

This data is sourced from Ordnance Survey/Groundsure.

Flooding / Risk of flooding from rivers and the sea



— Site Outline
 Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- ▣ Historical Flood Events
- ▣ Areas Used for Flood Storage
- ▨ Reduced river/sea flooding risk due to defences
- ▨ Proposed Flood Defence Scheme
- Flood Defences

Risk of flooding from rivers and the sea

The property has a High chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/

RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk. See page [page 31](#) for explanation of the levels of flood risk.

Please see the Action Alert on [page 2](#) for further advice.

This data is sourced from the Environment Agency and Natural Resources Wales.

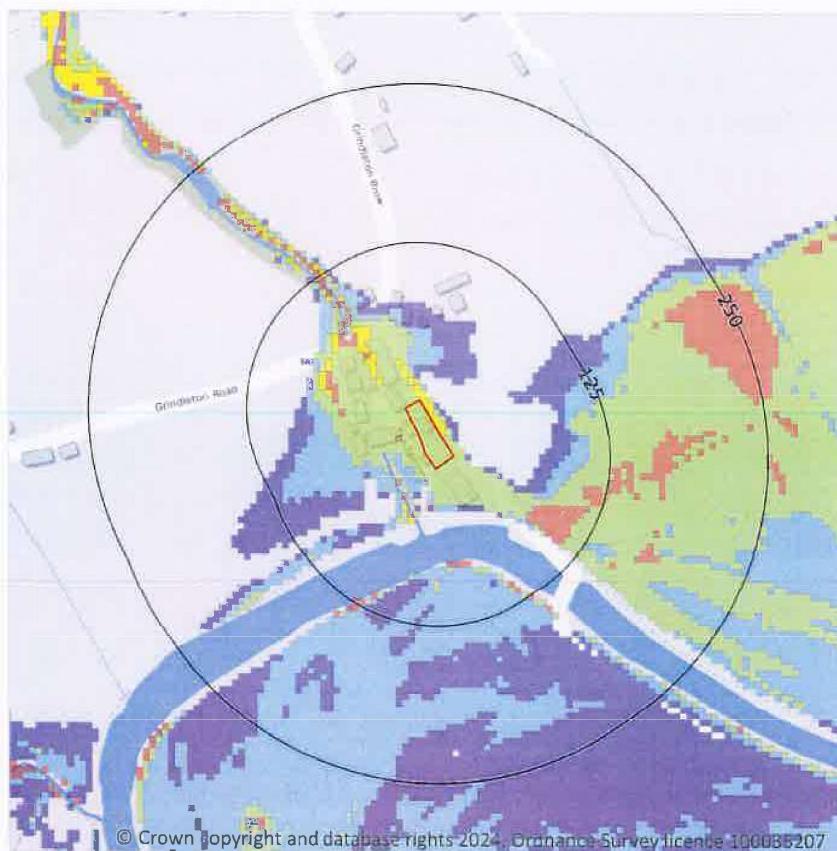


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Contact us with any questions at:
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Ref: IT-54024086
 Your ref: IT-54024086
 Grid ref: 375991 445064

Flooding / Surface water flood risk



— Site Outline
 Search buffers in metres (m)

Surface water flood risk

- Highly significant
- Significant
- High
- Moderate to high
- Moderate
- Low to moderate
- Low

Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/

The area in which the property is located has been assessed to be at a High risk of surface water flooding. This area is considered to have a 1 in 100 probability of surface water flooding due to rainfall in a given year to a depth of greater than 1m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambient Risk Analytics maps.



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