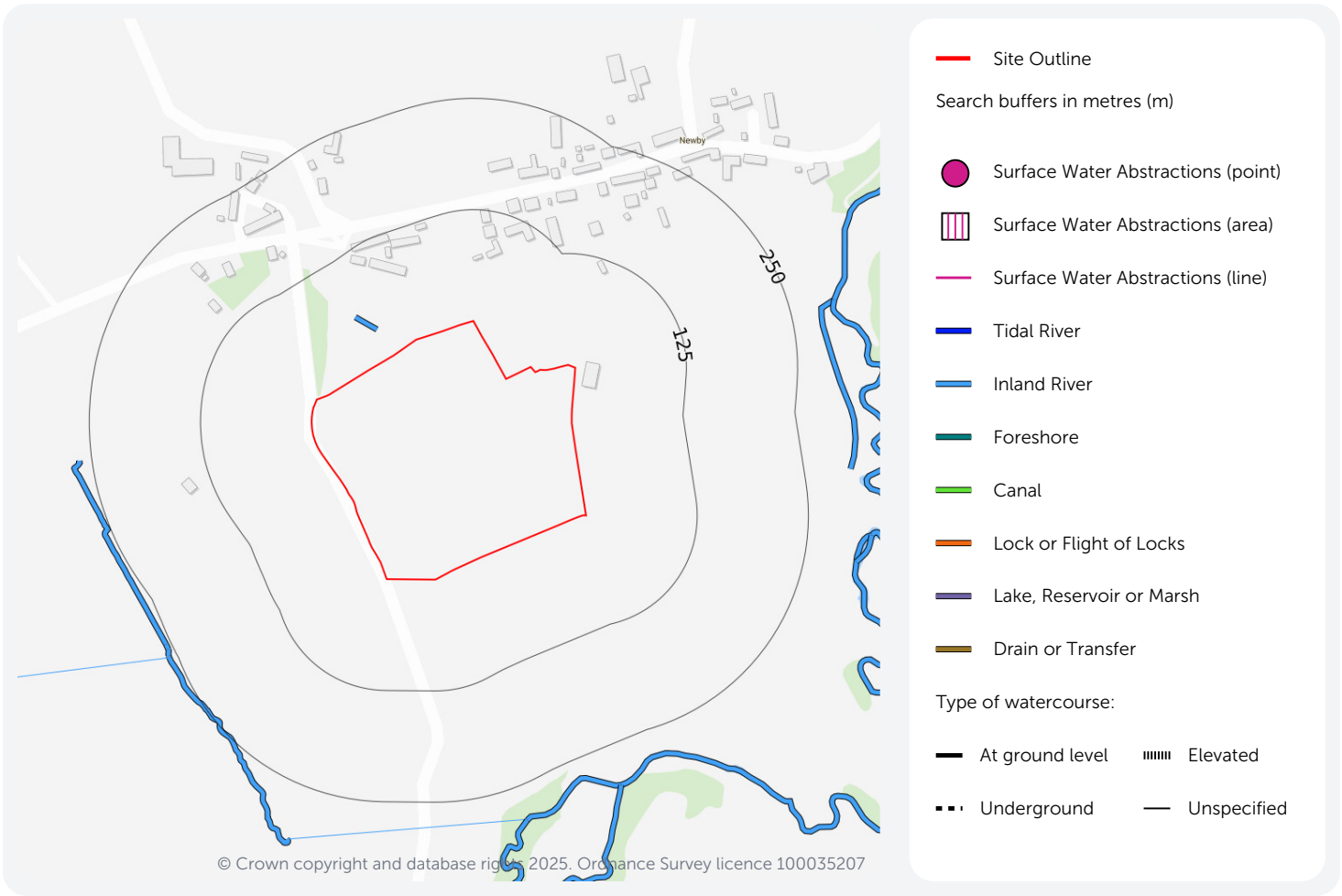


Contaminated land
Hydrology ?

The data summarised in this section relates to surface water resources such as rivers, lakes and ponds that may be sensitive to any ground contamination.

Section links

- Back to section summary →
- Consultant's assessment →
- Past land use →
- Hydrology →
- Current/recent land use →
- Hydrogeology →



Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

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

Screening



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

This data is sourced from Ordnance Survey.

Screening



Flooding

Negligible

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

River and coastal flooding

Very Low

Past flood events

Not identified

Groundwater flooding

Low

Flood storage areas

Not identified

Surface water flooding

Negligible

Floodscore™ insurance rating

Very Low

National Planning Policy Framework (NPPF)

Will any NPPF Flood Risk Assessment be required if the site is redeveloped?

Yes

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Next steps

Flooding

None required.



Ground stability

Identified

The property is assessed to have potential for natural or non-natural ground subsidence.

Section links

Non-natural



Natural ground stability

Low

Non-natural ground stability

Identified



Next steps

Ground stability

The property is indicated to lie within an area that could be affected by infilled land. You should consider the following:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings



Ground stability

Non-natural ground stability ?

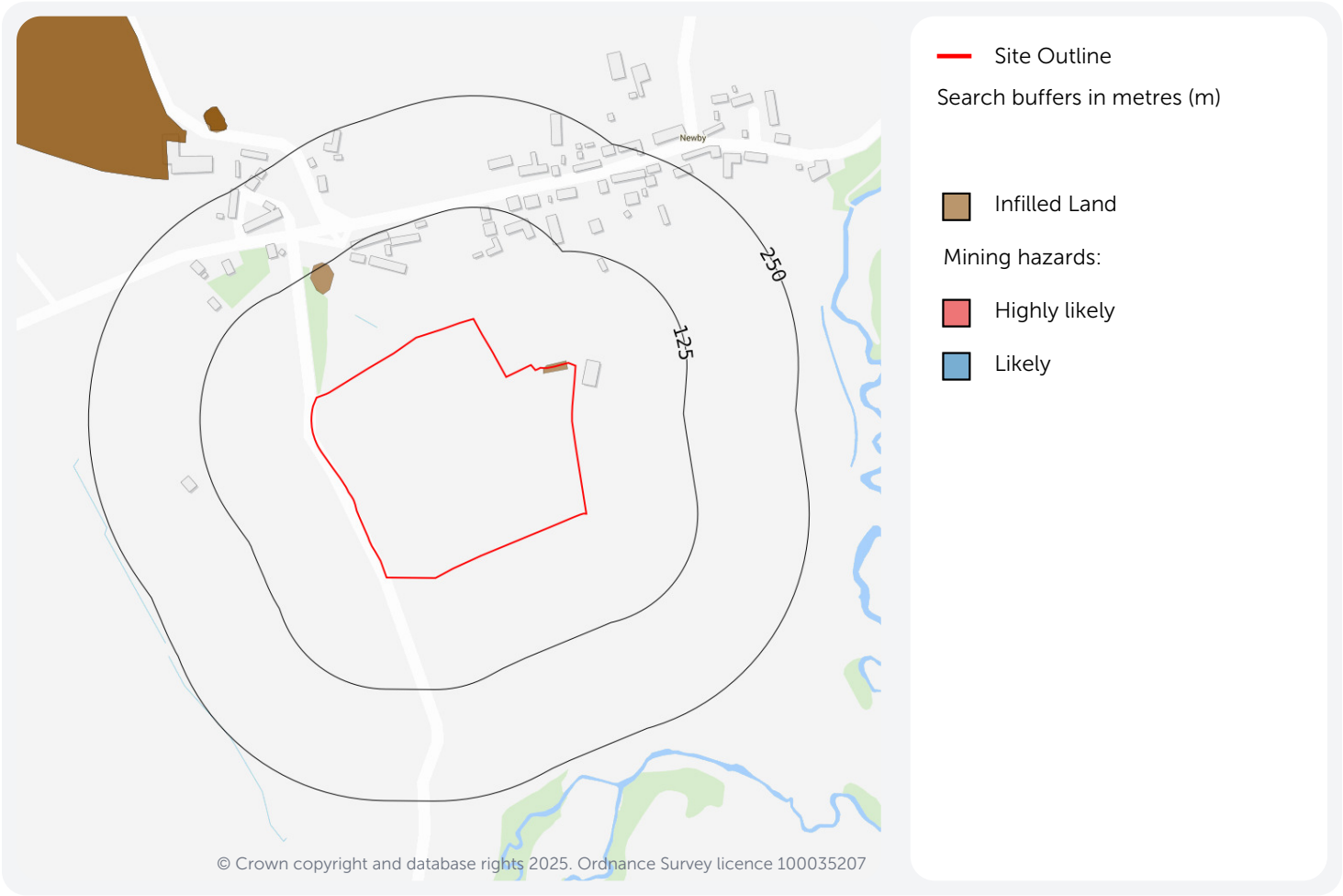
Identified

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

Section links

Back to section summary →

Non-natural →



Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Distance	Direction	Use	Date
0	on site	Pond	1859

Screening



Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.



ClimateIndex™

Future-focused property ratings summarising flood, subsidence and coastal erosion risks over 5 and 30 year periods, aligned with Bank of England reporting requirements.

Section links

Physical risks	→	Flooding	→
Ground stability	→	Transition risks	→

Physical risks

Negligible



Transition risks

Advice available



Next steps

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#)  here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com  or 01273 257755.

Screening



ClimateIndex™

Physical risks ?

Negligible

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from flooding, natural ground stability and coastal erosion.

Section links

[Back to section summary](#) →

[Physical risks](#) →

[Flooding](#) →

[Ground stability](#) →

[Transition risks](#) →

Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

The risks with the greatest impact on the overall ClimateIndex™ are positioned first in the list(s) below. Any risks that have not been identified at the site have been omitted.

A

5 years

Negligible

A

30 years

Negligible

Rating key



Negligible risk → High risk

The ClimateIndex™ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.



ClimateIndex™

Flooding ?

This section summarises the projected change in flood water depths at the site over time as a result of climate change.

Section links

[Back to section summary](#) →

[Physical risks](#) →

[Flooding](#) →

[Ground stability](#) →

[Transition risks](#) →

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations [↗](#).

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	< 20	< 20
Medium emissions	< 20	< 20	< 20	< 20
High emissions	< 20	< 20	< 20	< 20

This data is sourced from Ambiental Risk Analytics.



ClimateIndex™

Ground stability ?

This section summarises the projected likelihood of increased ground stability risks from shrink swell clays at the site over time as a result of climate change.

Section links

Back to section summary →

Physical risks



Flooding



Ground stability



Transition risks



The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations.

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey



ClimateIndex™

Transition risks ?

Transition risks can occur as a result of requirements or obligations to move towards a less polluting, greener economy. This section summarises information relating to any Energy Performance Certificates at the property.

Section links

[Back to section summary](#) →

[Physical risks](#) → [Flooding](#) →
[Ground stability](#) → [Transition risks](#) →

Energy Performance

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

i We have not been able to find an EPC relating to the property.

There are a number of potential reasons why a valid EPC has not been found for the property:

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings and places of worship but full details can be found [here](#)
- An EPC is not required for the building(s) on the site;
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's [Find an energy certificate](#) service to search for the EPC for more detail;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

Consideration should be given to the feasibility and cost of any improvement works that are recommended in the EPC, if any exemptions apply and also to when a new assessment might be required.

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

Leasing and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased non-domestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building that does not meet these requirements.

If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. [Click here](#) for more detail on the types of exemptions available and how to register for them.

Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green leases can be found [here](#) .

Current government guidelines around future regulations or requirements are unclear. However, given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered in the future.



Radon ?

Identified

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 3% and 5%.

Section links

Radon →

Next steps

Radon

The property is in an area where elevated radon levels are expected to be found in 3-5% of properties.

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands>;
- If the property was constructed after 2008 radon protection measures may have been installed during construction. We recommend checking with the Building Control department at the local authority to determine this;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderworkplace>;
- Further information is available here <https://knowledge.groundsure.com/searches-radon>.



Radon ?

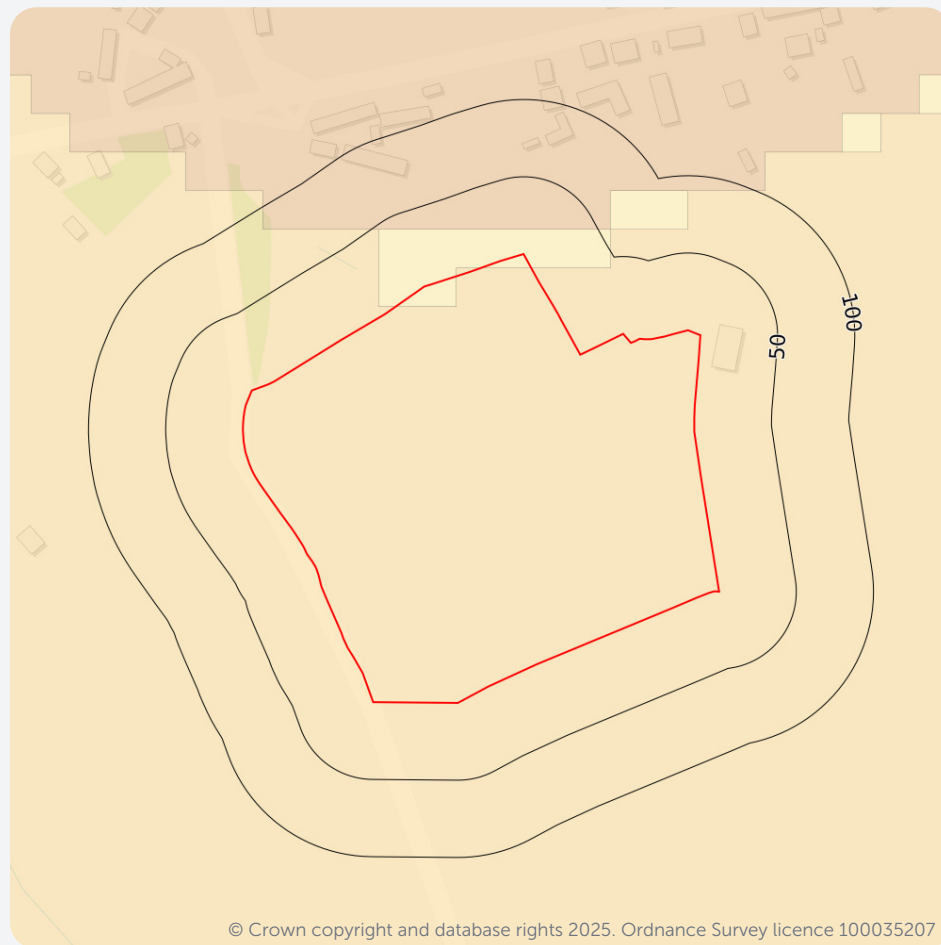
Identified

The property lies within a radon affected area.

Section links

Back to section summary →

Radon →



— Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

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

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

Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk.

This data is sourced from the British Geological Survey/UK Health Security Agency.



Planning constraints

Identified

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

Section links

Planning constraints →

Next steps

Planning constraints
None required.

Planning constraints ?

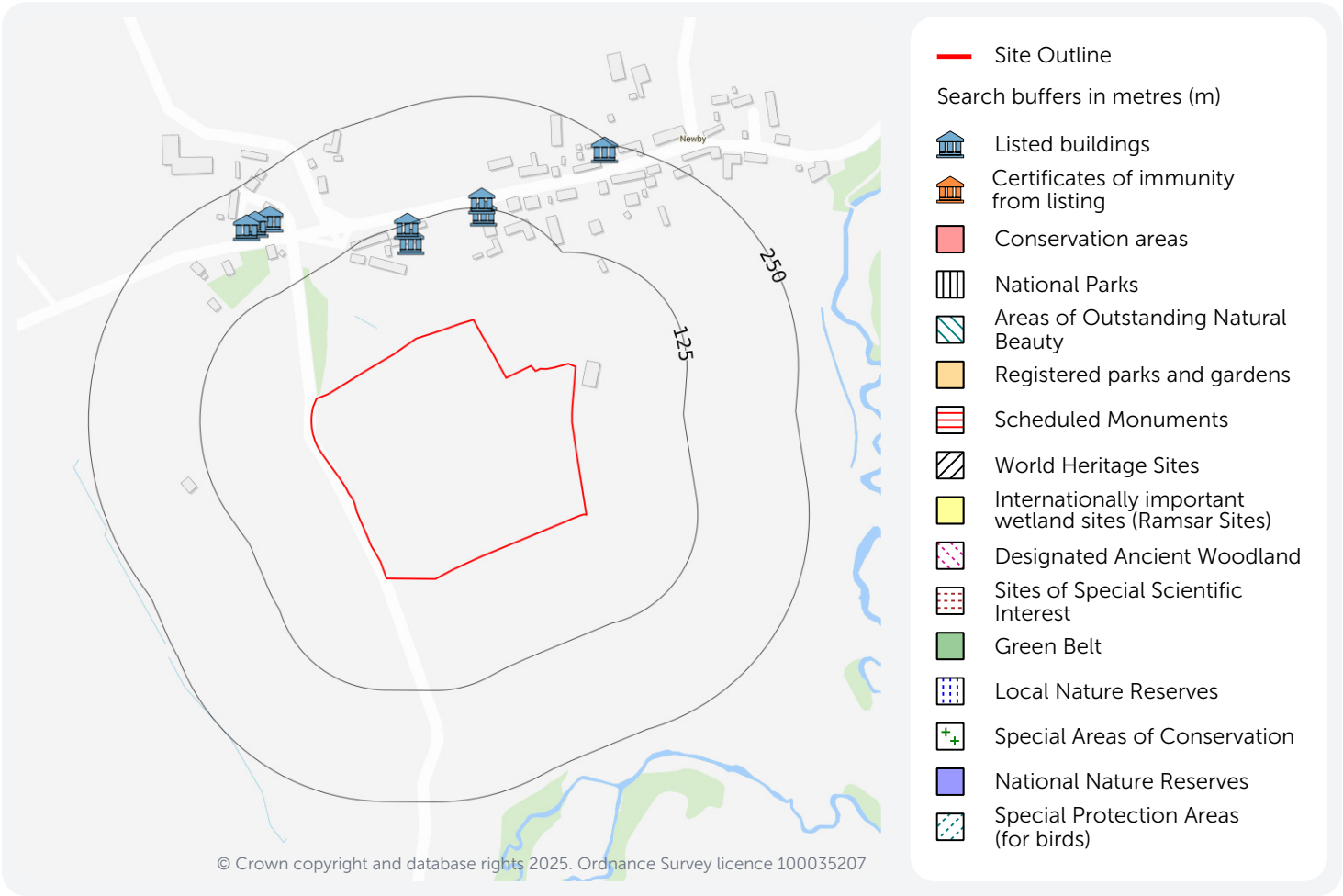
Identified

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

Section links

Back to section summary →

Planning constraints →



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
105 m	N	Newby Hall And Area Wall To North	II*	1326734	06/02/1968
120 m	N	Hillside House	II	1145426	06/02/1968

Screening



Distance	Direction	Name	Grade	Listed building reference number	Listed date
123 m	N	Gatepiers And Forecourt Walls To Front Of Newby Hall	II	1158126	06/02/1968
133 m	N	Forecourt Walls, Railings And Gate To Front Of Hillside House	II	1311631	24/06/1987
202 m	NW	1-4, Cottage Row	II	1145424	24/06/1987
205 m	NW	5, Cottage Row	II	1158102	24/06/1987
207 m	NW	South View, Cottage And Barn Adjoining West End Of Cottage Row	II	1158110	24/06/1987
241 m	NE	Peartree House	II	1145425	24/06/1987

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



Energy ?

Identified

The property has been identified to lie within the search radius of one or more energy features detailed below.

Section links

Wind and solar →

Oil and gas

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

Oil and gas areas

Not identified

Oil and gas wells

Not identified

Wind and solar

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

Planned multiple wind turbines

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 not identified results.

Power stations

Not identified

Energy infrastructure

Not identified

Projects

Not identified

Next steps

Wind

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

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property



Next steps continued

Solar

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

- 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

Energy

Wind and solar ?

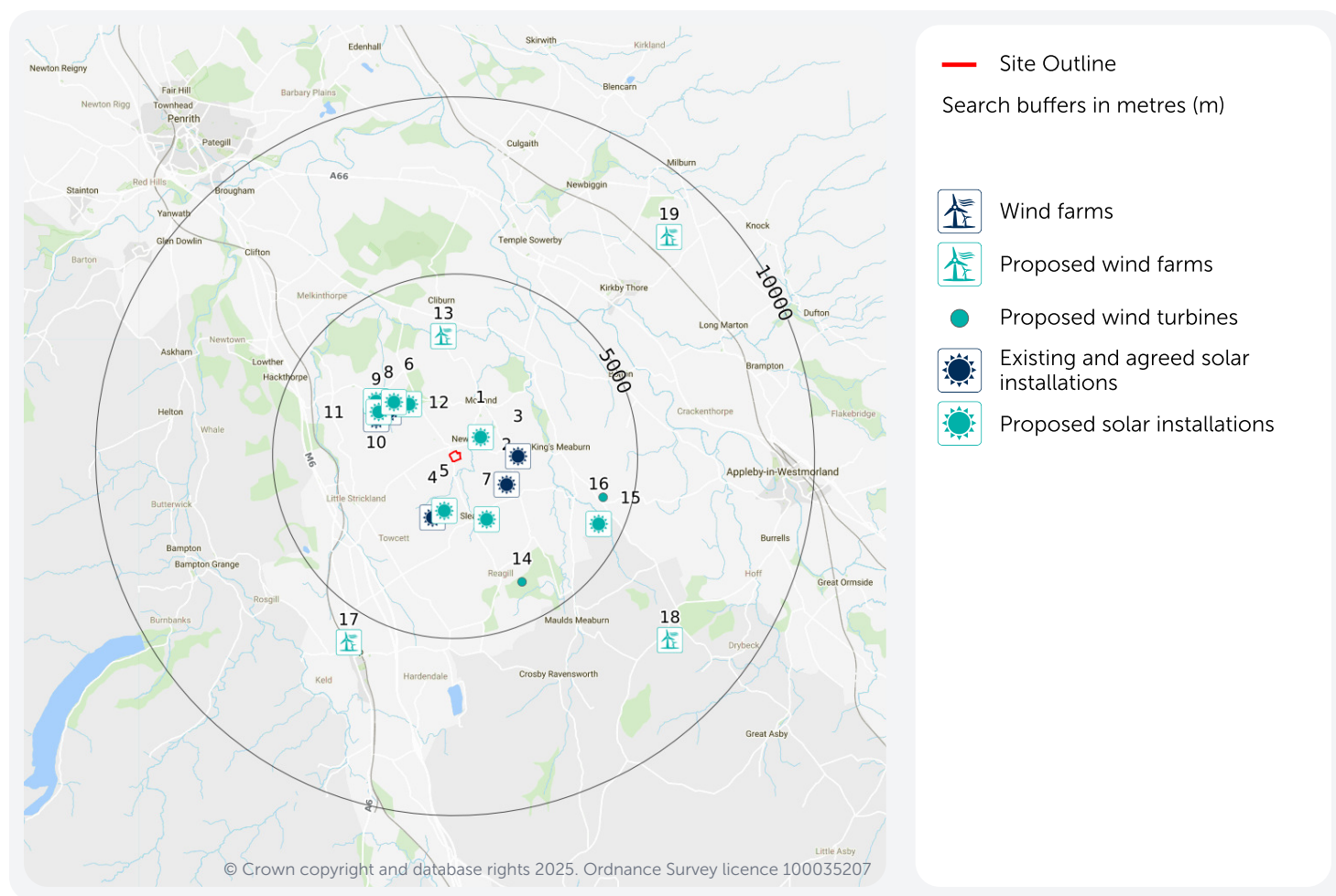
Identified

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

Section links

[Back to section summary](#) →

[Wind and solar](#) →



Proposed wind 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.

Screening



ID	Distance	Direction	Details
13	3-4 km	N	<p>Site Name: St Cuthbert's Church, Cliburn, Penrith, Eden, Cumbria, CA10 3A</p> <p>Planning Application Reference: 08/0469</p> <p>Type of Project: 4 Wind Turbines</p> <p>Application Date: 2008-06-02</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of temporary water sampling and analysis trailer housing, with solar panels and 4 6.4m high associated wind turbines.</p> <p>Approximate Grid Reference: 358760, 524403</p>
17	5-6 km	SW	<p>Site Name: Nook Farm, Shap, Penrith, Cumbria, CA10 3LZ</p> <p>Planning Application Reference: 12/1029</p> <p>Type of Project: 2 Wind Turbines</p> <p>Application Date: 2012-12-12</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of two 80kw wind turbines on 24.8 masts.</p> <p>Approximate Grid Reference: 356090, 515759</p>
18	7-8 km	SE	<p>Site Name: Land off, Hoff Moor, Drybeck, Appleby, Eden, Cumbria, CA16 6TF</p> <p>Planning Application Reference: 03/0788</p> <p>Type of Project: 3 Wind Turbines</p> <p>Application Date: 2003-08-19</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises erection of 3 wind turbines, together with ancillary equipment.</p> <p>Approximate Grid Reference: 365159, 515825</p>
19	8-9 km	NE	<p>Site Name: Low Abbey Farm, Kirkby Thore, Penrith, Eden, Cumbria, CA10 1XR</p> <p>Planning Application Reference: 13/0761</p> <p>Type of Project: 2 Wind Turbines</p> <p>Application Date: 2013-10-04</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of two wind turbines measuring 22m to blade tip.</p> <p>Approximate Grid Reference: 365137, 527204</p>

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for 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
14	3-4 km	SE	<p>Site Name: Beech Tree Farm, Reagill, Penrith, Eden, Cumbria, CA10 3ER</p> <p>Planning Application Reference: 05/0852</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2005-10-03</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises proposed small wind turbine to generate domestic electricity supply.</p> <p>Approximate Grid Reference: 360979, 517473</p>
15	4-5 km	E	<p>Site Name: Wormpotts, Kings Meaburn, Penrith, Cumbria, CA10 3DD</p> <p>Planning Application Reference: 09/0409</p> <p>Type of Project: House & Wind Turbine</p> <p>Application Date: 2009-06-01</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises eco renovation / extension to house and construction of domestic wind turbine.</p> <p>Approximate Grid Reference: 363265, 519859</p>

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

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

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	1-2 km	SE	Whitestone Solar Farm, Land To The S Of Morland and, E Of Newby, Newby, Penrith, CA10 3HB	<p>Contractor: New Energy for the World</p> <p>LPA Name: Westmorland and Furness</p> <p>Capacity (MW): 5</p> <p>Application Date: 17/08/2015</p> <p>Pre Consent Status: Planning Permission Refused</p> <p>Post Consent Status: Application Refused</p> <p>Date Commenced: -</p>
3	1-2 km	E	Weltree Brow, Land To The South of Willow Tree Brow, Morland, Penrith, CA10 1TW	<p>Contractor: Livos Energy</p> <p>LPA Name: Westmorland and Furness</p> <p>Capacity (MW): 5</p> <p>Application Date: 17/08/2015</p> <p>Pre Consent Status: Appeal Refused</p> <p>Post Consent Status: Appeal Refused</p> <p>Date Commenced: -</p>

Screening



ID	Distance	Direction	Address	Details	
4	1-2 km	S	Towcett Farm, Land To The East of Towcett Farm, Towcett, Little Strickland, Penrith, CA10 3EQ	Contractor: Lightsource Renewable Energy LPA Name: Westmorland and Furness Capacity (MW): 4.9	Application Date: 05/08/2015 Pre Consent Status: Abandoned Post Consent Status: Abandoned Date Commenced: -
8	2-3 km	NW	Graham Wood, Land to the South of Graham Wood, Great Strickland, Penrith, CA10 3DU	Contractor: Lightsource Renewable Energy LPA Name: Westmorland and Furness Capacity (MW): 4.9	Application Date: 14/08/2015 Pre Consent Status: Abandoned Post Consent Status: Abandoned Date Commenced: -
9	2-3 km	NW	Land To The South Of Dallan Bank Wood, Land To The South Of Dallan Bank Wood, Newby, Penrith, CA10 3ED	Contractor: Lightsource Renewable Energy LPA Name: Westmorland and Furness Capacity (MW): 4.9	Application Date: 14/08/2015 Pre Consent Status: Abandoned Post Consent Status: Abandoned 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	731 m	NE	Land to the south of Morland and East of Newby, Newby, Cumbria, CA10 3HB	Applicant name: Mr Jochen Kleimaier C/O Rodl & Partner Legal Limited Application Status: - Application Date: 17/08/2015 Application Number: 15/0665	Proposed development of a Solar Farm and ancillary infrastructure
5	1-2 km	S	Land to the east of Towcett Farm, Little Strickland, Penrith	Applicant name: Lightsource SPV No 128 C/O Agent Application Status: - Application Date: 05/08/2015 Application Number: 15/0644	Installation and operation of a solar farm and associated infrastructure

Screening



ID	Distance	Direction	Address	Details	
6	1-2 km	NW	Land the the south of Dallen Bank Wood, Great Strickland, Penrith, CA10 3ED	Applicant name: Lightsource SPV 179 Ltd C/O AGENT Application Status: - Application Date: 14/08/2015 Application Number: 15/0663	Proposed solar farm and associated infrastructure
7	1-2 km	SE	Meadow Bank, Sleagill, Penrith, CA10 3HD	Applicant name: Mr George Allan Application Status: No Details Application Date: 19/12/2022 Application Number: 22/0972	Installation of solar array with associated battery storage
10	2-3 km	NW	Land to the south of Graham Wood, Great Strickland, Penrith, Cumbria, CA10 3DU	Applicant name: Lightsource SPV 179 Ltd Application Status: - Application Date: 14/08/2015 Application Number: 15/0666	Proposed solar farm and associated infrastructure
11	2-3 km	NW	Land To The South of Graham Wood, Great Strickland, Penrith, CA10 3DU	Applicant name: Lightsource SPV 179 Ltd Application Status: Live Application Date: 29/11/2018 Application Number: 18/0943	Variation of conditions 2 (operational length) and 3 (solar farm decommissioning) to extend from 30 to 40 years attached to appeal approval APP/HO928/W/16/3147860
12	2-3 km	NW	Land To The South of Graham Wood, Great Strickland, Penrith, CA10 3DU	Applicant name: Lightsource Spv 179 Ltd Application Status: Live Application Date: 29/11/2018 Application Number: 18/0945	Variation of conditions 2 (operational length) and 3 (solar farm decommissioning) to extend from 30 to 40 years attached to appeal approval APP/HO928/W/16/3147861.
16	4-5 km	SE	Crabstack Farm, Kings Meaburn, Penrith, CA10 3DD	Applicant name: - Application Status: - Application Date: 05/03/2014 Application Number: 14/0184	Conversion of attached barn and pigsty to provide additional living accommodation, erection of replacement extension, erection of outbuilding and installation of ground mounted solar array.

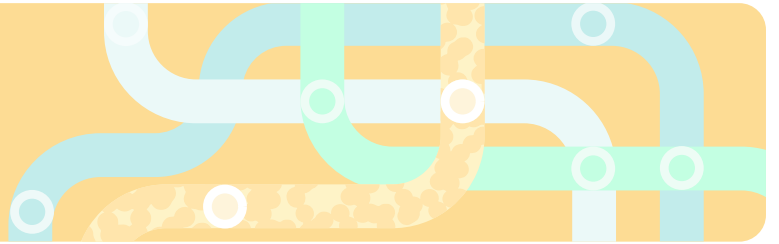
This data is sourced from Serac Tech and Glenigan.



Transportation

Not identified

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



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 route

Not identified

HS2 safeguarding

Not identified

HS2 stations

Not identified

HS2 depots

Not identified

HS2 noise

Not assessed

HS2 visual impact

Not assessed

Crossrail

The property is not within 250 metres of the Crossrail 2 project.

Crossrail 2 route

Not identified

Crossrail 2 stations

Not identified

Crossrail 2 worksites

Not identified

Crossrail 2 safeguarding

Not identified

Crossrail 2 headhouse

Not identified

Other railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

Active railways and tunnels

Not identified

Historical railways and tunnels

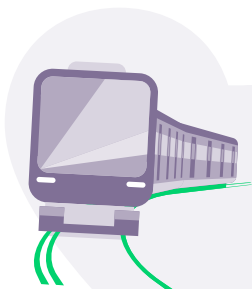
Not identified

Railway and tube stations

Not identified

Underground

Not identified



Next steps

None required.



Datasets searched

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

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



Flooding		Planning constraints	
Groundwater flooding	Not identified	Special Protection Areas (for birds)	Not identified
Ambiental FloodScore™ insurance rating	Not identified	National Nature Reserves	Not identified
Flood map for planning	Not identified	Local Nature Reserves	Not identified
		Designated Ancient Woodland	Not identified
Natural ground subsidence		Green Belt	Not identified
Natural ground subsidence	Not identified	World Heritage Sites	Not identified
Natural geological cavities	Not identified	Areas of Outstanding Natural Beauty	Not identified
		National Parks	Not identified
Non-natural ground subsidence		Conservation Areas	Not identified
Coal mining	Not identified	Listed Buildings	Identified
Non-coal mining areas	Not identified	Certificates of Immunity from Listing	Not identified
Non-coal mining	Not identified	Scheduled Monuments	Not identified
Mining cavities	Not identified	Registered Parks and Gardens	Not identified
Infilled land	Identified		
Cheshire Brine	Not identified		
Climate change		Oil and gas	
Flood risk (5 and 30 Years)	Identified	Oil or gas drilling well	Not identified
Ground stability (5 and 30 Years)	Identified	Proposed oil or gas drilling well	Not identified
Complex cliffs	Not identified	Licensed blocks	Not identified
Projections with active management or intervention measures in place	Not identified	Potential future exploration areas	Not identified
Projections with no active management plan or intervention	Not identified		
Radon		Wind and solar	
Radon	Identified	Wind farms	Not identified
		Proposed wind farms	Identified
		Proposed wind turbines	Identified
		Existing and agreed solar installations	Identified
		Proposed solar installations	Identified
Planning constraints		Energy	
Sites of Special Scientific Interest	Not identified	Electricity transmission lines and pylons	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified	National Grid energy infrastructure	Not identified
Special Areas of Conservation	Not identified	Power stations	Not identified

Screening



Energy

Nuclear installations	Not identified
Large Energy Projects	Not identified



Appendix



Contaminated land

Page 3 →

Acceptable risk

Next steps

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 01273 257 755 or e-mail at info@groundsure.com



Flooding

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Negligible

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.



Ground stability

Page 16 →

Identified

Next steps

Ground stability

The property is indicated to lie within an area that could be affected by infilled land. You should consider the following:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings



ClimateIndex™

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Negligible

Next steps

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#) here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com or 01273 257755.



Radon

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Identified

Next steps

Radon

The property is in an area where elevated radon levels are expected to be found in 3-5% of properties.

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands>;
- If the property was constructed after 2008 radon protection measures may have been installed during construction. We recommend checking with the Building Control department at the local authority to determine this;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderworkplace>;
- Further information is available here <https://knowledge.groundsure.com/searches-radon>.



Energy

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Identified

Next steps

Wind

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

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property



Next steps continued

Solar

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

- 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



Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Screening report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference .

Conveyancing Information Executive and our terms & conditions

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.

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