



Haggs House, Nentsbury, Alston, Cumbria,
CA9 3LH



Reference:
LBRI-1299133

Grid reference:
376579 545034

Your reference:
810534

Date:
26 May 2026

Consultant's guidance and recommendations inside.



Customer Support

info@groundsurre.com

Professional opinion

Key results

✓ No significant environmental risks have been identified

Please review all report content, as relevance may vary depending on a client's specific circumstances.



Contaminated land

Passed

Page 2 →

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

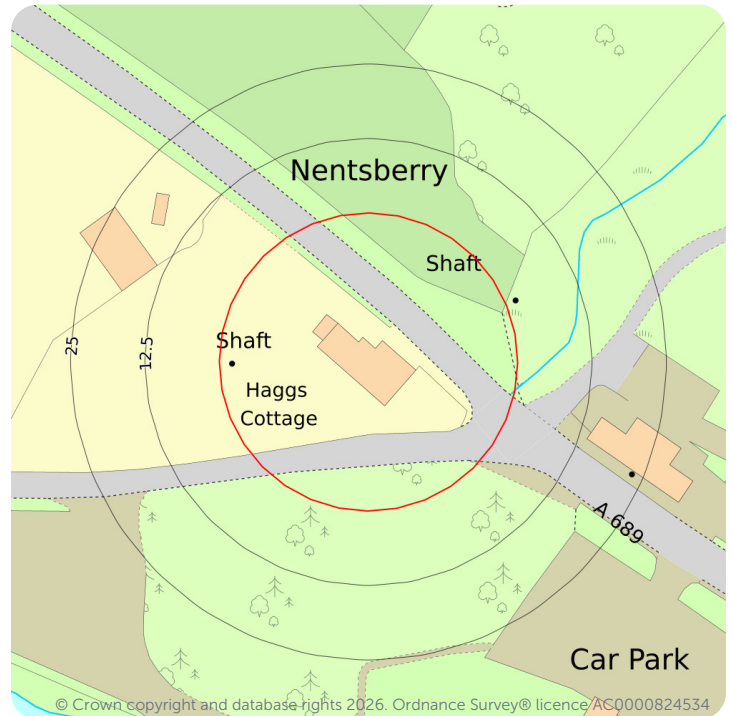


Flooding

Negligible

Page 5 →

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



Other results

Review recommendations



Ground stability

Identified

Page 7 →



Radon

Identified

Page 17 →



Planning constraints

Identified

Page 23 →



Planning applications

Identified

Page 19 →



Energy

Identified

Page 25 →



Transportation

Identified

Page 29 →

ClimateIndex™

Page 11

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**.

Contaminated land liability

Passed

Our Contaminated Land searches have found some potential contamination risks, although these are not considered to be significant under Contaminated Land legislation. If any part of the site was to be (re)developed it is possible that you might have to investigate the presence of contamination from these land uses further.

Section links

Past land use



Past land use

Identified



Waste and landfill

Passed

Current/recent land use

Passed

Contaminated land consultant assessment

The property has passed Groundsure's Contaminated Land Liability assessment. Historical land uses (detailed in the Contaminated Land section of this report) may necessitate further assessment should the property be developed. The Local Planning Authority may formally request this through planning conditions. Occupation and enjoyment of the property for ongoing, continued use should not be affected.

Contaminated land liability

Past land use ?

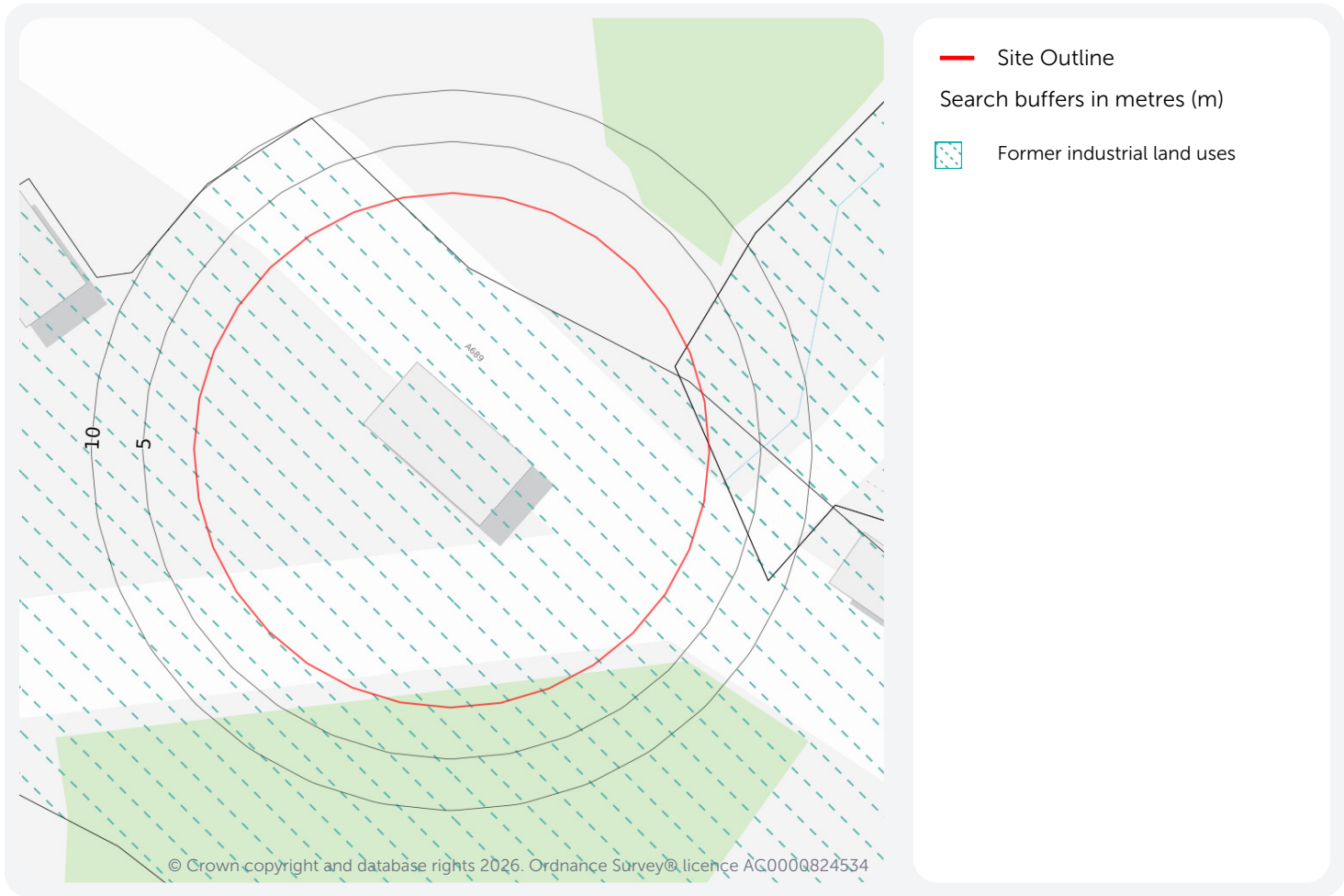
Identified

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 →

Past land use →



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
0	on site	Unspecified Mine	1901
0	on site	Unspecified Mine	1951
0	on site	Unspecified Disused Mine	1980

This data is sourced from Ordnance Survey®/Groundsure.

Flooding

Negligible

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

Section links

[Building assessment](#) →

Risk to site

River and coastal flooding

Very Low

Surface water flooding

Negligible

Groundwater flooding

Negligible

Past flooding

Not identified

Flood storage areas

Not identified

Risk to building(s)

Very Low

Negligible

Negligible

Not identified

Not identified

FloodScore™ insurance rating

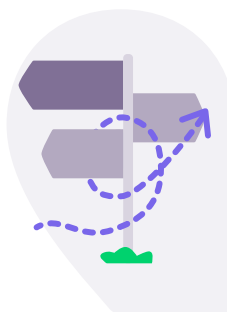
Compiled by Ambiental, a leading flood risk analysis company. [Click here](#)  for details.

Very Low

Next steps

Flooding

None required.



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 33](#) →

Flooding

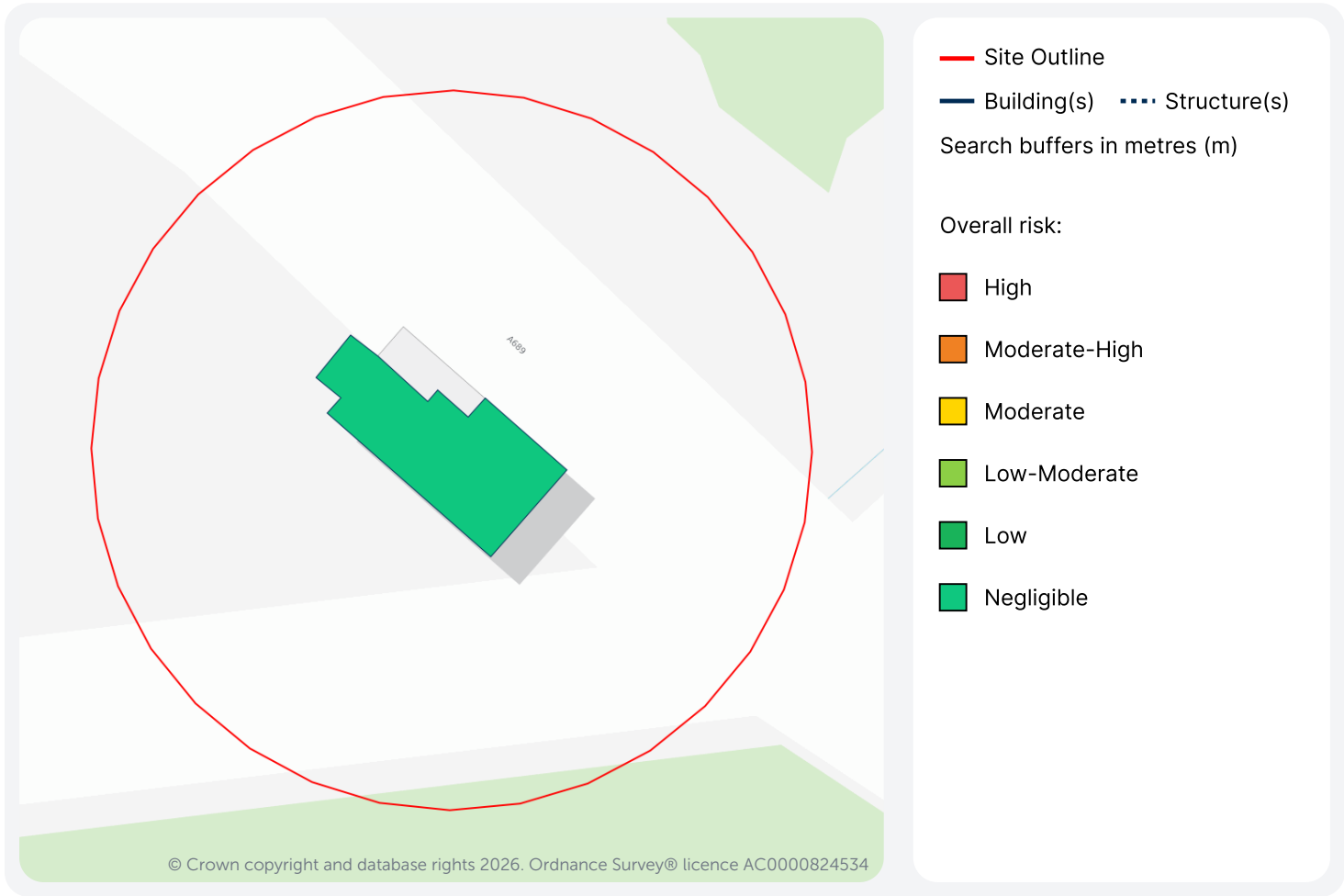
Building assessment ?

This section assesses individual buildings and structures on the site for flood risk based on all main flood sources including river, coastal, surface water, and groundwater. Risk levels shown below may differ from the overall site risk, particularly where terrain or drainage affects buildings differently.

Section links

Back to section summary →

Building assessment →



Flood risk for each building (and other significant structures) at the site (those indicated on the map above) has been assessed using authoritative flood data alongside the Ordnance Survey® National Geographic Database. Further information on the limitations of this data and how it is collected can be found here <https://knowledge.groundsure.com/searches-flooding>.

This assessment considers data on river and coastal flooding, historical flood events, and flood defences provided by the Environment Agency / Natural Resources Wales, and surface water and groundwater flooding from Ambiantal Risk Analytics. In Scotland, Ambiantal Risk Analytics additionally provides the river and coastal flood models.

Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
Detached House 376578, 545034	Negligible	Very Low	Negligible	Negligible	No	No

Ground stability ?

Identified

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

Section links

Non-natural



Natural ground stability

Negligible-Very low

Non-natural ground stability

Identified



Next steps

Ground stability

The property is indicated to lie within an area that could be affected by mining other than coal, 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
- you should also check whether the property benefits from a current NHBC guarantee or other environmental warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report
- a more detailed mining search may also further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

Non-coal mining areas

The property is assessed to be in a non-coal mining area.

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

Ground stability

Non-natural ground stability ?

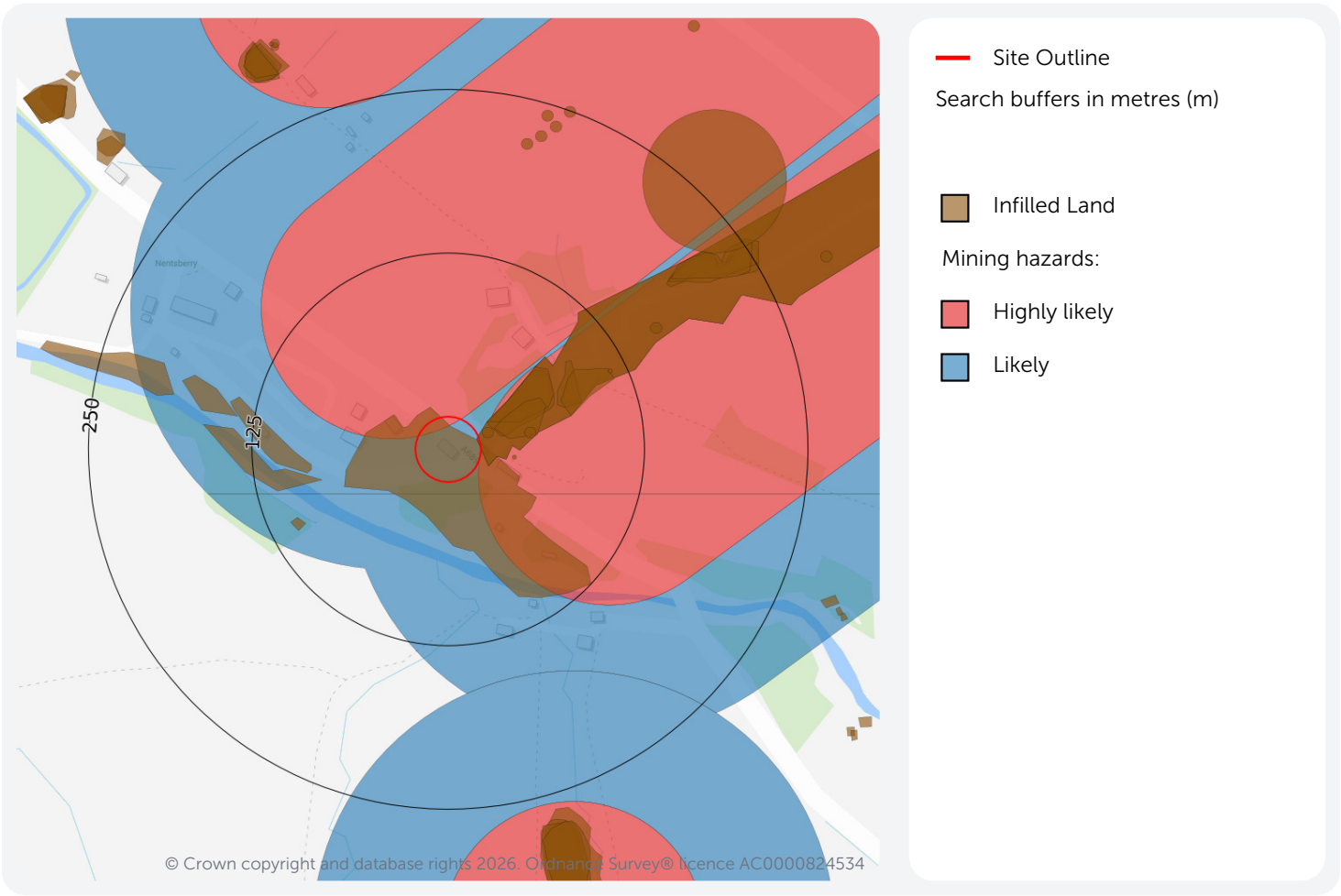
Identified

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 →



Non-coal mining areas

The property is located in an area that may be affected by surface or sub-surface mining of materials other than coal. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Non-coal mining

The property is located in an area that may be affected by surface or sub-surface mining. The BGS has identified that underground mining is known to have occurred in proximity to the property. However, this does not confirm if the property will be directly affected.

Distance	Direction	Name	Commodity	Assessment of likelihood
0	on site	Not available	Vein Mineral	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
0	on site	Not available	Vein Mineral	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
0	on site	Not available	Vein Mineral	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
9 m	S	Not available	Vein Mineral	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
17 m	SE	Not available	Vein Mineral	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
157 m	S	Huyring	Vein Minerals-Lead	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
248 m	N	Not available	Vein Mineral	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.

This data is sourced from the British Geological Survey (BGS).

Mining cavities

There is a hole or cavity caused by mining close to the property. Such mining cavities may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used. However, this does not confirm whether the property will be directly affected.

Distance	Direction	Address	Bedrock Deposits	Type of Mining
15 m	SE	Nentsbury, Cumbria	-	Lead
15 m	SE	Nentsbury, Cumbria	-	Silver
15 m	SE	Nentsbury, Cumbria	-	Blende, Zinc, Sphalerite, Smithsonite
15 m	SE	Nentsbury, Cumbria	-	Barytes, Witherite
15 m	SE	Nentsbury Pasture, Cumbria	-	Lead
15 m	SE	Nentsbury Pasture, Cumbria	-	Silver

Distance	Direction	Address	Bedrock Deposits	Type of Mining
15 m	SE	Nentsbury Pasture, Cumbria	-	Blende, Zinc, Sphalerite, Smithsonite
15 m	SE	Wellgill Cross Vein, Cumbria	-	Lead
15 m	SE	Wellgill Cross Vein, Cumbria	-	Silver
15 m	SE	Level, Nentsberry Haggs, Cumbria	-	Lead

The above Mining Cavities information is provided by Stantec UK Ltd.

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	Unspecified Mine	1901
0	on site	Unspecified Disused Mine	1980
0	on site	Unspecified Mine	1951
3 m	NE	Unspecified Disused Shafts	1980
11 m	NE	Unspecified Old Quarry	1901
11 m	NE	Unspecified Old Quarry	1951
14 m	NE	Unspecified Quarry	1859
24 m	E	Lead Mine	1859

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 (EPC) →

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.

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 (EPC)	→

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



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 (EPC) →

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 →

Ground stability →

Flooding →

Transition risks (EPC) →

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 (EPC) ?

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 (EPC) →

Energy Performance

An Energy Performance Certificate (EPC) contains information about a property's energy use and typical energy costs, alongside recommendations about how to reduce energy use and potentially save money. An EPC also contains an energy efficiency rating: from A (most efficient) to G (least efficient). EPC certificates are valid for 10 years or until a newer EPC is produced. 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.

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 but full details can be found [here](#);
- 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.

Letting and energy efficiency regulations

Minimum Energy Efficiency Standards (MEES) require all rented properties let in England and Wales to have a minimum EPC rating of 'E'.

If the property has an EPC rating of D or E it is important that you consider required or planned retrofit costs against any anticipated equity gain.

Conversely, if energy efficiency is improved at the property through investment in recommended measures, you may be able to unlock improved rates through the increasing number of green mortgages on the market from lenders. A number are now looking at incentivising landlords to invest in energy improvement measures, including reduced or tapered rates once works have been completed. This may have a beneficial effect on the annual profitability of the rental.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered.

Government guidelines and proposals (presented in the Government's consultation on [Improving the energy performance of privately rented homes in England and Wales](#)) are summarised below.



1st April 2020

Future proposal - 2028

Future proposal - 2030

All rented properties to be E of above

Cost cap for improvements:
£3,500

Proposal for higher standard of
energy efficiency for new tenancies

Cost cap for improvements:
£15,000

Proposal for higher standard of
energy efficiency for all tenancies

Cost cap for improvements:
£15,000

Properties can be exempt from these requirements though this may not pass to the new owner or landlord upon sale. Any exemptions will need to be registered on the PRS Exemptions Register. [Click here](#) for more information on exemptions and how to register them.

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.

- Due to the age of the property, radon protection measures should not be expected to be present within the property unless recently installed;
- 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/orderdomestic>
- Further information is available here <https://knowledge.groundsure.com/searches-radon>

Radon ?

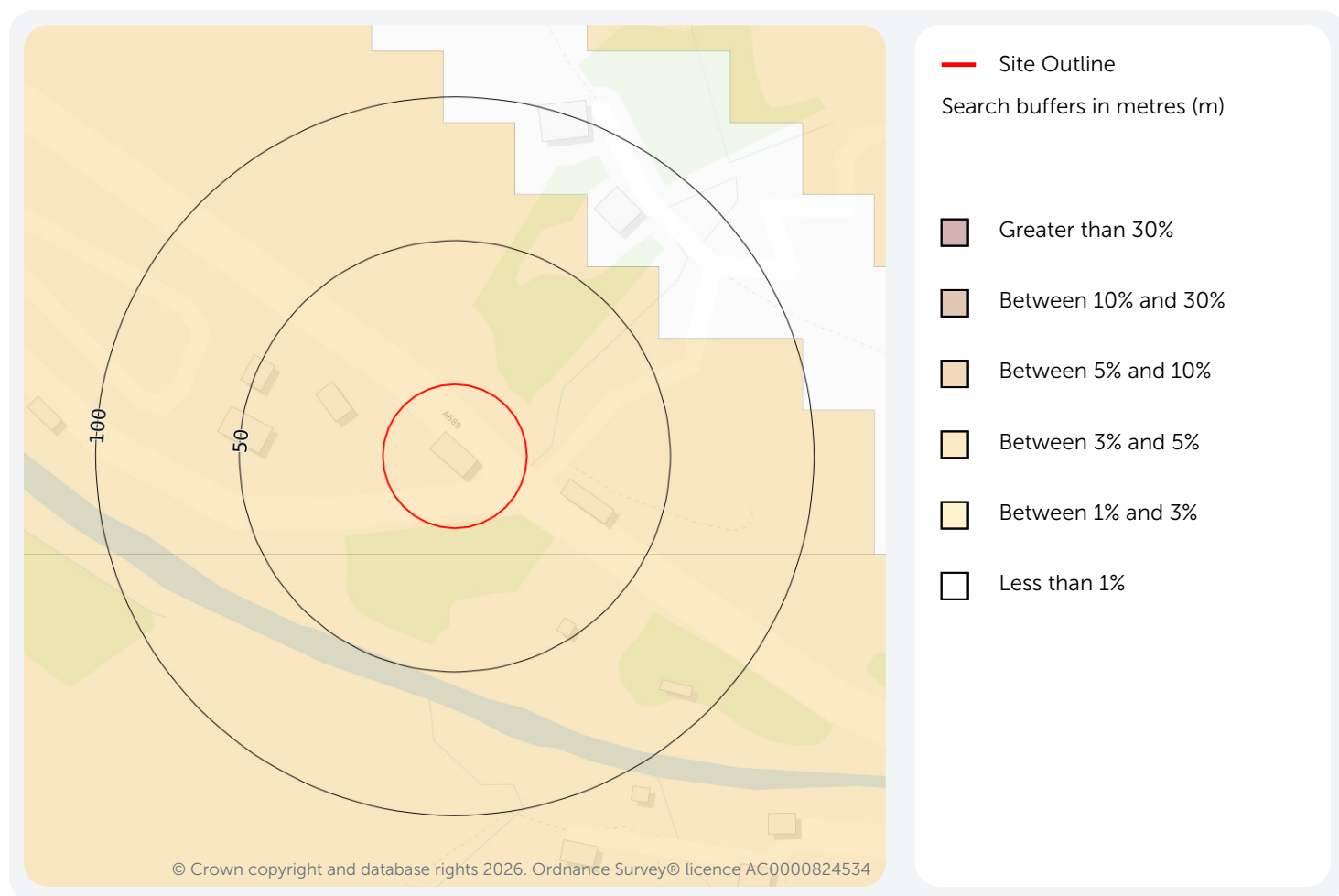
Identified

The property lies within a radon affected area.

Section links

Back to section summary →

Radon →



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 ?

Identified

Planning applications have been identified at or in proximity of the property. Protected areas have been identified within 50 metres of the property.

Section links

Planning applications → Planning constraints →

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.

0	Home improvement	searched to 250m
0	Small residential	searched to 250m
0	Medium residential	searched to 500m
0	Large residential	searched to 750m
6	Mixed and commercial	searched to 750m →

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 [Click here](#).

Planning constraints

Protected areas have been identified within 50 metres of the property.

Environmental designations

Identified →

Visual and cultural designations

Identified →

Next steps

Environmental designations

The property lies within 50m of an environmentally protected site or area.

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

Next steps continued

Visual and cultural designations

The property lies within 50m of a visually or culturally protected site or area.

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

Planning

Planning applications ?

Identified

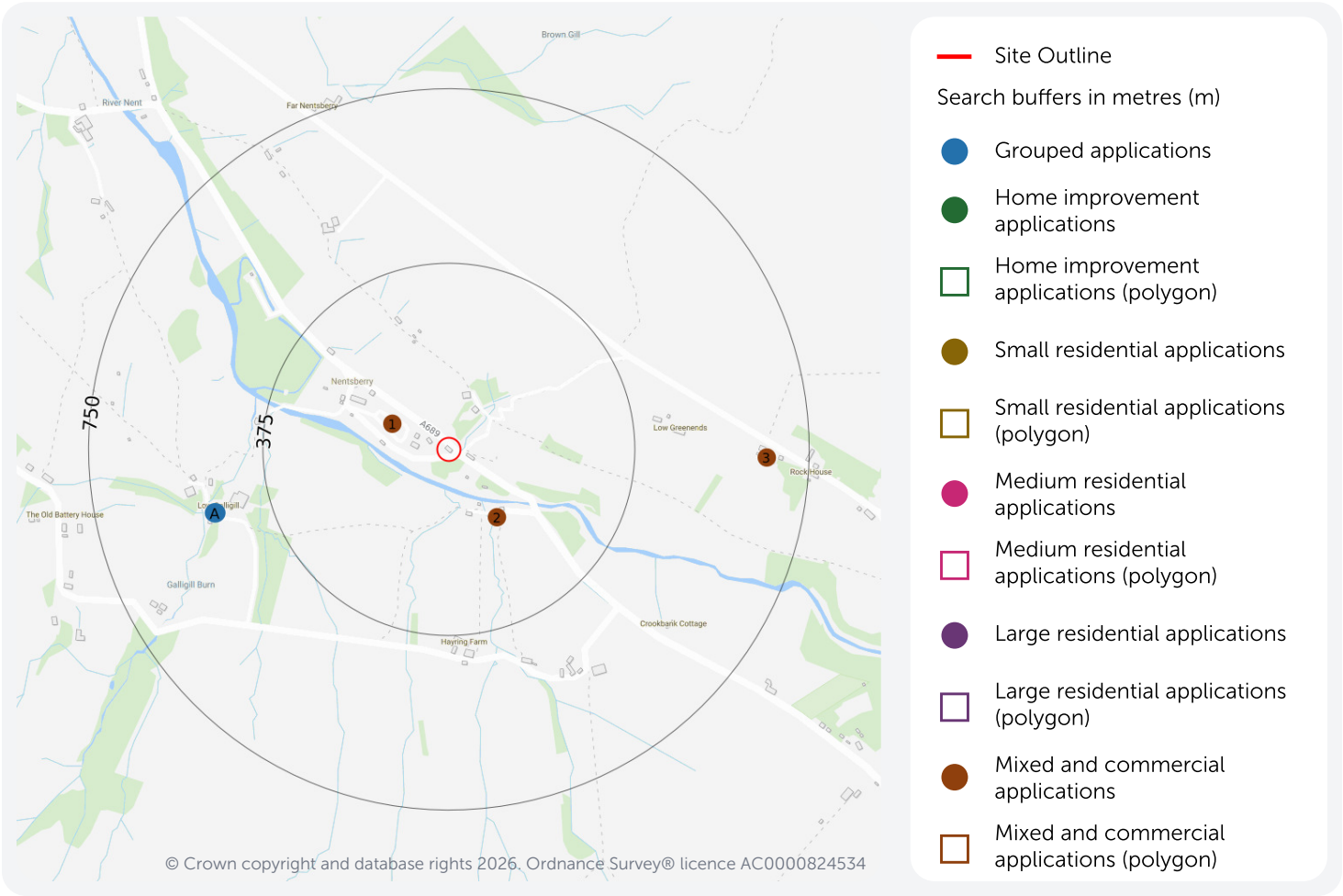
Planning applications have been identified at or in proximity of the property.

Section links

Back to section summary →

Planning applications →

Planning constraints →



Mixed and commercial applications searched to 750m

6 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: 1 Distance: 108 m Direction: NW	Application reference: 2025/1637/LDEX Application date: 27/08/2025 Council: Westmorland & Furness	Address: Horse And Wagon Caravan Park Nentsbury Alston CA9 3LH Project: Caravan Site for 34 Units (Holiday Use) Last known status: Refused Decision date: 01/12/2025	Link
ID: 2 Distance: 154 m Direction: SE	Application reference: 2024/1008/FPA Application date: 14/08/2024 Council: Westmorland & Furness	Address: Clog Hall Nenthead Alston CA9 3LJ Project: Residential Care Home Conversion Last known status: Withdrawn Decision date: 19/09/2024	Link
ID: A Distance: 498 m Direction: W	Application reference: 2024/1983/FPA Application date: 15/11/2024 Council: Westmorland & Furness	Address: Low Galligill Nenthead ALSTON CA9 3LW Project: Equestrian Use and Arena Development Last known status: Approved Decision date: 28/01/2025	Link
ID: A Distance: 498 m Direction: W	Application reference: 21/0701 Application date: 30/07/2021 Council: Westmorland & Furness	Address: LOW GALLIGILL, NENTHEAD, ALSTON, CA9 3LW Project: Agricultural Polytunnel Development Last known status: Unknown Decision date: 26/08/2021	Link
ID: A Distance: 498 m Direction: W	Application reference: 21/0873 Application date: 27/09/2021 Council: Westmorland & Furness	Address: LOW GALLIGILL, NENTHEAD, ALSTON, CA9 3LW Project: Horticultural Polytunnel Erection Last known status: Approved Decision date: 14/12/2021	Link
ID: 3 Distance: 658 m Direction: E	Application reference: 20/0464 Application date: 14/07/2020 Council: Westmorland & Furness	Address: LOW GREENENDS NENTHEAD ALSTON CA9 3NA Project: Agricultural Building (New Construction) Last known status: Other Decision date: 19/08/2020	Link

The data is sourced from Serac Tech

Planning

Planning constraints ?

Identified

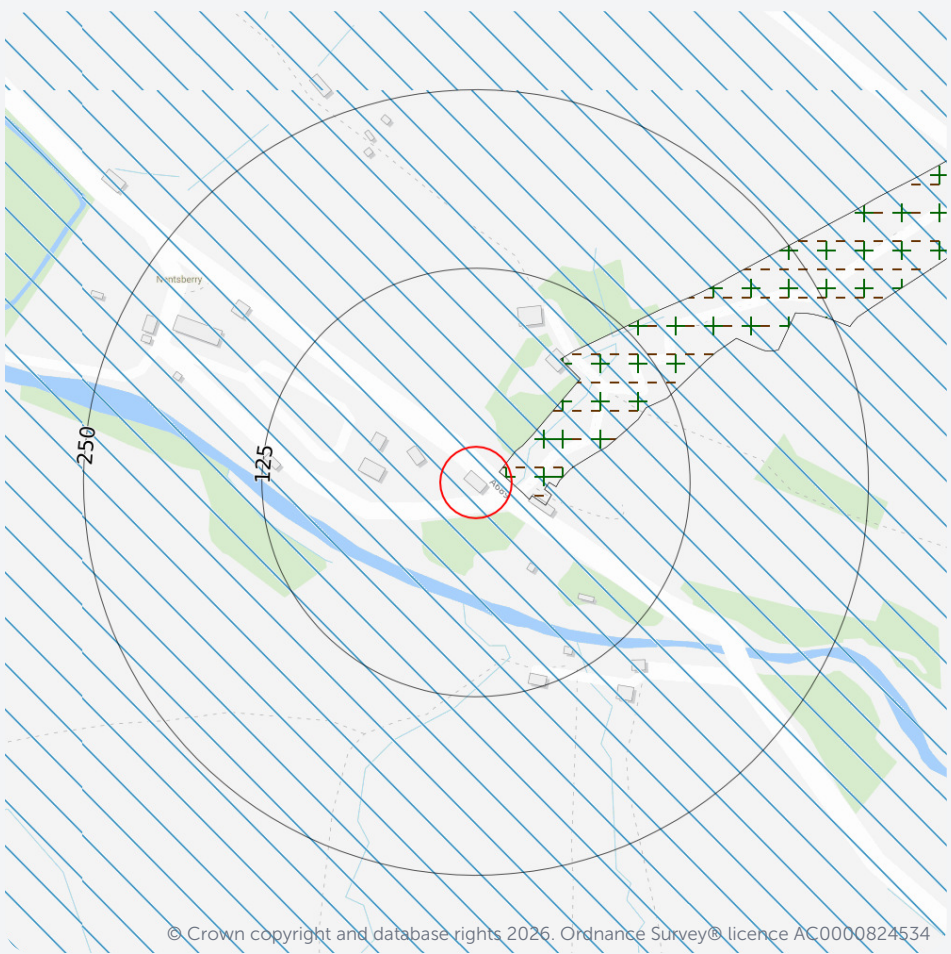
Protected areas have been identified within 50 metres of the property.

Section links

Back to section summary →

Planning applications →

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)
 - Designated Ancient Woodland
 - Sites of Special Scientific Interest
 - Green Belt
 - Local Nature Reserves
 - Special Areas of Conservation
 - National Nature Reserves
 - Special Protection Areas (for birds)

Sites of Special Scientific Interest

Sites of Special Scientific Interest (SSSIs) are nature conservation sites chosen because they are significantly important natural habitats for animals or plants or significant geologically. They are designated under the Wildlife and Countryside Act 1981. This national network of sites are subject to strict regulations, protecting against any developments on them.

Distance	Direction	SSSI Name	Data Source
0	on site	Haggs Bank SSSI	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information see <https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest>

Special Areas of Conservation

SACs are strictly protected conservation sites, under the EC Habitats Directive. They are always located within a Site of Special Scientific Interest (SSSI). This additional SAC designation is recognition that some or all of the wildlife habitats and species within the SSSI require additional protection. There will be strict planning constraints for any developments within these areas.

Distance	Direction	SAC Name	Data Source
0	on site	Tyne & Nent	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see jncc.gov.uk/our-work/special-areas-of-conservation/

Areas of Outstanding Natural Beauty

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside in England and Wales. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

Distance	Direction	AONB/NSA Name	Data Source
0	on site	North Pennines	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see www.gov.uk/guidance/areas-of-outstanding-natural-beauty-aonbs-designation-and-management

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

Not identified

Planned single wind turbines

Identified →

Existing wind turbines

Not identified

Proposed solar farms

Not identified

Existing solar farms

Not 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

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 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	711 m	NW	Site Name: Nether Nentsbury, Alston, Cumbria, CA9 3LZ Planning Application Reference: 10/0265 Type of Project: Wind Turbine Application Date: 2010-04-06 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of domestic wind turbine. Approximate Grid Reference: 376193, 545661
2	763 m	N	Site Name: Far Nentsberry, Alston, Cumbria, CA9 3LZ Planning Application Reference: 12/0524 Type of Project: Wind Turbine Application Date: 2012-06-22 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of domestic wind turbine mounted on a 15m tower. Approximate Grid Reference: 376287, 545766
3	1-2 km	N	Site Name: Browngill Nenthead Road, Alston, Cumbria, CA9 3LF Planning Application Reference: 12/0583 Type of Project: Wind Turbine Application Date: 2012-07-03 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 5kw small domestic-scale micro-wind-turbine on a 15m mast. Approximate Grid Reference: 376165, 546048
4	2-3 km	NW	Site Name: West Cocklakes Farm Nenthead Road, Alston, Cumbria, CA9 3LF Planning Application Reference: 11/0447 Type of Project: Wind Turbine Application Date: 2011-08-03 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 15m wind turbine. Approximate Grid Reference: 375311, 547026
5	3-4 km	NW	Site Name: Clinty Brow Farm, Blagill, Alston, Eden, Cumbria, CA9 3NB Planning Application Reference: 07/0186 Type of Project: Wind Generator & Solar Panels Application Date: 2007-03-12 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises replacement micro wind generator and provision of ground mounted solar panels for domestic electricity generation. Approximate Grid Reference: 374307, 547445
6	3-4 km	W	Site Name: The Rake, Alston, Eden, Cumbria, CA9 Planning Application Reference: 11/4002 Type of Project: Wind Turbine Application Date: 2011-05-31 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of a single wind turbine. Approximate Grid Reference: 373264, 545238

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.

Transportation

Identified

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

Section links

Other railways

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.

Active railways and tunnels	Not identified
Historical railways and tunnels	Identified
Railway and tube stations	Not identified
Underground	Not identified

Next steps

Transportation

None required.

Transportation

Other railways ?

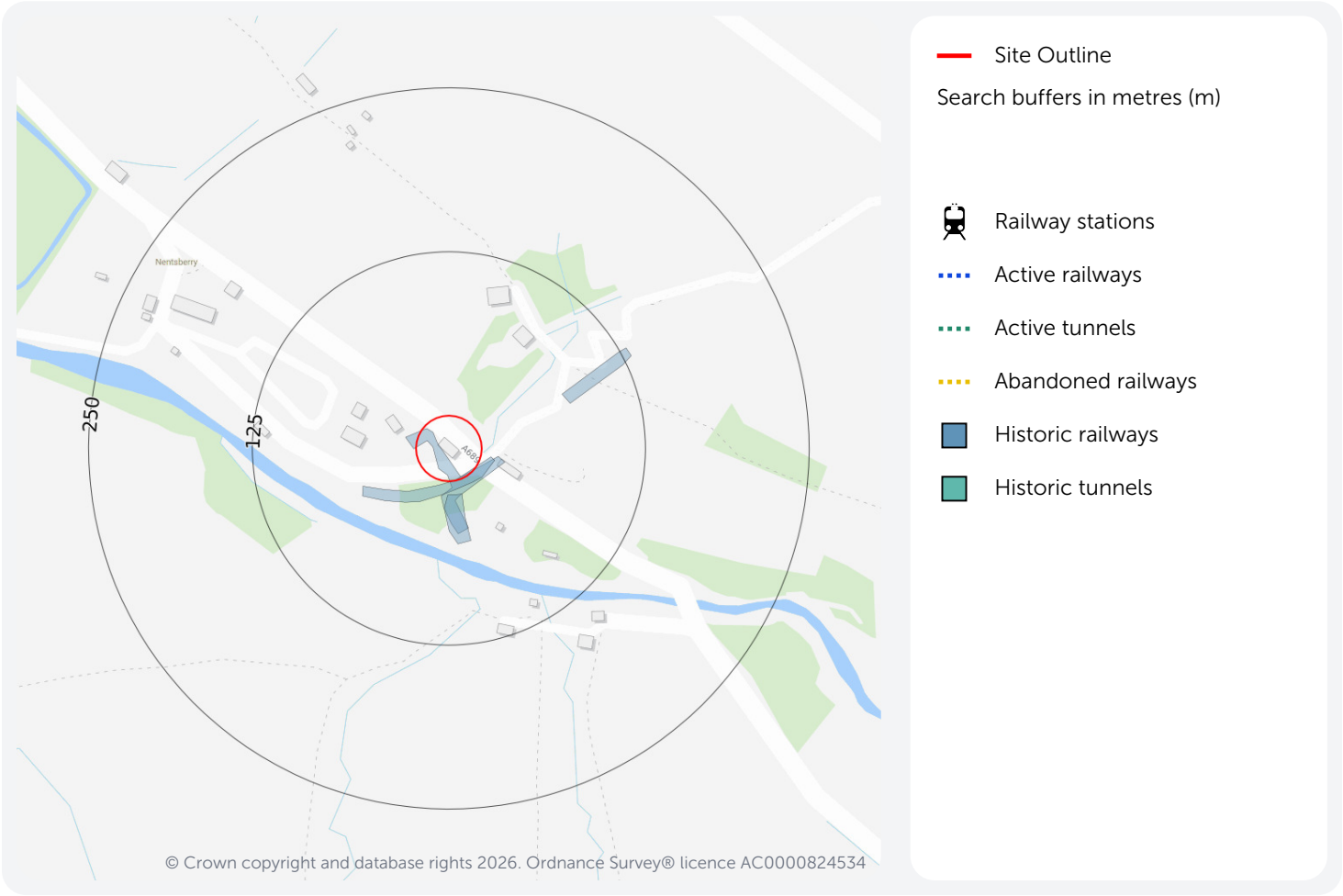
Identified

The data summarised in this section relates to the location 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.

Section links

Back to section summary →

Other railways →



Historical railway infrastructure

The property is situated within 250m of a railway or tunnel feature identified on historical mapping. Please note that many historical railways noted in this section will still be in use today.

Please note that for reasons of clarity only the closest record identified will be shown in the table below, though the full extent of records identified can be seen on the map.

Distance	Direction	Feature	Year
0	on site	Railway Sidings	1901

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	Flooding	
Former energy features	Not identified	Risk of flooding from rivers and the sea	Not identified
Former petrol stations	Not identified	Flood storage areas: part of floodplain	Not identified
Former garages	Not identified	Historical flood areas	Not identified
Former military land	Not identified	Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Flood defences	Not identified
Waste site no longer in use	Not identified	Surface water flood risk	Not identified
Active or recent landfill	Not identified	Groundwater flooding	Not identified
Former landfill (from Environment Agency Records)	Not identified	Natural ground subsidence	
Active or recent licensed waste sites	Not identified	Natural ground subsidence	Not identified
Recent industrial land uses	Not identified	Natural geological cavities	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified	Non-natural ground subsidence	
Current or recent petrol stations	Not identified	Coal mining	Not identified
Hazardous substance storage/usage	Not identified	Non-coal mining areas	Identified
Sites designated as Contaminated Land	Not identified	Non-coal mining	Identified
Historical licensed industrial activities	Not identified	Mining cavities	Identified
Current or recent licensed industrial activities	Not identified	Infilled land	Identified
Local Authority licensed pollutant release	Not identified	Cheshire Brine	Not identified
Pollutant release to surface waters	Not identified	Climate change	
Pollutant release to public sewer	Not identified	Flood risk (5 and 30 Years)	Identified
Dangerous industrial substances (D.S.I. List 1)	Not identified	Ground stability (5 and 30 Years)	Identified
Dangerous industrial substances (D.S.I. List 2)	Not identified	Climate change - Shoreline Management Plan (SMP) delivered	Not identified

Climate change

Climate change - Projections with no future intervention (NFI) and complex geology

Not identified

Radon

Radon

Identified

Planning Applications

Home improvement applications searched to 250m

Not identified

Small residential applications searched to 250m

Not identified

Medium residential applications searched to 500m

Not identified

Large residential applications searched to 750m

Not identified

Mixed and commercial applications searched to 750m

Identified

Planning constraints

Sites of Special Scientific Interest

Identified

Internationally important wetland sites (Ramsar Sites)

Not identified

Special Areas of Conservation

Identified

Special Protection Areas (for birds)

Not identified

National Nature Reserves

Not identified

Local Nature Reserves

Not identified

Designated Ancient Woodland

Not identified

Green Belt

Not identified

World Heritage Sites

Not identified

Areas of Outstanding Natural Beauty

Identified

National Parks

Not identified

Conservation Areas

Not identified

Listed Buildings

Not identified

Certificates of Immunity from Listing

Not identified

Planning constraints

Scheduled Monuments

Not identified

Registered Parks and Gardens

Not identified

Oil and gas

Oil or gas drilling well

Not identified

Proposed oil or gas drilling well

Not identified

Licensed blocks

Not identified

Potential future exploration areas

Not identified

Wind and solar

Wind farms

Not identified

Proposed wind farms

Not identified

Proposed wind turbines

Identified

Existing and agreed solar installations

Not identified

Proposed solar installations

Not identified

Energy

Electricity transmission lines and pylons

Not identified

National Grid energy infrastructure

Not identified

Power stations

Not identified

Nuclear installations

Not identified

Large Energy Projects

Not identified

Transportation

HS2 route: nearest centre point of track

Not identified

HS2 route: nearest overground section

Not identified

HS2 surface safeguarding

Not identified

HS2 subsurface safeguarding

Not identified

HS2 Homeowner Payment Zone

Not identified

HS2 Extended Homeowner Protection Zone

Not identified

HS2 stations	Not identified
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	Identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

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 Homebuyers 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

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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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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 

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