

418, STOURPORT ROAD, KIDDERMINSTER, DY11 7BG

Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.



Contaminated Land Liability
Passed



Flooding
Low

Further guidance



Ground Stability
 Not identified



Radon
Passed



Energy
Identified

[page 12 >](#)



Transportation
 Not identified



Planning Constraints
 Not identified



Planning Applications
35

[page 16 >](#)

ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding**, **ground stability** and **coastal erosion**. Please see [page 4 >](#) for details and guidance.

5 years

C

Low to moderate risk

30 years

C

Low to moderate risk

A

B

C

D

E

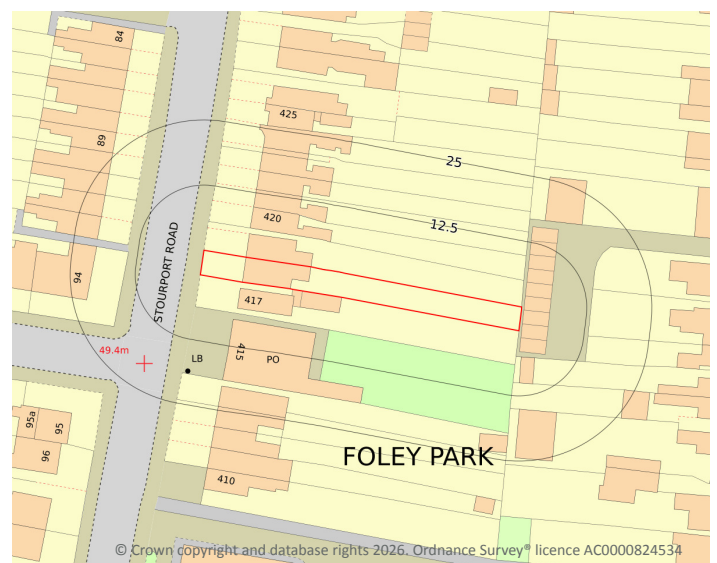
F

Negligible risk → High risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 6 >](#) for details.

Site Plan



Useful contacts

Wyre Forest District Council:
<http://www.wyreforestdc.gov.uk/> ↗
customerservice@wyreforestdc.gov.uk ↗
01562 732 928

Environment Agency National Customer
Contact Centre (NCCC):
enquiries@environment-agency.gov.uk ↗
03708 506 506

Overview of findings and recommendations

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 26](#) >.



Flooding

Groundwater Flooding

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding can be found at <https://knowledge.groundsure.com/factsheet-groundwater-flooding> ↗

Other considerations

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



Energy

Wind

Existing or proposed wind installations have been identified within 5km.

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



Solar

Existing or proposed solar installations have been identified within 5km of the property.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property



ClimateIndex™ physical risks



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from **flooding, natural ground stability and coastal erosion**. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

ClimateIndex™

The **risks with the greatest impact on the overall ClimateIndex™** are positioned **first** in the list(s) below. Any risks that have not been identified at the site have been omitted.

C **5 years**
Low to moderate risk



Surface water flooding

Risk from surface water flooding is expected to increase over the next 5 years

C **30 years**
Low to moderate risk



Surface water flooding

Surface water flooding is expected to remain a risk over the next 30 years

Rating key



Negligible risk → High risk

The ClimateIndex™ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.



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Grid reference: 382451 275254

ClimateIndex™ guidance and next steps



Flooding

Climate change could increase the risk of flooding on this property in 5 years and/or 30 years, which may impact your ability to obtain insurance or even have an effect on the value of the property. To best protect the property, and your investment, against this risk we recommend the following:

- Ensure buildings and contents insurance covering flood risk is available and affordable. Take into consideration that premiums could be impacted in the future if the risk increases due to climate change. The property may be eligible for the [Flood Re](#) ↗ scheme. Your insurer will be able to advise. Please note that this scheme is due to end in 2039, and owners may be required to invest in improving the flood resiliency of the property
- Sign up for [flood warnings](#) ↗ provided by the government
- Look into the various forms of flood [resistance and resilience](#) ↗ measures that will help protect your property in the event of a flood. The local authority may be able to let you know if there are any future flood protection schemes that could benefit your area

See [page 24](#) > for further details.

Let's talk about climate



For more information on ClimateIndex™ or our climate related recommendations call us on: 01273 257 755

See our [ClimateIndex™ clauses](#) ↗ here for actionable guidance on risks associated with climate change



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ClimateIndex™ transition risks

Energy Performance

An Energy Performance Certificate (EPC) contains information about a property's energy use and typical energy costs, alongside recommendations about how to reduce energy use and potentially save money. An EPC also contains an energy efficiency rating: from A (most efficient) to G (least efficient). EPC certificates are valid for 10 years or until a newer EPC is produced. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

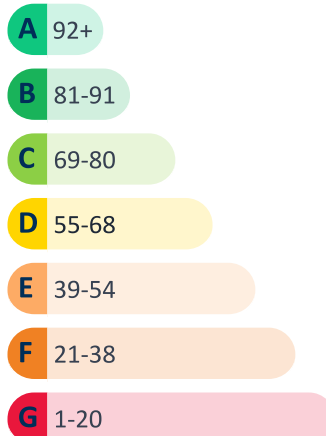
✓ We have found an EPC relating to 418 Stourport Road, DY11 7BG
UPRN: 100120739186

Current EPC rating

F | 21

Certificate date:	Valid until:
20th May 2025	19th May 2035
Property type:	Floor area:
Semi-Detached house	94 sq m

You can visit gov.uk's [find an energy certificate service](#) ↗ to search for the EPC for more detail.



Average rating for similar properties in your area

D | 64

We have calculated the average rating in your area and determined that this property is **below the average** score for similar type properties of similar size.



Potential EPC rating

 **C** | 75

An energy assessor has determined the potential level of energy efficiency that could be achieved at the property.

Total cost to improve EPC rating:
£19,315 - £39,730

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Your EPC assessor has provided the following next steps to improve the energy efficiency of your home:

Step	Recommended measures	Indicative cost
Step 1	Internal or external wall insulation	£4,000 - £14,000
Step 2	Floor insulation (suspended floor)	£800 - £1,200
Step 3	Floor insulation (solid floor)	£4,000 - £6,000
Step 4	Increase hot water cylinder insulation	£15 - £30
Step 5	Gas condensing boiler	£3,000 - £7,000
Step 6	Solar water heating	£4,000 - £6,000
Step 7	Solar photovoltaic panels	£3,500 - £5,500

Letting and energy efficiency regulations

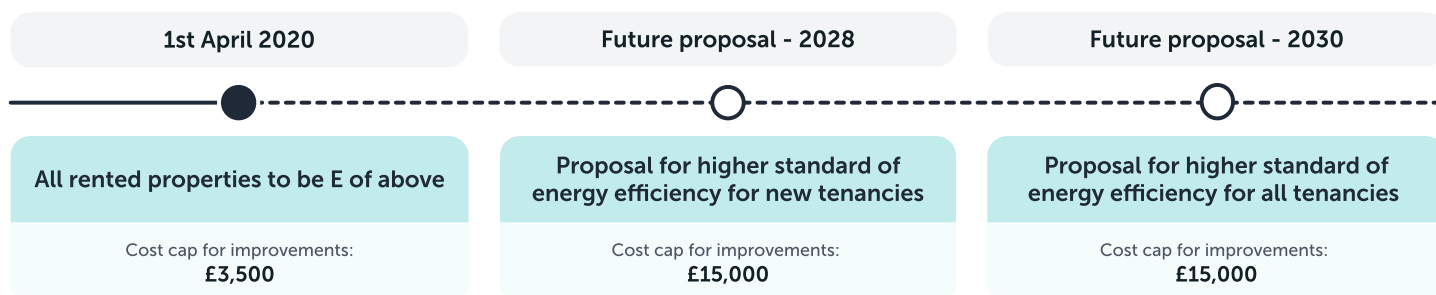
Minimum Energy Efficiency Standards (MEES) require all rented properties let in England and Wales to have a minimum EPC rating of 'E'.

If the property has an EPC rating of D or E it is important that you consider required or planned retrofit costs against any anticipated equity gain.

Conversely, if energy efficiency is improved at the property through investment in recommended measures, you may be able to unlock improved rates through the increasing number of green mortgages on the market from lenders. A number are now looking at incentivising landlords to invest in energy improvement measures, including reduced or tapered rates once works have been completed. This may have a beneficial effect on the annual profitability of the rental.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered.

Government guidelines and proposals (presented in the Government's consultation on [Improving the energy performance of privately rented homes in England and Wales](#) ↗) are summarised below.



Properties can be exempt from these requirements though this may not pass to the new owner or landlord upon sale. Any exemptions will need to be registered on the PRS Exemptions Register. [Click here](#) ↗ for more information on exemptions and how to register them.



ClimateIndex™ transition risks

Flood protection

Flood Re is a government-backed insurance scheme in the United Kingdom that aims to make flood insurance more affordable and available for properties at high risk of flooding. It allows insurers to pass on the flood risk element of home insurance policies to Flood Re. This enables insurers to offer more affordable premiums to homeowners in high-risk flood areas.

This only impacts properties built before January 1st 2009, as properties built after should have been built to stricter flood resistant standards.

If your property is not covered by Flood Re or if you're facing challenges in obtaining affordable insurance, demonstrating investment in flood resilience measures may improve your prospects with insurers.

The Flood Re scheme **concludes in 2039**, meaning affordable flood insurance may be harder to secure.

By installing flood resilience measures in your property, you can increase the likelihood of securing affordable insurance even after the Flood Re scheme ends. This, in turn, can positively impact the availability of mortgages for your property.

Reducing flood risk

Flood resistance measures aim to prevent or reduce flood damage, while **flood resilience** measures focus on adapting and recovering from flood impacts. Other measures are available and we recommend seeking advice from a flood protection specialist.

Resistance

Flood doors & windows
from £500

Resistance

**Flood barriers (garage/
driveway)**
from £2,000

Resistance

**Non return valves on
drains and pipes**
£70 to £700

Resistance

Air brick covers
£50 to £150

Resistance

Vent covers
from £60

Resilience

**Water resistant mortar in
external walls**
from £150

Resilience

**Waterproof external
walls**
from £500

Resilience

**Relocating electric/
service meters**
£760 to £2,500



Environmental summary



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 the guidance and next steps on [page 2](#) > for further advice.



Contaminated Land

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

Contaminated Land Liability **Passed**

Past Land Use **Passed**

Waste and Landfill **Passed**

Current and Recent Industrial **Passed**



Flooding

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

[Click here](#) ↗ for further explanation of the flood risk assessment.

River and Coastal Flooding **Very Low**

Groundwater Flooding **Moderate**

Surface Water Flooding **Negligible**

Past Flooding **Not identified**

Flood Storage Areas **Not identified**

FloodScore™ insurance rating

Very Low

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



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

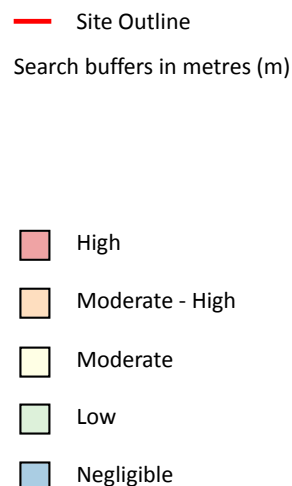
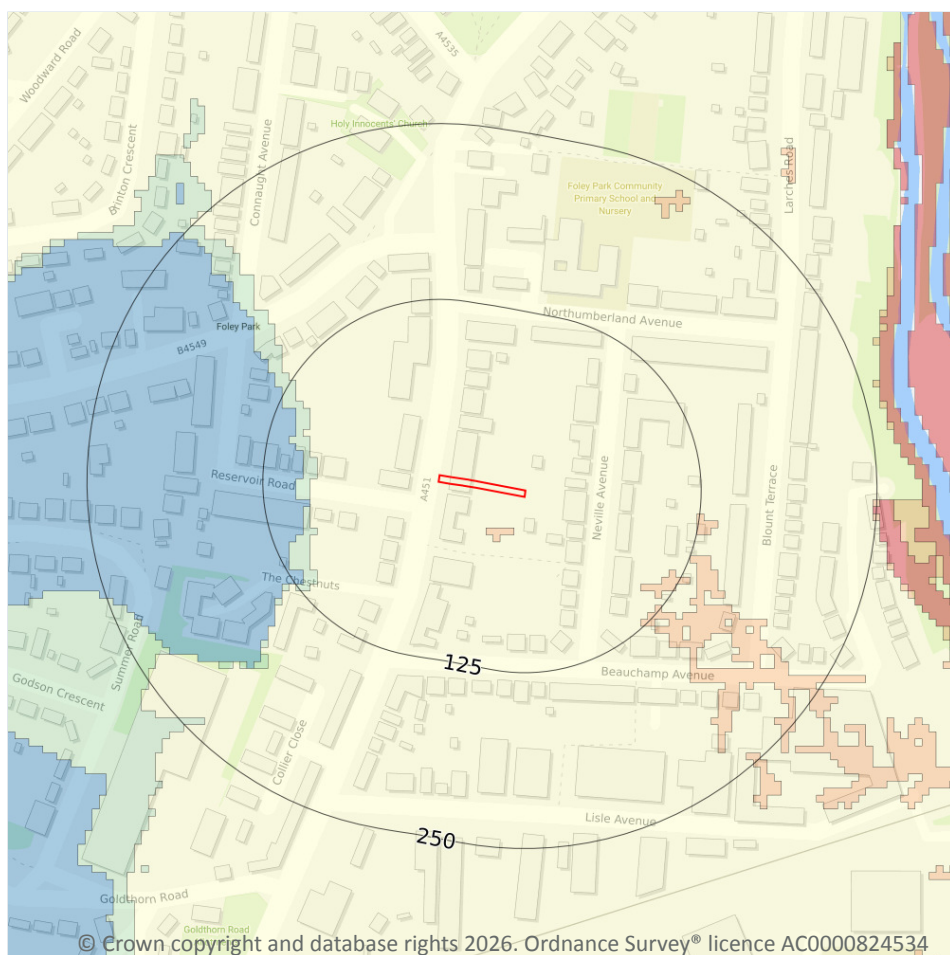


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Flooding / Groundwater flooding



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 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 the guidance and next steps on [page 2](#) > for further advice. Additionally, see [page 13](#) > 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

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

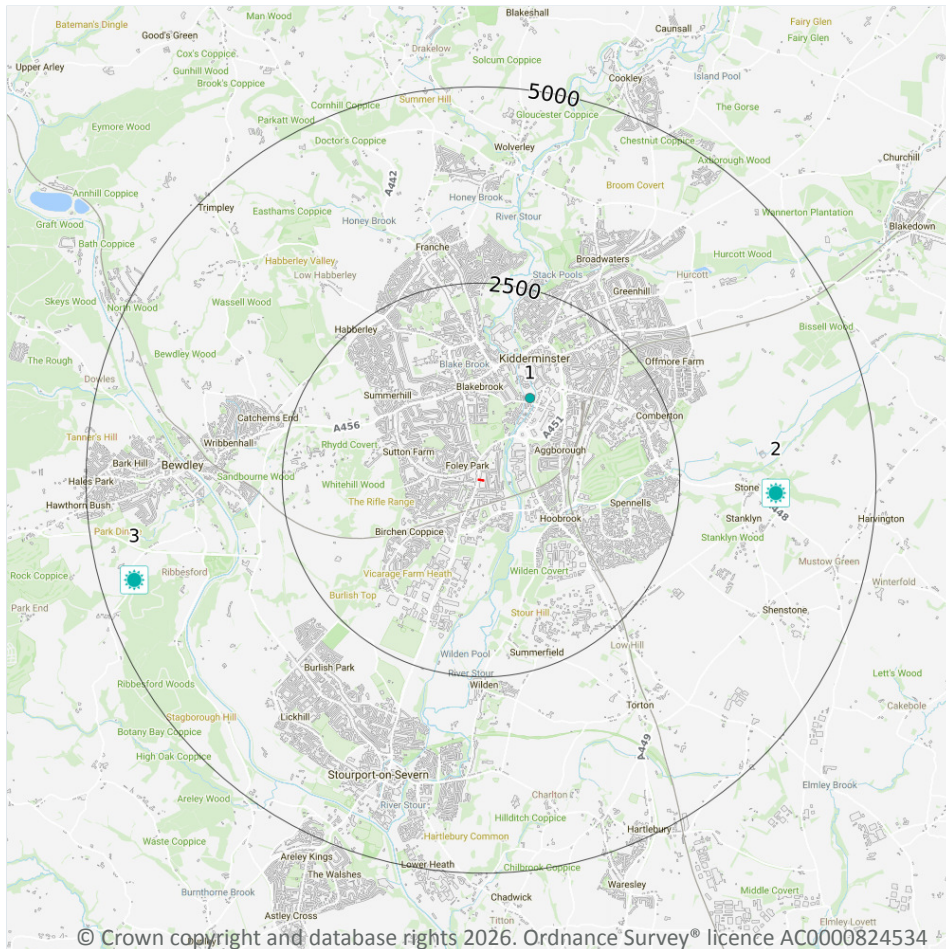


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Energy / Wind and solar



— 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.



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ID	Distance	Direction	Details	
1	1-2 km	NE	Site Name: Tesco Stores Ltd Castle Road, Kidderminster, Hereford & Worcester, DY11 6SW Planning Application Reference: 08/0942/FULL Type of Project: Wind Turbine	Application Date: 2008-10-23 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of 1 10.6m high micro wind turbine and associated works for a period of 15 years. Approximate Grid Reference: 383074, 276303

This information is derived from planning data supplied by Serac Tech and 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.

Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details	
2	3-4 km	E	Stone House, Church Lane, Stone, Worcestershire, DY10 4BG	Applicant name: Hosking Application Status: Pending consideration Application Date: 09/12/2024 Application Number: 24/0826/FUL	Installation of a ground mounted solar PV array and replacement of covered store with tractor shed
3	4-5 km	W	The Beeches, Heightington Road, Ribbesford, Bewdley, DY122TR	Applicant name: Mr William Weaver Application Status: Valid Application Date: 24/10/2018 Application Number: 18/0671/FULL	Installation of ground mounted solar photovoltaic (PV) system consisting of 4 rows of 8 panels (13.6m x 5.2m in total size)

This data is sourced from Serac Tech and Glenigan.



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.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed



Crossrail

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

Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified



Other Railways

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

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Not identified
Railway and Tube Stations	Not identified
Underground	Not identified



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Planning summary



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.

7

Home improvement

searched to 50m

Please see [page 17 >](#) for details of the proposed developments.**1**

Small residential

searched to 50m

Please see [page 18 >](#) for details of the proposed developments.**3**

Medium residential

searched to 125m

Please see [page 19 >](#) for details of the proposed developments.**1**

Large residential

searched to 500m

Please see [page 19 >](#) for details of the proposed developments.**23**

Mixed and commercial

searched to 500m

Please see [page 20 >](#) 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 29 >](#).



Planning constraints

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

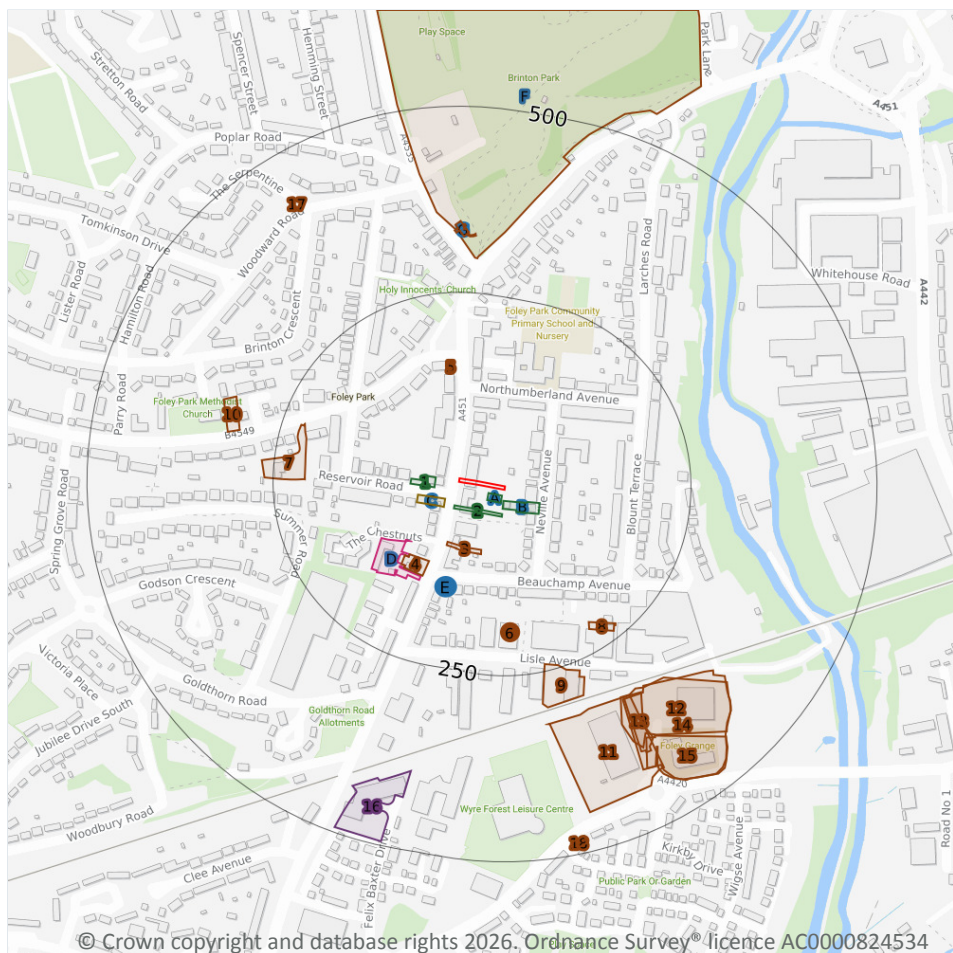
Environmental Protected Areas Not identified
Visual and Cultural Protected Areas Not identified

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Planning Applications



- Site Outline
- Search buffers in metres (m)
- Grouped applications
- Home improvement applications
- Home improvement applications (polygon)
- Small residential applications
- Small residential applications (polygon)
- Medium residential applications
- Medium residential applications (polygon)
- Large residential applications
- Large residential applications (polygon)
- Mixed and commercial applications
- Mixed and commercial applications (polygon)

Home improvement applications searched to 50m

7 home improvement planning applications within 50m from the property have been submitted for planning permission during the last seven years. These applications relate to developments associated with an existing residential address. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: A Distance: 6 m Direction: S	Application reference: 24/0104/FUL Application date: 22/02/2024 Council: Wyre Forest	Address: 415 - 416 Stourport Road Kidderminster Worcestershire DY11 7BG Project: Meditation Room (Outbuilding) Last known status: Refused Decision date: 15/04/2024	Link ↗



ID	Details	Description	Online record
ID: A Distance: 8 m Direction: SE	Application reference: 23/0667/FUL Application date: 20/09/2023 Council: Wyre Forest	Address: Flat Above 415-416 Stourport Road Kidderminster Worcestershire DY11 7BG Project: Meditation Room (Outbuilding) Last known status: Withdrawn Decision date: 15/11/2023	Link ↗
ID: B Distance: 15 m Direction: SE	Application reference: 21/0067/CLP Application date: 26/01/2021 Council: Wyre Forest	Address: 44 Neville Avenue Kidderminster DY11 7AJ Project: Garden Room (Ancillary Use) Last known status: Refused Decision date: 03/03/2021	Link ↗
ID: B Distance: 15 m Direction: SE	Application reference: 21/0275/CLP Application date: 14/03/2021 Council: Wyre Forest	Address: 44 Neville Avenue Kidderminster DY11 7AJ Project: Garden Room (Outbuilding) Last known status: Approved Decision date: 07/05/2021	Link ↗
ID: B Distance: 15 m Direction: SE	Application reference: 23/0279/HOU Application date: 20/04/2023 Council: Wyre Forest	Address: 44 Neville Avenue Kidderminster Worcestershire DY11 7AJ Project: Residential Annexe & Garden Building Alterations (Retrospective) Last known status: Approved Decision date: 22/06/2023	Link ↗
ID: 1 Distance: 32 m Direction: W	Application reference: 21/0583/HOU Application date: 06/06/2021 Council: Wyre Forest	Address: 1 Reservoir Road Kidderminster DY11 7AP Project: Garden Summerhouse (Outbuilding) Last known status: Approved Decision date: 05/08/2021	Link ↗
ID: 2 Distance: 32 m Direction: S	Application reference: 20/1055/HOU Application date: 21/12/2020 Council: Wyre Forest	Address: 411 Stourport Road Kidderminster DY11 7BG Project: Single Storey Rear Extension Last known status: Approved Decision date: 15/02/2021	Link ↗

The data is sourced from Serac Tech

Small residential applications searched to 50m

1 small residential developments within 50m from the property have been submitted for planning permission during the last seven years. Small residential developments are considered to be residential builds of 1-2 dwellings. Please see below for details of the proposed developments.



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ID	Details	Description	Online record
ID: C Distance: 29 m Direction: W	Application reference: 24/0396/PNC Application date: 26/06/2024 Council: Wyre Forest	Address: 95 Stourport Road Kidderminster Worcestershire DY11 7BQ Project: Residential Conversion (1 Dwelling) Last known status: Approved Decision date: 31/07/2024	Link ↗

The data is sourced from Serac Tech

Medium residential applications searched to 125m

3 medium residential developments within 125m from the property have been submitted for planning permission during the last seven years. Medium residential developments are considered to be residential builds of 3-9 dwellings. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: D Distance: 104 m Direction: SW	Application reference: 20/0705/PIP Application date: 04/09/2020 Council: Wyre Forest	Address: Kidderminster Ambulance Station Stourport Road Kidderminster Worcestershire DY11 7BQ Project: 8 Houses (New Development) Last known status: Approved Decision date: 09/10/2020	Link ↗
ID: D Distance: 104 m Direction: SW	Application reference: 25/0304/FUL Application date: 25/04/2025 Council: Wyre Forest	Address: Former Kidderminster Ambulance Station Stourport Road Kidderminster Worcestershire DY11 7BQ Project: 8 Dwellings (New Construction) Last known status: Validated Decision date: Not supplied	Link ↗
ID: D Distance: 108 m Direction: SW	Application reference: 24/0400/FUL Application date: 19/07/2024 Council: Wyre Forest	Address: Former Kidderminster Ambulance Station Stourport Road Kidderminster Worcestershire DY11 7BQ Project: 8 Dwellings (New Construction) Last known status: Refused Decision date: 13/09/2024	Link ↗

The data is sourced from Serac Tech

Large residential applications searched to 500m

1 large residential developments within 500m from the property have been submitted for planning permission during the last seven years. Large residential developments are considered to be residential builds of over 10 dwellings. Please see below for details of the proposed developments.



ID	Details	Description	Online record
ID: 16 Distance: 394 m Direction: S	Application reference: 19/0127/FULL Application date: 25/02/2019 Council: Wyre Forest	Address: Land Adjacent Berrington Court Felix Baxter Drive Kidderminster Worcestershire Project: Extra Care Housing Development (65 Apartments) Last known status: Approved Decision date: 24/05/2019	Link ↗

The data is sourced from Serac Tech

Mixed and commercial applications searched to 500m

23 mixed and commercial developments within 500m from the property have been submitted for planning permission during the last seven years. Mixed and commercial developments are considered to be any other development that can be mixed use of commercial and residential development or purely commercial. This section also includes any planning applications that do not have a classification and these could be residential, commercial or a mixture of both. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: C Distance: 47 m Direction: SW	Application reference: 21/0967/HOU Application date: 12/10/2021 Council: Wyre Forest	Address: 97 Stourport Road Kidderminster DY11 7BQ Project: Dropped Kerb Extension Last known status: Approved Decision date: 06/12/2021	Link ↗
ID: 3 Distance: 82 m Direction: S	Application reference: 24/0102/HOU Application date: 23/02/2024 Council: Wyre Forest	Address: 407 Stourport Road Kidderminster Worcestershire DY11 7BG Project: Dropped Kerb Extension Last known status: Approved Decision date: 19/04/2024	Link ↗
ID: 4 Distance: 114 m Direction: SW	Application reference: 24/0404/FUL Application date: 05/07/2024 Council: Wyre Forest	Address: 103 - 104 Stourport Road Kidderminster Worcestershire DY11 7BQ Project: Supported Living Accommodation (Change of Use) Last known status: Approved Decision date: 16/10/2024	Link ↗
ID: E Distance: 143 m Direction: S	Application reference: 21/0994/FUL Application date: 15/10/2021 Council: Wyre Forest	Address: 401 Stourport Road Kidderminster Worcestershire DY11 7BG Project: Funeral Directors (Change of Use) Last known status: Withdrawn Decision date: 01/12/2021	Link ↗



ID	Details	Description	Online record
ID: 5 Distance: 144 m Direction: N	Application reference: 22/0782/FUL Application date: 22/09/2022 Council: Wyre Forest	Address: 71 Stourport Road Kidderminster Worcestershire DY11 7BQ Project: Tanning Salon (Change of Use) Last known status: Approved Decision date: 26/10/2022	Link ↗
ID: E Distance: 148 m Direction: S	Application reference: 22/0616/HOU Application date: 26/07/2022 Council: Wyre Forest	Address: 399 Stourport Road Kidderminster Worcestershire DY11 7BG Project: Vehicle Access Improvement Last known status: Approved Decision date: 01/09/2022	Link ↗
ID: 6 Distance: 193 m Direction: S	Application reference: 19/3022/PNLDO Application date: 15/05/2019 Council: Wyre Forest	Address: Unit 4 19 Lisle Avenue Kidderminster Worcestershire DY11 7DF Project: Trade Showroom Development Last known status: Approved Decision date: 11/06/2019	Link ↗
ID: 7 Distance: 207 m Direction: W	Application reference: 21/0974/S73 Application date: 13/10/2021 Council: Wyre Forest	Address: 20 Sutton Park Road Kidderminster Worcestershire DY11 6LD Project: Driveway Gradient Retention Last known status: Withdrawn Decision date: 15/12/2021	Link ↗
ID: 8 Distance: 211 m Direction: SE	Application reference: 23/0334/FUL Application date: 15/05/2023 Council: Wyre Forest	Address: Unit 6 27 Lisle Avenue Kidderminster Worcestershire DY11 7DF Project: Dance Studio (Change of Use) Last known status: Approved Decision date: 15/01/2024	Link ↗
ID: 9 Distance: 240 m Direction: S	Application reference: 24/0476/CLP Application date: 05/08/2024 Council: Wyre Forest	Address: 16 Lisle Avenue Kidderminster Worcestershire DY11 7DJ Project: Steel Cladded Building Development Last known status: Approved Decision date: 03/10/2024	Link ↗
ID: F Distance: 296 m Direction: N	Application reference: 25/0391/S73 Application date: 14/05/2025 Council: Wyre Forest	Address: Brinton Park Sutton Road Kidderminster Worcestershire DY11 6QT Project: Badger Sett Relocation (Planning Condition Variation) Last known status: Approved Decision date: 06/06/2025	Link ↗
ID: F Distance: 296 m Direction: N	Application reference: 24/0145/RG3 Application date: 14/03/2024 Council: Wyre Forest	Address: Brinton Park Sutton Road Kidderminster Worcestershire DY11 6QT Project: Park Refurbishment with Cafe and Activity Space Expansion Last known status: Approved Decision date: 23/09/2024	Link ↗



ID	Details	Description	Online record
ID: F Distance: 297 m Direction: N	Application reference: 20/0115/RG3 Application date: 14/02/2020 Council: Wyre Forest	Address: Brintons Park Sutton Road Kidderminster Worcestershire DY11 6QT Project: Café and Pavilion Extension with Park Improvements Last known status: Approved Decision date: 24/06/2020	Link ↗
ID: 10 Distance: 302 m Direction: W	Application reference: 19/0077/FULL Application date: 01/02/2019 Council: Wyre Forest	Address: 212 Sutton Park Road Kidderminster Worcestershire DY11 6LD Project: New Driveway Access to Sutton Park Road Last known status: Approved Decision date: 07/08/2019	Link ↗
ID: 11 Distance: 315 m Direction: SE	Application reference: 20/0546/LDO Application date: 14/07/2020 Council: Wyre Forest	Address: Land At Os 382660 274920 Silverwoods Way Kidderminster Worcestershire Project: Warehouse & Manufacturing Facility Last known status: Approved Decision date: 20/08/2020	Link ↗
ID: 12 Distance: 320 m Direction: SE	Application reference: 20/0786/LDO Application date: 28/09/2020 Council: Wyre Forest	Address: Land At Os 382725 274950 Silverwoods Way Kidderminster Worcestershire Project: Warehouse Development (2,064m²) Last known status: Approved Decision date: 05/11/2020	Link ↗
ID: 13 Distance: 321 m Direction: SE	Application reference: 20/0142/FUL Application date: 21/02/2020 Council: Wyre Forest	Address: Land At Os 382660 274920 Silverwoods Way Kidderminster Worcestershire Project: Access Road to Severn Valley Railway Sidings Last known status: Approved Decision date: 24/06/2020	Link ↗
ID: 14 Distance: 323 m Direction: SE	Application reference: 19/3020/PNLDO Application date: 03/05/2019 Council: Wyre Forest	Address: Street Record Silverwoods Way Kidderminster Worcestershire Project: Self Storage Unit (New Construction) Last known status: Approved Decision date: 11/06/2019	Link ↗
ID: G Distance: 323 m Direction: N	Application reference: 25/0559/RG3 Application date: 15/08/2025 Council: Wyre Forest	Address: Brinton Park Sutton Road Kidderminster Worcestershire DY11 6QT Project: Sons of Rest Building Redevelopment for Commercial Use Last known status: Approved Decision date: 26/09/2025	Link ↗
ID: G Distance: 325 m Direction: N	Application reference: 25/0490/DEM Application date: 03/07/2025 Council: Wyre Forest	Address: Brinton Park Sutton Road Kidderminster Worcestershire DY11 6QT Project: Scout Hut Demolition Last known status: Approved Decision date: 31/07/2025	Link ↗



ID	Details	Description	Online record
ID: 15 Distance: 384 m Direction: SE	Application reference: 19/0603/FULL Application date: 30/09/2019 Council: Wyre Forest	Address: Land At Silverwoods Way Kidderminster Worcestershire DY11 7DT Project: 66 Bed Care Home (New Development) Last known status: Approved Decision date: 07/08/2020	Link ↗
ID: 17 Distance: 423 m Direction: NW	Application reference: 23/0087/TEL Application date: 07/02/2023 Council: Wyre Forest	Address: Land At Woodward Road Kidderminster Worcestershire Project: Telecommunications Installation (Monopole with Equipment) Last known status: Refused Decision date: 03/04/2023	Link ↗
ID: 18 Distance: 477 m Direction: S	Application reference: 20/0054/HOU Application date: 10/02/2020 Council: Wyre Forest	Address: 38 Silverwoods Way Kidderminster Worcestershire DY11 7DT Project: Metal Railings Installation (Retrospective) Last known status: Approved Decision date: 01/04/2020	Link ↗

The data is sourced from Serac Tech

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Climate change / Flood risk (5 and 30 Years)

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here:

knowledge.groundsure.com/methodologies-and-limitations ↗.

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	20-40	20-40
Medium emissions	< 20	< 20	20-40	20-40
High emissions	< 20	< 20	20-40	20-40

This data is sourced from Ambiental Risk Analytics.

Climate change / Ground stability (5 and 30 Years)

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

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Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey



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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

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
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	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



Radon

Radon	Not identified
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Oil and gas

Oil or gas drilling well	Not identified
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Proposed oil or gas drilling well	Not identified
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Licensed blocks	Not identified
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Potential future exploration areas	Not identified
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Wind and solar

Wind farms	Not identified
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Proposed wind farms	Not identified
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Proposed wind turbines	Identified
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Existing and agreed solar installations	Not identified
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Proposed solar installations	Identified
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Energy

Electricity transmission lines and pylons	Not identified
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National Grid energy infrastructure	Not identified
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Power stations	Not identified
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Nuclear installations	Not identified
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Large Energy Projects	Not identified
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Transportation

HS2 route: nearest centre point of track	Not identified
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HS2 route: nearest overground section	Not identified
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HS2 surface safeguarding	Not identified
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HS2 subsurface safeguarding	Not identified
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HS2 Homeowner Payment Zone	Not identified
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HS2 Extended Homeowner Protection Zone	Not identified
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HS2 stations	Not identified
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Transportation

HS2 depots	Not identified
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HS2 noise and visual assessment	Not identified
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Crossrail 2 route	Not identified
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Crossrail 2 stations	Not identified
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Crossrail 2 worksites	Not identified
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Crossrail 2 headhouses	Not identified
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Crossrail 2 safeguarding area	Not identified
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Active railways	Not identified
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Railway tunnels	Not identified
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Active railway stations	Not identified
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Historical railway infrastructure	Not identified
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Abandoned railways	Not identified
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London Underground and DLR lines	Not identified
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London Underground and DLR stations	Not identified
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Underground	Not identified
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Underground stations	Not identified
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Planning Applications

Home improvement applications searched to 50m	Identified
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Small residential applications searched to 50m	Identified
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Medium residential applications searched to 125m	Identified
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Large residential applications searched to 500m	Identified
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Mixed and commercial applications searched to 500m	Identified
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Planning constraints

Sites of Special Scientific Interest	Not identified
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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

Climate change

Flood risk (5 and 30 Years)	Identified
Ground stability (5 and 30 Years)	Identified

Coastal Erosion

Climate change - Shoreline Management Plan (SMP) delivered	Not identified
Climate change - Projections with no future intervention (NFI) and complex geology	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 Homebuyers 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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- 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

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Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com

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