

## LAND AT PENRUDDOCK HALL, PENRUDDOCK, PENRITH, CA11 0RD

### Professional opinion



**Contaminated Land**  
**Low-Moderate:**  
**Acceptable Risk**

[page 6 >](#)



**Flooding**  
**Moderate-High**

[page 8 >](#)

Consultant's guidance and recommendations inside.



**Farm specific considerations**  
**Identified**

[page 12 >](#)



**Ground Stability**  
**Identified**

[page 8 >](#)



**Radon**  
**Identified**

[page 8 >](#)



**Energy**  
**Identified**

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**Transportation**  
**Identified**

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**Planning Constraints**  
**Identified**

[page 11 >](#)

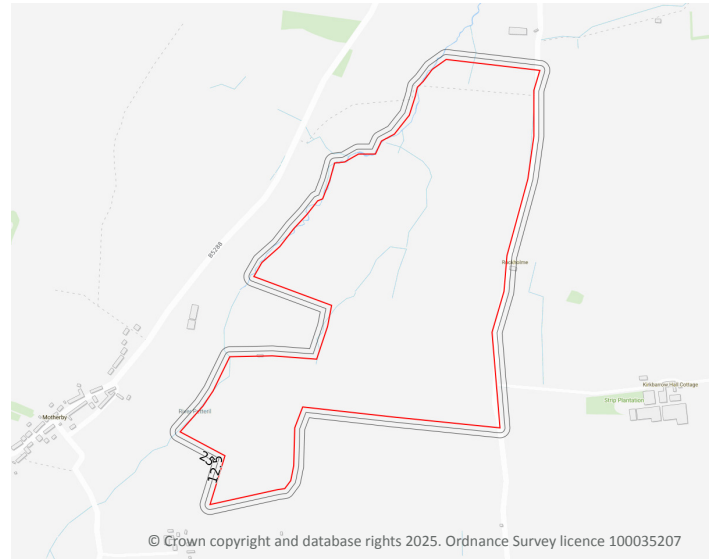


**Planning Applications**  
**20**

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**Written by:** P Bhattacharya MSc AIEMA

**Email:** [info@groundsure.com](mailto:info@groundsure.com) ↗



### 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**

## Overview of findings and recommendations

These relate to additional issues that are mentioned in Section B8 of the Law Society Conveyancing Handbook (25th ed.) associated with agricultural land transactions. The notifications below are limited to on-site issues only. Please see detailed guidance and recommendations later in this section.

 <b>Current rights of way</b> Identified	 <b>Abstraction licences</b> Not identified
 <b>Historical rights of way</b> Identified	 <b>Discharge consents</b> Not identified
 <b>Open access land</b> Not identified	 <b>Timber felling licences</b> Not identified
 <b>Waste licences and exemptions</b> Not identified	 <b>Stewardship schemes</b> Identified
 <b>Coal, other mining &amp; infilling</b> Not identified	 <b>Agricultural land classification</b> Identified
 <b>Natural ground subsidence</b> Identified	 <b>Nitrate Vulnerable Zone</b> Not identified
 <b>Environmental designations</b> Not identified	 <b>Underground gas pipeline</b> Not identified
 <b>Visual / cultural designations</b> Not identified	 <b>Electricity lines and cables</b> Not identified

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 50 >](#).





## Contaminated Land

No recommendations are considered necessary for the property. However, you may want to confirm the nature of the materials used to fill the former drains on site in order to confirm that no potentially contaminative materials have been deposited therein. Particular attention should be paid to any vegetation growth issues in these areas, which may indicate the presence of contaminative fill of a phytotoxic nature.



## Agricultural features

### Current rights of way

One or more public rights of way have been identified to cross the property. These rights of way have been identified from extracts of local authority plans and contemporary Ordnance Survey maps, and it advised that the status of any such route is checked against the County Council/Unitary Authority's Definitive Map of the area as this information could have changed since the data was supplied. The relevant authority should also be able to provide advice on any associated obligations for a landowner.

### Historical rights of way

A pre-1949 potential public right of way has been identified on the property. This historical right of way appears to follow the same course as extant rights of way on the property, so no additional actions are recommended beyond those already given.

### Tanks

It is common for either underground storage tanks (USTs) and/or above ground storage tanks (ASTs) to be present within an agricultural premises/farm yard for the storage of heating oil, diesel fuel or petrol. As there is not a reliable database pinpointing the locations of all USTs and ASTs across the UK, further investigation to identify the presence of any tanks on site would be advised.

### Countryside stewardship schemes

The property or adjacent land has been identified to hold one or more Countryside Stewardship Scheme agreements. Countryside Stewardship offers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Details of the scheme(s) identified are noted as follows, and further details can be obtained from the land owner or Natural England:

- A Countryside Stewardship (Middle Tier) scheme with reference 1639577 due to run for 5 years from 01/01/2024 to 31/12/2028.
- A Countryside Stewardship (Higher Tier) scheme with reference 1667174 due to run for 3 years from 01/12/2023 to 30/11/2026.

### Environmental stewardship schemes

The property or adjacent land has been identified to have held one or more Environmental Stewardship Scheme agreements. Environmental Stewardship offers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active. Details of the scheme(s) identified are noted as follows, and further details can be obtained from the land owner or Natural England:



- Scheme Type: Entry Level Stewardship. Reference: AG00532476

## Agricultural land classifications

The site contains areas which have been assessed under an Agricultural Land Classification Scheme. The scheme grades land according to its potential to support agriculture, with Grade 1 being the highest quality and Grade 5 being the poorest quality. A full breakdown of all the classifications present on site and their meanings can be found in the Agricultural Features section. See [page 48 >](#) for details.



## Flooding

An area of the study site has been assessed to be at risk of flooding. For further details of the flood risk assessment for the site, please see the flooding summary and detailed data section. Specific advice and assessment of practical ways to mitigate flood risk on farmland can be found on the NFU website at [www.nfuonline.com/cross-sector/environment/water/flooding/](http://www.nfuonline.com/cross-sector/environment/water/flooding/) ↗



## 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
- all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status
- see <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> ↗ for further information
- radon is only considered to be an issue when it has the opportunity to accumulate in buildings. A purchaser may wish to check the radon map on [page 34 >](#) to check the location of radon affected areas. If the radon affected areas are located on open farmland, then radon will be able to freely dissipate and no further action needs to be taken.



## Other considerations

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



### Ground stability

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

#### Next steps for consideration:

- 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



### 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



## 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 2](#) > for further advice.



### Contaminated Land

The Contaminated Land assessment has been completed by a qualified environmental consultant and includes a manual review of our extensive collection of high detailed Ordnance Survey maps and environmental data.

Please see [page 17](#) > for details of the identified issues.

**Past Land Use**

**Low-Moderate**

**Waste and Landfill**

**Low**

**Current and Recent Industrial**

**Low**

## Current land use

### Current farm activities

The site comprises agricultural farmland divided into several fields demarcated with hedgerows and occasional trees, with the River Petteril located in the west of the plot. Further watercourses are noted across the north and centre.

No working farmyard has been identified at the property, however, a building is located in the south west. Considering the size and apparent use of the structures present it has been presumed that all agricultural chemicals and fuels are stored off site.

### Telegraph/electricity poles

If there is/are a number of telegraph/electricity poles identified across the site, please keep in mind that features such as these may cause an obstruction to large scale cultivation of that area.

### Topography

The site rises from approximately 210m AOD in the north of the site rising gently to 260m AOD in the south west.

### Crop Map of England

The following types of crop/land cover have been identified within the site boundary between late spring and summer of 2023:

Grass.

This data is taken from the Crop Map of England (CROME) provided by the Rural Payments Agency under Open Government Licence, © Crown copyright 2023.



## Historical land use

### On-site

Historical drains were identified at the site. These have potentially been infilled and are considered to be of minor concern.

### Surrounding area

No potentially contaminative land uses have been identified in proximity to the study site.

## Environmental permits and register entries

No Environmental Permits of concern have been identified on site or in proximity to the property.

No entries on the Local Authority's Contaminated Land Register have been identified within 250m of the site.

## Site setting and overall environmental sensitivity

The site is situated on superficial till and alluvium deposits underlain by bedrock layers of the Fifth Shale, Askham Limestone and Wintertarn Sandstone Member, and Fifth and White Limestone. Groundwater mapping indicates the superficial deposits to be classified as Secondary A and Secondary Undifferentiated aquifers and bedrock layers to be classified as a Secondary A aquifer.

Additionally, surface water features are noted on site and off site.

Potentially vulnerable receptors have been identified including site users, the surface water features and the underlying aquifers. Groundsure considers that the property has a high environmental sensitivity.

## Conclusion

There is no working farmyard on site and no areas associated with a significant contaminative risk have been identified at the site. In addition, there do not appear to be any significant areas of infilled land associated with the property, though small areas associated with the former drains may have been used for refuse disposal in the past.

Groundsure has not identified a potential Source-Pathway-Receptor relationship that is likely to give rise to significant environmental liability. The study site is considered unlikely to be subject to individual statutory investigation and Groundsure therefore concludes that the site represents an Acceptable Environmental Risk. Please refer to the Contaminated Land assessment methodology contained within this report.



## Environmental summary



### Flooding

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is moderate-high.

Please see [page 31](#) > for details of the identified issues.

River and Coastal Flooding	Very Low
Groundwater Flooding	Low
Surface Water Flooding	Significant
FloodScore™ insurance rating	High
Past Flooding	Not identified
Flood Storage Areas	Not identified



### Ground stability

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

Please see [page 33](#) > for details of the identified issues.

Natural Ground Stability	Moderate-High
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 34](#) > 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 2 >](#) for further advice. Additionally, see [page 35 >](#) 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**  
**Energy Infrastructure Projects**

**Not identified**  
**Not identified**  
**Not identified**



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## Transportation summary



### 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

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Additionally, see [page 41 >](#) for details of the identified issues.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Identified
Railway and Tube Stations	Not identified
Underground	Not identified



## Planning summary



### Planning Applications

Using Local Authority planning information supplied and processed by Serac Tech dating back 7 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

**1**

#### **Home improvement**

searched to 250m

Please see [page 42 >](#) for details of the proposed developments.**0**

#### **Small residential**

searched to 250m

**0**

#### **Medium residential**

searched to 500m

**1**

#### **Large residential**

searched to 750m

Please see [page 43 >](#) for details of the proposed developments.**18**

#### **Mixed and commercial**

searched to 750m

Please see [page 43 >](#) for details of the proposed developments.

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.

In order to understand this planning data better together with its limitations you should read the full detailed limitations on [page 53 >](#).



### Planning constraints

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

Please see [page 46 >](#) for details of the identified issues.

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

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## Agricultural features summary



### Agricultural Land Classification

Land within the property has been assigned a value under the Agricultural Land Classification Scheme.

**Highest Classification**  
**Lowest Classification**

**Grade 3**  
**Grade 4**



### Open Access Land

No Open Access Land has been identified at the property. This includes land designated under the Countryside and Rights of Way Act 2000 or previous legislation but does not include ordinary footpaths, which have been assessed separately within this report.

**Conclusive Open Country**  
**Dedicated Land**  
**Section 15 Land**  
**Conclusive Registered**  
**Common Land**

**Not identified**  
**Not identified**  
**Not identified**  
**Not identified**



### Timber felling licences

No timber felling licences granted by the Forestry Commission have been identified on site. Please note this data is only currently available in England.

**Single Tree**  
**Clear Fell (Conditional)**  
**Clear Fell (Unconditional)**  
**Selective fell/thin**  
**(Conditional)**  
**Selective fell/thin**  
**(Unconditional)**

**Not identified**  
**Not identified**  
**Not identified**  
**Not identified**  
**Not 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](mailto: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.



## Hedgerows

The Hedgerow Regulations (1997) protect countryside hedgerows. You could get a fine up to £5,000 if you break the rules for removing them, or in serious cases referred to the Crown Court unlimited fines may be applied. The main criteria for a hedgerow being protected are length, location and importance. If you need to remove a hedgerow on your land you should discuss the proposal with the Local Planning Authority first. Further information on the criteria for protection can be found here [www.gov.uk/guidance/countryside-hedgerows-regulation-and-management](https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management) ↗.

## Tree Protection Orders

Tree Protection Orders protect specific trees, groups of trees or woodlands in the interests of amenity. It is prohibited to undertake cutting down, topping, lopping, uprooting, root cutting, wilful damage or wilful destruction of protected trees without the Local Planning Authority's written consent. Groundsure recommend that you ascertain what, if any, trees on the property are covered by Tree Protection Orders if any such works are anticipated.

## Riparian Ownership

If your land abuts a river, stream or ditch, you may have responsibility to maintain this watercourse, even if Title Deeds show the property boundary to be adjacent to the watercourse. This includes the responsibility for clearing debris and obstructions which may impede the free passage of water and fish, and also includes the responsibilities to accept flood flows through your land, even if these are caused by inadequate capacity downstream. There is no duty in common law for a landowner to improve the drainage capacity of a watercourse. Please contact Groundsure if you need further advice on riparian ownership issues relating to this property.



## Recent aerial photograph




Capture Date: 15/10/2021

Site Area: 48.03ha



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## 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	6
Former tanks	0	0	1
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
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	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



- Site Outline
- Search buffers in metres (m)
- Former industrial land uses
- Former tanks

### 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 2](#) > for further advice.

Distance	Direction	Use	Date
216 m	SW	Cuttings	1951
218 m	SW	Cuttings	1860
218 m	SW	Cuttings	1898
218 m	SW	Cuttings	1926
233 m	W	Police Station	1974



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Distance	Direction	Use	Date
233 m	W	Police Station	1989

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 2 >](#) for further advice.

Distance	Direction	Use	Date
124 m	W	Tanks	1997

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

### 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 2](#) > for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	120 m	W	Poultry Houses - Cumbria, CA11	Poultry Farming, Equipment and Supplies	Farming

This data is sourced from Ordnance Survey.

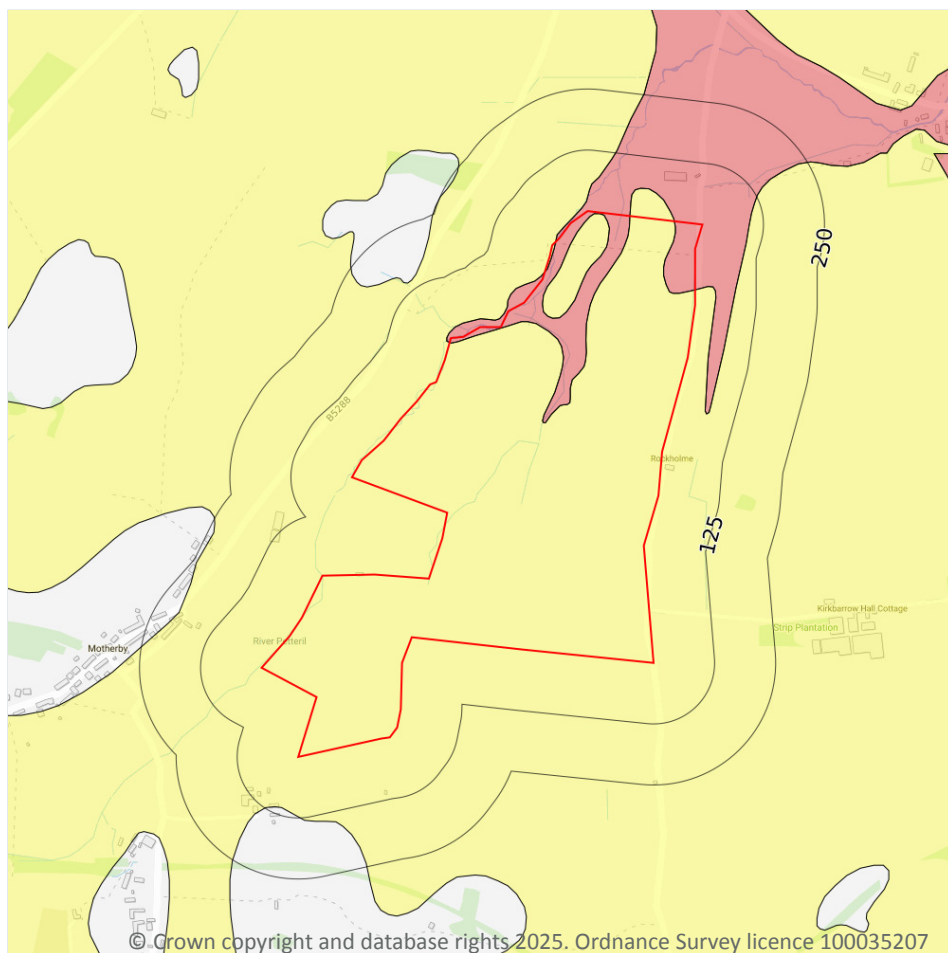


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## Superficial hydrogeology



- 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.



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Distance	Direction	Designation
0	on site	Secondary A
0	on site	Secondary Undifferentiated

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

### Superficial geology

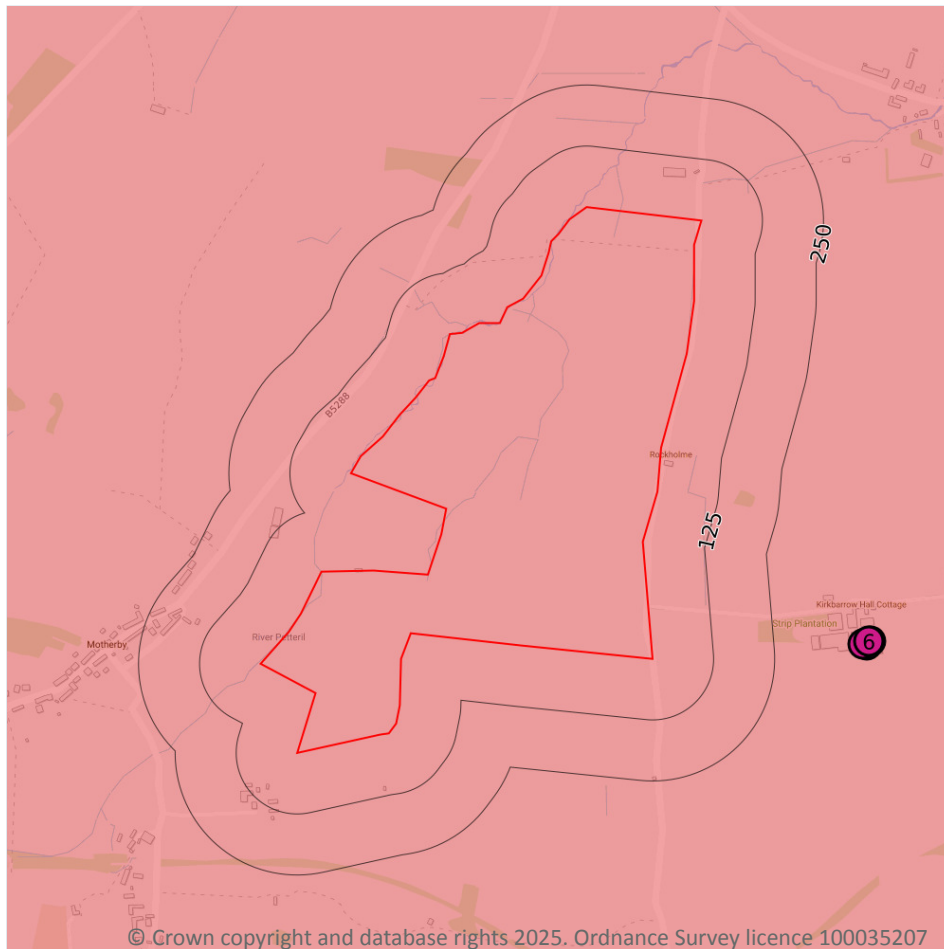
Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
TILL, DEVENSIAN	TILLD-DMTN	DIAMICTON
ALLUVIUM	ALV-XCZSV	CLAY, SILT, SAND AND GRAVEL

This data is sourced from British Geological Survey.



## 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.



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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

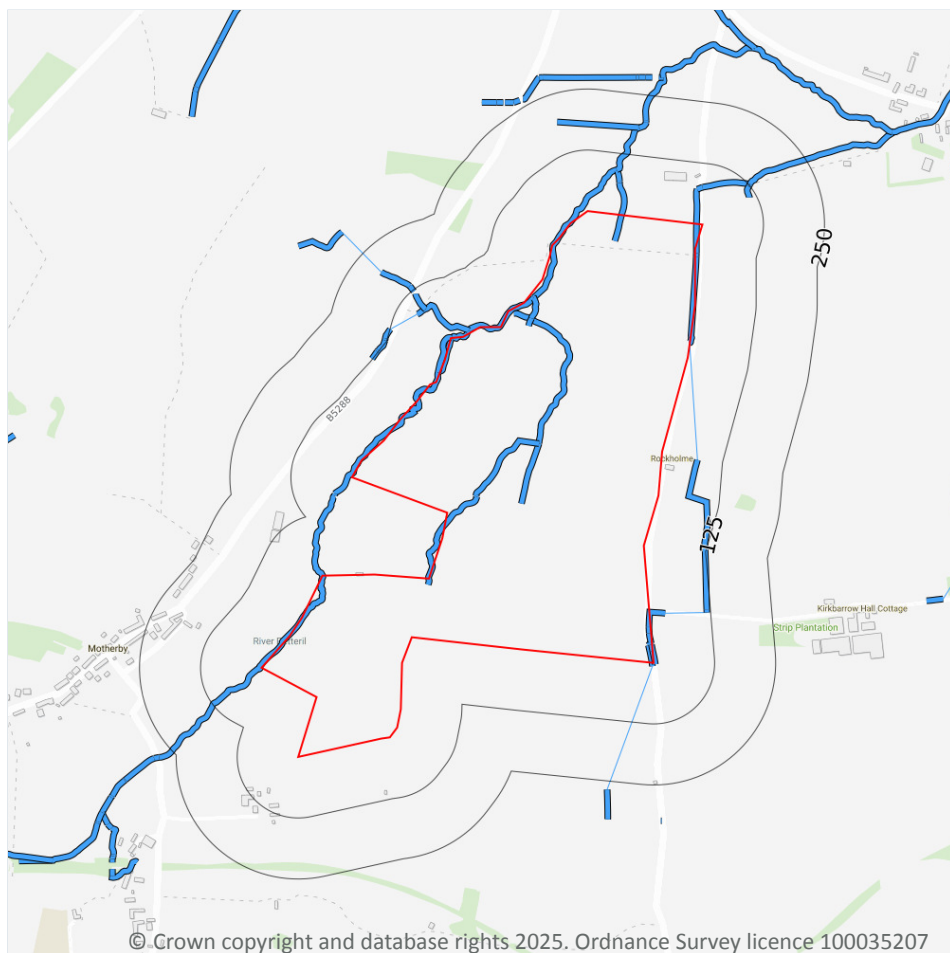
Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
FIFTH SHALE MEMBER	SH5-SDSM	SANDSTONE, SILTSTONE AND MUDSTONE
FIFTH LIMESTONE (CUMBRIA)	LM5-SDST	SANDSTONE
FIFTH LIMESTONE (CUMBRIA)	LM5-LMST	LIMESTONE
ASKHAM LIMESTONE MEMBER	ASKL-LMST	LIMESTONE
WINTERTARN SANDSTONE MEMBER	WTRS-SDST	SANDSTONE
WHITE LIMESTONE (CUMBRIA)	WTL-LMST	LIMESTONE

This data is sourced from British Geological Survey.



## Hydrology



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- Site Outline
- Search buffers in metres (m)
- Surface Water Abstractions (point)
- ▨ Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer
- Type of watercourse:
- At ground level    ▨ Elevated
- Underground    — Unspecified


## 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
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)



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Distance	Direction	Details
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: River Petteril Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: River Petteril Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: River Petteril Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)



Distance	Direction	Details
0	on site	Name: River Petteril Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: River Petteril Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: River Petteril Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)



Distance	Direction	Details
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
0	NW	Name: River Petteril Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
2 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
6 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
7 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
32 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
49 m	W	Name: River Petteril Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)



Distance	Direction	Details
62 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
65 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
68 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
70 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
76 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
79 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
79 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
84 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
91 m	N	Name: River Petteril Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
111 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)



Distance	Direction	Details
116 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
117 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
123 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
124 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
125 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
126 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
126 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
127 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
128 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
129 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)



Distance	Direction	Details
136 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
178 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
182 m	N	Name: River Petteril Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
194 m	N	Name: River Petteril Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
196 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
198 m	N	Name: River Petteril Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

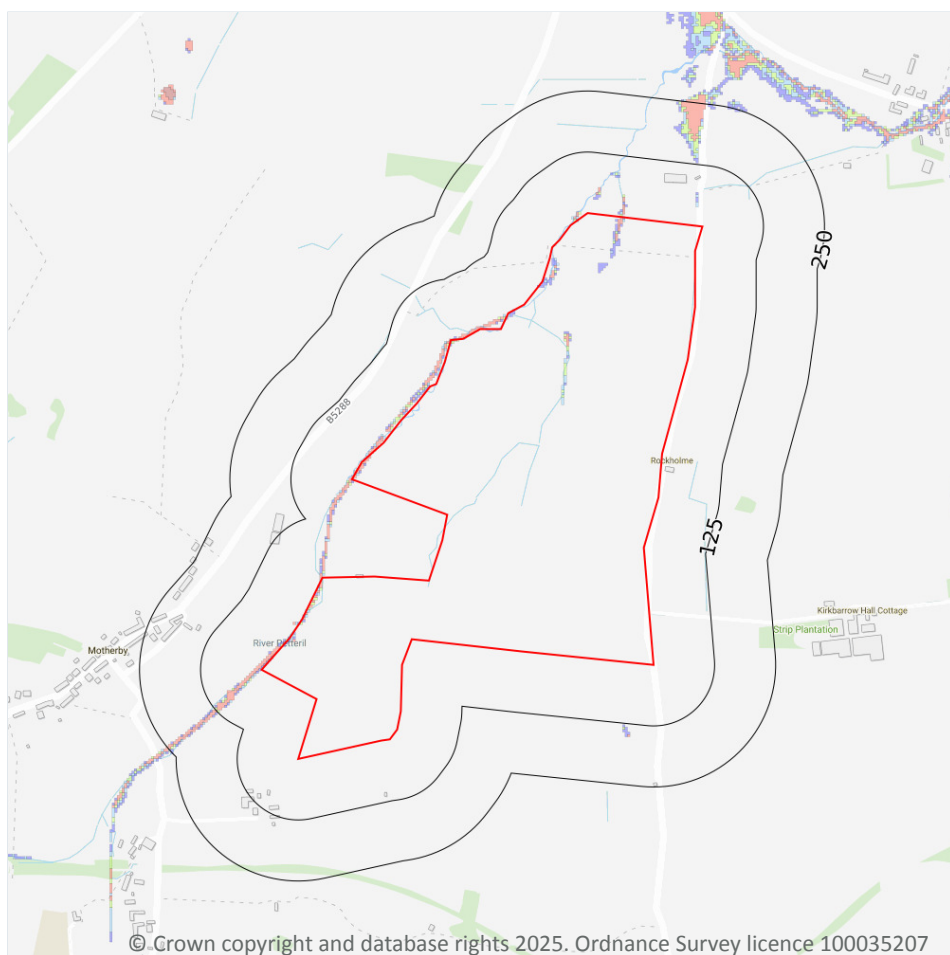


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## Flooding / Surface water flood risk



- Site Outline
- Search buffers in metres (m)
- Surface water flood risk
- Highly significant
  - Significant
  - High
  - Moderate to high
  - Moderate
  - Low to moderate
  - Low

### Surface water flood risk

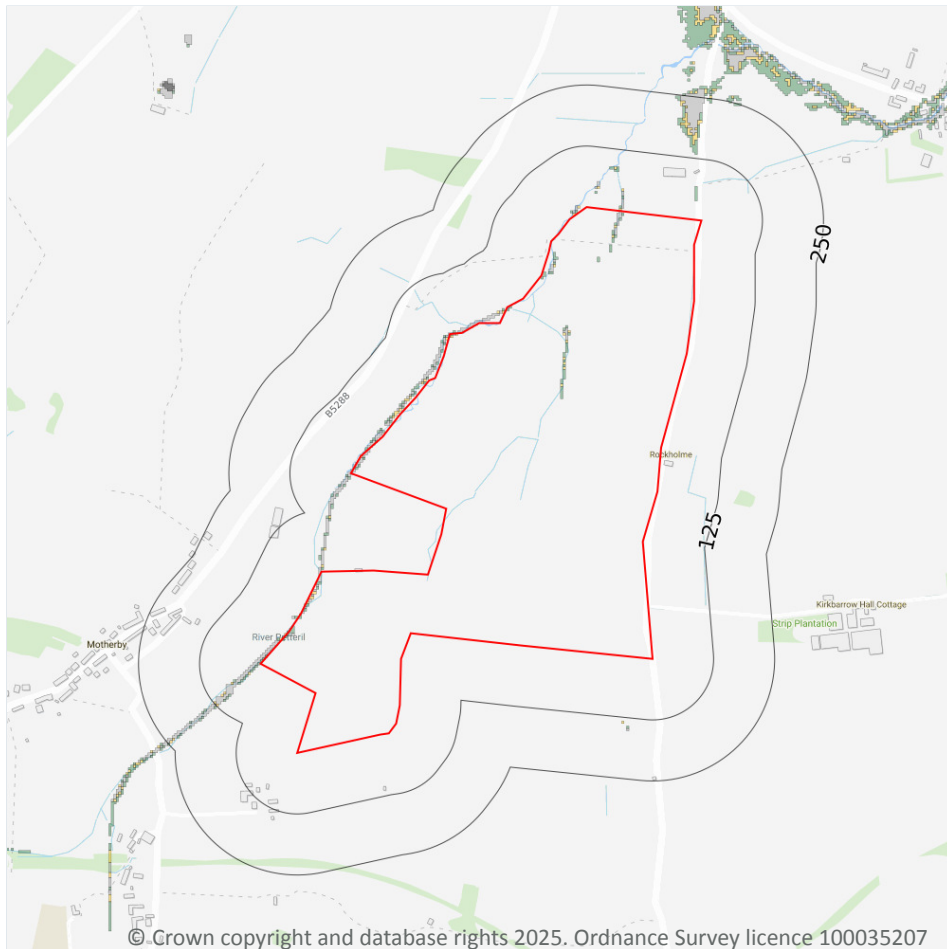
The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

The area in which the property is located has been assessed to be at a Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiantal Risk Analytics maps.



## Flooding / Ambiantal FloodScore™ insurance rating



— Site Outline  
Search buffers in metres (m)

- Very High
- High
- Moderate-High
- Moderate
- Low


The property has been rated as having a High level of flood hazard.

Ambiental's FloodScore™ insurance rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore™ insurance rating information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.



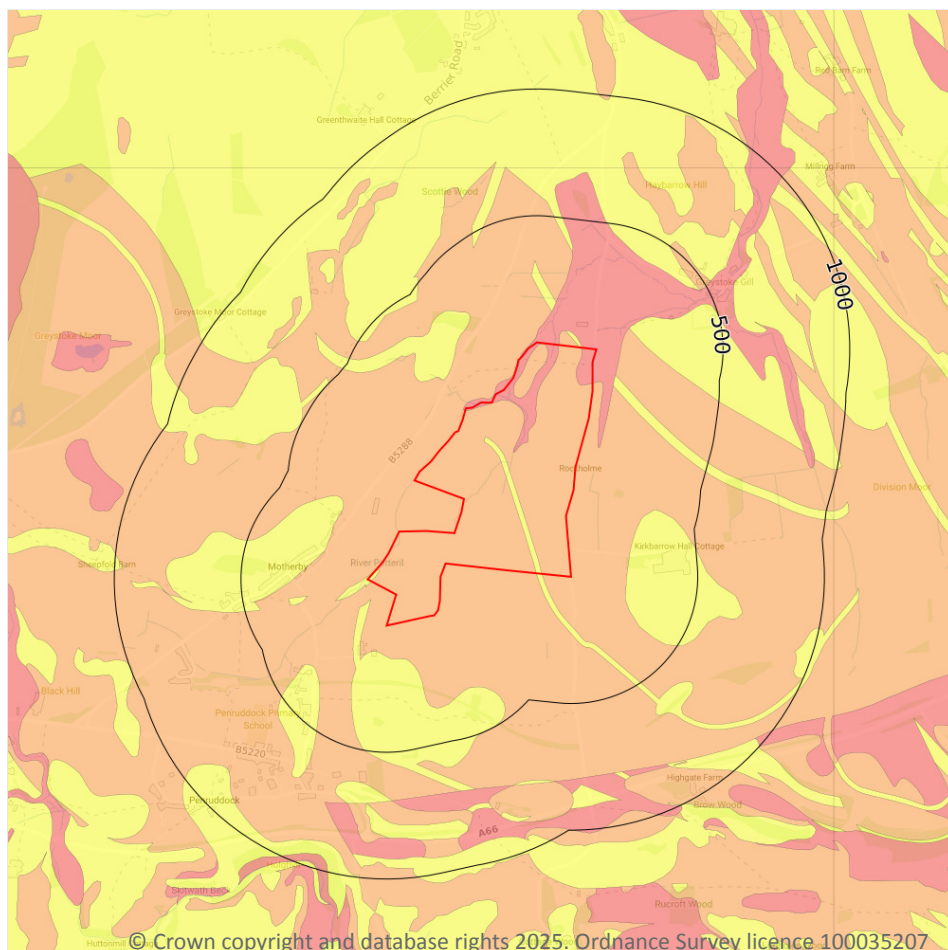
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## Ground stability / Natural ground subsidence



- Site Outline
- Search buffers in metres (m)
- Moderate - high
- Low
- Negligible - very low

### Natural ground subsidence

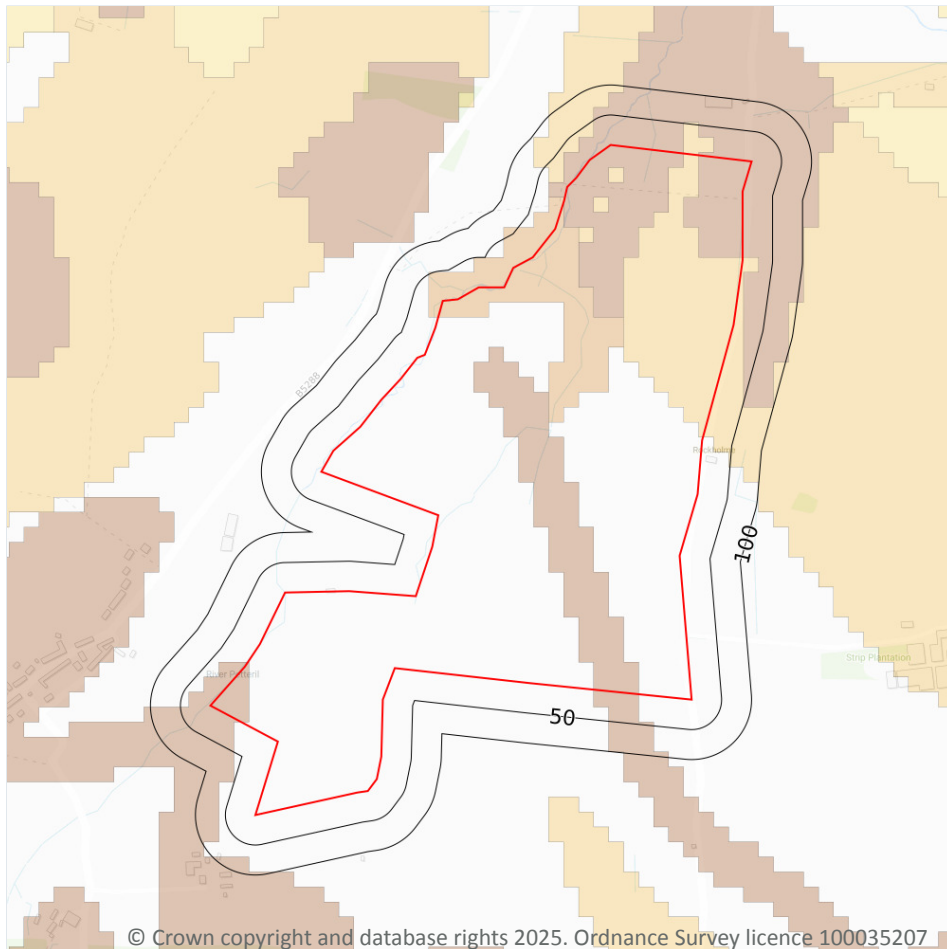
The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

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

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.



## 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%

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](http://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 2](#) > for further advice.

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

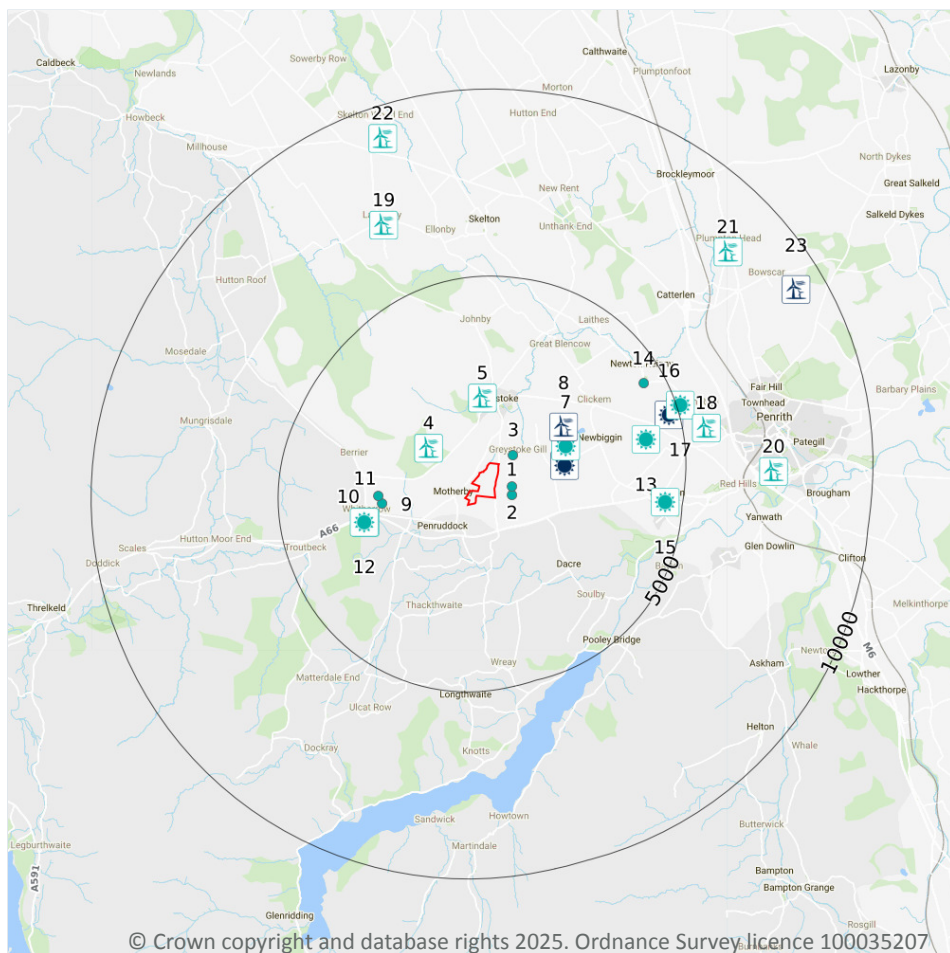


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## Energy / Wind and solar



- 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	
8	1-2 km	NE	<p>Site Name: Silver Howe, Land Adj. Ullswater Heights Holiday Home and Lodge Park, Silver Howe, Flusco, Penrith, North West, CA11 0JB</p> <p>Operator Developer: Landowner or private owner</p> <p>Status of Project: Consented</p>	<p>Type of project: Onshore</p> <p>Number of Turbines: 5</p> <p>Turbine Capacity: 0.02MW</p> <p>Total project capacity: 0.1</p> <p>Approximate Grid Reference: 345806, 530071</p>



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ID	Distance	Direction	Details	
23	9-10 km	NE	Site Name: Forest Hill Farm, Bowscar, Penrith, North West Operator Developer: Landowner or private owner Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.25MW Total project capacity: 0.25 Approximate Grid Reference: 352004, 533952

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	
4	1-2 km	NW	Site Name: Land To The North Of, Berrier, Penrith, Cumbria, CA11 0XA Planning Application Reference: 15/0093 Type of Project: 2 Wind Turbines	Application Date: 2015-03-23 Planning Stage: Detail Plans Refused Project Details: Scheme comprises Installation of 2 no. 225kW wind turbines with a maximum tip height of 45.07m on agricultural land. Approximate Grid Reference: 342184, 529710
5	1-2 km	N	Site Name: Greystoke Estate, Berrier Hill, Greystoke, Penrith, Eden, Cumbria, CA11 0TG Planning Application Reference: 07/0636 Type of Project: 9 Wind Turbines	Application Date: 2007-08-03 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a wind farm comprising of 9 turbines, substation, access tracks and ancillary development. Approximate Grid Reference: 343622, 531052
18	5-6 km	E	Site Name: Whinash, Penrith, Eden, Cumbria, CA11 Planning Application Reference: 3/03/906 Type of Project: Wind Farm	Application Date: 2003-09-30 Planning Stage: Early Planning Public Enquiry Project Details: Scheme comprises 27 wind turbines with access and associated works. The 27 wind turbines generators, each with a minimum capacity of 2.5 Mega Watts. The turbines will have a hub height of 70 metres w Approximate Grid Reference: 349608, 530250



ID	Distance	Direction	Details	
19	6-7 km	N	Site Name: Lamonby, Penrith, Eden, Cumbria, CA11 9SS Planning Application Reference: 05/0758 Type of Project: 5 Wind Turbines	Application Date: 2005-08-23 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises 5 wind turbines with a control building & access. Approximate Grid Reference: 340982, 535673
20	7-8 km	E	Site Name: The Crescent, Clifford Road, Penrith, Eden, Cumbria, CA11 8QE Planning Application Reference: 07/0897 Type of Project: 2 Wind Turbines	Application Date: 2007-10-22 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of two domestic wind turbines on the gable end walls of the property. Approximate Grid Reference: 351404, 529087
21	8-9 km	NE	Site Name: Plumpton Head, Plumpton, Penrith, Cumbria, CA11 9NP Planning Application Reference: 12/0434 Type of Project: 2 Wind Turbines	Application Date: 2012-05-24 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of two 11kW Gaia wind turbines on 18m masts. Approximate Grid Reference: 350187, 534956
22	9-10 km	N	Site Name: Howse Farm, Calthwaite, Penrith, Eden, Cumbria, CA11 9UB Planning Application Reference: 06/0075 Type of Project: Wind Farm	Application Date: 2006-01-20 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises 9 wind turbines, access road, control building, security fencing and sub station. Approximate Grid Reference: 340958, 537990

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	
1	451 m	E	Site Name: Kirkbarrow Hall, Greystoke, Penrith, Cumbria, CA11 0SF Planning Application Reference: 11/0133 Type of Project: Wind Turbine	Application Date: 2011-02-18 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 18m wind turbine. Approximate Grid Reference: 344409, 528469
2	451 m	E	Site Name: Kirkbarrow Hall, Greystoke, Penrith, Cumbria, CA11 0SF Planning Application Reference: 10/0723 Type of Project: Wind Turbine	Application Date: 2010-08-16 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 18m wind turbine. Approximate Grid Reference: 344409, 528469
3	455 m	NE	Site Name: Meadowbeck, Greystoke Gill, Penrith, Greystoke, Cumbria, CA11 0UQ Planning Application Reference: 08/0648 Type of Project: House & Wind Turbine	Application Date: 2008-08-19 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of detached house including wind turbine. Approximate Grid Reference: 344448, 529528
9	2-3 km	W	Site Name: Whitbarrow Farm, Berrier, Penrith, Cumbria, CA11 0XB Planning Application Reference: 12/0200 Type of Project: Wind Turbine	Application Date: 2012-03-06 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises the construction of an "endurace e-3120" 24.6m high (34.2m to blade tip) wind turbine. Approximate Grid Reference: 340932, 528223
10	2-3 km	W	Site Name: Access Road to Whitbarrow, Village From the C3034, Berrier, Penrith, Eden, Cumbria, CA11 0XB Planning Application Reference: 15/1038 Type of Project: Wind Turbine	Application Date: 2015-11-09 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of a 250kw wind turbine - 30m tower, 44.8m to tip. Approximate Grid Reference: 340915, 528410
14	4-5 km	NE	Site Name: Croft House, Newton Reigny, Penrith, Eden, Cumbria, CA11 0AY Planning Application Reference: 13/0331 Type of Project: Wind Turbine	Application Date: 2013-05-03 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 18m wind turbine. Approximate Grid Reference: 347923, 531441



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	
6	1-2 km	E	Silver Howe, Flusco - Solar Array, Wind Turbines Battery Storage, Adj Ullswater Heights Holiday Home & Lodge Park, Silver Howe, Flusco, Penrith, CA11 0JB	Contractor: Leisure Resorts LPA Name: Westmorland and Furness Capacity (MW): 1.85	Application Date: 02/09/2022 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction Date Commenced: -
16	4-5 km	E	Moss Thorn Farm, Land near Moss Thorn Farm, Pallet Hill, Penrith	Contractor: TGC Renewables LPA Name: Westmorland and Furness Capacity (MW): 5.8	Application Date: 29/05/2015 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 27/02/2017

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	
7	1-2 km	NE	Land Adjacent Ullswater Heights, Holiday Home And Lodge Park, Silver Howe Flusco, Penrith, CA11 0JB	Applicant name: Not Available Application Status: Live Application Date: 02/09/2022 Application Number: 22/0676	Change of use of land to form a renewable energy development to support existing holiday park comprising solar array, 5 x 14.4m high 20kw vertical axis wind turbines, energy centre (battery storage), plant room (inverter storage and electrical connection points) and ancillary works.
11	2-3 km	W	Cocklakes House Farm Shop, Troutbeck, CA11 0SG	Applicant name: EmmaSmalley Application Status: Full planning permission Application Date: 21/06/2023 Application Number: 7/2023/3105	Addition of solar thermal and photovoltaic array to existing earth bank, to connect to the existing hot water system.
12	2-3 km	W	Cocklakes House, Farm Shop, Troutbeck, Cumbria, CA11 0SG	Applicant name: Emma Smalley, Basecamp North Lakes Ltd Application Status: Full Planning application Application Date: 18/05/2023 Application Number: 7/2023/3073	Addition of 80kw solar PV array to existing earth bank
13	3-4 km	E	Land At Pallet Hill, Penrith, CA11 0BY	Applicant name: No Details Application Status: Screening Opinion Application Date: 16/05/2022 Application Number: 22/0397	Screening Opinion for a solar farm.
15	4-5 km	E	Rose Walls, Rosebank, Stainton, Penrith, CA11 0EP	Applicant name: Mr Jeffrey Dunnill Application Status: No Details Application Date: 22/03/2023 Application Number: 22/0930	Siting of solar array in the garden.
17	4-5 km	E	Land near Mossthorn Farm, near Greystoke, Penrith	Applicant name: - Application Status: - Application Date: 28/05/2015 Application Number: 15/0459	Proposed solar farm and associated development.

This data is sourced from Serac Tech and Glenigan.

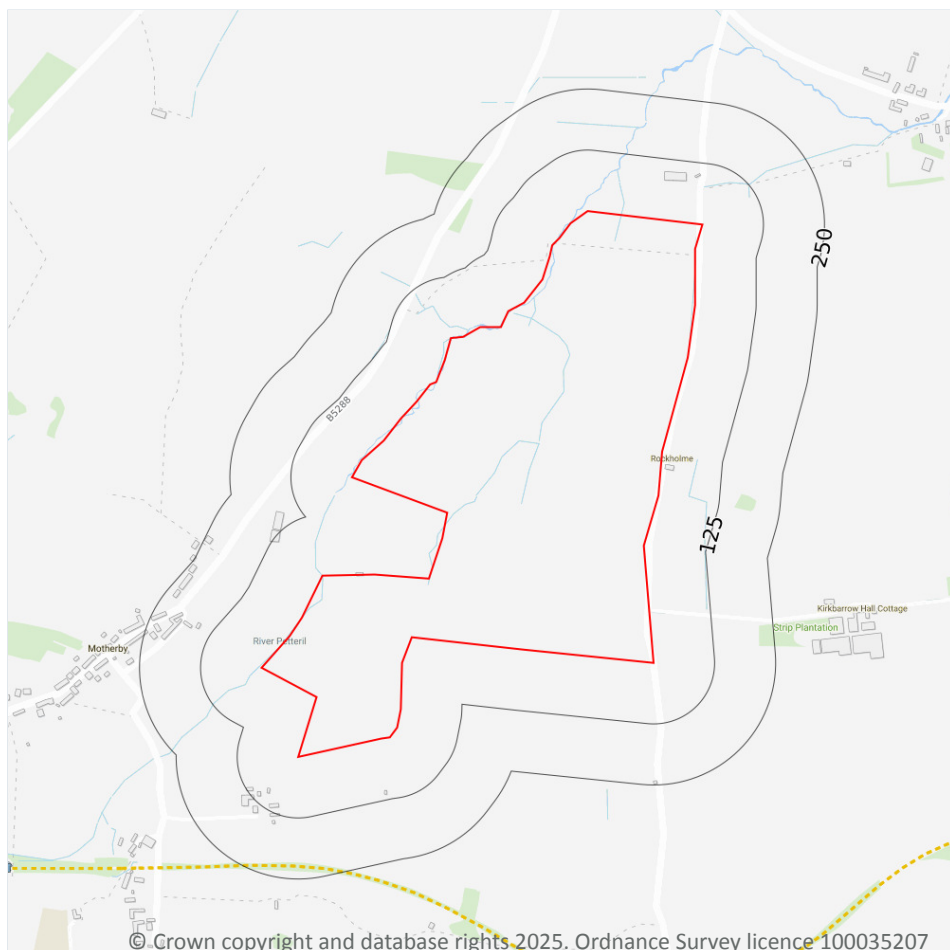

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## Transportation / Railways and Underground



- Site Outline
- Search buffers in metres (m)
- Railway stations
- ... Active railways
- ... Active tunnels
- ... Abandoned railways
- Historic railways
- Historic tunnels

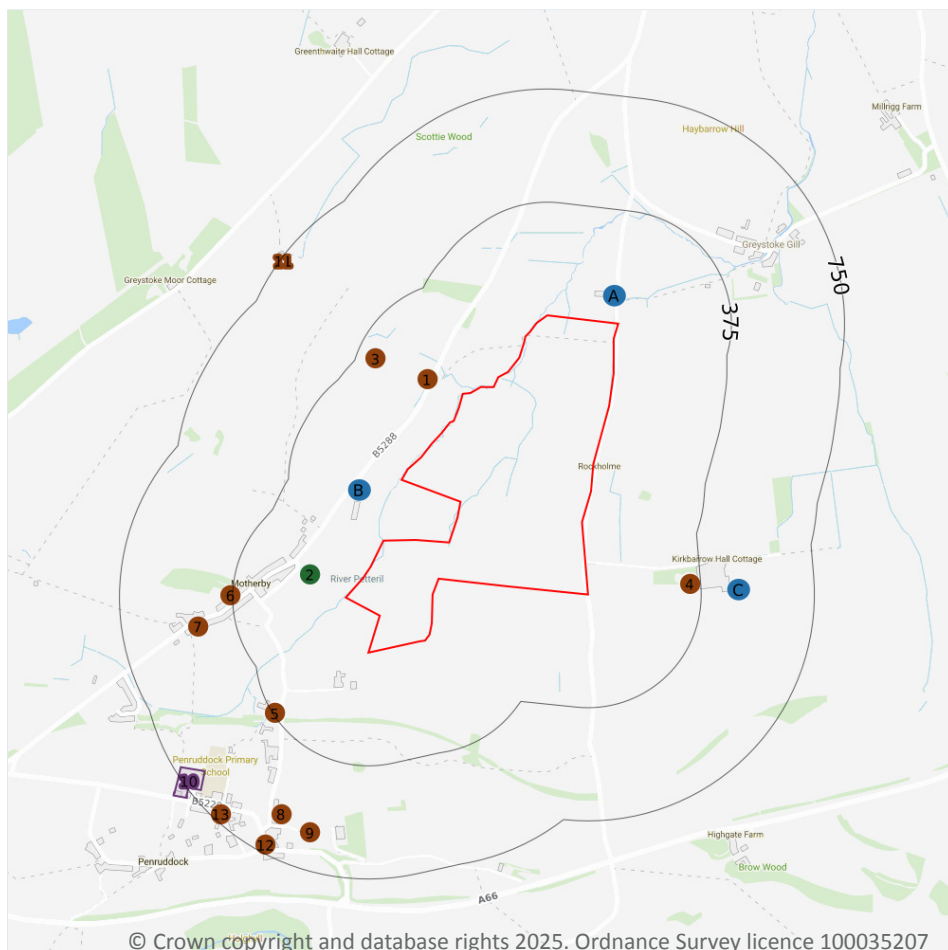
### Abandoned railways

The property is situated within 250m of an abandoned railway. Abandoned railways have the potential to be reopened in the future, and abandoned tunnels can also pose ground stability issues if a property basement is to be developed.

Distance	Direction	Status
224 m	SW	Abandoned
224 m	SW	Historical OSM



## Planning Applications



- Site Outline
- Search buffers in metres (m)
- Grouped applications
- Home improvement applications
- Home improvement applications (polygon)
- Small residential applications
- Small residential applications (polygon)
- Medium residential applications
- Medium residential applications (polygon)
- Large residential applications
- Large residential applications (polygon)
- Mixed and commercial applications
- Mixed and commercial applications (polygon)

## Home improvement applications searched to 250m

1 home improvement planning applications within 250m from the property have been submitted for planning permission during the last seven years. These applications relate to developments associated with an existing residential address. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 2 Distance: 141 m Direction: SW	Application reference: 19/0561 Application date: 12/08/2019 Council: Westmorland & Furness	Address: ORCHARD COTTAGE LAND TO THE SOUTH OF MOTHERBY HOUSE MOTHERBY PENRITH CA11 0RJ Project: Change of Use: Agricultural Land to Residential Last known status: Approved Decision date: 08/10/2019	<a href="#">Link</a>

The data is sourced from Serac Tech



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## Large residential applications searched to 750m

1 large residential developments within 750m from the property have been submitted for planning permission during the last seven years. Large residential developments are considered to be residential builds of over 10 dwellings. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 10 Distance: 669 m Direction: SW	Application reference: 7/2022/3105 Application date: 18/08/2022 Council: Lake District National Park	Address: Land Opposite The Herdwick Inn, Penruddock, Penrith, CA11 0QU Project: 11 Dwellings (Residential Development) Last known status: Unknown Decision date: 18/10/2023	<a href="#">Link ↗</a>

The data is sourced from Serac Tech

## Mixed and commercial applications searched to 750m

18 mixed and commercial developments within 750m from the property have been submitted for planning permission during the last seven years. Mixed and commercial developments are considered to be any other development that can be mixed use of commercial and residential development or purely commercial. This section also includes any planning applications that do not have a classification and these could be residential, commercial or a mixture of both. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: A Distance: 61 m Direction: NE	Application reference: 21/0550 Application date: 09/06/2021 Council: Westmorland & Furness	Address: CLEAR VIEW FARM, GREYSTOKE, PENRITH, CA11 0SF Project: Live-Work Unit (Outline Application) Last known status: Approved Decision date: 24/08/2021	<a href="#">Link ↗</a>
ID: A Distance: 84 m Direction: NE	Application reference: 22/0190 Application date: 07/03/2022 Council: Westmorland & Furness	Address: CLEAR VIEW FARM LODGE GREYSTOKE PENRITH CA11 0SF Project: Reserved Matters Approval (Appearance & Landscaping) Last known status: Approved Decision date: 24/03/2023	<a href="#">Link ↗</a>
ID: A Distance: 90 m Direction: NE	Application reference: 20/0438 Application date: 06/07/2020 Council: Westmorland & Furness	Address: CLEAR VIEW FARM LODGE GREYSTOKE GILL GREYSTOKE CA11 0SF Project: Static Caravan for Agricultural Occupational Residence Last known status: Approved Decision date: 30/09/2020	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: 1 Distance: 128 m Direction: NW	Application reference: 21/0497 Application date: 01/06/2021 Council: Westmorland & Furness	Address: LAND TO THE NORTH EAST OF MOTHERBY MOTHERBY PENRITH Project: Agricultural Shed Development Last known status: Approved Decision date: 28/07/2021	<a href="#">Link ↗</a>
ID: B Distance: 136 m Direction: W	Application reference: 3/19/9003 Application date: 11/12/2019 Council: Cumbria County Council	Address: Motherby Wastewater Treatment Works, Off the B5288, Motherby, Penrith, CA11 0RJ Project: Phosphorus Reduction Project Last known status: Approved Decision date: 03/03/2020	<a href="#">Link ↗</a>
ID: B Distance: 148 m Direction: W	Application reference: 19/9003 Application date: 11/12/2019 Council: Westmorland & Furness	Address: MOTHERBY WWTW, OFF THE B5288, MOTHERBY, PENRITH, CA11 0RJ Project: Phosphorus Reduction Initiative Last known status: Approved Decision date: 03/03/2020	<a href="#">Link ↗</a>
ID: 3 Distance: 312 m Direction: NW	Application reference: 20/0931 Application date: 04/12/2020 Council: Westmorland & Furness	Address: LAND NE OF MOTHERBY MOTHERBY Project: Agricultural Shed (Sheep Shelter/Store/Stable) Last known status: Withdrawn Decision date: 11/05/2021	<a href="#">Link ↗</a>
ID: 4 Distance: 338 m Direction: SE	Application reference: 21/0215 Application date: 05/03/2021 Council: Westmorland & Furness	Address: KIRKBARROW HALL GREYSTOKE PENRITH CA11 0SF Project: Agricultural Building (Prior Notification) Last known status: Approved Decision date: 29/03/2021	<a href="#">Link ↗</a>
ID: 5 Distance: 371 m Direction: SW	Application reference: 21/0886 Application date: 01/10/2021 Council: Westmorland & Furness	Address: LAND AT TOWNEND, PENRUDDOCK, PENRITH, CA11 0RB Project: Reserved Matters Approval Last known status: Approved Decision date: Not supplied	<a href="#">Link ↗</a>
ID: 6 Distance: 383 m Direction: W	Application reference: 20/0972 Application date: 17/12/2020 Council: Westmorland & Furness	Address: LAUREL BANK MOTHERBY PENRITH CA11 0RL Project: Holiday Let Conversion Last known status: Approved Decision date: 11/02/2021	<a href="#">Link ↗</a>
ID: C Distance: 497 m Direction: SE	Application reference: 2024/1911/PAPP Application date: 09/10/2024 Council: Westmorland & Furness	Address: Kirkbarrow Hall Greystoke Penrith CA11 0SF Project: Slurry Tower Erection (Prior Notification) Last known status: Approved Decision date: 05/11/2024	<a href="#">Link ↗</a>
ID: 7 Distance: 501 m Direction: SW	Application reference: 2024/1929/FPA Application date: 29/01/2025 Council: Westmorland & Furness	Address: Land adjacent Bank House Motherby Penrith CA11 0RL Project: Shepherd's Hut Holiday Let (Change of Use) Last known status: Validated Decision date: Not supplied	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: C Distance: 508 m Direction: SE	Application reference: 2025/0459/PAPP Application date: 13/03/2025 Council: Westmorland & Furness	Address: Kirkbarrow Farm Greystoke Penrith CA11 0SF Project: Slurry Tower Erection (Prior Notification) Last known status: Approved Decision date: 04/04/2025	<a href="#">Link ↗</a>
ID: 8 Distance: 610 m Direction: SW	Application reference: 7/2019/3042 Application date: 04/03/2019 Council: Lake District National Park	Address: Land Behind Rakestraws, Penruddock, Penrith, CA11 0QU Project: Residential Development Last known status: Approved Decision date: 02/07/2019	<a href="#">Link ↗</a>
ID: 9 Distance: 629 m Direction: SW	Application reference: 7/2023/3170 Application date: 01/11/2023 Council: Lake District National Park	Address: Smithy Garth, Penruddock, Penrith, CA11 0RD Project: Farm Shop (Retrospective Change of Use) Last known status: Approved Decision date: 18/12/2023	<a href="#">Link ↗</a>
ID: 11 Distance: 724 m Direction: NW	Application reference: 2025/0778/PAPP Application date: 18/04/2025 Council: Westmorland & Furness	Address: Land at Barffs Wood Greystoke Penrith CA11 0XA Project: Agricultural Storage Building (Prior Notification) Last known status: Approved Decision date: 09/05/2025	<a href="#">Link ↗</a>
ID: 12 Distance: 725 m Direction: SW	Application reference: 7/2024/3025 Application date: 27/03/2024 Council: Lake District National Park	Address: Nord Vue, Penruddock, Penrith, CA11 0RD Project: Residential Development Last known status: Withdrawn Decision date: 24/07/2024	<a href="#">Link ↗</a>
ID: 13 Distance: 727 m Direction: SW	Application reference: 7/2020/3063 Application date: 26/05/2020 Council: Lake District National Park	Address: Site behind Rakestraws, Penruddock, Penrith, CA11 0QU Project: Residential Development Last known status: Approved Decision date: 29/04/2021	<a href="#">Link ↗</a>

The data is sourced from Serac Tech

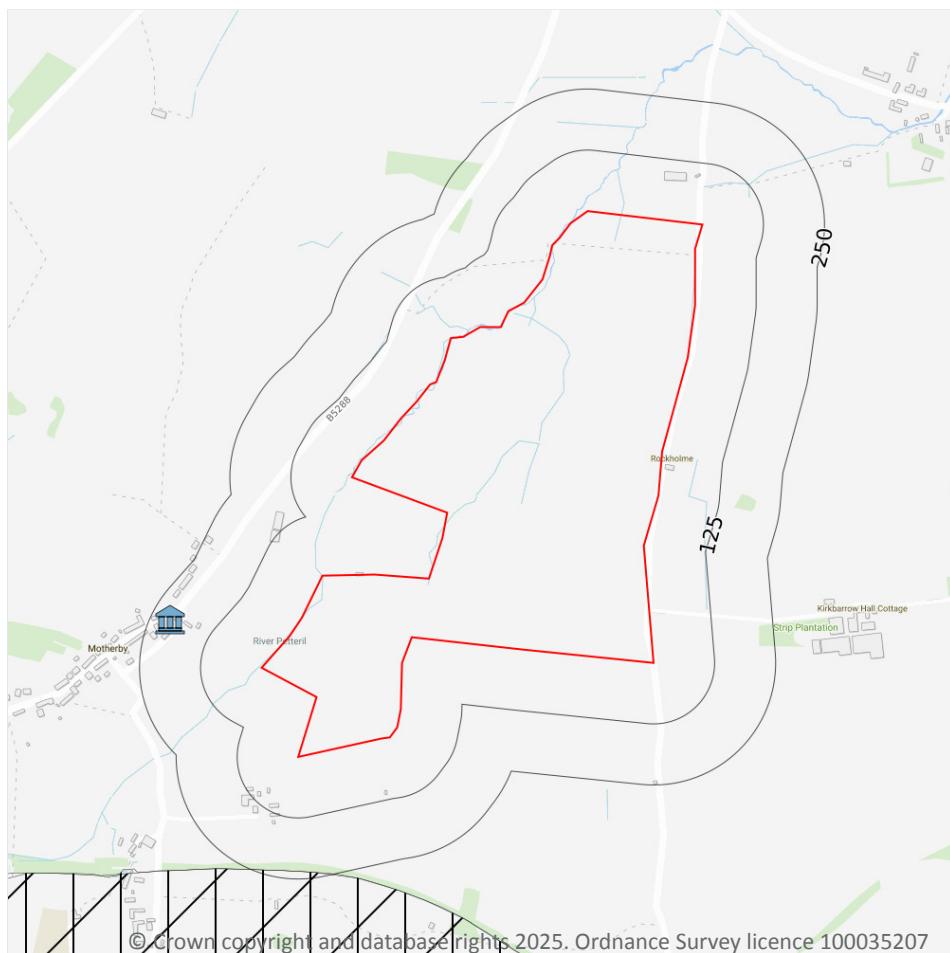


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## Planning constraints



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Sites of Special Scientific Interest
- Designated Ancient Woodland
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

## World Heritage Sites

World Heritage Sites are sites of 'outstanding universal value', in other words they are unique. There are currently 30 World Heritage Sites in the UK and overseas territories. The 1972 World Heritage Convention aims to protect the values of cultural or natural sites, which could deteriorate or, worse, disappear, often through lack of funding to preserve them. Any development that could potentially impact on these sites is likely to be restricted.

Distance	Direction	World Heritage Site Name	Data Source
234 m	SW	The English Lake District	Historic England

This data is sourced from Historic England/Cadw. For further information see [www.ukworldheritage.org.uk](http://www.ukworldheritage.org.uk)



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## National Parks

National Parks are protected areas because of their beautiful countryside, wildlife and cultural heritage. People live and work in the national parks, and the farms, villages and towns are protected along with the landscape and wildlife. National parks welcome visitors and provide opportunities for everyone to experience, enjoy and learn about their special qualities. There are likely to be planning constraints to some developments within these areas.

Distance	Direction	Name	Data Source
234 m	SW	Lake District	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see <http://www.nationalparks.gov.uk/> ↗

## 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.

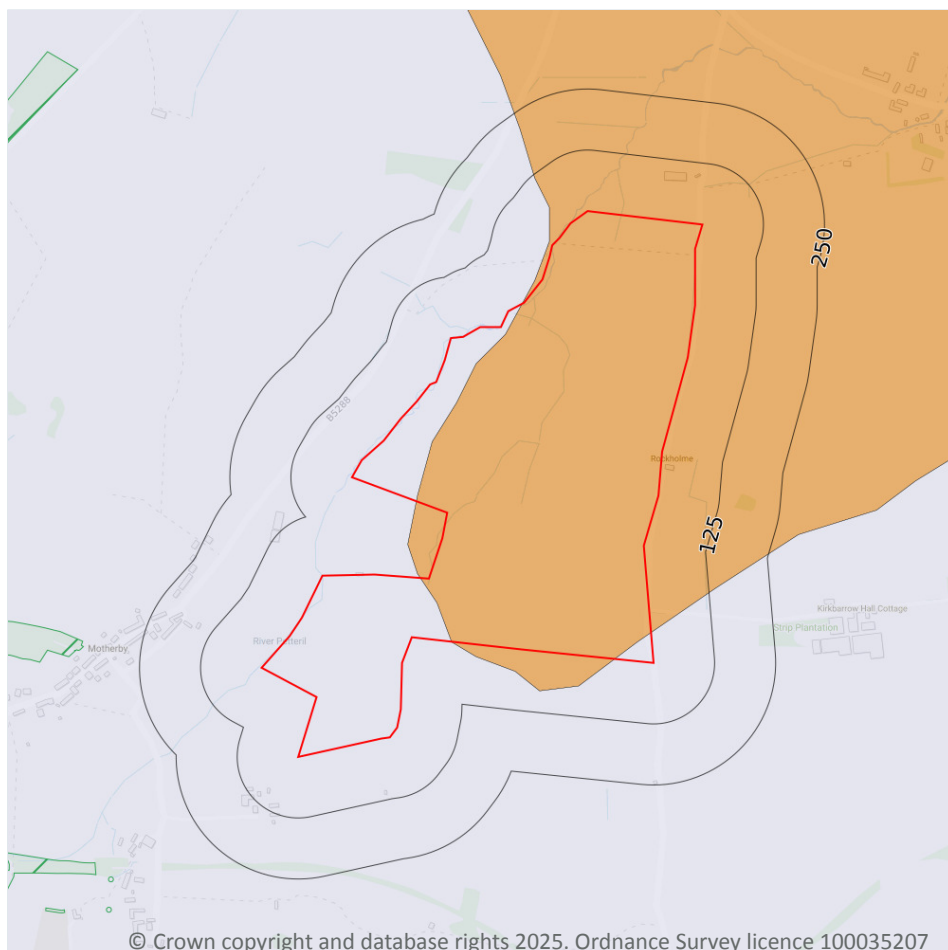
Distance	Direction	Name	Grade	Listed building reference number	Listed date
213 m	W	Motherby House And Barn/Stables Adjoining	II	1210445	24/10/1986

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





## Agricultural Features



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Timber felling licences
- Open Access land

## Agricultural land classifications

Agricultural land is classified into five grades and two subgrades. Grade one is best quality and grade five is poorest quality. A number of consistent criteria used for assessment which include climate (temperature, rainfall, aspect, exposure, frost risk), site (gradient, micro-relief, flood risk) and soil (depth, structure, texture, chemicals, stoniness). National planning policy defines the Best and Most Versatile agricultural land as land within grades 1, 2 and 3a. This is good to excellent quality land which can best deliver the food and non-food crops for the future.

Distance	Direction	Details
0 m	on site	<p>Classification: Grade 3</p> <p>Description: Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.</p>





Distance	Direction	Details
0 m	on site	<p>Classification: Grade 4</p> <p>Description: Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.</p>

This data has been sourced from Natural England under the Open Government Licence v3.0

<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/> ↗



## 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.

Agricultural Features		Contaminated Land	
Abstraction licences	Not identified	Dangerous or explosive sites	Not identified
Discharge consents	Not identified	Hazardous substance storage/usage	Not identified
<b>Countryside stewardship schemes</b>	<b>Identified</b>	Sites designated as Contaminated Land	Not identified
<b>Environmental stewardship schemes</b>	<b>Identified</b>	Historical licensed industrial activities	Not identified
Nitrate Vulnerable Zone	Not identified	Current or recent licensed industrial activities	Not identified
<b>Agricultural land classifications</b>	<b>Identified</b>	Local Authority licensed pollutant release	Not identified
Open access land	Not identified	Pollutant release to surface waters	Not identified
Timber felling licences	Not identified	Pollutant release to public sewer	Not identified
Contaminated Land		Dangerous industrial substances (D.S.I. List 1)	Not identified
<b>Former industrial land use (1:10,560 and 1:10,000 scale)</b>	<b>Identified</b>	Dangerous industrial substances (D.S.I. List 2)	Not identified
<b>Former tanks</b>	<b>Identified</b>	Pollution incidents	Not identified
Former energy features	Not identified	Superficial hydrogeology	
Former petrol stations	Not identified	<b>Aquifers within superficial geology</b>	<b>Identified</b>
Former garages	Not identified	<b>Superficial geology</b>	<b>Identified</b>
Former military land	Not identified	Bedrock hydrogeology	
Former landfill (from Local Authority and historical mapping records)	Not identified	<b>Aquifers within bedrock geology</b>	<b>Identified</b>
Waste site no longer in use	Not identified	Groundwater abstraction licences	Not identified
Active or recent landfill	Not identified	<b>Bedrock geology</b>	<b>Identified</b>
Former landfill (from Environment Agency Records)	Not identified	Source Protection Zones and drinking water abstractions	
Active or recent licensed waste sites	Not identified	Source Protection Zones	Not identified
<b>Recent industrial land uses</b>	<b>Identified</b>		
Current or recent petrol stations	Not identified		



## Source Protection Zones and drinking water abstractions

Source Protection Zones in confined aquifer	Not identified
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Drinking water abstraction licences	Not identified
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## Hydrology

<b>Water courses from Ordnance Survey</b>	<b>Identified</b>
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Surface water abstractions	Not identified
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## Flooding

Risk of flooding from rivers and the sea	Not identified
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Flood storage areas: part of floodplain	Not identified
---	----------------

Historical flood areas	Not identified
------------------------	----------------

Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
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Flood defences	Not identified
----------------	----------------

Proposed flood defences	Not identified
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<b>Surface water flood risk</b>	<b>Identified</b>
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Groundwater flooding	Not identified
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## Natural ground subsidence

<b>Natural ground subsidence</b>	<b>Identified</b>
----------------------------------	-------------------

Natural geological cavities	Not identified
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## Non-natural ground subsidence

Coal mining	Not identified
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Non-coal mining areas	Not identified
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Non-coal mining	Not identified
-----------------	----------------

Mining cavities	Not identified
-----------------	----------------

Infilled land	Not identified
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## Radon

<b>Radon</b>	<b>Identified</b>
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## Oil and gas

Oil or gas drilling well	Not identified
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Proposed oil or gas drilling well	Not identified
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Licensed blocks	Not identified
-----------------	----------------

Potential future exploration areas	Not identified
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## Wind and solar

<b>Wind farms</b>	<b>Identified</b>
-------------------	-------------------

<b>Proposed wind farms</b>	<b>Identified</b>
----------------------------	-------------------

<b>Proposed wind turbines</b>	<b>Identified</b>
-------------------------------	-------------------

<b>Existing and agreed solar installations</b>	<b>Identified</b>
--	-------------------

<b>Proposed solar installations</b>	<b>Identified</b>
-------------------------------------	-------------------

## Energy

Electricity transmission lines and pylons	Not identified
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National Grid energy infrastructure	Not identified
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Power stations	Not identified
----------------	----------------

Nuclear installations	Not identified
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Large Energy Projects	Not identified
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## Transportation

HS2 route: nearest centre point of track	Not identified
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HS2 route: nearest overground section	Not identified
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HS2 surface safeguarding	Not identified
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HS2 subsurface safeguarding	Not identified
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HS2 Homeowner Payment Zone	Not identified
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HS2 Extended Homeowner Protection Zone	Not identified
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HS2 stations	Not identified
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Transportation	
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Not identified
<b>Abandoned railways</b>	<b>Identified</b>
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

Planning Applications	
<b>Home improvement applications searched to 250m</b>	<b>Identified</b>
Small residential applications searched to 250m	Not identified
Medium residential applications searched to 500m	Not identified
<b>Large residential applications searched to 750m</b>	<b>Identified</b>
<b>Mixed and commercial applications searched to 750m</b>	<b>Identified</b>

Planning constraints	
Sites of Special Scientific Interest	Not identified

Planning constraints	
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
<b>World Heritage Sites</b>	<b>Identified</b>
Areas of Outstanding Natural Beauty	Not identified
<b>National Parks</b>	<b>Identified</b>
Conservation Areas	Not identified
<b>Listed Buildings</b>	<b>Identified</b>
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified



## Methodologies and limitations

Groundsure's methodologies and limitations are available here: [knowledge.groundsure.com/methodologies-and-limitations](https://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 Agricultural report. To find out who they are and their areas of expertise see [www.groundsure.com/sources-reference](https://www.groundsure.com/sources-reference) ↗.

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- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

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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, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: [info@groundsure.com](mailto: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](mailto: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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