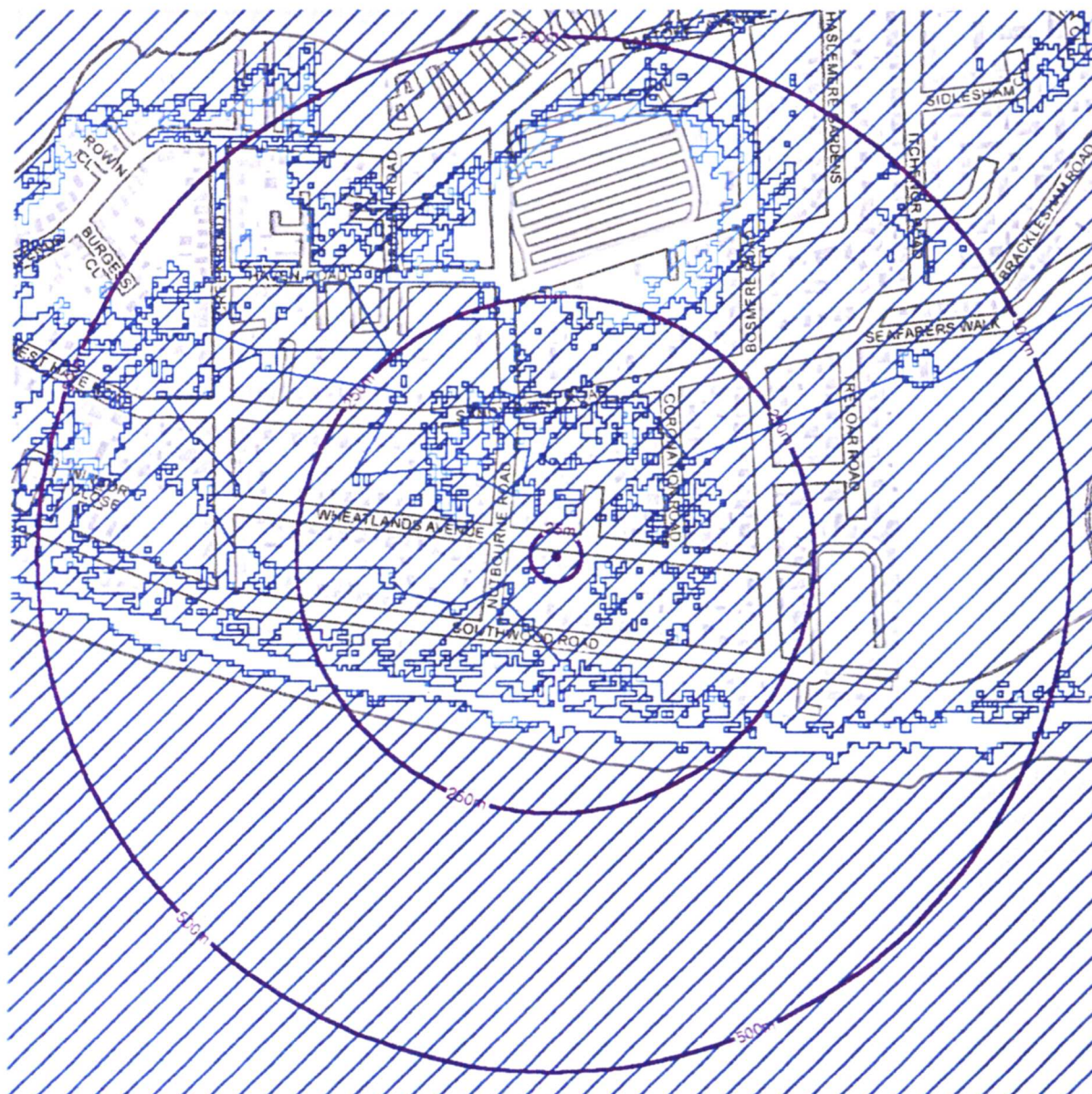


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Section 2a and 2b: River and Coastal Flooding

The map below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.

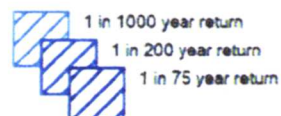


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River Flooding



Coastal Flooding





Section 2c: Surface Water Flooding

The map below shows the location of potential surface water flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.



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Surface Water Flooding





Section 2a: River Flooding

River flooding mainly happens when the river catchment (that is the area of land that feeds water into the river and the streams that flow into the main river) receives greater than usual amounts of water (for example through rainfall or melting of snow). The amount of runoff depends on the soil type, catchment steepness, drainage characteristics, agriculture and urbanisation as well as the saturation of the catchment. The extra water causes the level of the water in the river to rise above its banks or retaining structures. The result is a worst-case scenario and assumes the failure of any defences which may be present.

Enquiry	Result	Contact
Is there a potential risk of river flooding within 250m of the property?	No	-



Section 2b: Coastal Flooding

Coastal flooding is the inundation of land caused by sea water rising above normal tidal conditions due to the effects of severe weather conditions (a combination of storm surge, tides and river inflow). The result is a worst-case scenario and assumes the failure of any defences which may be present.

Enquiry	Result	Contact
Is there a potential risk of coastal flooding within 250m of the property?	Yes	-



Section 2c: Surface Water Flooding

Surface water flooding results from rainfall running over ground before entering a watercourse or sewer. It is usually associated with high intensity rainfall events (typically greater than 30mm per hour) but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting) or otherwise has low permeability.

Enquiry	Result	Contact
Is there a potential risk of surface water flooding within 250m of the property?	Yes	-

Next Steps

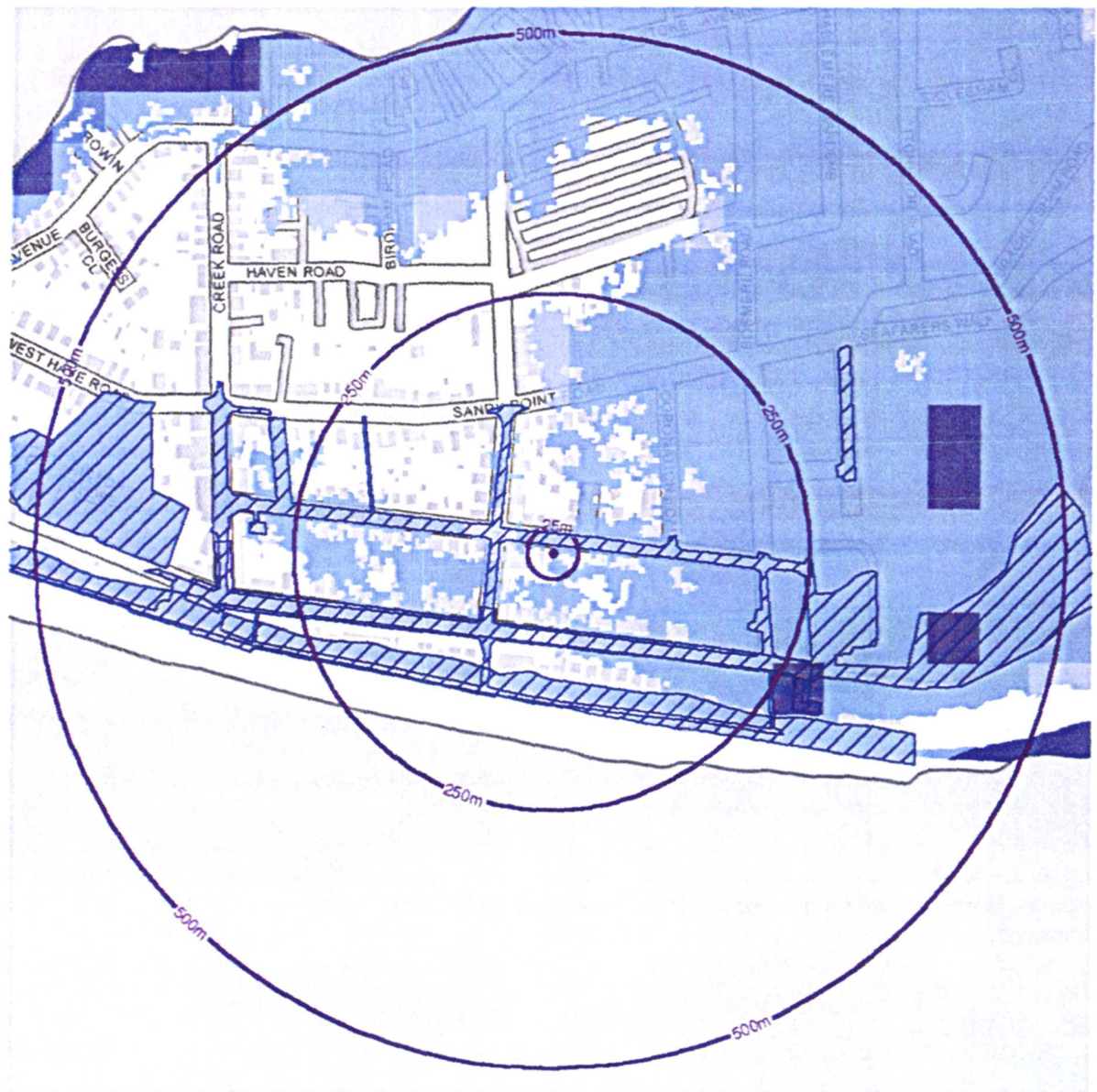
If you wish to gain more detailed information on the type and likelihood of your property being impacted by a flood event and the potential impact on insurance, we recommend that you purchase our Landmark Flood Report. If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@landmark.co.uk.

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Section 2d and 2e: RoFRS and Historic Flood Events

The map below shows the location of RoFRS and Historic Flood Events. Further details are shown on the following pages.



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Risk of Flooding from Rivers and Sea (RoFRS)



Historic Flood Events





Section 2d: Risk of Flooding from Rivers and Sea (RoFRS)

The Risk of Flooding from Rivers and Sea (RoFRS) database provides an indication of river and coastal flood risk at a 50m grid level using a 50m grid as used by many insurance companies. The RoFRS data product has been created by assessing the actual likelihood of flooding to areas of land within the flood plain of an extreme flood and considers the possibility that the flood defences will overtop or breach. The risk level is divided into four categories 'Low', 'Medium', 'High' and 'Very Low'.

Enquiry	Result
What is the risk of flooding to land within a 2km radius of the property at the risk of flooding?	Low

Map ID	Reference	Location	Details	Distance	Contact
Risk of Flooding from Rivers and Sea (RoFRS)					
Reference: 12/0001	12/0001	12/0001	High Risk Area - Not Supplied	2m	1
Reference: 12/0002	12/0002	12/0002	High Risk Area - Not Supplied	3m	1
Reference: 12/0003	12/0003	12/0003	High Risk Area - Not Supplied	4m	1
Reference: 12/0004	12/0004	12/0004	High Risk Area - Not Supplied	5m	1
Reference: 12/0005	12/0005	12/0005	High Risk Area - Not Supplied	6m	1
Reference: 12/0006	12/0006	12/0006	High Risk Area - Not Supplied	7m	1
Reference: 12/0007	12/0007	12/0007	High Risk Area - Not Supplied	8m	1
Reference: 12/0008	12/0008	12/0008	High Risk Area - Not Supplied	9m	1
Reference: 12/0009	12/0009	12/0009	High Risk Area - Not Supplied	10m	1
Reference: 12/0010	12/0010	12/0010	High Risk Area - Not Supplied	11m	1
Reference: 12/0011	12/0011	12/0011	High Risk Area - Not Supplied	12m	1
Reference: 12/0012	12/0012	12/0012	High Risk Area - Not Supplied	13m	1
Reference: 12/0013	12/0013	12/0013	High Risk Area - Not Supplied	14m	1
Reference: 12/0014	12/0014	12/0014	High Risk Area - Not Supplied	15m	1
Reference: 12/0015	12/0015	12/0015	High Risk Area - Not Supplied	16m	1
Reference: 12/0016	12/0016	12/0016	High Risk Area - Not Supplied	17m	1
Reference: 12/0017	12/0017	12/0017	High Risk Area - Not Supplied	18m	1
Reference: 12/0018	12/0018	12/0018	High Risk Area - Not Supplied	19m	1
Reference: 12/0019	12/0019	12/0019	High Risk Area - Not Supplied	20m	1


Section 2e: Historic Flood Events

Enquiry	Result
Reading tests: Could I be transferred onto a different test?	Yes



Section 2f: Groundwater Flooding

Enquiry	Result	Contact
What is the risk of Groundwater Flooding within 250m of the property?	Moderate	2

Comment: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1% annual probability of occurrence. Further consideration of the local level of risk and mitigation, by a suitably qualified professional, is recommended.

Next Steps

If you wish to gain more detailed information on the type and likelihood of your property being impacted by a flood event and the potential impact on insurance, we recommend that you purchase our Landmark Flood Report. If you would like more information please contact your Search Provider or our Customer Services Team on 0844 844 9966 or email helpdesk@landmark.co.uk.