

Lot 1 (Field No. 2685), Hilltop Farm, Gamblesby, Penrith, Cumbria, CA10 1HY

## Professional opinion

Written by: M Thamilarasan MSc AIEMA  
Email: [info@groundsure.com](mailto:info@groundsure.com) ↗



### Contaminated Land

**Low:**  
**Acceptable Risk** [page 5 >](#)



### Flooding

**Low** [page 7 >](#)

Consultant's guidance and recommendations inside.



### Farm specific considerations

**Identified** [page 11 >](#)



### Ground Stability

Not identified



### Radon

**Passed**



### Energy

**Identified** [page 8 >](#)



### Transportation

Not identified



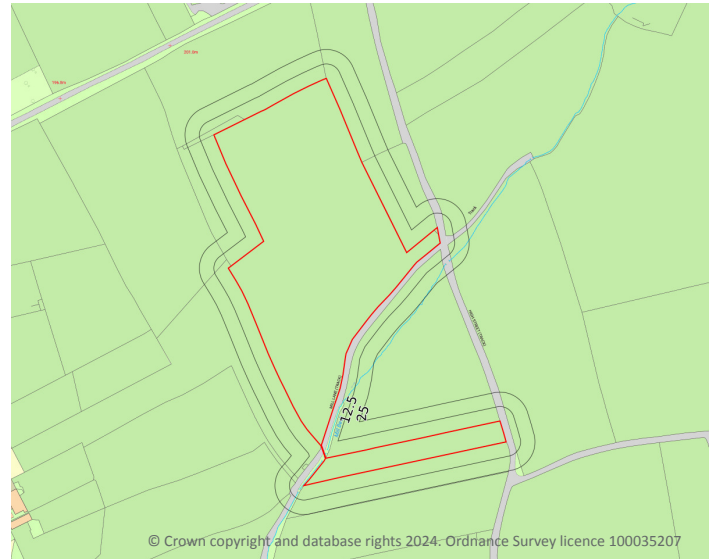
### Planning Constraints

**Identified** [page 10 >](#)



### Planning Applications

**12** [page 10 >](#)



## Contaminated land liability

### Banking security

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

**Yes**

### Statutory or 3rd party action

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

**Unlikely**

### Environmental liability

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

**Unlikely**

## Overview of findings and recommendations

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

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

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend. You can view the fully comprehensive library of information we have searched on [page 35 >](#).





## Contaminated Land

No recommendations are considered necessary for the property.



## Agricultural features

### Tanks

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

### Countryside stewardship schemes

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

- A Countryside Stewardship (Higher Tier) scheme with reference 1455446 due to run for 2 years from 01/10/2022 to 30/09/2024.
- A Countryside Stewardship (Higher Tier) scheme with reference 1279784 due to run for 2 years from 01/05/2022 to 30/04/2024.

### Environmental stewardship schemes

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

- Scheme Type: Entry Level Stewardship. Reference: AG00524331

### Agricultural land classifications

The site contains areas which have been assessed under an Agricultural Land Classification Scheme. The scheme grades land according to its potential to support agriculture, with Grade 1 being the highest quality and Grade 5 being the poorest quality. A full breakdown of all the classifications present on site and their meanings can be found in the Agricultural Features section. See [page 33 >](#) for details.

## Other considerations

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



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 **Energy****Wind**

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

**Next steps for consideration:**

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

 **Planning constraints****Areas of Outstanding Natural Beauty**

The site is noted to lie within the North Pennines Area of Outstanding Natural Beauty (AONB). Considerable help is offered to farmers and landowners in AONBs, to encourage landscape conservation and enhancement. Advice and grants can save hedgerows, flower meadows and woodland, and discourage the draining and ploughing up of pasture.

Grants for safeguarding traditional farmed landscapes within a number of AONBs are also available through schemes run by the Department for the Environment, Food and Rural Affairs (DEFRA) and the Welsh Office. These grant schemes reduce the financial pressures on farmers, which in the past, have led them to remove traditional landscape features in the interests of greater efficiency.



## Consultant's assessment



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

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



### Contaminated Land

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

Please see [page 16 >](#) for details of the identified issues.

<b>Past Land Use</b>	<b>Low</b>
<b>Waste and Landfill</b>	<b>Low</b>
<b>Current and Recent Industrial</b>	<b>Low</b>

## Current land use

### Current farm activities

The study site comprises two agricultural fields demarcated with hedgerows and occasional trees. Furthermore, the site plan is drawn to exclude a road and watercourse in the centre south.

No working farm buildings have been identified at the property, and it has been presumed that all agricultural chemicals and fuels are stored off site.

### Telegraph/electricity poles

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

### Topography

The study site is relatively flat (at 210m AOD) with no identified undulations.

### Crop Map of England

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

Grass.

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

### Surrounding area

**North:** Agricultural fields.

**South:** Agricultural fields and watercourse.

**East:** Agricultural fields and a track.

**West:** Agricultural fields.



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## Historical land use

### On-site

No potentially contaminative land uses have been identified at the study site.

### Surrounding area

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

## Environmental permits and register entries

No Environmental Permits of concern have been identified on site or in proximity to the property. No entries on the Local Authority's Contaminated Land Register have been identified within 250m of the site.

## Site setting and overall environmental sensitivity

The site is situated on superficial glaciofluvial deposits and till underlain by bedrock layers of the St Bees Sandstone Member. Groundwater mapping indicates the superficial deposits to be classified as Secondary A and Secondary Undifferentiated aquifers and bedrock layers to be classified as a Principal aquifer.

Surface watercourse has been identified off site.

Potentially vulnerable receptors have been identified including site users, the surface water features off site and the underlying aquifers. In addition, the study area has been identified to lie within an Area of Outstanding Natural Beauty. For further details please refer to the Planning Constraints section of this report. Groundsure considers that the property has a high environmental sensitivity.

## Conclusion

There is no working farmyard on site and no areas associated with a significant contaminative risk have been identified at the site. No significant areas of infilling are noted to be associated with the property.

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



## Environmental summary



### Flooding

Property's overall risk assessment for river, coastal, surface water and groundwater flooding is low.

Further explanation of flood risk assessment can be seen in the Flood information on [page 38 >](#).

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



### Ground stability

No significant concerns have been identified as a result of the ground stability searches. No action required.

Natural Ground Stability	Negligible-Very low
Non-Natural Ground Stability	Not identified



### Radon

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

Not in a radon affected area



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## Energy summary



### Oil and gas

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

**Oil and gas areas**  
**Oil and gas wells**

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



### Wind and Solar

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

Please see [page 2 >](#) for further advice. Additionally, see [page 26 >](#) for details of the identified issues.

**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

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**



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## Transportation summary




### HS2

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

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

<b>HS2 Route</b>	Not identified
<b>HS2 Safeguarding</b>	Not identified
<b>HS2 Stations</b>	Not identified
<b>HS2 Depots</b>	Not identified
<b>HS2 Noise</b>	Not assessed
<b>HS2 Visual impact</b>	Not assessed



### Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

<b>Crossrail 1 Route</b>	Not identified
<b>Crossrail 1 Stations</b>	Not identified
<b>Crossrail 2 Route</b>	Not identified
<b>Crossrail 2 Stations</b>	Not identified
<b>Crossrail 2 Worksites</b>	Not identified
<b>Crossrail 2 Safeguarding</b>	Not identified
<b>Crossrail 2 Headhouse</b>	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.

<b>Active Railways and Tunnels</b>	Not identified
<b>Historical Railways and Tunnels</b>	Not identified
<b>Railway and Tube Stations</b>	Not identified
<b>Underground</b>	Not identified



## Planning summary



### Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 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**

#### Large Developments

searched to 750m

**11**

#### Small Developments

searched to 500m

Please see [page 28 >](#) for details of the proposed developments.**1**

#### House extensions or new builds

searched to 250m

Please see [page 30 >](#) for details of the proposed developments.

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

In order to understand this planning data better together with its limitations you should read the full detailed limitations on [page 38 >](#).



### Planning constraints

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

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

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

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## Agricultural features summary



### Agricultural Land Classification

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

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

**Grade 4**  
**Grade 4**



### Open Access Land

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

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

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



### Timber felling licences

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

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

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



## Other environmental considerations



The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

### Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

### Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issues are considered to be a concern.

### Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

### Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

### Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at [projects@groundsure.com](mailto:projects@groundsure.com) ↗. The reports start from £1245+VAT, which includes a discount for current reporting.

### Made ground and infilled land

Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.



## Hedgerows

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

## Tree Protection Orders

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

## Riparian Ownership

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



## Recent aerial photograph



Capture Date: 17/07/2021

Site Area: 3.17ha

## Contaminated land data summary



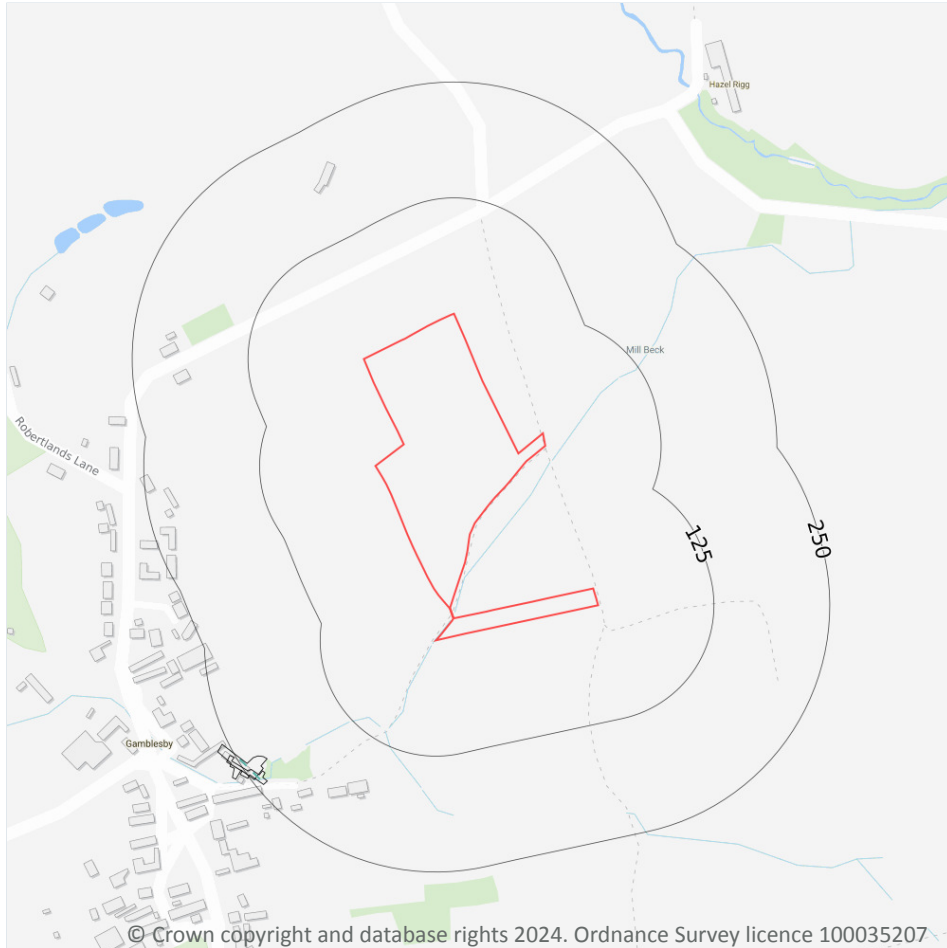
Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	2
Former tanks	0	0	0
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0

Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0

Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	0	0
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0



## Contaminated land / Past land use



**Site Outline**

Search buffers in metres (m)

**Former industrial land uses**

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

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

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

Distance	Direction	Use	Date
223 m	SW	Corn Mill	1900
233 m	SW	Corn Mill	1860

This data is sourced from Ordnance Survey/Groundsure.



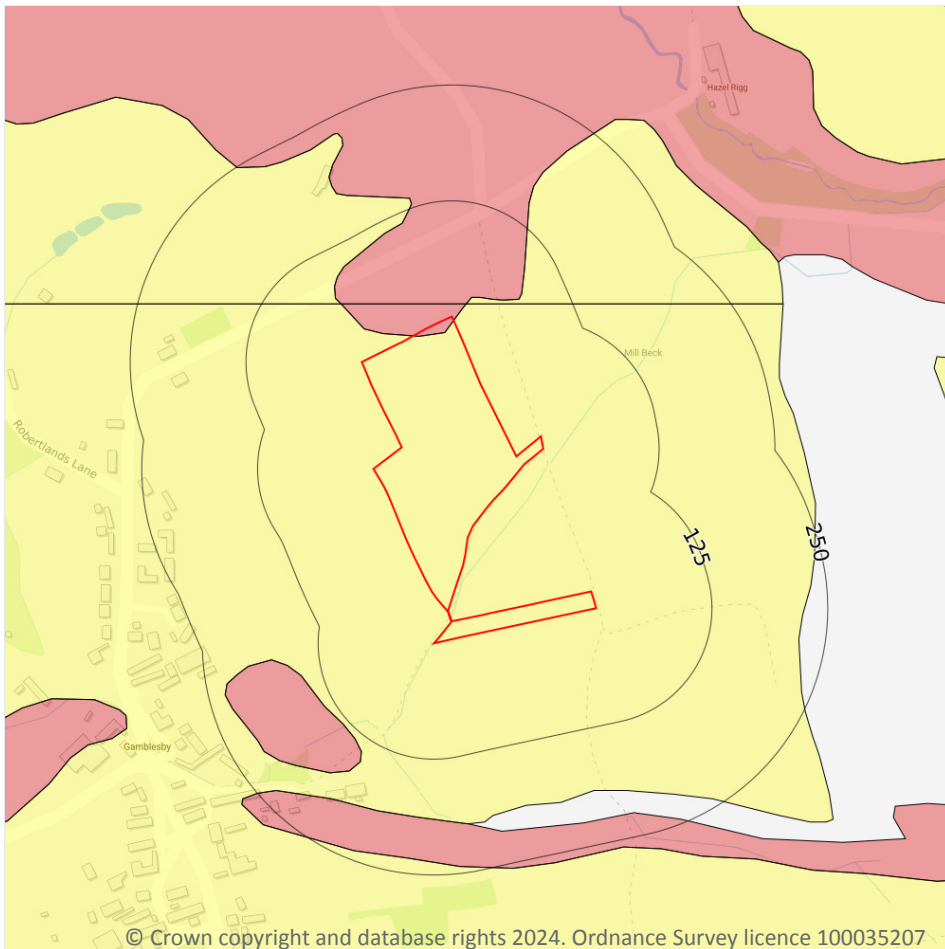
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## Superficial hydrogeology



- Site Outline
- Search buffers in metres (m)
- Principal
  - Secondary A
  - Secondary B
  - Secondary Undifferentiated
  - Unproductive
  - Unknown

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### Aquifers within superficial geology

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

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

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

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

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

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

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



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Distance	Direction	Designation
0	on site	Secondary A
0	on site	Secondary Undifferentiated
14 m	N	Secondary A
21 m	N	Secondary Undifferentiated
66 m	NW	Secondary Undifferentiated
131 m	S	Secondary A
188 m	S	Secondary A

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

## Superficial geology

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

Description	BGS LEX Code	Rock Type
TILL, DEVENSIAN	TILLD-DMTN	DIAMICTON
GLACIOFLUVIAL DEPOSITS, DEVENSIAN	GFDUD-XSV	SAND AND GRAVEL

This data is sourced from British Geological Survey.

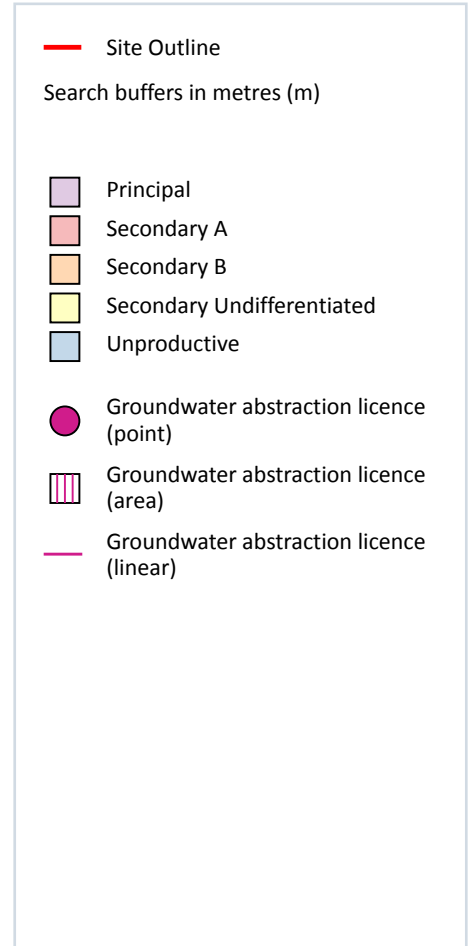
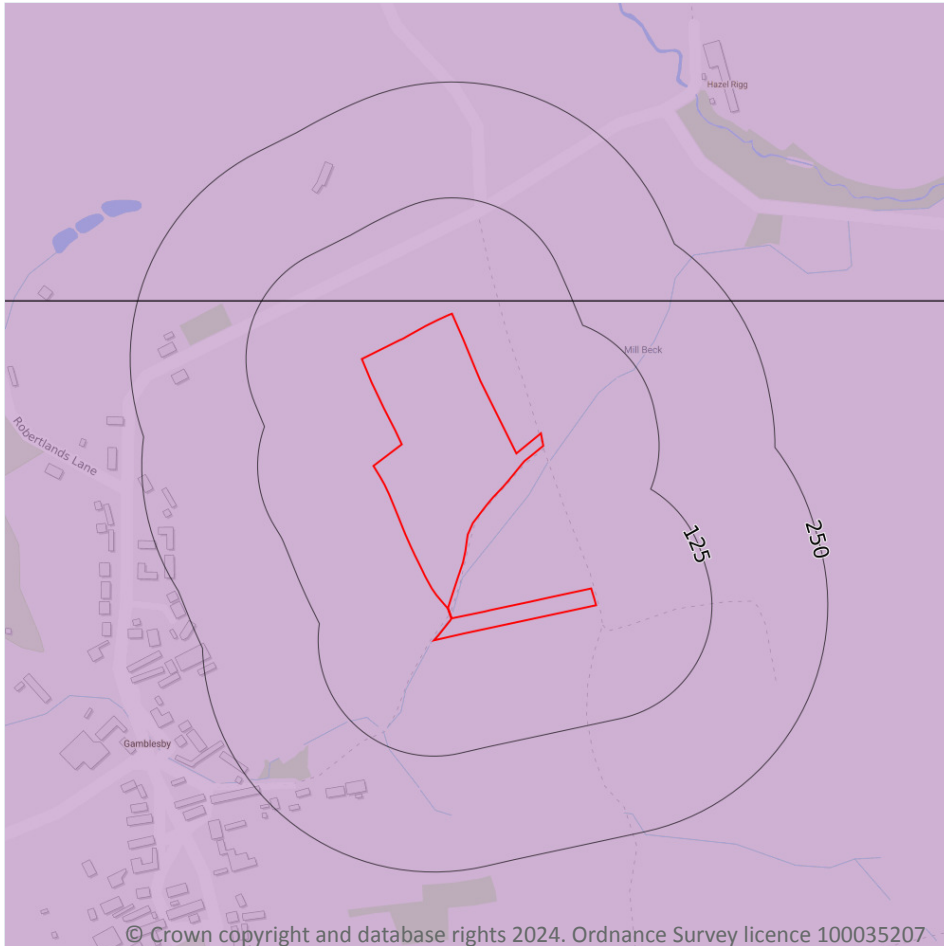


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## Bedrock hydrogeology



### Aquifers within bedrock geology

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

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

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

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

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

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



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Distance	Direction	Designation
0	on site	Principal
14 m	N	Principal

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

## Bedrock geology

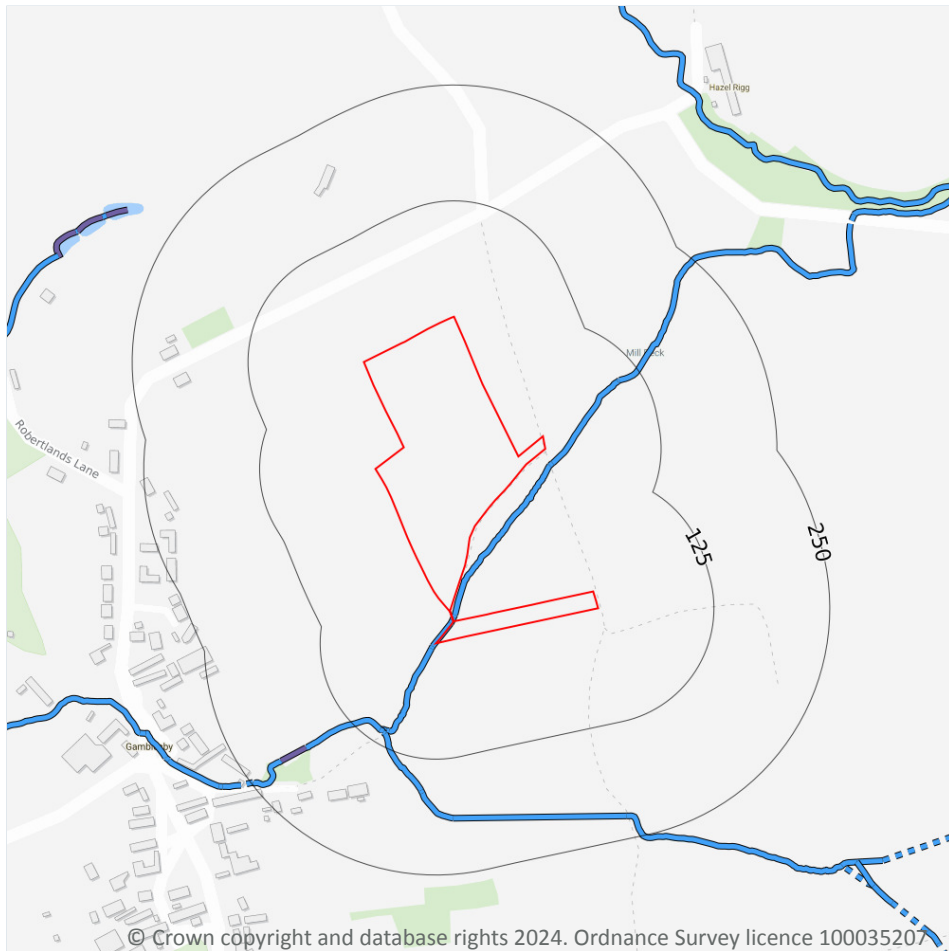
Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
ST BEES SANDSTONE MEMBER	SBS-SDST	SANDSTONE

This data is sourced from British Geological Survey.



**Hydrology**



**Site Outline**

Search buffers in metres (m)

- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer

Type of watercourse:

- At ground level
- Underground
- Elevated
- Unspecified

**Water courses from Ordnance Survey**

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

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

Distance	Direction	Details
1 m	S	Name: Mill Beck Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
1 m	S	Name: Mill Beck Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
4 m	S	Name: Mill Beck Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
5 m	S	Name: Mill Beck Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
8 m	S	Name: Mill Beck Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
17 m	E	Name: Mill Beck Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
17 m	E	Name: Mill Beck Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
100 m	NE	Name: Mill Beck Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
102 m	NE	Name: Mill Beck Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
107 m	S	Name: Mill Beck Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)



Distance	Direction	Details
108 m	S	Name: Mill Beck Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
109 m	S	Name: Gamblesby Beck Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
111 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
112 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
112 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
159 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
163 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
180 m	SW	Name: Gamblesby Beck Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
190 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
210 m	SW	Name: Gamblesby Beck Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)



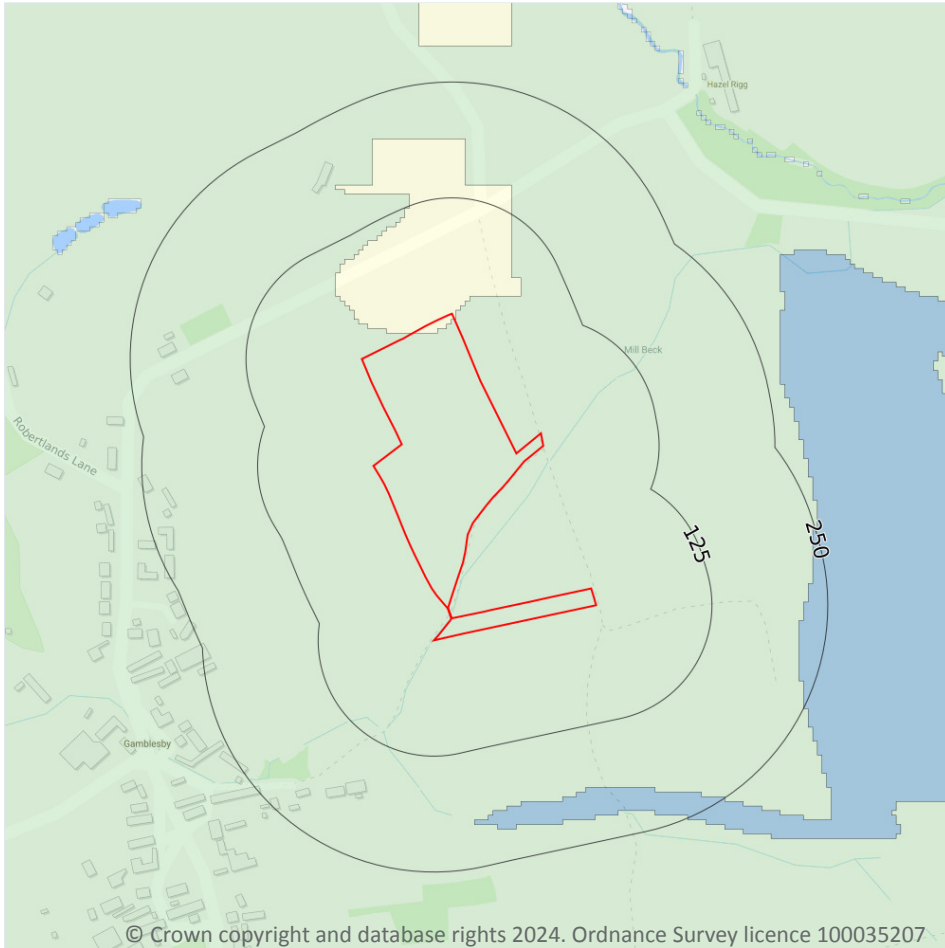
Distance	Direction	Details
226 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
248 m	SW	Name: Gamblesby Beck Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.





**Flooding / Groundwater flooding**

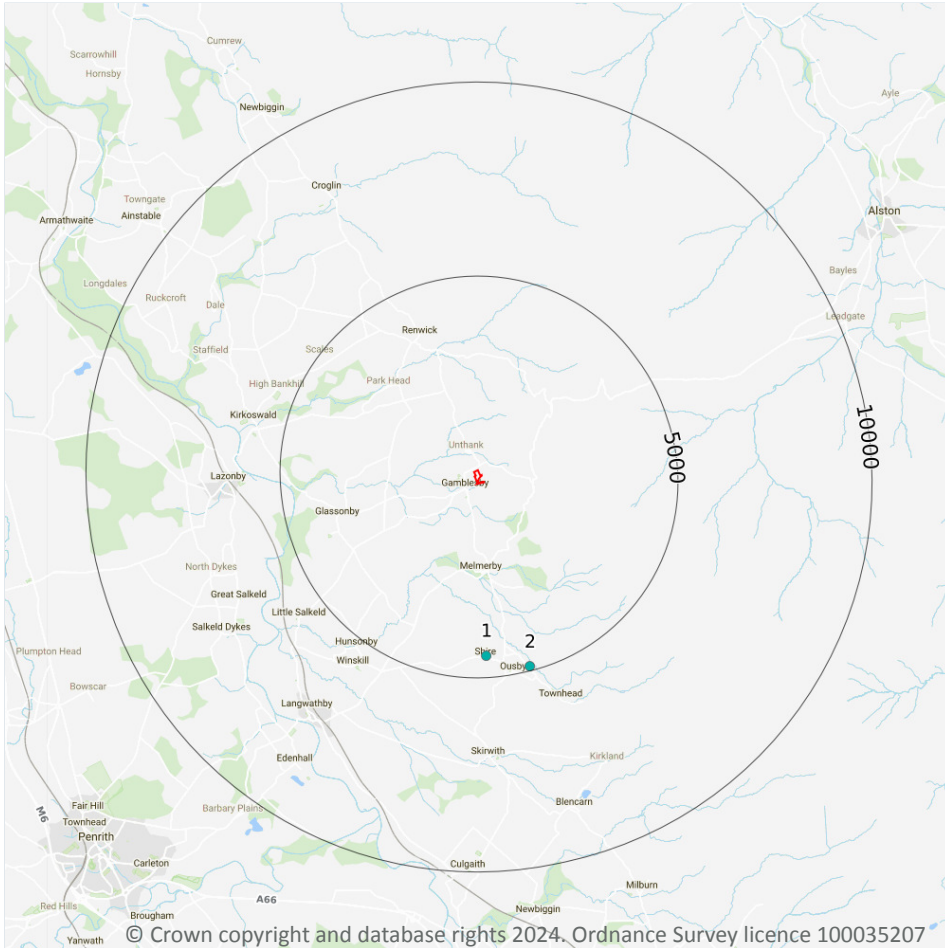


Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.








## Energy / Wind and solar



**Site Outline**

Search buffers in metres (m)

-  Wind farms
-  Proposed wind farms
-  Proposed wind turbines
-  Existing and agreed solar installations
-  Proposed solar installations

### 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.



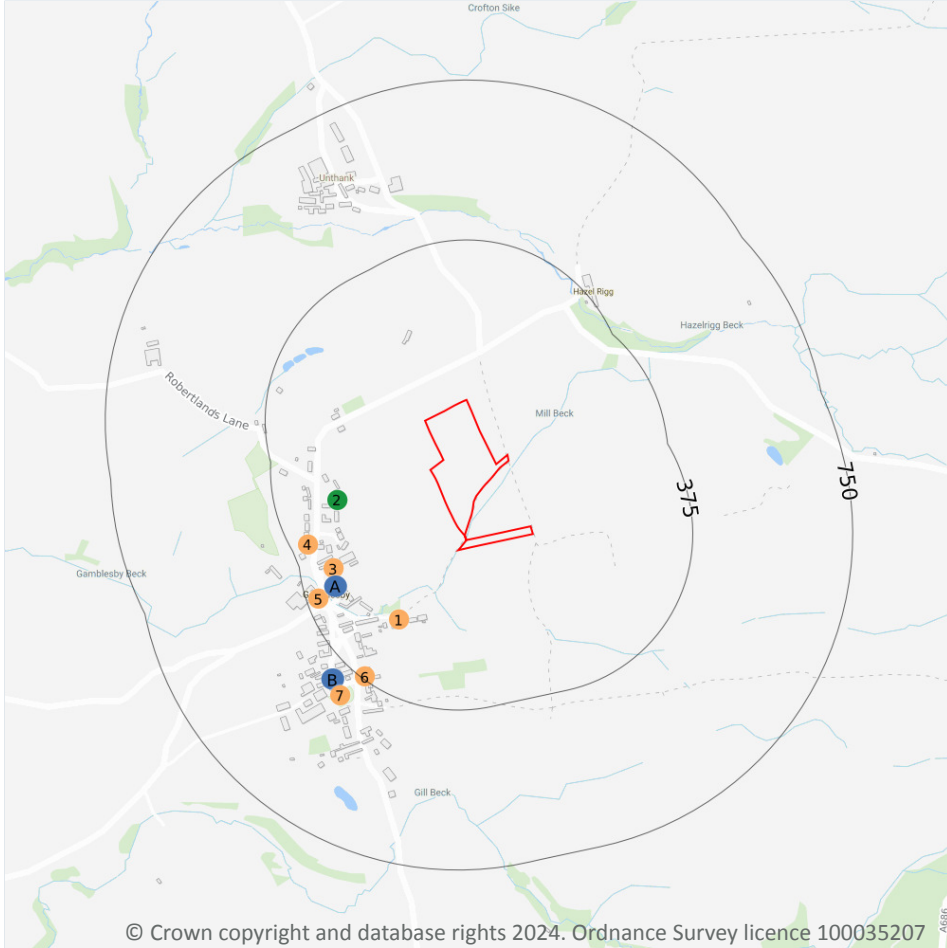
ID	Distance	Direction	Details	
1	4-5 km	S	Site Name: Shire Lodge, Ousby, Penrith, Cumbria, CA10 1PT Planning Application Reference: 11/0069 Type of Project: Wind Turbine	Application Date: 2011-01-27 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 20m wind turbine. Approximate Grid Reference: 361486, 535206
2	4-5 km	S	Site Name: The Row, Ousby, Penrith, Cumbria, CA10 1QB Planning Application Reference: 12/0819 Type of Project: Wind Turbine	Application Date: 2012-09-27 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of kingspan KW6 domestic wind turbine mounted on a 15m mast. Approximate Grid Reference: 362608, 534926

This information is derived from planning data supplied by 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.



## Planning Applications



**Site Outline**

Search buffers in metres (m)

- Grouped applications
- Large Project planning application
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

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### Small projects searched to 500m

11 small developments within 500m from the property have been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 1 Distance: 216 m Direction: SW	Application reference: 15/0905 Application date: 19/10/2015 Council: Eden Accuracy: Proximity	Address: Mill Forge, Gamblesby, Penrith, Cumbria, CA10 1HY Project: Equestrian Last known status: Detailed plans have been granted.	<a href="#">Link</a> ↗



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 01273 257 755

Ref: XP-INL-00656138\_2859721  
 Your ref: BR/109382.006  
 Grid ref: 361256 539825

ID	Details	Description	Online record
ID: A Distance: 294 m Direction: SW	Application reference: 15/0140 Application date: 16/02/2015 Council: Eden Accuracy: Proximity	Address: Bridge Farm, Gamblesby, Penrith, Cumbria, CA10 1HY Project: Holiday Let (Conversion/Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 3 Distance: 298 m Direction: SW	Application reference: 23/0768 Application date: 19/12/2023 Council: Eden Accuracy: Proximity	Address: Hill Top Farm, Gamblesby, Penrith, Cumbria, CA10 1HY Project: Agricultural Building (Extension/Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: A Distance: 302 m Direction: SW	Application reference: 17/0077 Application date: 09/02/2017 Council: Eden Accuracy: Proximity	Address: Lower Farm, Gamblesby, Penrith, Cumbria, CA10 1HY Project: Agricultural Building Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 4 Distance: 338 m Direction: SW	Application reference: 17/0327 Application date: 27/04/2017 Council: Eden Accuracy: Proximity	Address: Ellwood Croft, Gamblesby, Penrith, Cumbria, CA10 1HY Project: Agricultural Building Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 5 Distance: 348 m Direction: SW	Application reference: 20/0446 Application date: 21/07/2020 Council: Eden Accuracy: Proximity	Address: Low Farm, Gamblesby, Penrith, Cumbria, CA10 1HY Project: Farm Yard (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 6 Distance: 370 m Direction: SW	Application reference: 21/0072 Application date: 25/02/2021 Council: Eden Accuracy: Proximity	Address: Midtown Farm, Gamblesby, Penrith, Cumbria, CA10 1HR Project: Agricultural Building (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: B Distance: 425 m Direction: SW	Application reference: 22/0715 Application date: 16/09/2022 Council: Eden Accuracy: Proximity	Address: Church Farm, Gamblesby, Penrith, Cumbria, CA10 1HR Project: Storage Tank Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: B Distance: 425 m Direction: SW	Application reference: 20/0591 Application date: 21/08/2020 Council: Eden Accuracy: Proximity	Address: Church Farm, Gamblesby, Penrith, Cumbria, CA10 1HR Project: Agricultural Building (Extension) Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>
ID: B Distance: 425 m Direction: SW	Application reference: 20/0697 Application date: 18/09/2020 Council: Eden Accuracy: Proximity	Address: Church Farm, Gamblesby, Penrith, Cumbria, CA10 1HR Project: Agricultural Building (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 7 Distance: 440 m Direction: SW	Application reference: 20/0798 Application date: 04/11/2020 Council: Eden Accuracy: Proximity	Address: Old St Johns Church, Gamblesby, Penrith, Cumbria, CA10 1HR Project: Church (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link ↗</a>



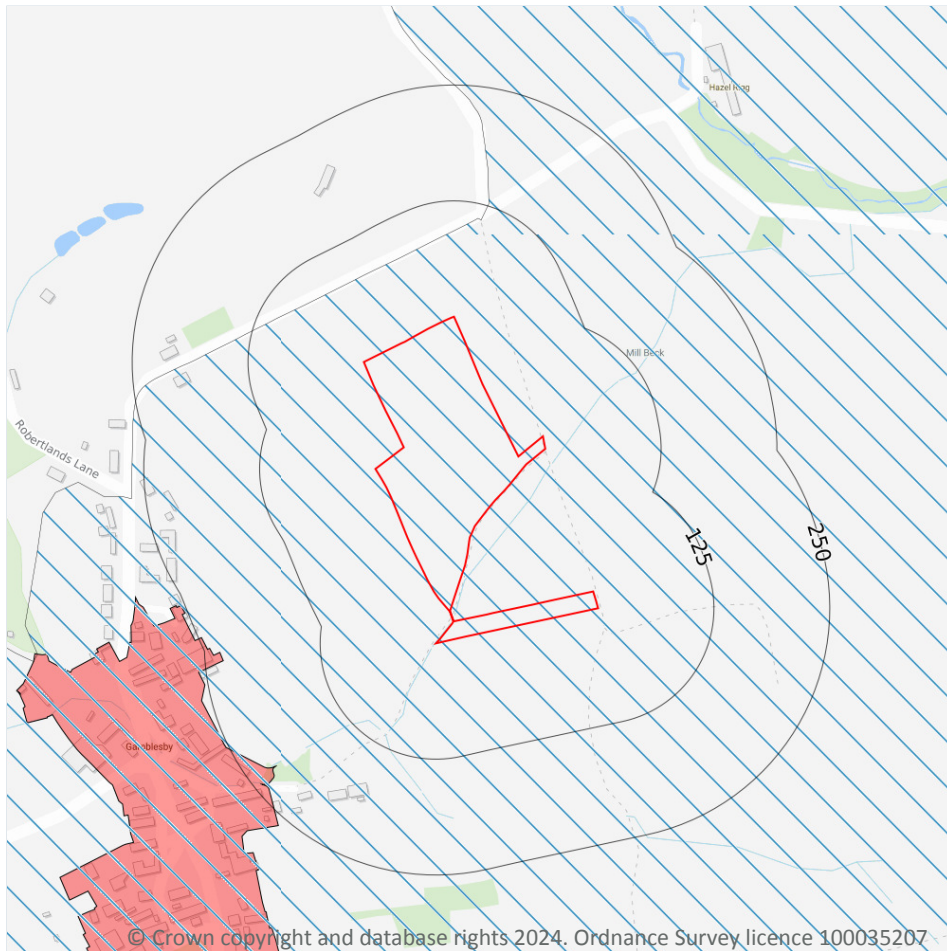
## House extensions and small new builds searched to 250m

1 house extension or small new build within 250m from the property has been submitted for planning permission during the last ten years.

ID	Details	Description	Online record
ID: 2 Distance: 231 m Direction: W	Application reference: 20/0641 Application date: 23/09/2020 Council: Eden Accuracy: Exact	Address: October Cottage, Gamblesby, Penrith, Cumbria, North West, CA10 1JA Project: Domestic Conservatory Last known status: Detailed plans have been granted.	<a href="#">Link</a> ↗



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

### 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](https://www.gov.uk/guidance/areas-of-outstanding-natural-beauty-aonbs-designation-and-management) ↗



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 01273 257 755

Ref: XP-INL-00656138\_2859721  
 Your ref: BR/109382.006  
 Grid ref: 361256 539825

## 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.

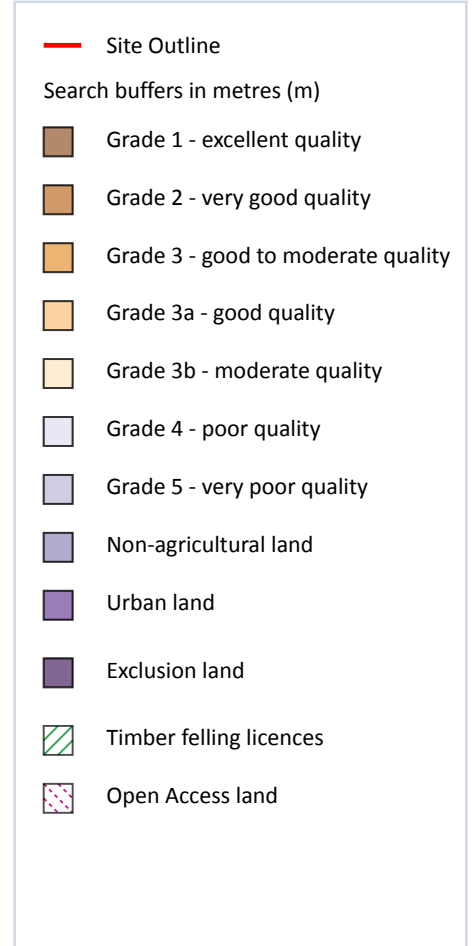
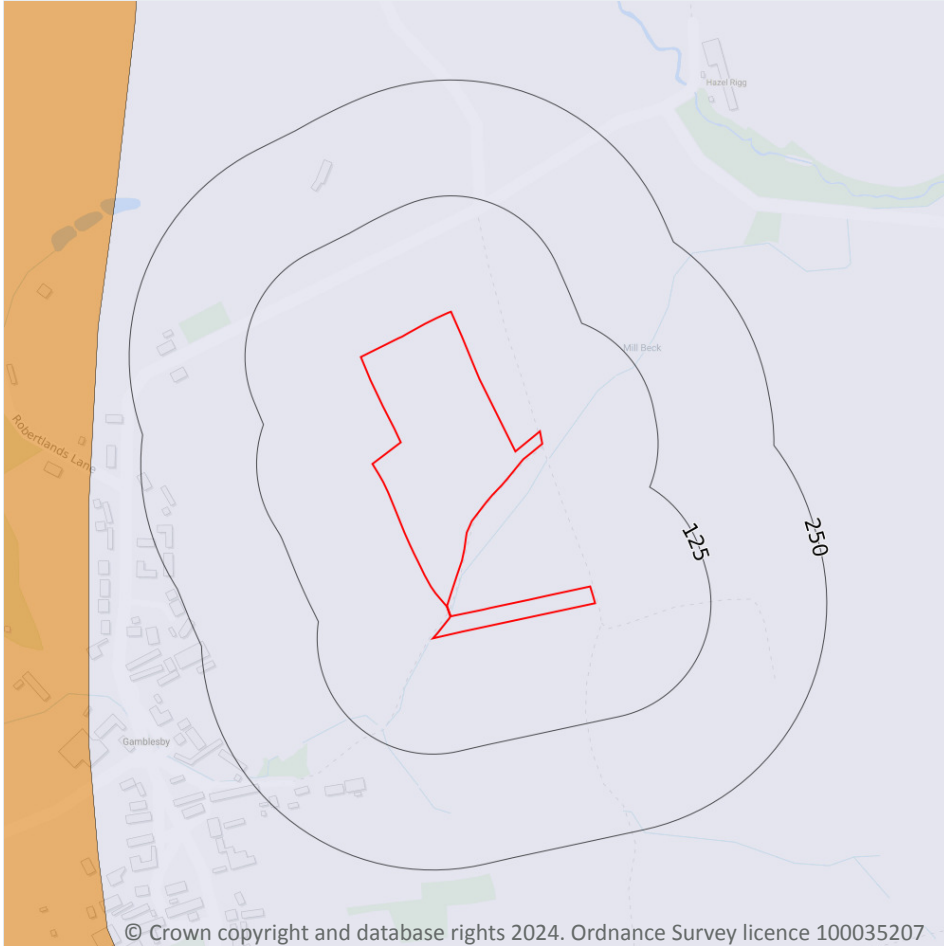
Distance	Direction	Name	District
218 m	SW	Gamblesby	Eden

This data is sourced from Historic England and Local Authorities. For more information please see [historicengland.org.uk/listing/what-is-designation/local/conservation-areas/](https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/) ↗.





## Agricultural Features



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### Agricultural land classifications

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

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



This data has been sourced from Natural England under the Open Government Licence v3.0  
<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/> ↗



## Datasets searched

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

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



## Source Protection Zones and drinking water abstractions

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

## Hydrology

### Water courses from Ordnance Survey **Identified**

Surface water abstractions	Not identified
----------------------------	----------------

## Flooding

Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified

### Groundwater flooding **Identified**

## Natural ground subsidence

Natural ground subsidence	Not identified
Natural geological cavities	Not identified

## Non-natural ground subsidence

Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified

## Radon

Radon	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



## Transportation

Crossrail 1 route	Not identified
Crossrail 1 stations	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Not identified
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

## Planning

Large projects searched to 750m	Not identified
<b>Small projects searched to 500m</b>	<b>Identified</b>
<b>House extensions and small new builds searched to 250m</b>	<b>Identified</b>

## Planning constraints

Sites of Special Scientific Interest	Not identified
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

## Planning constraints

Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
<b>Areas of Outstanding Natural Beauty</b>	<b>Identified</b>
National Parks	Not identified
<b>Conservation Areas</b>	<b>Identified</b>
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](https://knowledge.groundsure.com/methodologies-and-limitations) ↗.

## Data providers

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

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