Homescreen

89, Withersfield Road, Haverhill, CB9 9HG

Reference:
GEO-G3084220-1

Grid reference:
566708 246087

Your reference:
G3084220-1

Date:
10 April 2026

Consultant's guidance and recommendations inside.

Customer Support
info@groundsure.com

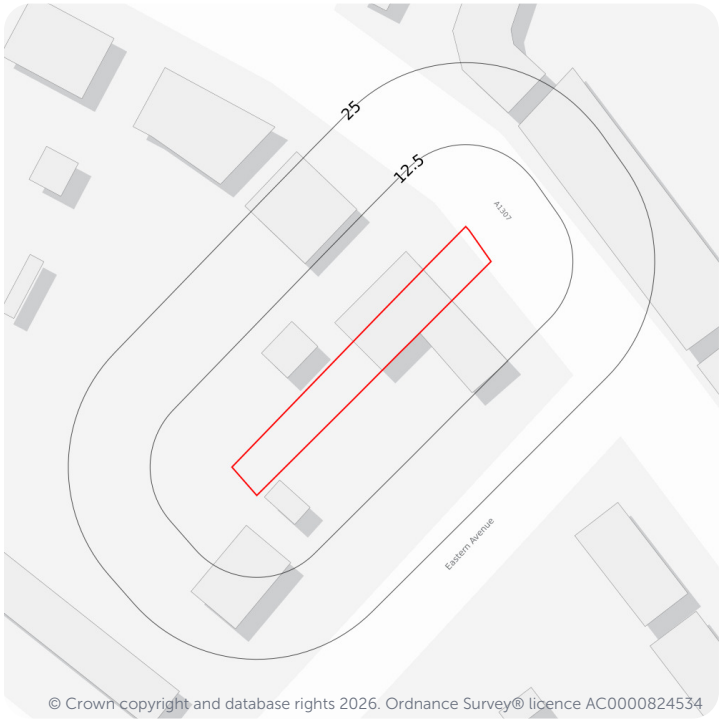
Professional opinion

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	Low	Page 3 →



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Other results

Review recommendations

Ground stability	Not identified	Page 5 →
Radon	Passed	Page 6 →
Planning constraints	Not identified	Page 7 →
Planning applications	Identified	Page 7 →
Energy	Identified	Page 8 →
Transportation	Identified	Page 9 →

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

Low

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

	Risk to site	Risk to building(s)
River and coastal flooding	Very Low	Not applicable
Surface water flooding	Low	Not applicable
Groundwater flooding	Low	Not applicable
Past flooding	Not identified	Not applicable
Flood storage areas	Not identified	Not applicable

No buildings or structures have been identified at the site.

- Data from the Ordnance Survey® National Geographic Database (NGD) does not indicate the presence of any buildings or selected structures at the site. As a result we have not been able to provide a building-level flood risk assessment in this instance;
- The site may not have any building on-site, constitute an empty development plot or the buildings on-site may have been recently developed and Ordnance Survey® has not yet captured them in the data. For more information on this data and its limitations please click here.

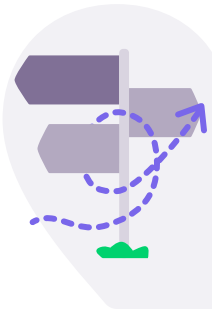
FloodScore™ insurance rating
Compiled by Ambiental, a leading flood risk analysis company. Click here for details.

Low

Next steps

Flooding

None required.



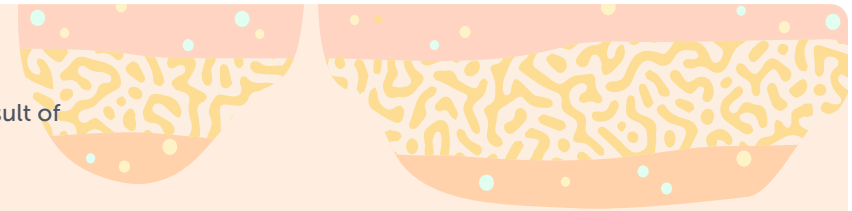
To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on page 10 →

Ground stability

Not identified

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

Next steps

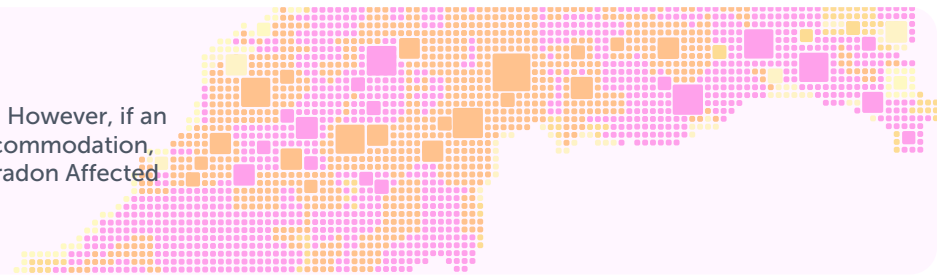
Ground stability

None required.

Radon

Passed

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.



Next steps

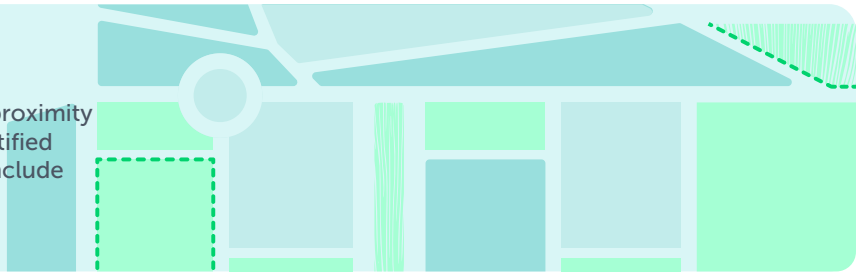
Radon

None required.

Planning

Identified

Planning applications have been identified at or in proximity of the property. No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.



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.

5 **Total applications** searched to 500m

This total includes mixed and commercial developments within 500m, large residential within 500m, medium residential within 125m, small residential within 50m and home improvement applications within 50m. 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

No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

Environmental designations	Not identified
Visual and cultural designations	Not identified

Next steps

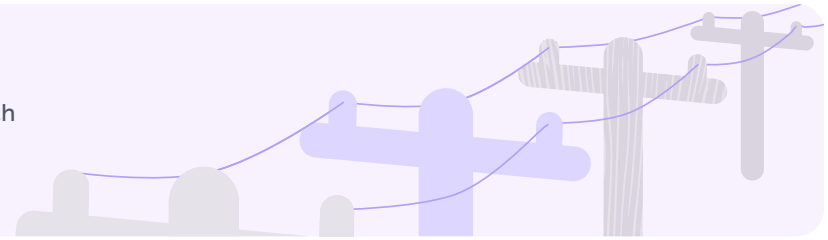
Planning constraints

None required.

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

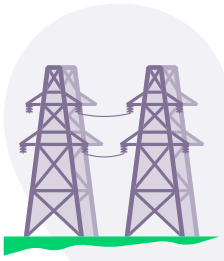
Our search of existing and planned renewable wind and solar infrastructure has identified results.

Planned multiple wind turbines	Identified
Planned single wind turbines	Identified
Existing wind turbines	Not identified
Proposed solar farms	Identified
Existing solar farms	Identified

Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Power stations	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

Identified

The property has been identified to lie within the search radius of one or more 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

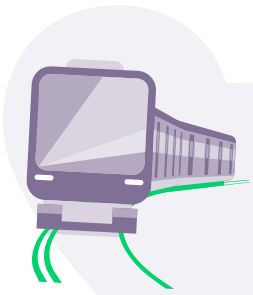
The property is not within 250 metres of the Crossrail 2 project.

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

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.
The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

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



Next steps

If required, full details on these transportation 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.

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	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified
Former tanks	Not identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified
Current or recent petrol stations	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified

Contaminated Land	
Pollution incidents	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
Surface water flood risk	Not identified
Groundwater flooding	Not 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 areas	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified
Cheshire Brine	Not identified

Radon	
Radon	Not identified

Planning constraints	
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	Not identified
National Parks	Not identified
Conservation Areas	Not 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

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- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

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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.

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- 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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