

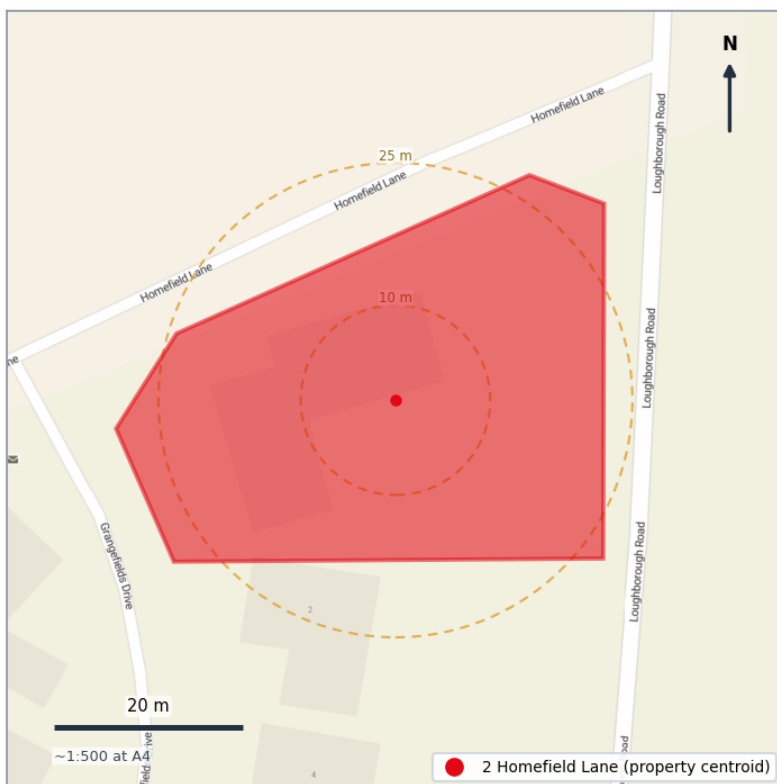


PROPERTY SEARCH SCREENING

2 Homefield Lane, Rothley, Leicester, LE7 7NE

An open-data flood, environmental & property screening report

Figure 1 — Site location



Site defined by the plot boundary you drew (outlined red). Full analysis in Section 1.

REFERENCE

TPS-SCR-2026-0026

DATE PREPARED

28 September 2026

LOCAL AUTHORITY

Charnwood

Automated data screen — not a Flood Risk Assessment. This report compiles public open data and must not be used as a planning FRA or a conveyancing flood search.

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2 Homefield Lane, Rothley, Leicester, LE7 7NE · Ref TPS-SCR-2026-0026

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How to read this report

This is a plain-English screen of **publicly available data** for the property — a fast, low-cost early check, **not** a Flood Risk Assessment or a conveyancing search.

- Each theme carries a colour rating: **green** = low / outside / nothing of concern, **amber** = worth being aware of (a nearby feature, or a planning trigger), **red** = higher concern, grey = not covered by open data.
- A short “**About this data**” note under each section explains, in everyday terms, what that source is and what it means.
- **Proximity flags** (e.g. a floodplain nearby) are context, not a statement that the property itself floods.
- Plain-English definitions of any technical terms are in the **Glossary** near the end.

Executive summary

A one-look overview of every theme in this report. Colour follows the same key as the sections below; see the referenced section for detail.

Area	Assessment	Rating	See
Overall flood risk	Flood Zone 1; Very Low surface water; outside reservoir inundation. Rothley Brook floodplain ~104 m.	Low	§2, 4–11
Ground, geology & radon	Edwalton Member bedrock; Radon Class 1; off the coalfield.	Low	§12
Environmental & heritage	Within an SSSI Impact Risk Zone (planning-consultation trigger). No listed building in range.	Note	§13
Planning designations	Not in a Conservation Area, Green Belt, National Landscape (AONB) or TPO zone.	Clear	§14
Contaminated land	No open determination recorded; nearest historic landfill ~599 m.	Low	§15
Indicative value	No prior sale on record to index from.	Info	§16
Neighbourhood & crime	38 street-level crimes in the latest published month within ~1 mile.	Info	§17
Amenities & connectivity	Station 2.4 km, GP 1.5 km, school 1.0 km, supermarket 0.4 km.	Info	§18
Utilities	Severn Trent Water (water & sewerage, Hard); National Grid Electricity Distribution; Cadent (gas).	Info	§19
Energy performance (EPC)	EPC E (potential C).	EPC E	§20

Rating key — **Green** low / clear · **Amber** note / planning trigger · **Info** contextual (not a risk score). The **overall rating is a flood-only measure**; the other rows are informational context for a buyer.

Recommended next steps

- **Energy:** EPC E — budget for the improvements listed on the certificate; rented homes will need EPC C from 2030.
- This is an automated open-data screen, not a survey or legal search. Before exchange, have your solicitor run the standard **conveyancing searches** (local authority, drainage & water, environmental) and commission a **survey** appropriate to the property's age and construction.

1 Property & introduction

This report is an **automated compilation of open (public) property, flood and environmental data** for the property below. It screens every openly-published source of flooding, together with ground conditions, radon and statutory designations, and adds wider property context — indicative value, neighbourhood & crime, local amenities and utilities. It assigns an overall present-day flood rating. **It is a data screen, not a Flood Risk Assessment (FRA) and not a conveyancing flood search**, and must not be submitted as either. Data is area-based and point-in-time; the Environment Agency states area-based mapping is not sufficient, on its own, to confirm the risk to an individual property.

Address	2 Homefield Lane, Rothley, Leicester, LE7 7NE	Grid reference	E 459018, N 313090 (≈ SK 590 131)
Lat / Long	52.71226, -1.12783	Region	East Midlands
Local Planning Authority	Charnwood	Lead Local Flood Authority	Leicestershire County Council
Ward	Rothley Brook	Water & sewerage	Severn Trent Water

Location basis. This site is defined by the **plot boundary you drew** on the map. The boundary is shown in red on every plan; the centroid of that plot (not a geocoded address) is the reference point for all distances and ratings, so the position is exact. The drawn plot covers approximately **1,586 m²** (0.16 ha; perimeter ~159 m). The address is used for the property records (EPC, sales) only. Note the drawn boundary represents the plot as you marked it and is not the registered title extent; the legal boundary is confirmed by the Land Registry title plan. The site location plan is shown on the cover.

2 Overall flood risk rating

OVERALL
LOW

The overall rating is the **worst present-day modelled flood-source band** at the property. Here that is **Flood Zone 1** (rivers & sea), **Very Low** surface water, and **outside** reservoir inundation — giving an overall rating of **Low**. Groundwater and sewer flooding are not screened by this product and are reported separately.

⚠ **Proximity flags (context, not a change to the headline):** the Rothley Brook floodplain (Flood Zone 2/3) is ~104 m away; the property is within the “Rothley Brook at Rothley” flood warning area catchment (~117 m); a recorded flood (Rothley Brook 1977) lies ~177 m away; the site sits within an SSSI Impact Risk Zone (a planning-consultation trigger).

What this means for you

A **Low** overall rating means no significant flood source is modelled at the property today. Any amber flags are for awareness. As a buyer or owner it is worth taking a further step if:

- you are buying with a **mortgage** — your solicitor will normally obtain a regulated conveyancing flood search, which carries professional liability this free screen does not;
- you plan to **extend, alter or develop** — the planning authority may require a site-specific Flood Risk Assessment and drainage strategy;
- any section shows **amber or red**, or you want certainty for **buildings insurance**.

3 Understanding flood risk & how the ratings work

Flood likelihood is expressed as the **chance in any single year**. “1 in 100” (1%) means a 1% chance of flooding every year — not once a century. The main sources screened here are:

- **Rivers & sea (fluvial/tidal)** — water overtopping a watercourse or coast. Mapped as statutory Flood Zones (defences are ignored in zoning).
- **Surface water (pluvial)** — rainfall ponding/running overland before it reaches a drain or river.
- **Reservoirs** — the residual, very-low-probability consequence of a large reservoir failing.
- **Groundwater & sewer** — rising water table / drainage-system surcharge. Not openly mapped; reported as “not screened”.

Annual-chance likelihood bands

Band	Annual chance
High	≥ 3.3% (1 in 30)
Medium	1% – 3.3% (1 in 100 – 1 in 30)
Low	0.1% – 1% (1 in 1000 – 1 in 100)
Very Low	< 0.1% (rarer than 1 in 1000)

Flood Zones (rivers & sea)

Zone	Definition
FZ1	< 0.1% annual chance (low probability)
FZ2	0.1% – 1% river / 0.1% – 0.5% sea
FZ3	≥ 1% river / ≥ 0.5% sea (high probability)

Zones describe the natural floodplain and take no account of defences.

4 Rivers & sea — present-day risk (undefended & defended)

The property is in **Flood Zone 1** — land assessed as having a low probability (<0.1% annual chance) of flooding from rivers or the sea. It is **not** within Flood Zone 2 or 3. The nearest higher-risk land is the **Rothley Brook** floodplain: Flood Zone 2 is ~104 m and Flood Zone 3 ~140 m away (Figure 2).

Figure 2 — Flood zones (rivers & sea)

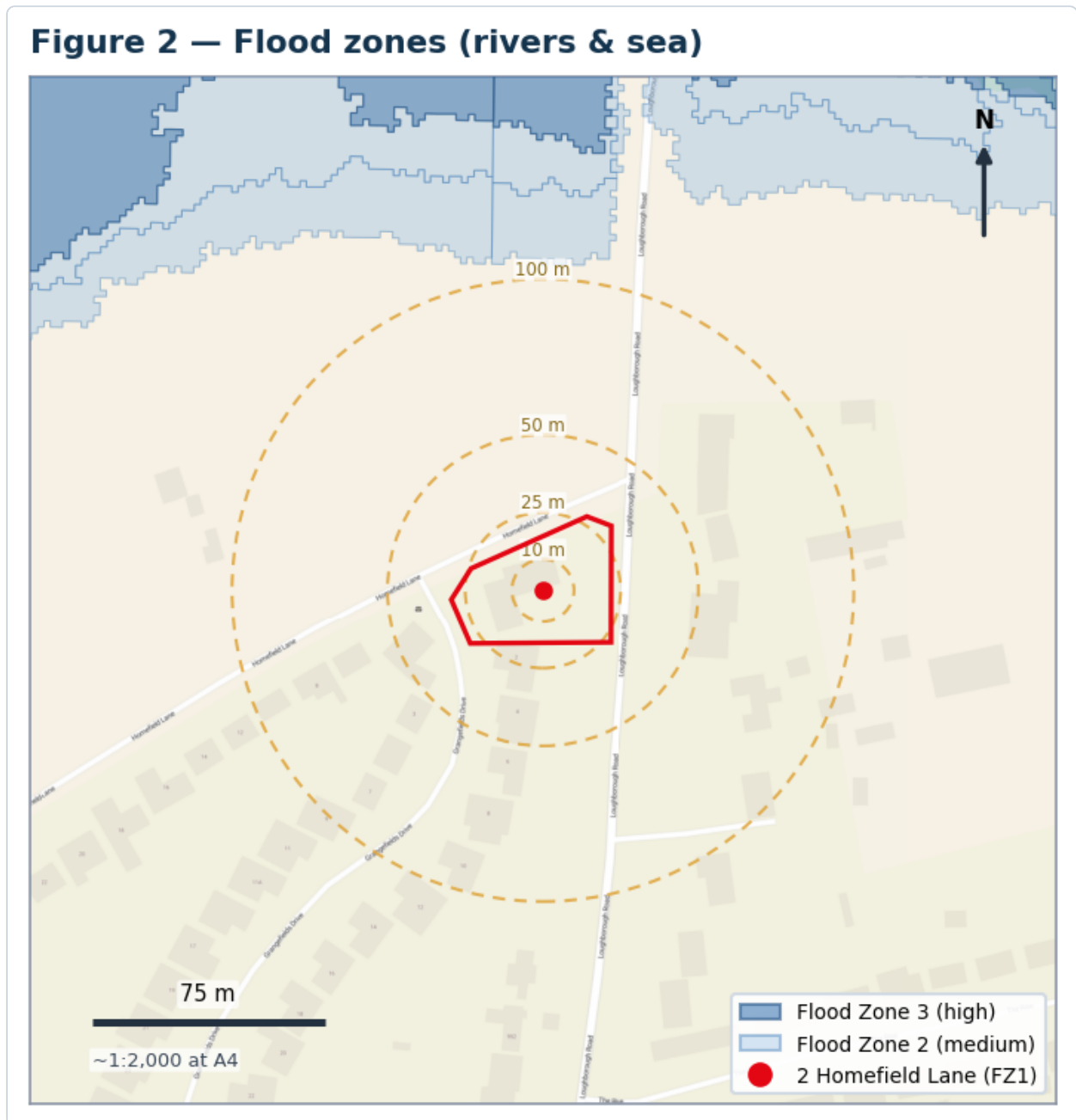


Figure 2 — Flood Map for Planning: Flood Zones 2 & 3 (undefended — ignores defences).

The two maps answer different questions and are both shown deliberately. **Figure 2 (Flood Map for Planning)** is **undefended** — it ignores flood defences and is the statutory basis for the planning Sequential Test; it shows where the floodplain would reach if no defences existed. **Figure 7b (NaFRA2 “long-term flood risk”, Risk of Flooding from Rivers and Sea)** is **defended** — it accounts for the presence and condition of flood defences to estimate the actual likelihood of flooding, graded High / Medium / Low / Very Low on 50 m cells. On this defended basis the property is **not** within a mapped rivers-and-sea risk cell (negligible long-term risk). A property can therefore lie in an undefended Flood Zone yet carry a lower defended long-term risk where a defence protects it — which is why both are reported.

Figure 7b — Long-term flood risk, rivers & sea (defended · NaFRA2 RoFRS)

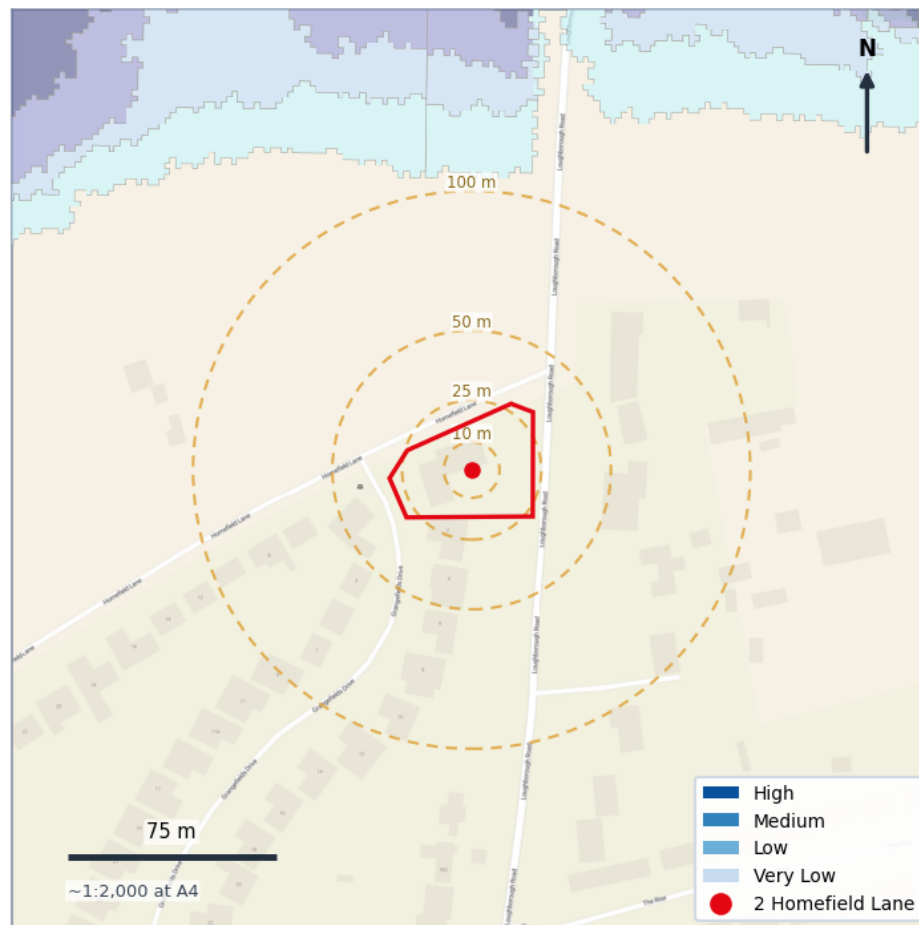


Figure 7b — NaFRA2 long-term flood risk, rivers & sea (defended). Bands take account of defences.

Proximity radius search

Distance from the property to each flood feature, banded at 10 / 25 / 50 / 100 m (see Figure 1b):

Figure 1b — Proximity rings (10 / 25 / 50 / 100 m from the property)

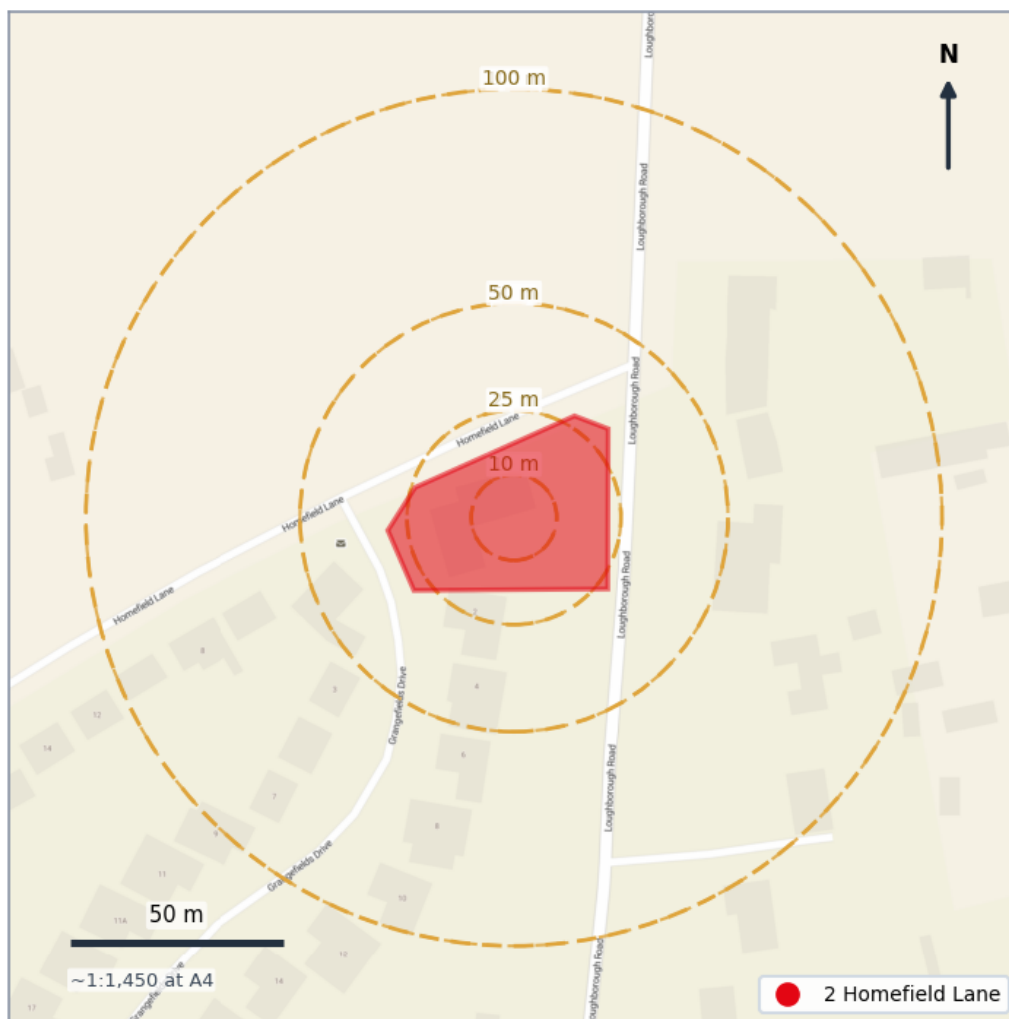


Figure 1b — 10 / 25 / 50 / 100 m proximity rings from the property.

Flood feature	Nearest ring	Distance
Flood Zone 3 (high, rivers/sea)	>100 m	~140 m
Flood Zone 2 (medium, rivers/sea)	>100 m	~104 m
Surface-water flow route (higher band)	≤10 m	~4 m
Statutory main river	>100 m	~230 m
Flood warning area	>100 m	~117 m
Mapped flood defence	>100 m	~227 m

5 Rivers & sea — with climate change

ABOUT THIS DATA

The Environment Agency also models how river and sea flood extents are expected to grow over the coming decades as the climate changes — wetter winters, more intense storms and rising sea levels. It shows whether land that is dry today could sit closer to a future floodplain.

Using the EA's "Flood Zones plus climate change" dataset (future extent for the higher central allowance), the property remains **outside** the modelled future extent, with the nearest future extent ~94 m away (Figure 7). Present-day modelled flood *depth* at the property (where at risk) is reported in Section 4; the EA's free climate-change layer used here gives the future *extent*, and surface-water future depths are covered in Section 6.

Figure 7 — Flood zone with climate change

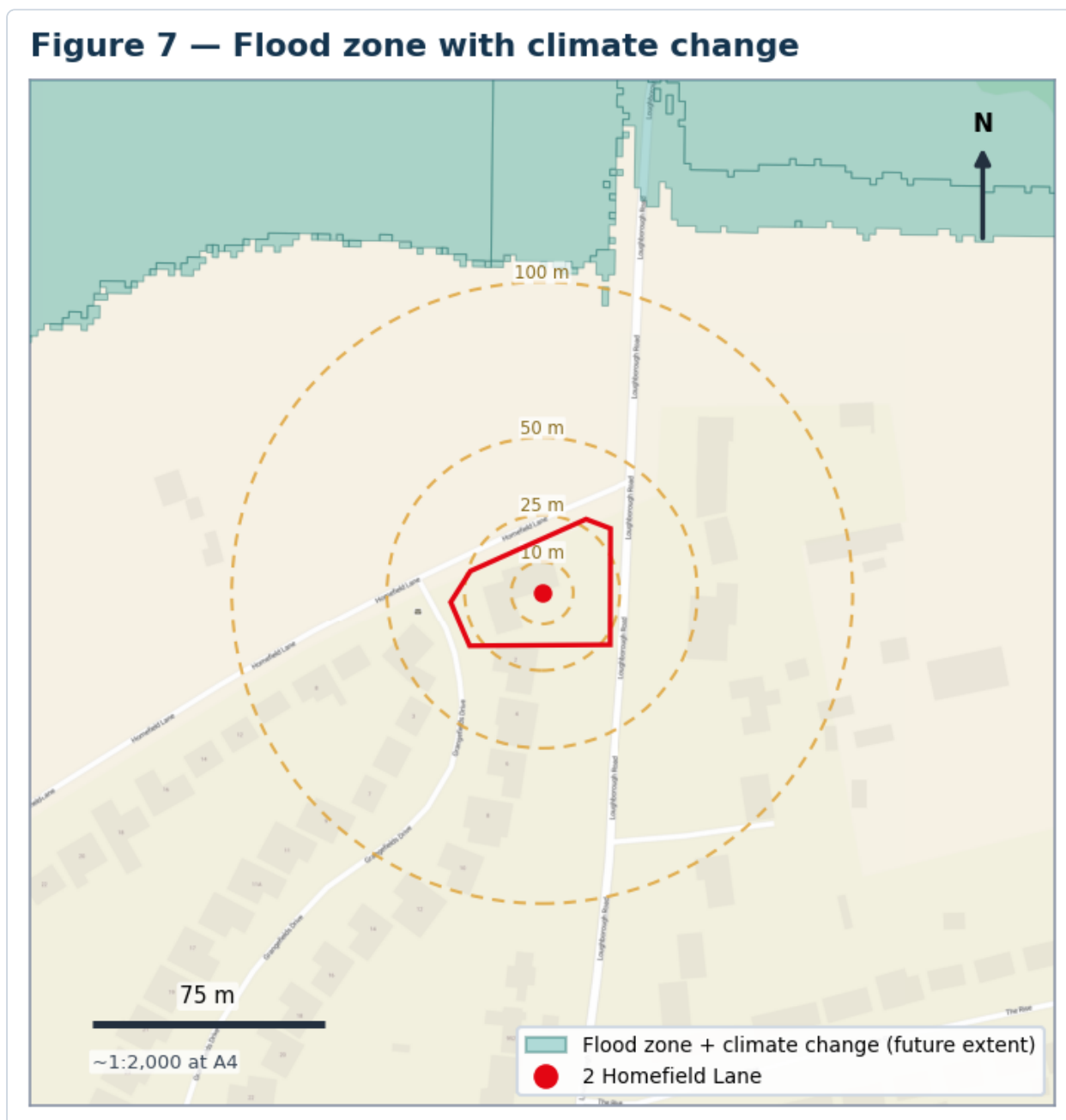


Figure 7 — Flood zone with climate change (future extent).

6 Surface water (pluvial)

ABOUT THIS DATA

Surface-water ('pluvial') flooding happens when heavy rain overwhelms drains and flows overland before it reaches a river. The Environment Agency grades it from Very Low to High. It is the most widespread flood source in the country and often affects properties far from any river.

The Risk of Flooding from Surface Water mapping records a **Very Low** likelihood at the property (a low overland-flow risk at the point). A higher-band overland flow route is mapped within ~4 m of the property (Figure 3). Surface-water behaviour is sensitive to local topography and drainage; on-site levels and gully condition are not captured by area mapping.

Figure 3 — Surface water flood risk

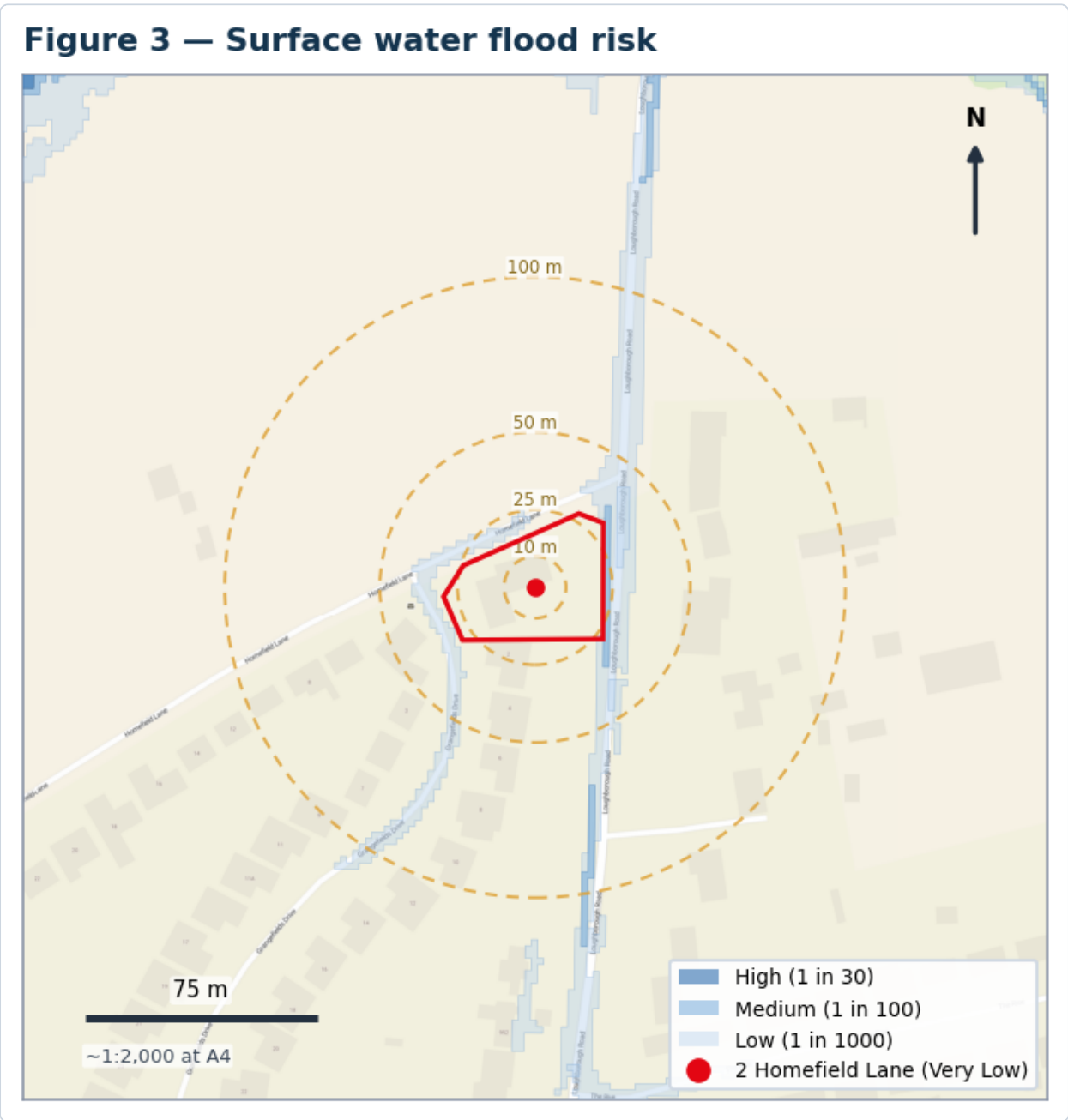


Figure 3 — Risk of Flooding from Surface Water.

Figure 3b — Surface water flood risk with climate change (2070s)

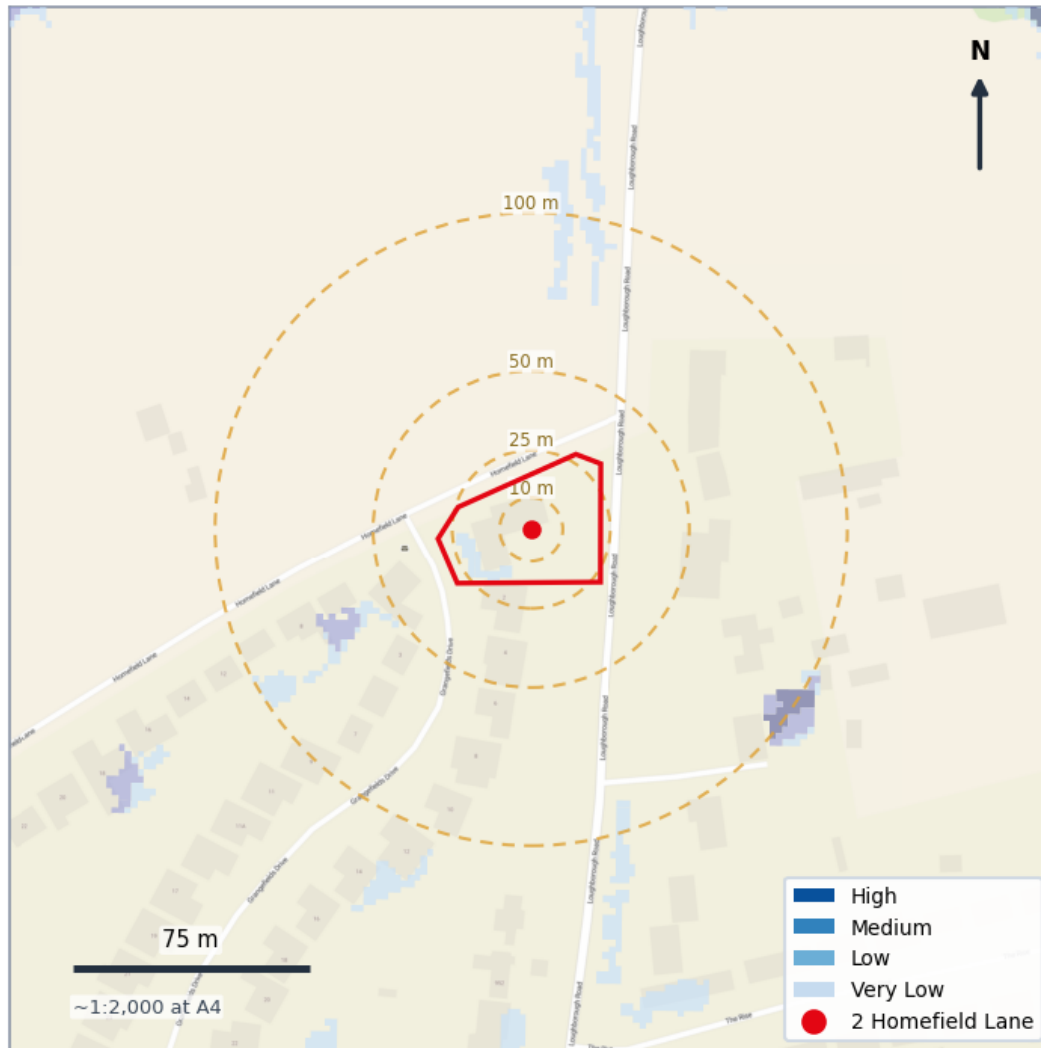


Figure 3b — Surface water (rainfall) flood risk with climate change, upper-end allowance for the 2070s. Source: Environment Agency (May 2026), OGL.

The EA published surface-water flood risk *with climate change* in May 2026. It shows how pluvial (rainfall / runoff) flood risk at the site is modelled to grow as storms intensify — now a material consideration in the planning Sequential Test.

7 Reservoirs

ABOUT THIS DATA

This maps the area that could be reached if a large reservoir were ever to fail and release its water. Reservoirs in England are closely regulated and regularly inspected, so this is a residual 'what-if' consequence rather than an everyday likelihood.

The property is **outside** the mapped reservoir flood-inundation extents. No mapped reservoir-failure consequence reaches the site, so no reservoir figure is shown. Reservoir flooding is an extremely low-probability residual risk in any case.

8 Groundwater & source protection

ABOUT THIS DATA

Groundwater flooding occurs when the natural water table rises to the surface, usually in low-lying ground or over chalk and limestone. No free national likelihood map exists, so it is flagged rather than scored. **Source Protection Zones** mark where groundwater is taken for drinking water and pollution is tightly controlled.

The property is **not within a groundwater Source Protection Zone**. Groundwater-flooding *susceptibility* is not openly licensed and is therefore **not screened** by this product; a definitive assessment would use BGS / commercial groundwater data.

9 Sewer & drainage flooding

ABOUT THIS DATA
Sewer flooding happens when the foul or surface-water sewers surcharge in heavy rain or through blockage. The detailed sewer and drainage records are held privately by the local water company and are not open data, so this source is flagged rather than scored here.

The foul and surface-water sewerage undertaker for this area is **Severn Trent Water**. Sewer-flooding history and drainage-asset records are held by the undertaker and are **not screened** here (a sewer asset/records search is a paid enquiry). Sewer surcharge can occur independently of the mapped sources above.

10 Historic & recorded flooding

ABOUT THIS DATA
The Environment Agency records the outlines of floods that have **actually happened**. Unlike modelled maps these are real past events — though the absence of a record does not prove a location has never flooded, only that no flood was mapped there.

The EA Recorded Flood Outlines (actual observed events, all sources) show flooding in the wider area, the nearest to the property being:

Recorded event	Approx. distance
Rothley Brook 1977	~177 m
River Soar Easter 1998	~256 m
Soar 31st Oct 2000	~258 m
Wreake April 1998	~469 m

These outlines represent where water was observed on those occasions; they do not indicate that the property itself flooded, but they confirm a flood history along the adjacent Rothley Brook system (Figure 4).

Figure 4 — Recorded (historic) flooding

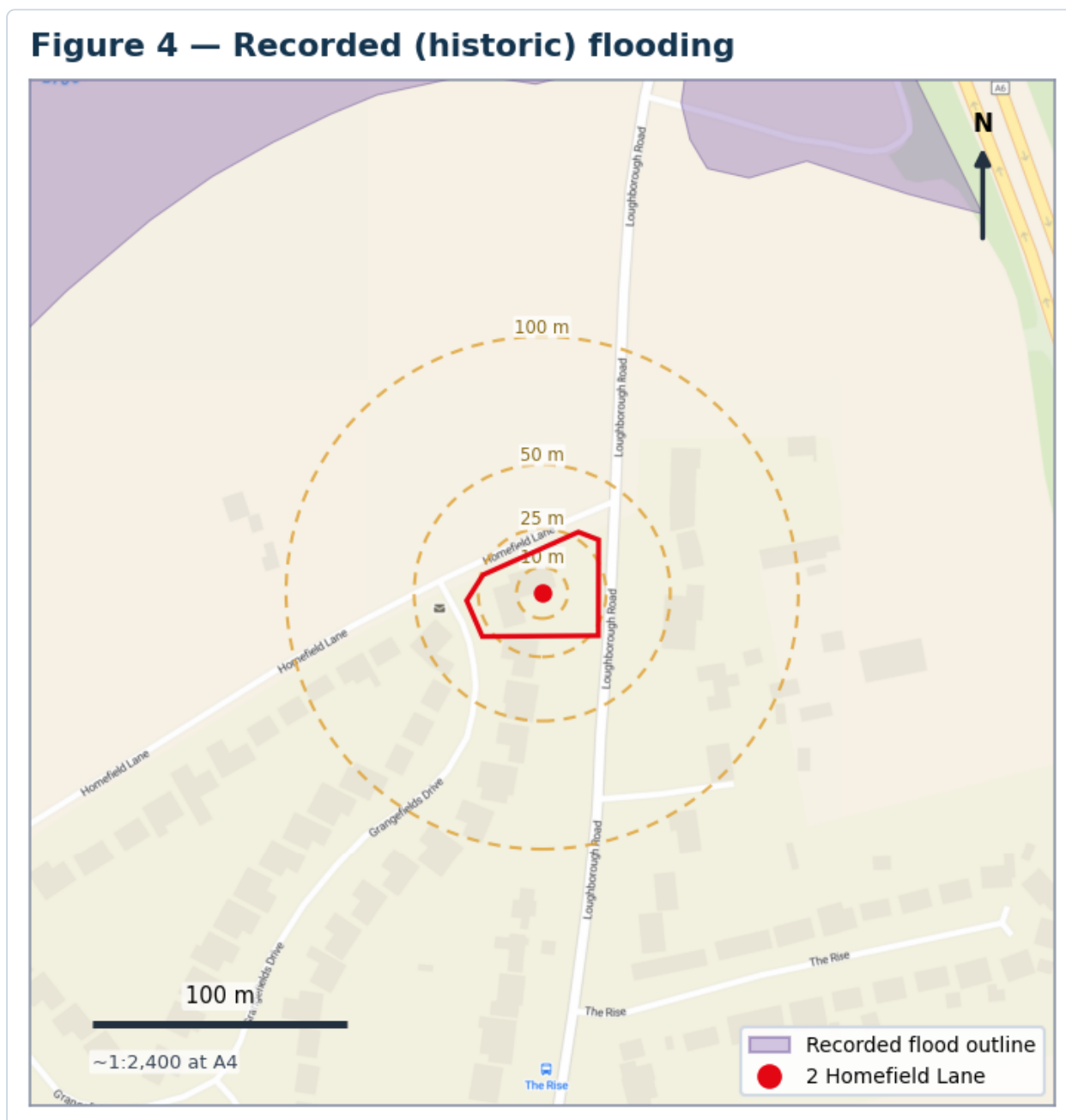


Figure 4 — Recorded (historic) flood outlines.

11 Defences, warning areas & main river

ABOUT THIS DATA

Main rivers are the larger watercourses the Environment Agency maintains and regulates. **Flood Warning Areas** are the zones it issues live flood alerts and warnings for. Formal flood defences, where they exist, are also recorded — although Flood Zones deliberately ignore them.

The property lies within the catchment of the EA flood **warning area** “Rothley Brook at Rothley”, whose boundary is ~117 m away — residents can register for free EA flood warnings. The nearest statutory **main river** is the Rothley Brook, ~230 m away; riparian ownership and EA land-drainage / flood-risk-activity consenting apply within ~8 m of a main river. A recorded flood-defence asset (“Natural High Ground”) is mapped ~227 m away. No flood-storage area is mapped within 500 m (Figure 6).

Figure 6 — Flood context: main river, warning area & defences

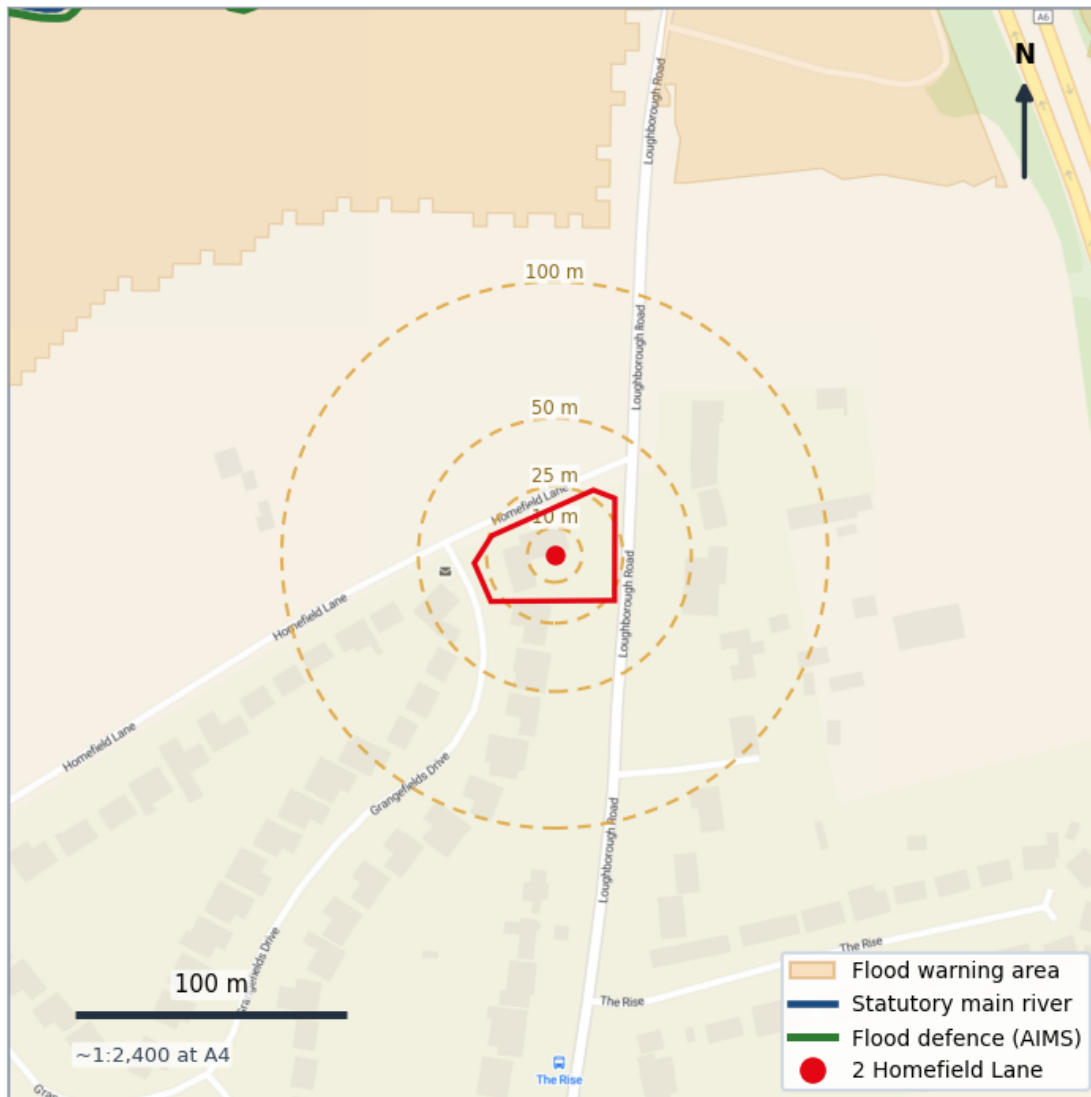


Figure 6 — Main river, flood warning area and mapped defences around the site.

12 Geology, ground stability & radon

ABOUT THIS DATA

Geology (British Geological Survey) describes the rock and soil beneath a property, which affects drainage, foundations and ground movement. **Radon** (UK Health Security Agency & BGS) is a natural radioactive gas that varies with geology, banded 1 (lowest) to 6 (highest). **Coal-mining** legacy is screened where a property lies on the defined coalfield.

Bedrock: Edwalton Member (Sidmouth Mudstone Formation, Mercia Mudstone Group) — Mudstone, of Triassic age.

Superficial deposits: Glaciofluvial deposits, Mid Pleistocene (Sand and gravel). Clay-rich bedrock carries a general *shrink-swell* (subsidence) potential in dry/wet cycles and near trees; a definitive rating (BGS GeoSure) is a commercial product and is not included here (Figure 5).

Radon: the property is in **Class 1** — the **lowest** radon-potential band, with less than 1% of homes above the radon Action Level. This is **not** a radon Affected Area and radon protective measures are not indicated (Figure 8). A definitive per-property radon report is available from UKradon.org (paid). **Coal mining:** the property lies off the defined coalfield (outside the Mining Remediation Authority Coal Mining Reporting Area), so a Coal Mining Risk Assessment is not indicated here; on-coalfield sites would be screened against the Development High Risk Area.

This property: Class 1

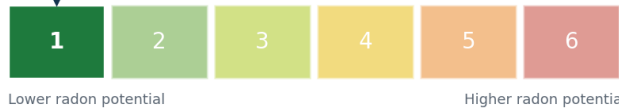


Figure 5 — Bedrock & superficial geology (BGS 1:50,000)

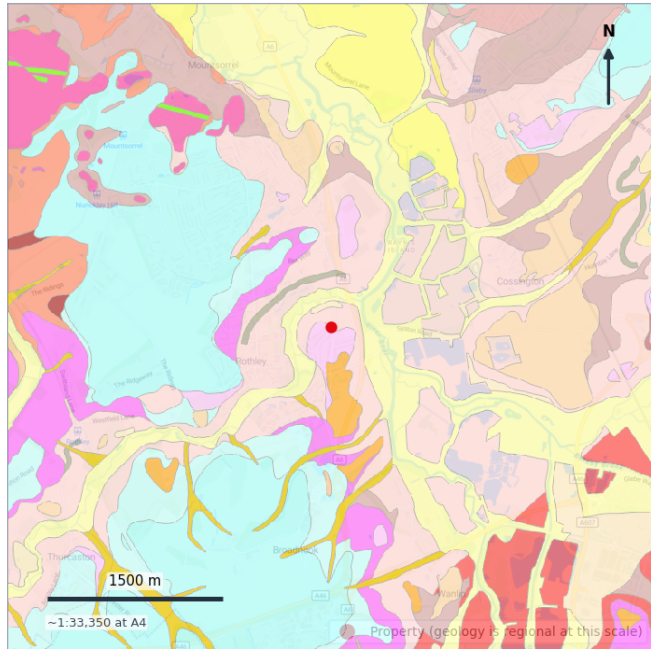


Figure 5 — Bedrock & superficial geology (BGS 1:50,000; geology is regional at this scale). Contains BGS materials © UKRI.

Figure 8 — Radon potential

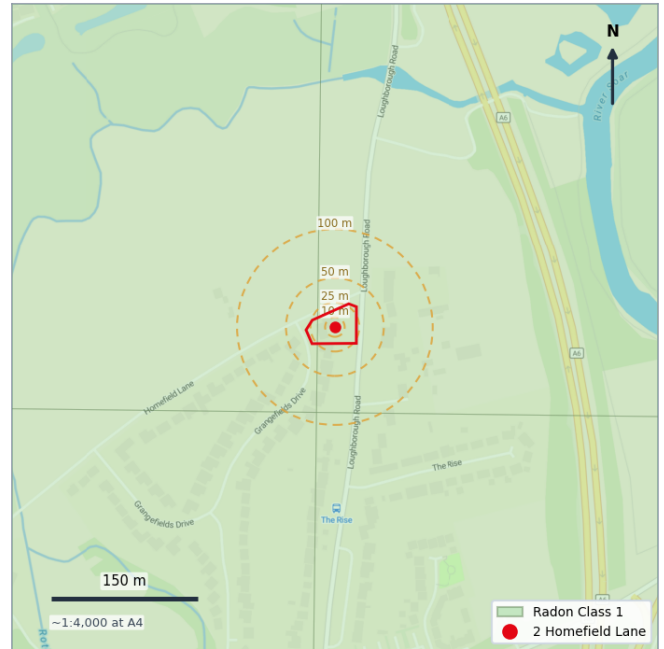


Figure 8 — UKHSA/BGS radon potential.

13 Environmental & heritage designations

ABOUT THIS DATA

Statutory **environmental and heritage designations** protect the most important wildlife sites and historic structures. Sites of Special Scientific Interest (Natural England) carry surrounding **Impact Risk Zones** that trigger consultation on nearby development; **listed buildings** (Historic England) are legally protected. Both can affect what may be built or altered.

The property is **within an SSSI Impact Risk Zone**. This is a Natural England planning-consultation trigger: certain categories of development at this location would require Natural England to be consulted — it does *not* mean the

site is itself designated. The nearest SSSI is **Main Quarry, Mountsorrel SSSI** (~1.99 km). The property is **not within** an Area of Outstanding Natural Beauty (National Landscape) and **is not** in a National Park.

Heritage: no listed building is recorded within the search radius of the property (Figure 9). Heritage setting is a matter for the local planning authority where development is proposed.

Figure 9 — Environmental & heritage constraints

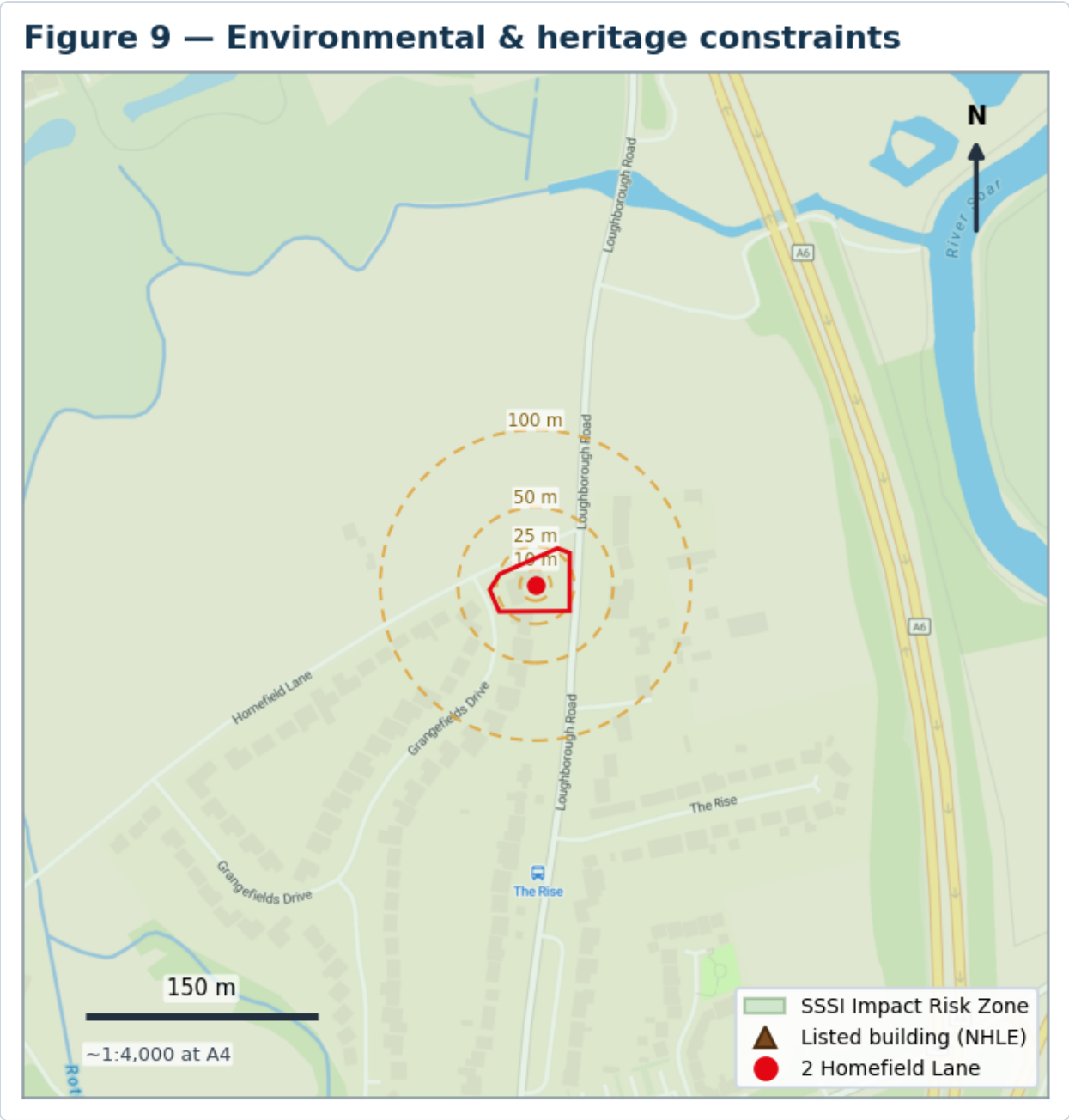


Figure 9 — SSSI Impact Risk Zone (planning trigger) and nearest listed buildings.

14 Planning designations

ABOUT THIS DATA

National planning-data layers (published by MHCLG) recording whether a property falls inside a **Conservation Area, Green Belt, protected landscape** or similar. These directly affect what you can change — a Conservation Area or Tree Preservation Order, for example, restricts alterations and work to trees.

Conservation Area: the property is **not** within a Conservation Area. It is also **not** within a Green Belt, National Landscape (AONB), Ancient Woodland, Registered Park & Garden, Scheduled Monument, or a European/Ramsar nature site, and no Tree Preservation Order zone is recorded at the point.

Designation	Status at property
Conservation Area	Not within one

Green Belt	Not within one
National Landscape (AONB)	Not within one
Ancient Woodland	None at this location
Registered Park & Garden	None at this location
Scheduled Monument	None at this location
SAC / SPA / Ramsar (nature)	Not within one
Tree Preservation Order zone	None recorded at the point

Source: planning.data.gov.uk (MHCLG), Open Government Licence. Listed buildings, SSSI and its Impact Risk Zone, AONB and National Park are covered in the Environmental & heritage designations section above.

15 Contaminated land

ABOUT THIS DATA

This screens the Environment Agency's register of **historic (closed) landfill** sites. It indicates former waste land-use nearby — it is not a determination that any land is contaminated. A full contaminated-land appraisal uses historical mapping and is a separate, commercial product.

No open EA contaminated-land determination is recorded for the property. The nearest historic landfill is **Wanlip Gravels**, ~599 m away (inert/household/commercial/industrial waste, licensed 1978–1988) — well separated from the site. This screen uses only the open EA Historic Landfill dataset; a full contaminated-land / historic land-use appraisal (historical OS mapping, trade directories, permits) is a licensed commercial product and is **not** included.

16 Property value context

ABOUT THIS DATA

HM Land Registry publishes the sale price of almost every property in England and Wales. Recent sales in the same postcode are a factual public record of local values — useful context, though not a formal valuation, and excluding some new-builds and confidential sales.

no prior sale on record for this property to index from. An indexed estimate needs a prior recorded sale to anchor to; where none exists (for example a never-sold or new-build property), the local average for the property type is the best open guide.

Recent sales in this postcode

No Land Registry Price Paid records were returned for this postcode.

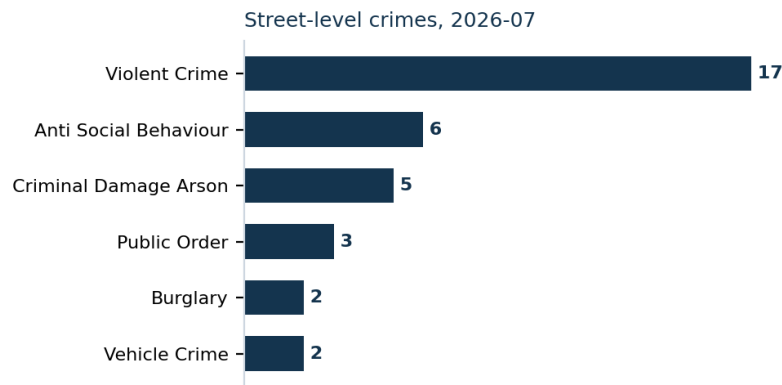
Source: HM Land Registry Price Paid Data (Open Government Licence). Excludes most new-builds at first sale and some commercial/confidential transactions.

17 Neighbourhood & crime

ABOUT THIS DATA

The Home Office publishes **street-level crime** reported by each police force, placed on the nearest street rather than the exact address. It reflects the character of the wider neighbourhood over a single month and usually lags one to two months behind.

In the most recent published month (2026-07), **38** street-level crimes were recorded within roughly a mile of the property. Street-level counts are snapped to the nearest street (not the exact address) and typically lag 1–2 months. They indicate the character of the immediate area, not risk to this property.



Crime category (top)	Count
Violent Crime	17
Anti Social Behaviour	6
Criminal Damage Arson	5
Public Order	3
Burglary	2
Vehicle Crime	2

Source: data.police.uk (Home Office / territorial police forces), open data.

18 Local amenities & connectivity

ABOUT THIS DATA

Distances to the nearest everyday services are derived from **OpenStreetMap**, a community-maintained map of the world. They are straight-line ('as the crow flies') distances; real walking or driving routes will be a little longer.

Nearest key services by straight-line distance (walking/driving distance will be longer):

Service	Distance	Nearest (name)
Railway station	2427 m	Sileby
GP surgery	1494 m	Alpine House Surgery
Hospital	6065 m	(unnamed)
Pharmacy	755 m	Rothley Pharmacy
School	960 m	Rothley Church of England Primary School
Supermarket	410 m	The Co-operative Food
Park / greenspace	445 m	(unnamed)

Schools: nearest primary: **Rothley Church of England Primary School** (~798 m); nearest secondary: **The Cedars Academy** (~2.97 km). Straight-line distances, not catchment or walking routes; confirm admissions with the council and check the latest Ofsted report. Source: DfE Get Information About Schools (OGL).

Background air quality (DEFRA modelled, annual mean): nitrogen dioxide (NO₂) 11 µg/m³ (well within the 40 objective); fine particulates (PM_{2.5}) 7 µg/m³ (well within the 20 objective). This is the modelled 1 km background — levels right beside a busy road can be higher. Source: DEFRA PCM (OGL).

Broadband & mobile

Broadband (Ofcom): up to **1800 Mbit/s** predicted download — gigabit-capable. **Mobile data (Ofcom, outdoor/indoor):** EE Likely/Limited; Three Likely/Limited; O2 Likely/Likely; Vodafone Likely/Likely. Source: Ofcom Connected Nations, OGL v3.0 (postcode-level prediction; individual-address coverage may differ).

19 Utilities & service providers

ABOUT THIS DATA

These are the companies responsible for a property's **electricity network, gas network, and water & sewerage**. The water & sewerage undertaker also holds the definitive sewer and drainage records. Operators are identified from regional boundaries and should be confirmed with the provider.

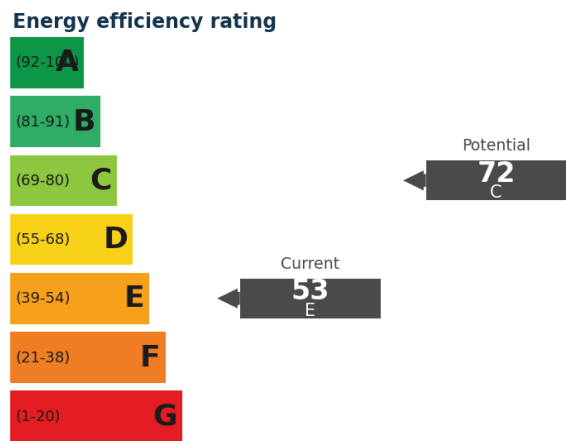
Water & sewerage undertaker	Severn Trent Water	Water hardness (indicative)	Hard
Electricity distribution (DNO)	National Grid Electricity Distribution (East Midlands)	Gas distribution network	Cadent (East Midlands)

Operators are indicative from regional boundaries and should be confirmed with the provider; the water & sewerage undertaker holds the definitive sewer-asset and adoption records (a paid search). Sewer-flooding history is not open data.

20 Energy performance (EPC)

ABOUT THIS DATA

An **Energy Performance Certificate** rates a home's energy efficiency from A (best) to G, with estimated running costs and improvement potential. Every marketed or rented property should have a valid EPC; the register is published by MHCLG.



EPC rating E (potential C), energy efficiency score 53 of 100. Floor area 209 m²; Detached house; main heating: est. heating cost £1767/yr. Certificate lodged 2022-02-03 (address on record: 2 Homefield Lane).

Source: Energy Performance of Buildings Register, MHCLG (open data; Royal Mail address data under its own licence).

21 Plain-English glossary

Fluvial / tidal	Flooding from a river (fluvial) or the sea (tidal).
Pluvial (surface water)	Flooding from rainfall running overland before it reaches a drain or river.
Flood Zone 1 / 2 / 3	Environment Agency planning zones for river & sea flooding, ignoring defences: 1 low, 2 medium, 3 high probability.
Annual chance (e.g. 1 in 100)	The chance of flooding in <i>any single year</i> . "1 in 100" = a 1% chance every year, not once a century.
NaFRA2	The Environment Agency's latest National Assessment of Flood Risk (rivers, sea and surface water combined).
RoFSW	Risk of Flooding from Surface Water — the Environment Agency's national surface-water map.

Main river	A larger watercourse maintained and regulated by the Environment Agency.
Flood Warning Area	A zone for which the Environment Agency issues live flood alerts and warnings.
Source Protection Zone	Area around a drinking-water source where activities that could cause pollution are controlled.
SSSI	Site of Special Scientific Interest — a legally protected wildlife or geological site.
Impact Risk Zone (IRZ)	A buffer around an SSSI where certain types of development trigger consultation with Natural England.
Radon & Action Level	A natural radioactive ground gas; potential is banded 1 (lowest) to 6 (highest). The Action Level is the concentration above which reducing it is recommended.
DNO	Distribution Network Operator — the company that owns and runs the local electricity network.
Undertaker	The statutory water & sewerage company for the area.
UPRN	Unique Property Reference Number — the definitive identifier for an individual address.
OGL	Open Government Licence — the licence under which the public data used here is published.

22 Data sources, methodology & limitations

Method: the address is geocoded to a national-grid coordinate, then queried live against each open dataset (point / buffer queries). Bands and distances are derived programmatically and the overall rating is set to the worst present-day modelled flood-source band. The site is resolved to its **building footprint** from OpenStreetMap geometry (not the postcode centroid) where available; where the individual house number is untagged it is interpolated along the numbered street frontage. Figures are open OpenStreetMap basemaps with the relevant EA / BGS / Natural England / Historic England vector overlays and the building footprint outlined in red.

Limitations. This is an **automated data compilation, generated without human review**. It is **not** a Flood Risk Assessment, drainage strategy, or conveyancing flood search, and must not be submitted as one. All data is **area-based and point-in-time**; the EA states such mapping is not sufficient to confirm risk to an individual property. Geocoding is to a footprint/address position, not a surveyed boundary. Groundwater susceptibility, sewer records, climate-change depths, insurance ratings, detailed contaminated-land history and definitive subsidence/radon ratings are **not** covered (see the final section). No professional opinion, warranty or redress attaches to this screen. Where a decision depends on flood risk, commission a site-specific FRA.

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23 What a full commercial search adds

The following need licensed / commercial data or an actual assessment, and are beyond this open-data screen:

Not included here	Source if required
Property-level (UPRN) geocode & title boundary	OS Places API / HM Land Registry INSPIRE
Groundwater flooding susceptibility	BGS / commercial (e.g. Ambiental)
Sewer & drainage asset / flooding records	Water & sewerage undertaker asset search

Insurance / lending flood score	Commercial flood model
Modelled climate-change flood depths	Commercial (EA gives future extent free)
Detailed contaminated-land / historic land use	Groundsure / Landmark
Definitive subsidence & radon reports	BGS GeoSure / UKradon.org
Professional opinion, PI cover & redress	A regulated search or a site-specific FRA

Prepared by The Property Search — screening developed by Antony Riozzi BEng (Hons), drawing on 17+ years in civil and flood-risk engineering. Reports are generated automatically from open data without individual human review; for a reviewed, professionally-certified assessment please commission a bespoke Flood Risk Assessment.

Product: Property Search Screening
(open-data)

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