



CROSSFELL COTTAGE, GARRIGILL, ALSTON,
CA9 3EB



Reference:
XP-INL-00844691_3792141

Grid reference:
374586 541177

Your reference:
114669.001/TL

Date:
6 July 2026

Consultant's guidance and recommendations inside.



Customer Support

info@groundsure.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

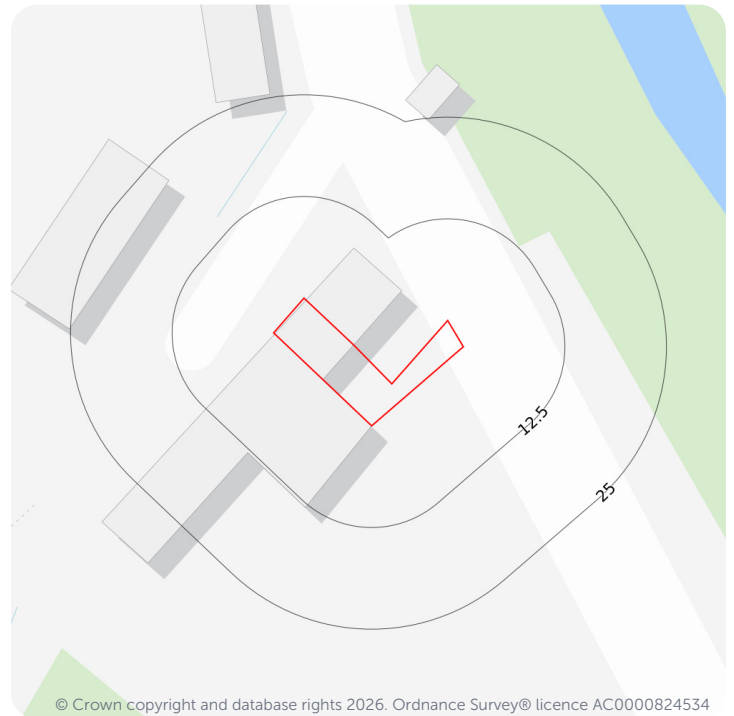
Page 2 →



Flooding

Negligible

Page 3 →



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Other results

Review recommendations



Ground stability

Identified

Page 5 →



Radon

Identified

Page 8 →



Planning constraints

Identified

Page 11 →



Planning applications

Identified

Page 10 →



Energy

Identified

Page 13 →



Transportation

Not identified

Page 14 →

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

✓ Your site search is covered!

Need a more detailed breakdown of your screening results?



Homescreen runs initial screeners for Planning applications, Energy, and Transportation risks. To get a full data breakdown purchase one of our dedicated reports.

[Purchase dedicated report](#)

Have any questions? Please reach out to your search provider for more details on our report range.

Contaminated land liability

Passed

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



Past land use

Passed

Waste and landfill

Passed

Current/recent land use

Passed

Next steps

Contaminated land liability

None required.



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

Low

Past flooding

Not identified

Flood storage areas

Not identified

Risk to building(s)

Very Low

Negligible

Low

Not identified

Not identified

FloodScore™ insurance rating

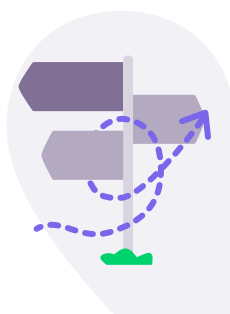
Compiled by Ambiental, a leading flood risk analysis company. [Click here](#) for details.

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 15](#) →



Groundsure
LOCATION INTELLIGENCE



Date:
Reference:
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6 July 2026
XP-INL-00844691_3792141
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Grid reference:
Address:

374586 541177
CROSSFELL COTTAGE,
GARRIGILL, ALSTON, CA9 3EB

Flooding

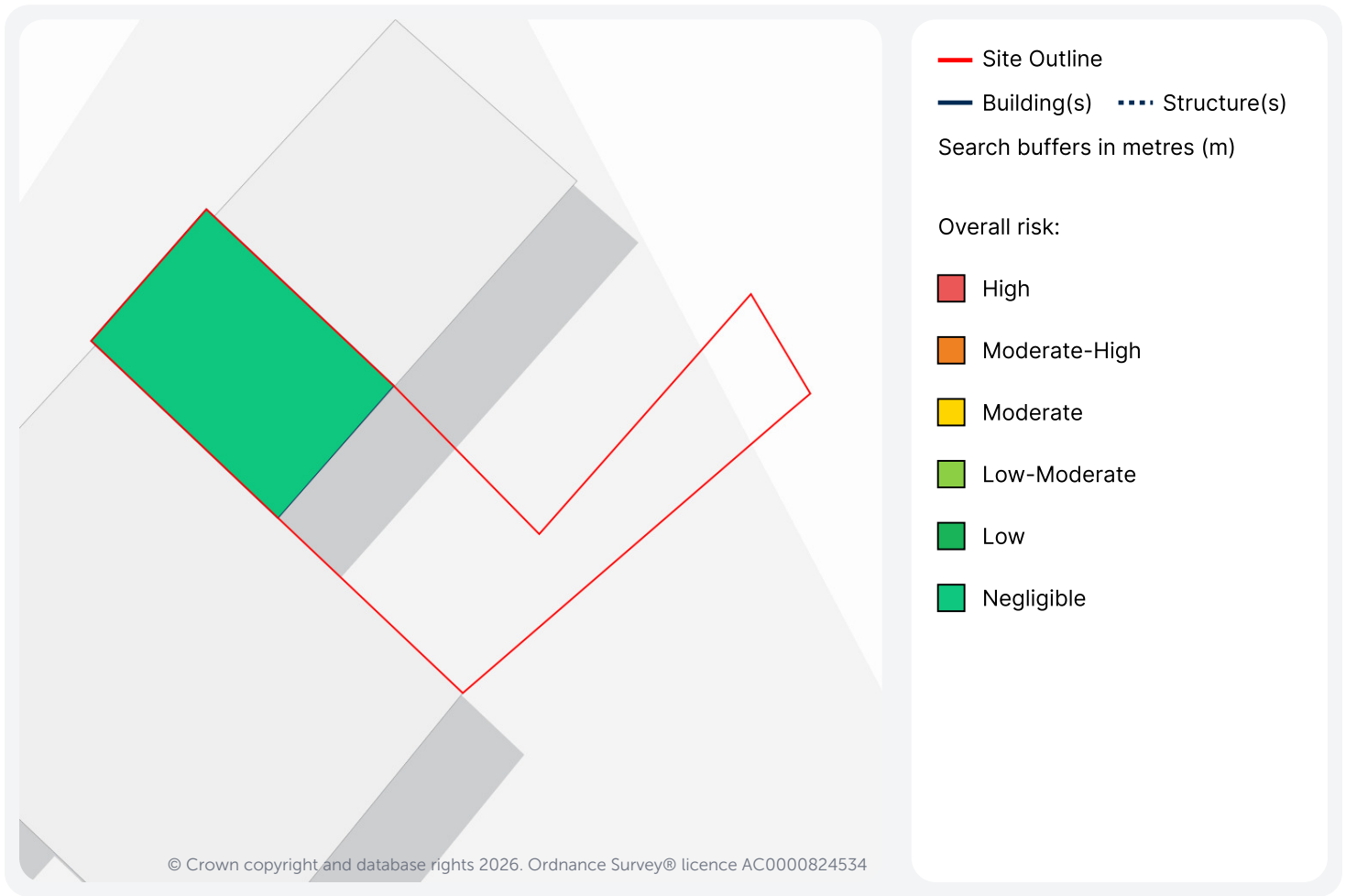
Building assessment ?

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)
Mid-Terrace House 374580, 541180	Negligible	Very Low	Negligible	Low	No	No

Ground stability ?

Identified

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

Section links

Natural



Non-natural



Natural ground stability

Moderate-High



Non-natural ground stability

Identified



Next steps

Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence. 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

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

Natural ground stability ?

Moderate-High

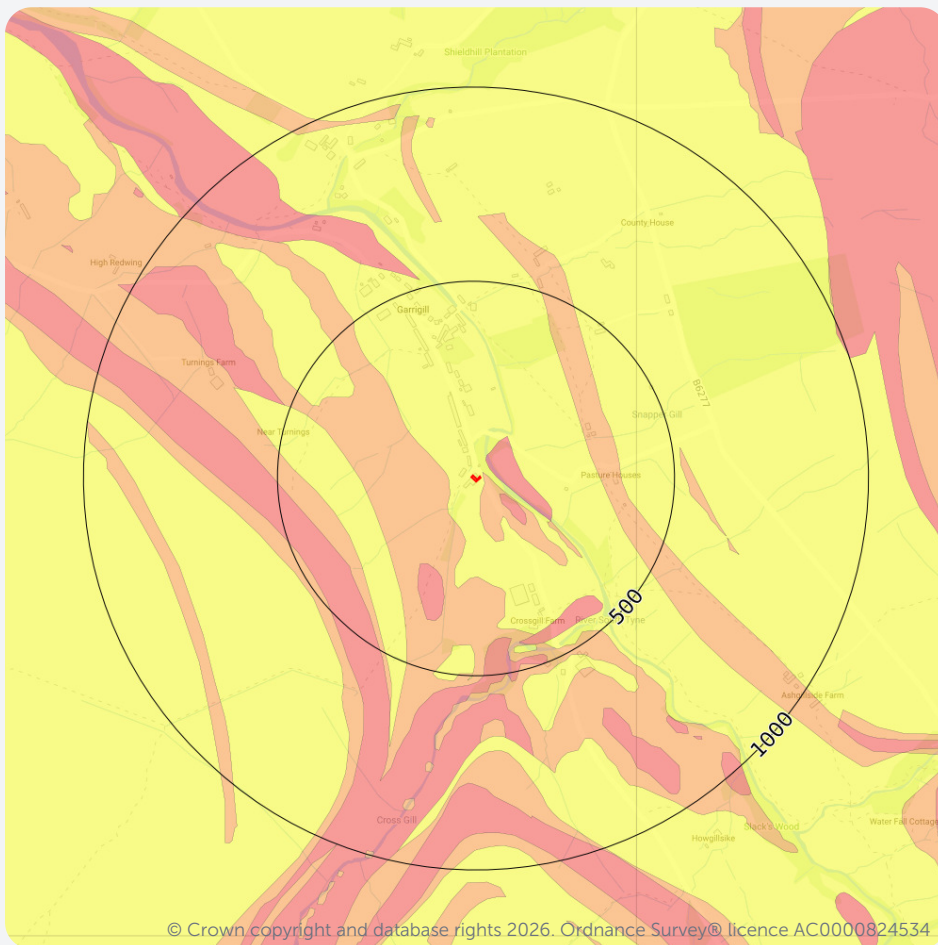
The data in this section relates to ground instability hazards that are a result of the natural geological conditions of the area.

Section links

[Back to section summary](#) →

[Natural](#)

→ [Non-natural](#) →



— Site Outline

Search buffers in metres (m)

Moderate - high

Low

Negligible - very low

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Natural ground stability

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.

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.

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](#) →

[Natural](#)



[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.



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 ?

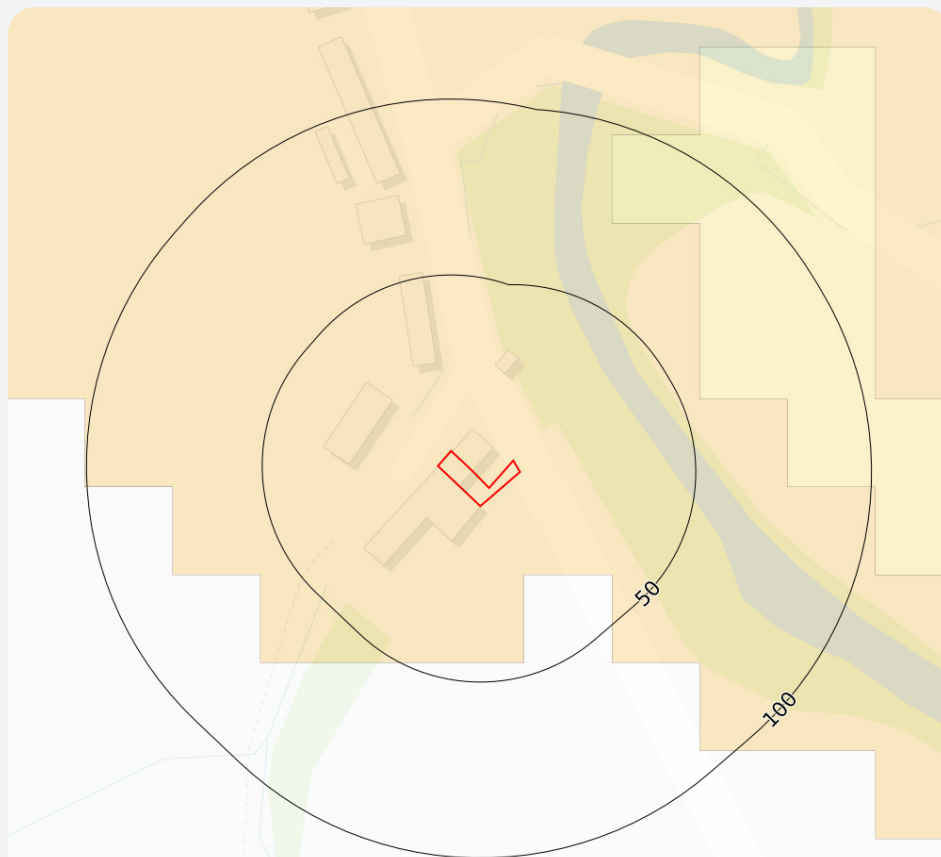
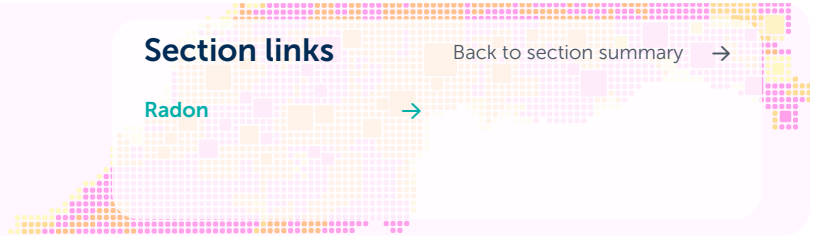
Identified

The property lies within a radon affected area.

Section links

Back to section summary →

Radon →



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— 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.

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 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.

6

Total applications

searched to 750m

This total includes mixed and commercial developments within 750m, large residential within 750m, medium residential within 500m, small residential within 250m and home improvement applications within 250m. If required, full details on these applications including a detailed location plan relative to the property are available when you purchase a Groundsure Planning Report via your preferred searches provider.

Planning constraints

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

Environmental designations

Not identified

Visual and cultural designations

Identified →

Next steps

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 constraints

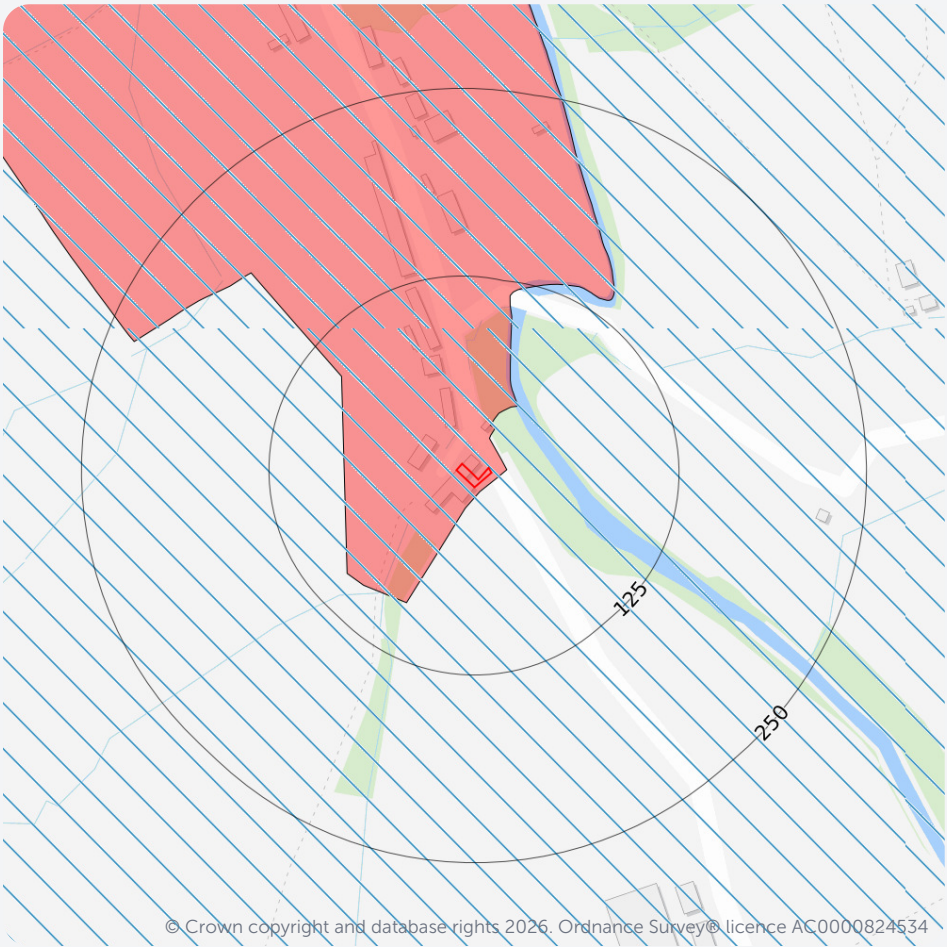
Identified

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

Section links

[Back to section summary](#) →

[Planning constraints](#) →



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— 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)

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

Conservation Areas

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

Distance	Direction	Name	District
0	on site	Garrigill	Westmorland and Furness

This data is sourced from Historic England and Local Authorities. For more information please see historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/



Energy ?

Identified

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

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

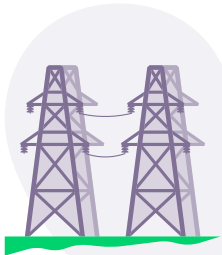
Not identified

Energy infrastructure

Not identified

Projects

Not identified



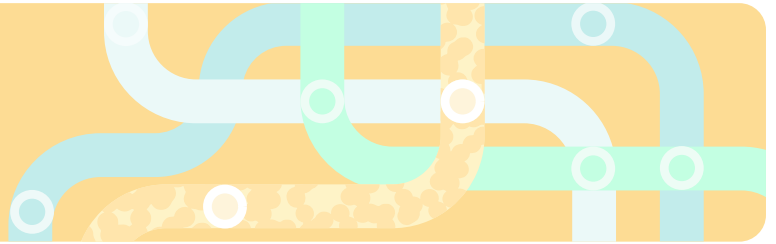
Next steps

If required, full details on these energy features including a detailed location plan relative to the property are available when you purchase our [Energy and Transportation report](#) via your preferred searches provider.

Transportation

Not identified

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



HS2

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

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

HS2 route

Not identified

HS2 safeguarding

Not identified

HS2 stations

Not identified

HS2 depots

Not identified

HS2 noise

Not assessed

HS2 visual impact

Not assessed

Crossrail

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

Crossrail 2 route

Not identified

Crossrail 2 stations

Not identified

Crossrail 2 worksites

Not identified

Crossrail 2 safeguarding

Not identified

Crossrail 2 headhouse

Not identified

Other railways

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

Active railways and tunnels

Not identified

Historical railways and tunnels

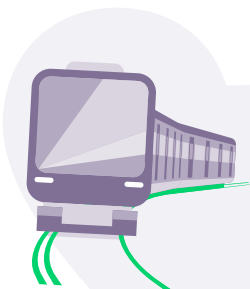
Not identified

Railway and tube stations

Not identified

Underground

Not identified



Next steps

None required.

Datasets searched

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

Contaminated Land		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not 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	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	Not identified
Historical licensed industrial activities	Not identified	Mining cavities	Not identified
Current or recent licensed industrial activities	Not identified	Infilled land	Not identified
Local Authority licensed pollutant release	Not identified	Cheshire Brine	Not identified
Pollutant release to surface waters	Not identified	Radon	
Pollutant release to public sewer	Not identified	Radon	Identified
Dangerous industrial substances (D.S.I. List 1)	Not identified	Planning constraints	
Dangerous industrial substances (D.S.I. List 2)	Not identified	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
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Identified
National Parks	Not identified
Conservation Areas	Identified
Listed Buildings	Not identified
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 

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

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

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

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

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

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

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

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

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

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.

Email: info@groundsure.com 

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk 

We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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