homedata

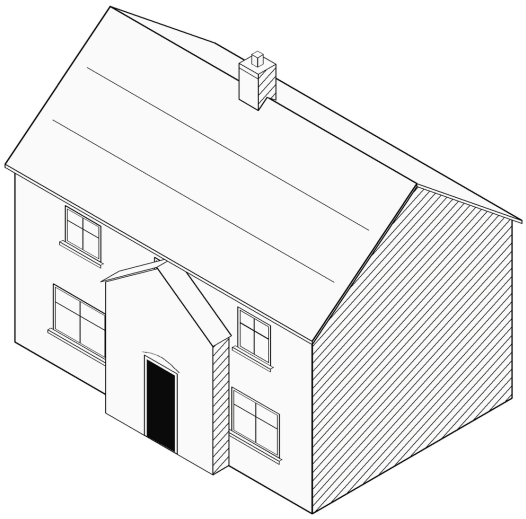
Sample report
23 November 2026

HERO

Home Environmental Risk Overview

Old Forge Close, Kegworth, DE74 2AS

Flood, ground, contamination, planning, heritage, energy and the local area, screened against the registered title.



182	0	18	2	89
checks run	need review	worth checking	not checked	HERO score out of 100

A desktop screening report, not a survey. The overview of all risk themes starts on page 2.

+ All risk themes

Your risks at a glance

Each row shows the worst finding in that theme, including clear results.

Risk theme	Status	Worst finding
Flood	Amber	The nearest Flood Zone 3 (undefended) is 51 m from this title — within the 250 m screening distance.
Ground stability	Green	None of the 6 BGS GeoSure ground-stability hazards (shrink-swell clay, landslides, dissolution of soluble rocks, running sand, compressible ground and collapsible deposits) is flagged above the screening threshold at this location.
Contaminated land	Amber	The nearest pollutant release is 742 m from this title — within the 1000 m screening distance.
Radon	Amber	This postcode is in a radon Affected Area: maximum class 2, 1 to 3 in 100 homes estimated at or above the action level.
Soil and trees	Amber	Superficial geology at this location: Alluvium — CLAY, SILT AND SAND.
Energy and infrastructure	Amber	Feeding substation: Kegworth (NGED, 196 m).
Planning	Amber	The nearest Nationally Significant Infrastructure Project is East Midlands Gateway Rail Freight Interchange (transport, Decided) — 1,432 m away. **Incomplete: some data missing.**
Heritage	Amber	This title lies within the Kegworth conservation area.
Buildings on the title	Green	This footprint is clear of the mapped flood zones.
Area	Amber	302 reports within roughly 800 m in the last 12 months. **Incomplete: some data missing.**

Green means no issue found in completed checks, not a guarantee of no risk. Not checked means data is missing. See the following pages for full findings and next steps.

This home on the scales

the better end, to red. The outlined band is where this home sits. Percentages are the share of DE74 homes in each band. How each scale is measured is in the method notes.

Road noise

Below 55 dB · quiet

This home <55 71%	55–59 18%	60–64 9%	65–69 under 1%	70–74 2%	≥75 under 1%

In the same band as 71 percent of DE74 homes.

Average road noise over a day and night, in decibels.

Rail noise

Below 55 dB · quiet

This home <55 99%	55–59 under 1%	60–64 0%	65–69 0%	70–74 under 1%	≥75 0%

In the same band as 99 percent of DE74 homes.

Average rail noise over a day and night, in decibels.

River and sea flooding

Very low

This home Very low 97%	Low 2%	Medium under 1%	High under 1%

In the same band as 97 percent of DE74 homes.

Chance of flooding in any year, with existing defences.

Surface water flooding

Very low

This home Very low 91%	Low 4%	Medium 3%	High 2%

In the same band as 91 percent of DE74 homes.

Chance of flooding in any year, with existing defences.

Radon

1–3%

<1% 44%	This home 1–3% 56%	3–5% 0%	5–10% 0%	10–30% 0%	>30% 0%

In the same band as 56 percent of DE74 homes.

Share of homes nearby expected to be above the radon action level.

Shrink-swell clay

B · Moderate

A 0%	This home B 100%	C 0%	D 0%	E 0%

In the same band as every DE74 home on record.

British Geological Survey rating for the surrounding area.

Landslides

B · Moderate

A	This home B	C	D	E
0%	100%	0%	0%	0%

In the same band as every DE74 home on record.

British Geological Survey rating for the surrounding area.

Soluble rocks

A · Low

This home A	B	C	D	E
100%	0%	0%	0%	0%

In the same band as every DE74 home on record.

British Geological Survey rating for the surrounding area.

Running sand

A · Low

This home A	B	C	D	E
100%	0%	0%	0%	0%

In the same band as every DE74 home on record.

British Geological Survey rating for the surrounding area.

Compressible ground

A · Low

This home A	B	C	D	E
100%	0%	0%	0%	0%

In the same band as every DE74 home on record.

British Geological Survey rating for the surrounding area.

Collapsible ground

A · Low

This home A	B	C	D	E
100%	0%	0%	0%	0%

In the same band as every DE74 home on record.

British Geological Survey rating for the surrounding area.

Air quality

Not assessed

Low 1–3	Moderate 4–6	High 7–9	Very high 10

Air pollution index at the nearest monitoring station.

Broadband download

Gigabit available to 100% · not a measured speed

<10	10–29	30–299	300–999	This home ≥1000
0%	0%	13%	0%	87%

In the same band as 87 percent of DE74 homes.

Based on the speeds available in this postcode, not a measured speed.

Energy rating

Band B

A	This home B	C	D	E	F	G

Energy efficiency band on this home's certificate.

Nearest recorded hazard

reservoir flood extent (worst-case wet-day failure) · 33 m

This home <100 m	100–499 m	500–999 m	≥1000 m

Distance to the closest flood, mining, landfill or pollution record.

+ Summary · Old Forge Close

Amber

Overall property rating

The most serious finding sets this rating. Red means review before proceeding; amber means follow up; green means no issue found in the completed checks. The HERO score is a weighted index; a serious individual finding can still require review. This is a screen, not a survey.

19 findings to follow up · 101 clear checks · 2 not checked.

Incomplete screening: missing checks are not an all-clear.

Top findings affecting this property

Amber	**Flood Zone 3 (undefended)** · Flood and water The nearest Flood Zone 3 (undefended) is 51 m from this title — within the 250 m screening distance.
Amber	**Superficial geology at this location** · Soil, geology and trees Superficial geology at this location: Alluvium — CLAY, SILT AND SAND.
Amber	**Pollutant release** · Contaminated land The nearest pollutant release is 742 m from this title — within the 1000 m screening distance.
Amber	**Radon-affected area** · Radon, air and local services This postcode is in a radon Affected Area: maximum class 2, 1 to 3 in 100 homes estimated at or above the action level.
Amber	**Nationally significant infrastructure (NSIP)** · Planning constraints The nearest Nationally Significant Infrastructure Project is East Midlands Gateway Rail Freight Interchange (transport, Decided) — 1,432 m away.
Amber	**Conservation area** · Heritage and conservation This title lies within the Kegworth conservation area.
Amber	**Feeding substation** · Energy and infrastructure Feeding substation: Kegworth (NGED, 196 m).

12 more findings follow on the next pages.

Each finding names what was found and what to do next. Nearby features are screening flags, not proof of damage. Results refer to the registered title, checked 23 November 2026.

Affecting this property

Findings on the title, within their screening distance, or with a raised measured or modelled band.

Flood Zone 3 (undefended)

Amber Worth checking

The nearest Flood Zone 3 (undefended) is 51 m from this title — within the 250 m screening distance.

Ask your conveyancer about a detailed flood search and check insurance terms.

Environment Agency Flood Map for Planning · checked 23 November 2026 Flood and water

Flood Zone 2 (undefended)

Amber Worth checking

The nearest Flood Zone 2 (undefended) is 51 m from this title — within the 250 m screening distance.

Ask your conveyancer about a detailed flood search and check insurance terms.

Environment Agency Flood Map for Planning · checked 23 November 2026 Flood and water

Recorded historical flood

Amber Worth checking

The nearest recorded historical flood is 226 m from this title — within the 250 m screening distance.

Ask your conveyancer about a detailed flood search and check insurance terms.

Environment Agency Recorded Flood Outlines · checked 23 November 2026 Flood and water

EA flood warning area

Amber Worth checking

The nearest EA flood warning area is 50 m from this title — within the 250 m screening distance.

Ask your conveyancer about a detailed flood search and check insurance terms.

Environment Agency flood warning areas · checked 23 November 2026 Flood and water

EA flood alert area

Amber Worth checking

The nearest EA flood alert area is 50 m from this title — within the 250 m screening distance.

Ask your conveyancer about a detailed flood search and check insurance terms.

Environment Agency flood alert areas · checked 23 November 2026 Flood and water

Reservoir flood extent (worst-case wet-day failure)

Amber Worth checking

The nearest reservoir flood extent (worst-case wet-day failure) is 33 m from this title — within the 250 m screening distance.

Ask your conveyancer about a detailed flood search and check insurance terms.

Environment Agency reservoir flood maps · checked 23 November 2026 Flood and water

Slope & usability

Amber Worth checking

The natural ground across the plot is a steeply sloping plot (about 16° over its steeper parts) — steep but natural ground.

Ask your surveyor whether the slope affects the house, garden walls or any building work.

Environment Agency National LIDAR Composite, 1 m terrain model · checked 23 November 2026

Flood and water

Superficial geology at this location

Amber Worth checking

Superficial geology at this location: Alluvium — CLAY, SILT AND SAND.

Ask your surveyor to assess the finding before purchase or building work.

British Geological Survey and Cranfield University LandIS · checked 23 November 2026

Soil, geology and trees

Root-zone proximity

Amber Worth checking

Tree canopy is recorded within about ~15 m of the property (nearest ~ 8 m).

Ask your surveyor to assess the finding before purchase or building work.

Forestry Commission National Forest Inventory and Trees Outside Woodland · checked 23 November 2026

Soil, geology and trees

Tree-fall proximity

Amber Worth checking

A canopy patch with tallest trees up to about 6 m is recorded only about 0 m from the title — within potential falling distance.

Ask your surveyor to assess the finding before purchase or building work.

Forestry Commission National Forest Inventory and Trees Outside Woodland · checked 23 November 2026

Soil, geology and trees

Pollutant release

Amber Worth checking

The nearest pollutant release is 742 m from this title — within the 1000 m screening distance.

Ask your conveyancer whether a contaminated land search is needed.

Environment Agency pollution inventory · checked 23 November 2026

Contaminated land

Radon-affected area

Amber Worth checking

This postcode is in a radon Affected Area: maximum class 2, 1 to 3 in 100 homes estimated at or above the action level.

Check UKHSA advice on radon testing and protection.

UK Health Security Agency radon map · checked 23 November 2026 Radon, air and local services

Nationally significant infrastructure (NSIP)

Amber Worth checking

The nearest Nationally Significant Infrastructure Project is East Midlands Gateway Rail Freight Interchange (transport, Decided) — 1,432 m away.

Ask your conveyancer to review this finding before purchase or building work.

Planning Inspectorate national infrastructure projects · checked 23 November 2026

Planning constraints

Conservation area

Amber Worth checking

This title lies within the Kegworth conservation area.

Ask your conveyancer which consents apply before any alterations.

Historic England and local planning authorities · checked 23 November 2026

Heritage and conservation

Feeding substation

Amber Worth checking

Feeding substation: Kegworth (NGED, 196 m).

Ask your conveyancer to review this finding before purchase or building work.

DESNZ, the North Sea Transition Authority and the electricity network operators · checked 23 November 2026

Energy and infrastructure

Renewable energy project (pipeline)

Amber Worth checking

The nearest renewable energy project (pipeline) is 418 m from this title — within the 1000 m screening distance.

Ask your conveyancer to review this finding before purchase or building work.

DESNZ Renewable Energy Planning Database · checked 23 November 2026

Energy and infrastructure

Open Access land (right to roam) Amber Worth checking

The nearest Open Access land (right to roam) is 198 m from this title — within the 250 m screening distance.

Ask your conveyancer to review this finding before purchase or building work.

Natural England open access land · checked 23 November 2026

Rights of way and invasive plants

Reported crime — last 12 months (~800 m) Amber Worth checking

302 reports within roughly 800 m in the last 12 months.

Ask your conveyancer to review this finding before purchase or building work.

police.uk and Department for Transport STATS19 · checked 23 November 2026

Crime and road safety

Brownfield land register site Green No issue found

The nearest brownfield land register site is 93 m from this title — within the 250 m screening distance.

No follow-up indicated by this screen.

planning.data.gov.uk brownfield land registers · checked 23 November 2026 Contaminated land

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Not checked

Tree Preservation Order zone Not checked Not checked

Not assessed: no Tree Preservation Order zone rows are held in the published council data for North West Leicestershire.

Repeat this check before relying on the report.

planning.data.gov.uk, Natural England and Historic England · checked 23 November 2026

Planning constraints

District risk scale comparisons Not checked Not checked

This check could not be completed just now, so it is not an all-clear.

Repeat this check before relying on the report.

Homedata analysis of public datasets · checked 23 November 2026 Area comparisons

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Peril 1 of 10

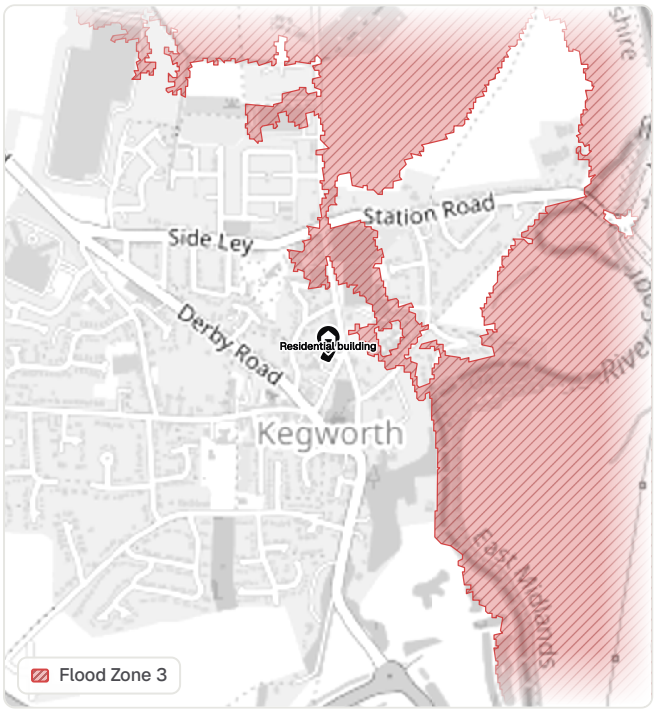
Flood and water

Amber

Seven findings worth checking. The nearest Flood Zone 3 (undefended) is 51 m from this title — within the 250 m screening distance.

7 checks, 7 worth checking. Full results are in the appendix.

Sources: Environment Agency Flood Map for Planning; Environment Agency National LIDAR Composite, 1 m terrain model; Environment Agency Recorded Flood Outlines; Environment Agency Water Quality Archive; Environment Agency flood alert areas; Environment Agency flood mapping; Environment Agency flood warning areas; Environment Agency reservoir flood maps. Checked 23 November 2026.



Flood Zone 3 (undefended)

Amber Worth checking

The nearest Flood Zone 3 (undefended) is 51 m from this title — within the 250 m screening distance.

Ask your conveyancer about a detailed flood search and check insurance terms.

Environment Agency Flood Map for Planning · checked 23 November 2026. Map data © OpenStreetMap contributors.



Flood Zone 2 (undefended)

Amber Worth checking

The nearest Flood Zone 2 (undefended) is 51 m from this title — within the 250 m screening distance.

Ask your conveyancer about a detailed flood search and check insurance terms.

Environment Agency Flood Map for Planning · checked 23 November 2026. Map data © OpenStreetMap contributors.

+ Peril 1 of 10 · Flood and water, continued



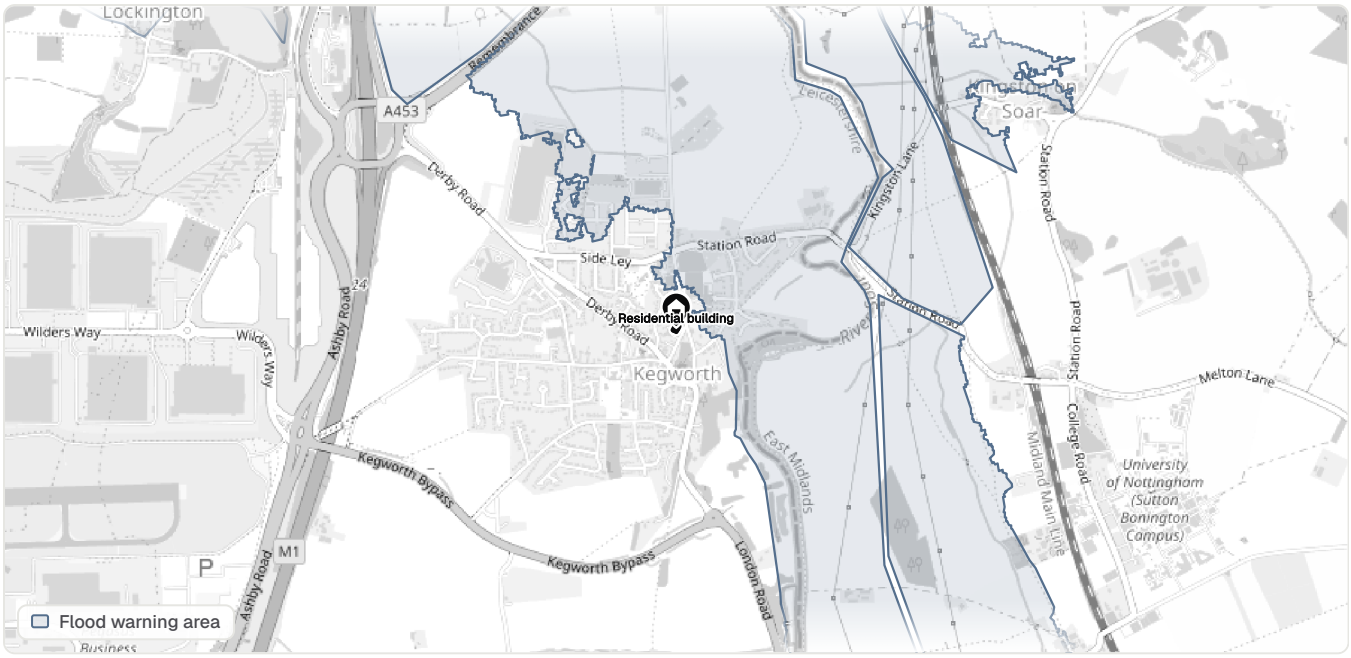
Recorded historical flood

Amber Worth checking

The nearest recorded historical flood is 226 m from this title — within the 250 m screening distance.

Ask your conveyancer about a detailed flood search and check insurance terms.

Environment Agency Recorded Flood Outlines · checked 23 November 2026. Map data © OpenStreetMap contributors.



EA flood warning area

Amber Worth checking

The nearest EA flood warning area is 50 m from this title — within the 250 m screening distance.

Ask your conveyancer about a detailed flood search and check insurance terms.

Environment Agency flood warning areas · checked 23 November 2026. Map data © OpenStreetMap contributors.

+ Peril 1 of 10 · Flood and water, continued



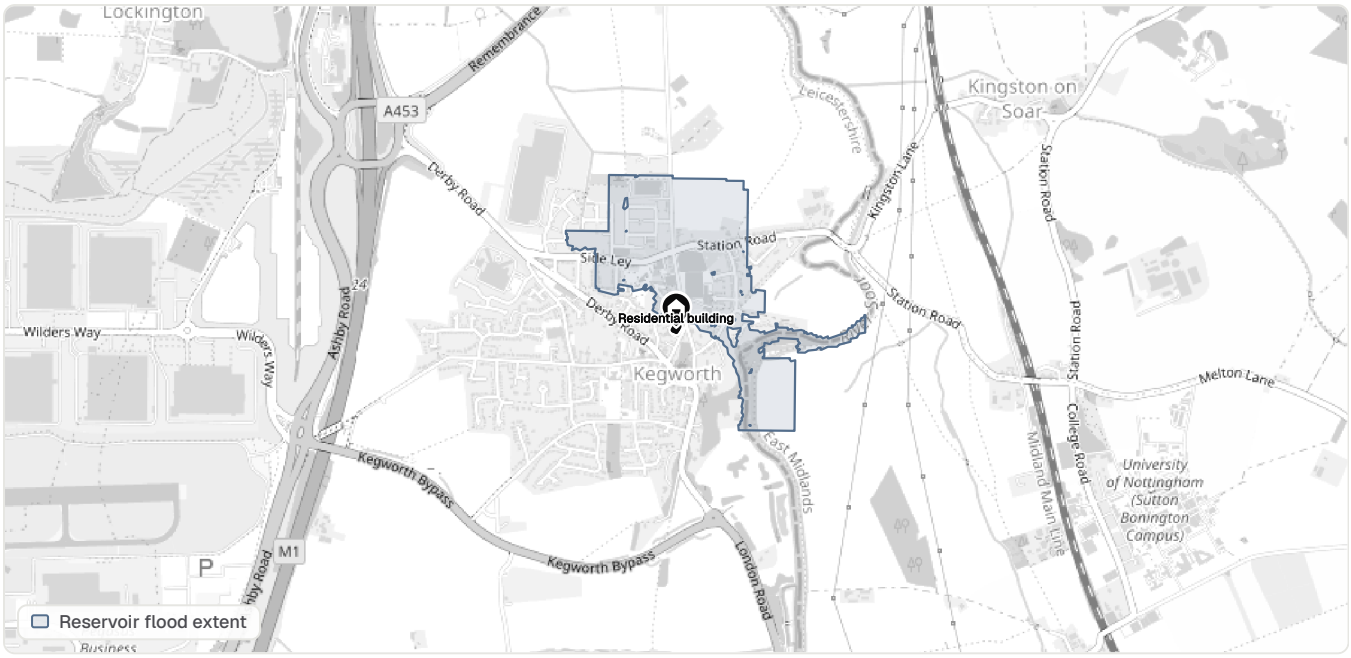
EA flood alert area

Amber Worth checking

The nearest EA flood alert area is 50 m from this title — within the 250 m screening distance.

Ask your conveyancer about a detailed flood search and check insurance terms.

Environment Agency flood alert areas · checked 23 November 2026. Map data © OpenStreetMap contributors.



Reservoir flood extent (worst-case wet-day failure) Amber Worth checking

The nearest reservoir flood extent (worst-case wet-day failure) is 33 m from this title — within the 250 m screening distance.

Ask your conveyancer about a detailed flood search and check insurance terms.

Environment Agency reservoir flood maps · checked 23 November 2026. Map data © OpenStreetMap contributors.

Slope & usability Amber Worth checking

The natural ground across the plot is a steeply sloping plot (about 16° over its steeper parts) — steep but natural ground. The ground directly under the house is moderate too (about 12° by the terrain model), in keeping with the rest of the plot.

Ask your surveyor whether the slope affects the house, garden walls or any building work.

Environment Agency National LIDAR Composite, 1 m terrain model · checked 23 November 2026

Rating rules · Flood and water

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Flood Zone 3 (undefended): Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

Flood Zone 2 (undefended): Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

recorded historical flood: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.
EA flood warning area: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.
EA flood alert area: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.
reservoir flood extent (worst-case wet-day failure): Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

+ Peril 2 of 10

Soil, geology and trees

Amber

Three findings worth checking. Superficial geology at this location: Alluvium — CLAY, SILT AND SAND.

3 checks, 3 worth checking. Full results are in the appendix.

Sources: British Geological Survey and Cranfield University LandIS; Forestry Commission National Forest Inventory and Trees Outside Woodland. Checked 23 November 2026.



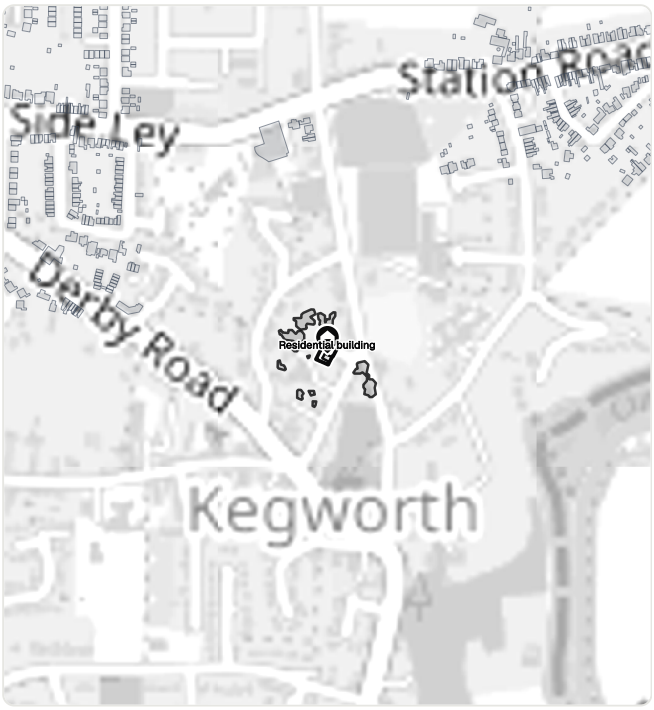
Superficial geology at this location

Amber Worth checking

Superficial geology at this location: Alluvium — CLAY, SILT AND SAND.

Ask your surveyor to assess the finding before purchase or building work.

British Geological Survey and Cranfield University LandIS · checked 23 November 2026. Map data © OpenStreetMap contributors.



Root-zone proximity

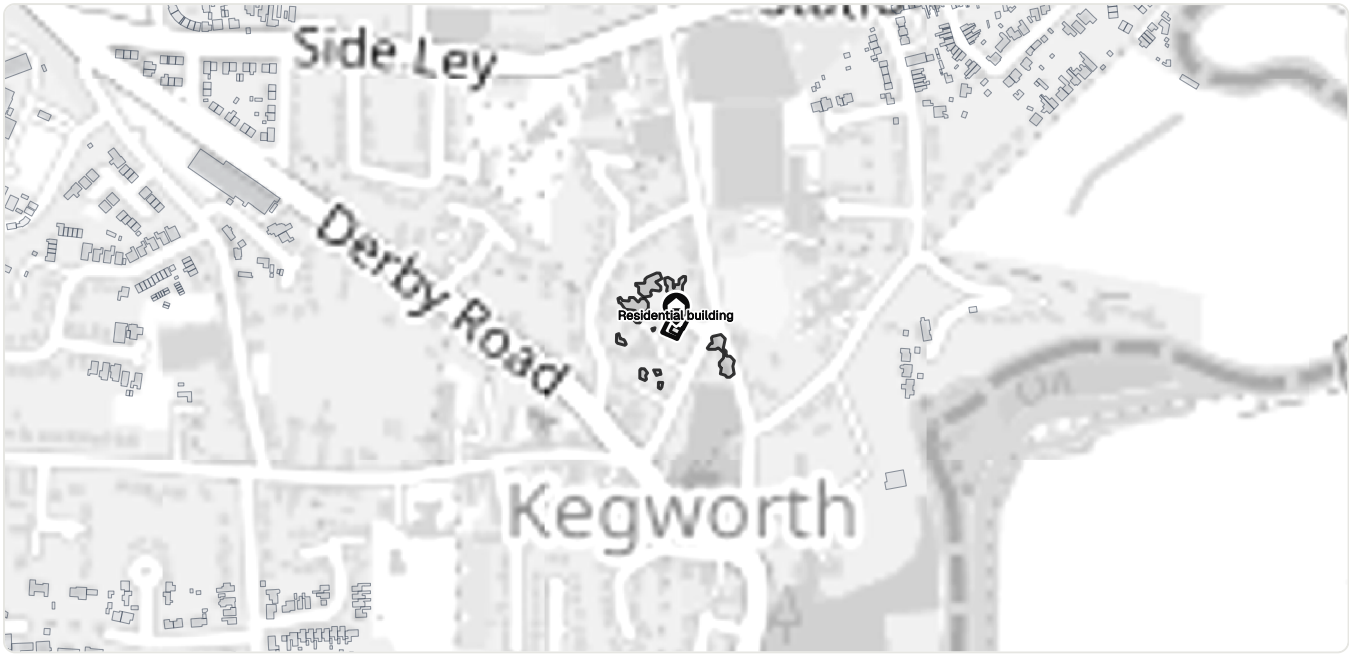
Amber Worth checking

Tree canopy is recorded within about ~15 m of the property (nearest ~ 8 m).

Ask your surveyor to assess the finding before purchase or building work.

Forestry Commission National Forest Inventory and Trees Outside Woodland · checked 23 November 2026. Map data © OpenStreetMap contributors.

Peril 2 of 10 · Soil, geology and trees, continued



Tree-fall proximity Amber Worth checking

A canopy patch with tallest trees up to about 6 m is recorded only about 0 m from the title — within potential falling distance.

Ask your surveyor to assess the finding before purchase or building work.

Forestry Commission National Forest Inventory and Trees Outside Woodland · checked 23 November 2026. Map data © OpenStreetMap contributors.

Rating rules · Soil, geology and trees

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

+ Peril 3 of 10

Contaminated land

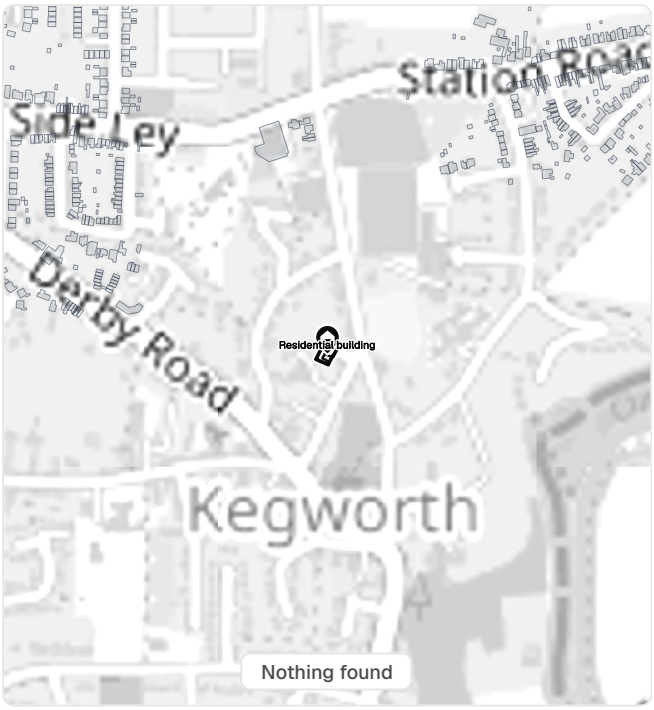
Amber

One finding worth checking. The nearest pollutant release is 742 m from this title — within the 1000 m screening distance.

2 checks, 1 worth checking. Full results are in the appendix.

Sources: Environment Agency pollution inventory; Environment Agency public registers; planning.data.gov.uk brownfield land registers. Checked 23 November 2026.





Pollutant release **Amber** Worth checking

The nearest pollutant release is 742 m from this title — within the 1000 m screening distance.

Ask your conveyancer whether a contaminated land search is needed.

Environment Agency pollution inventory · checked 23 November 2026. Map data © OpenStreetMap contributors.

Brownfield land register site

Green No issue found

The nearest brownfield land register site is 93 m from this title — within the 250 m screening distance.

No follow-up indicated by this screen.

planning.data.gov.uk brownfield land registers · checked 23 November 2026. Map data © OpenStreetMap contributors.

Rating rules · Contaminated land

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked

means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

pollutant release: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

brownfield land register site: Red: feature intersects the title. Amber: not used. Green: no intersection with the title in the data searched.

Peril 4 of 10

Radon, air and local services

Amber

One finding worth checking. This postcode is in a radon Affected Area: maximum class 2, 1 to 3 in 100 homes estimated at or above the action level.

1 check, 1 worth checking. Full results are in the appendix.

Sources: Defra, Ofcom, the NHS and Get Information About Schools; UK Health Security Agency radon map. Checked 23 November 2026.

Radon-affected area

Amber Worth checking

This postcode is in a radon Affected Area: maximum class **2**, 1 to 3 in 100 homes estimated at or above the action level. UKHSA advises a low-cost radon test in Affected Areas.

Check UKHSA advice on radon testing and protection.

UK Health Security Agency radon map · checked 23 November 2026

Rating rules · Radon, air and local services

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

+ Peril 5 of 10

Planning constraints

Amber

One finding worth checking. The nearest Nationally Significant Infrastructure Project is East Midlands Gateway Rail Freight Interchange (transport, Decided) — 1,432 m away.

2 checks, 1 worth checking, 1 not checked. Full results are in the appendix.

Sources: Planning Inspectorate national infrastructure projects; planning.data.gov.uk, Natural England and Historic England. Checked 23 November 2026.



Nationally significant infrastructure (NSIP)

Amber Worth checking

The nearest Nationally Significant Infrastructure Project is East Midlands Gateway Rail Freight Interchange (transport, Decided) — 1,432 m away.

Ask your conveyancer to review this finding before purchase or building work.

Planning Inspectorate national infrastructure projects · checked 23 November 2026. Map data © OpenStreetMap contributors.



Tree Preservation Order zone

Not checked Not checked

Not assessed: no Tree Preservation Order zone rows are held in the published council data for North West Leicestershire.

Repeat this check before relying on the report.

planning.data.gov.uk, Natural England and Historic England · checked 23 November 2026. Map data © OpenStreetMap contributors.

Rating rules · Planning constraints

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given

with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Tree Preservation Order zone: Red: not used. Amber: feature intersects the title. Green: no intersection with the title in the data searched.

Peril 6 of 10

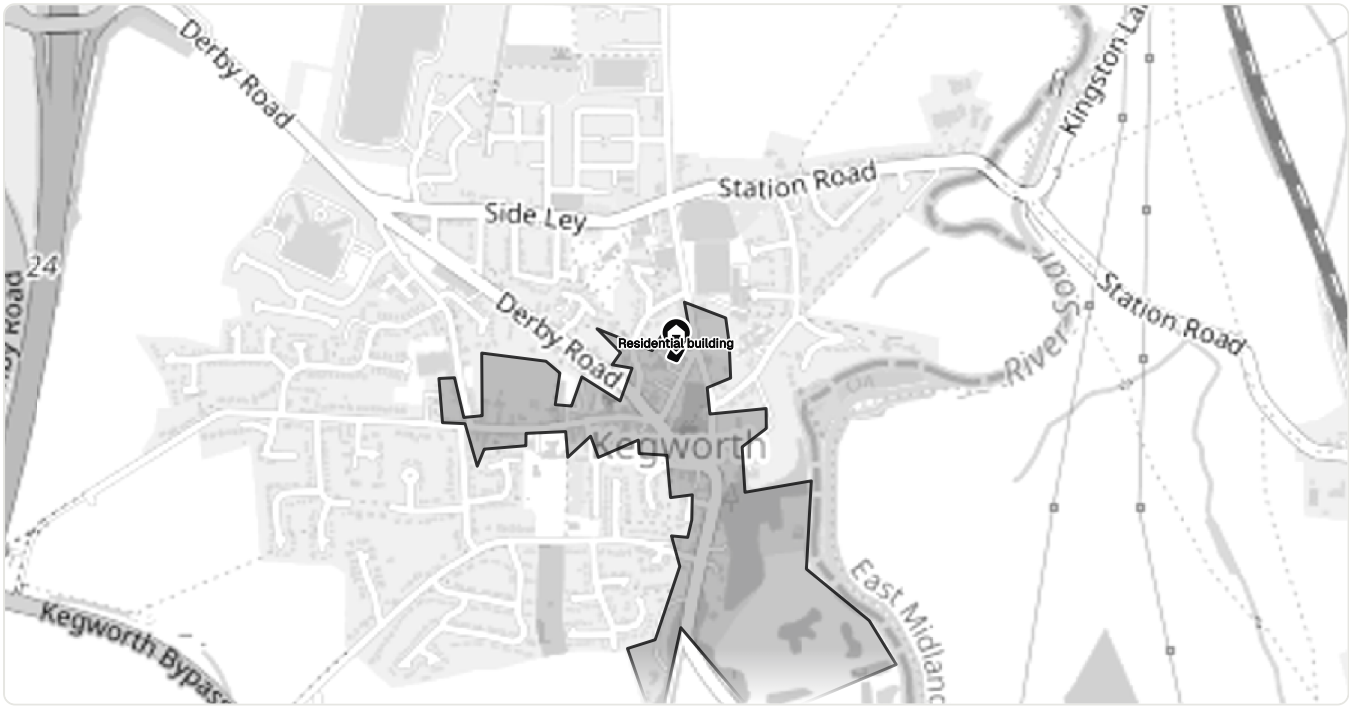
Heritage and conservation

Amber

One finding worth checking. This title lies within the Kegworth conservation area.

1 check, 1 worth checking. Full results are in the appendix.

Sources: Historic England and local planning authorities. Checked 23 November 2026.



Conservation area Amber Worth checking

This title lies within the Kegworth conservation area.

Ask your conveyancer which consents apply before any alterations.

Historic England and local planning authorities · checked 23 November 2026. Map data © OpenStreetMap contributors.

Rating rules · Heritage and conservation

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

+ Peril 7 of 10

Energy and infrastructure

Amber

Two findings worth checking. Feeding substation: Kegworth (NGED, 196 m).

2 checks, 2 worth checking. Full results are in the appendix.

Sources: DESNZ Renewable Energy Planning Database; DESNZ, the North Sea Transition Authority and the electricity network operators. Checked 23 November 2026.



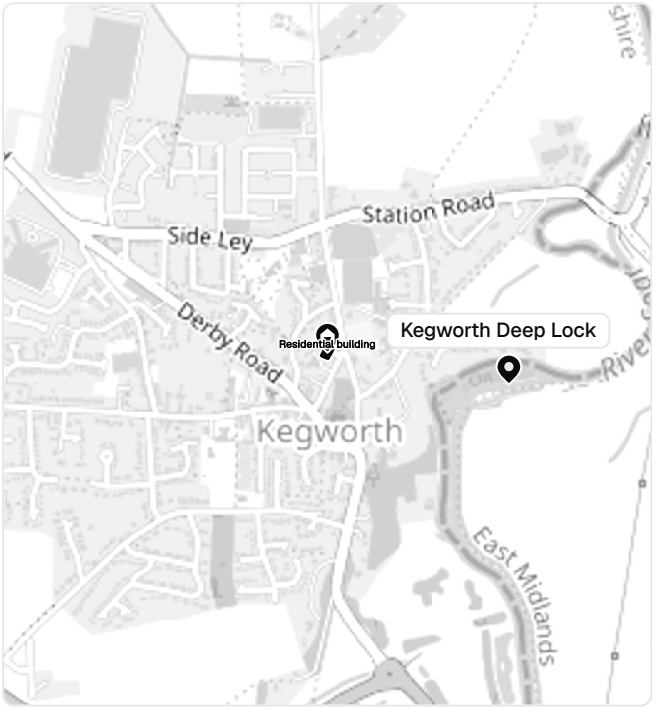
Feeding substation

Amber Worth checking

Feeding substation: Kegworth (NGED, 196 m).

Ask your conveyancer to review this finding before purchase or building work.

DESNZ, the North Sea Transition Authority and the electricity network operators · checked 23 November 2026. Map data © OpenStreetMap contributors.



Renewable energy project (pipeline)

Amber Worth checking

The nearest renewable energy project (pipeline) is 418 m from this title — within the 1000 m screening distance.

Ask your conveyancer to review this finding before purchase or building work.

DESNZ Renewable Energy Planning Database · checked 23 November 2026. Map data © OpenStreetMap contributors.

Rating rules · Energy and infrastructure

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked

means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

renewable energy project (pipeline): Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

+ Peril 8 of 10

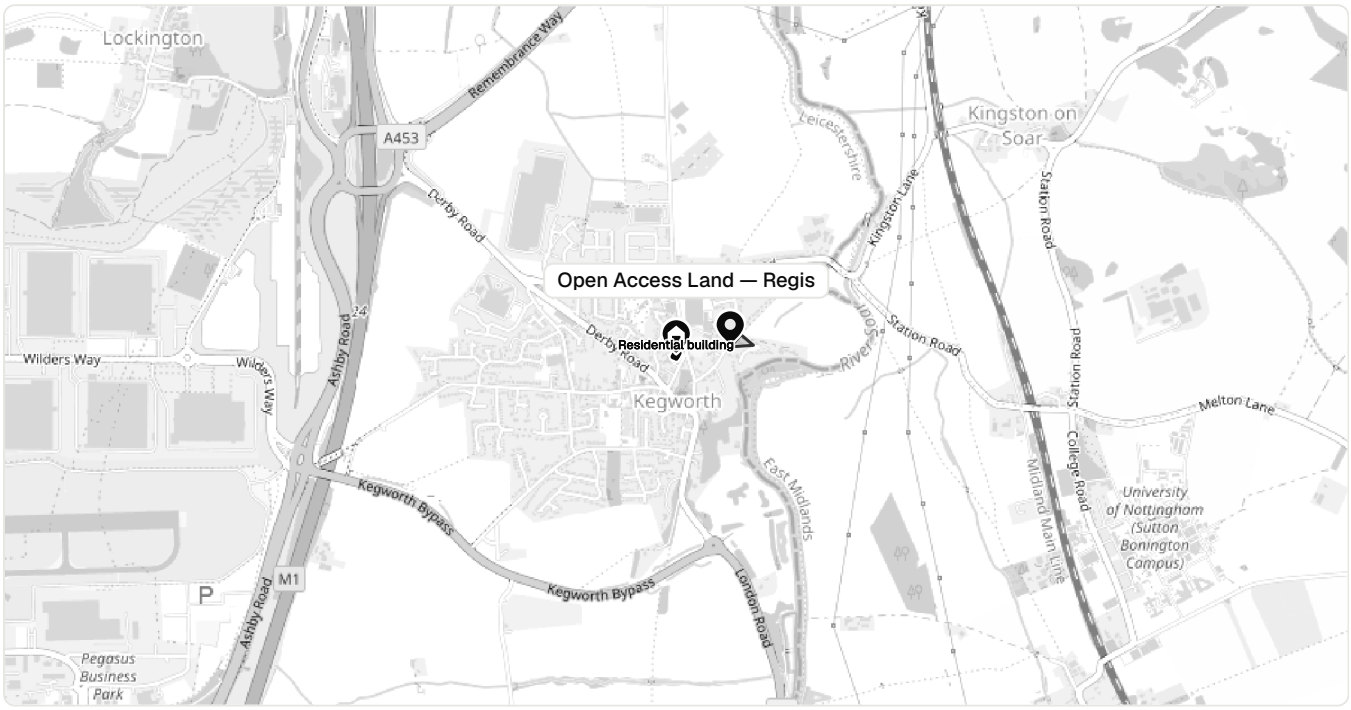
Rights of way and invasive plants

Amber

One finding worth checking. The nearest Open Access land (right to roam) is 198 m from this title — within the 250 m screening distance.

1 check, 1 worth checking. Full results are in the appendix.

Sources: NBN Atlas species records; Natural England open access land; OpenStreetMap and Natural England. Checked 23 November 2026.



Open Access land (right to roam) **Amber** Worth checking

The nearest Open Access land (right to roam) is 198 m from this title — within the 250 m screening distance.

Ask your conveyancer to review this finding before purchase or building work.

Natural England open access land · checked 23 November 2026. Map data © OpenStreetMap contributors.

Rating rules · Rights of way and invasive plants

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Open Access land (right to roam): Red: not used for this designation. Amber: intersects the title or lies within the stated screening distance. Green: no feature within that distance in the data searched.

+ Peril 9 of 10

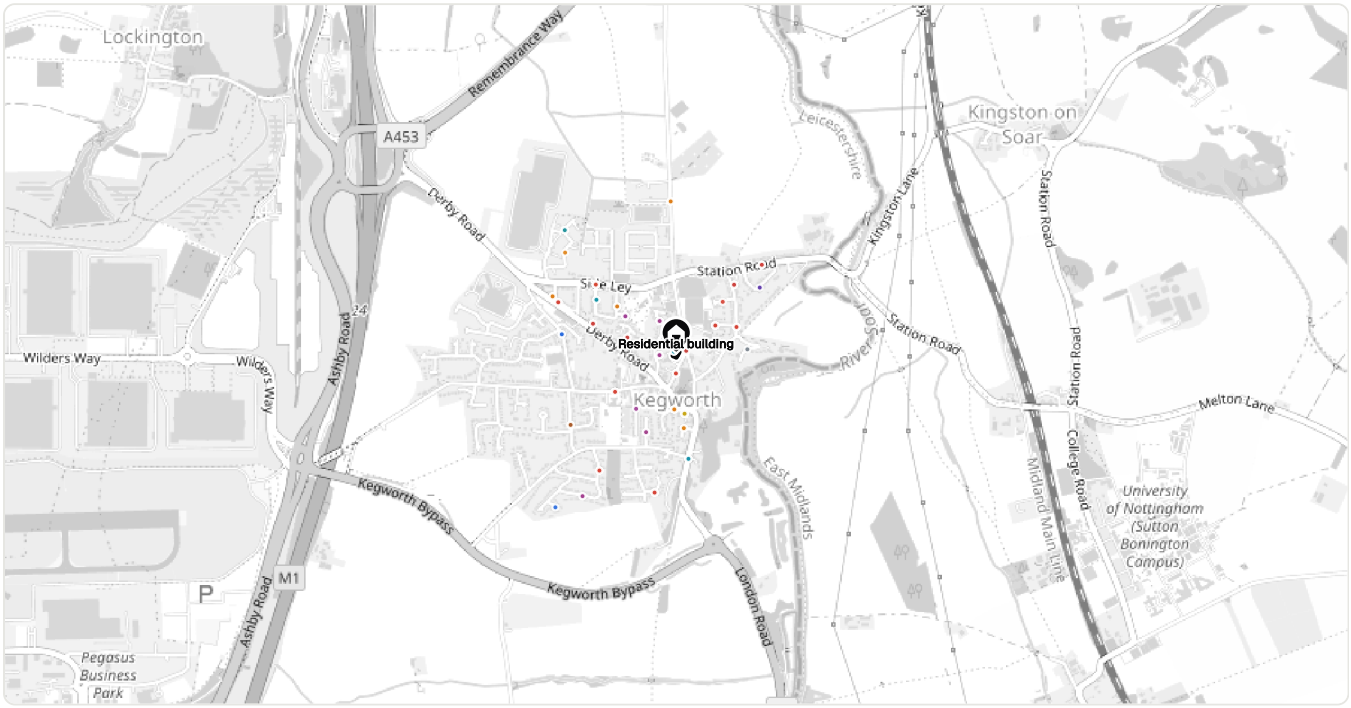
Crime and road safety

Amber

One finding worth checking. 302 reports within roughly 800 m in the last 12 months.

1 check, 1 worth checking. Full results are in the appendix.

Sources: police.uk and Department for Transport STATS19. Checked 23 November 2026.



Reported crime — last 12 months (~800 m) **Amber** Worth checking

302 reports within roughly 800 m in the last 12 months.

Ask your conveyancer to review this finding before purchase or building work.

police.uk and Department for Transport STATS19 · checked 23 November 2026. Map data © OpenStreetMap contributors.

Rating rules · Crime and road safety

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

+ Peril 10 of 10

Area comparisons

Not checked

One check could not be run, so this is not an all-clear.

1 check, 1 not checked. Full results are in the appendix.

Sources: Homedata analysis of public datasets. Checked 23 November 2026.

District risk scale comparisons Not checked Not checked

This check could not be completed just now, so it is not an all-clear.

Repeat this check before relying on the report.

Homedata analysis of public datasets · checked 23 November 2026

Rating rules · Area comparisons

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Not affecting this property

Checks that came back clear at the stated screening distance or band. Green does not guarantee absence of risk. Full results and background information are in the appendix.

Green **River & sea flooding — current likelihood** · With the area's existing defences taken into account, the likelihood of river or sea flooding at this property today is very low (no band mapped).

Green **River & sea flooding — future risk under climate change (2080s)** · On the high-emissions climate-change scenario for the 2080s, the modelled future river flood extent at the higher-probability (around a 1-in-100 chance for rivers / 1-in-200 for the sea each year) likelihood is about 63 m away.

Green **Surface water** · Modelled surface-water (rainfall) flooding likelihood: very low (no band mapped).

Green **flood storage area** · No flood storage area found within 5 km of this title.

Green **flood defence** · This title is more than 250 m from the nearest flood defence (344 m away).

Green **Typical (median) plot ground level (bare earth)** · The typical (median) ground level across the title is about 34 m AOD (metres above sea level).

Green **Drainage & ponding** · No significant ponding hollows were detected within the plot; surface water would tend to drain away towards the north-east.

Green **Nearest water-quality monitoring point** · The nearest water-quality sampling point is UWWTD INTAKE SELF MONITORING FROM KEGWORTH STW (608 m away), monitoring sewage - crude to further treatment - water company; status open.

Green **Overall ground stability screen** · The combined ground screen for this title reads low: no single factor stands out across the screened hazards.

Green **Measured ground motion** · Nearest reading 32.6 m away: -0.9 mm a year up/down (stable).

Green **Trees near the house foundations** · Nearest canopy 6.02 m tall, 1.6 m from the house; the shrink-swell band is low, so tree proximity does not raise foundation concern.

Green **Compressible ground and peat** · The ground here is level 1 of 5 for soft ground that

settles under load; no peaty ground mapped under the plot.

Green **Made ground and historic landfill** · The site is within 2538 m of a recorded historic-landfill / made-ground area (L05: Inert LF); not on or at the property on the records held.

Green **Shrink-swell clay movement** · Susceptibility band: Moderate (class 2 of 5).

Green **Landslides (slope instability)** · Susceptibility band: Moderate (class 2 of 5).

Green **Dissolution of soluble rocks** · Susceptibility band: Low (class 1 of 5).

Green **Running sand** · Susceptibility band: Low (class 1 of 5).

Green **Compressible ground** · Susceptibility band: Low (class 1 of 5).

Green **Collapsible deposits** · Susceptibility band: Low (class 1 of 5).

Green **Coal mining** · The home is not inside the zone.

Green **Superficial cover thickness** · The BGS Superficial Deposits Thickness Model estimates about 3 m of loose (non-bedrock) cover over this 1 km cell, up to ~6 m (about 37% of the cell has any cover).

Green **Composite subsidence screen** · Low composite subsidence indication.

Green **Drainage & soakaway suitability** · Soil drainage class here: Freely draining.

Green **Texture profile to foundation depth** · Depth Dominant texture Composition What it means for the structure topsoil medium sandy loam medium sandy loam 80% not shrinkable — predictable bearing for standard foundations subsoil medium sandy loam medium sandy loam 65%, loamy medium sand 15% not shrinkable — predictable bearing for standard foundations substrate medium sandy loam medium sandy loam 45%, medium sand 35% not shrinkable — predictable bearing for standard foundations Movement classes are inferred from texture (the national map records texture, not lab plasticity); a ground investigation classifies definitively.

Green **Organic carbon / compressible ground** · Topsoil organic carbon is not classified for this soil association — the national dataset records it as ‘uncertain’, which is not a measured 0%.

Green **Artificial / made ground** · Nearest recorded made/developed ground is 93 m away (BLR14).

Green **active landfill** · No active landfill site within 1000 m of the title.

Green **former landfill** · No former / historic landfill site within 500 m of the title.

Green **contaminated-land special site** · No contaminated-land special site found within 5 km of this title.

Green **consented discharge to controlled waters** · This title is more than 50 m from the nearest consented discharge to controlled waters (130 m away).

Green **regulated industrial installation** · This title is more than 250 m from the nearest regulated industrial installation (742 m away).

Green **permitted waste operation** · This title is more than 250 m from the nearest permitted waste operation (2343 m away).

Green **radioactive-substances permit site** · This title is more than 250 m from the nearest radioactive-substances permit site (1923 m away).

Green **Source Protection Zone 1 (inner — <50-day travel)** · No Source Protection Zone 1 (inner — <50-day travel) found within 5 km of this title.

Green **Source Protection Zone 2 (outer)** · No Source Protection Zone 2 (outer) found within 5 km of this title.

Green **Drinking Water Safeguard Zone (surface water)** · This title is more than 250 m from the nearest Drinking Water Safeguard Zone (surface water) (4853 m away).

Green **Drinking Water Safeguard Zone (groundwater)** · No Drinking Water Safeguard Zone (groundwater) found within 5 km of this title.

Green **Nearest fuel station** · The nearest active filling station is BP, 348 m away.

Green **Nearest industrial works** · The nearest industrial works/factory is Adey Steel, 7,979 m from the property; nearest industrial chimney 1,801 m.

Green **Air Quality Management Area** · This title is more than 1000 m from the nearest Air Quality Management Area (4057 m away).

Green **Modelled background air quality** · The modelled annual-mean background air quality at this property (2024) is NO2 9.6, PM2.5 7.0, PM10 12.9 µg/m³.

Green **Food outlets nearby** · 18 rated food outlets within ~500 m.

Green **Nearest hospital** · The nearest NHS hospital is Loughborough Hospital (LE11 5JY), 7,925 m away.

Green **Nearest GP practice** · The nearest NHS GP practice is Orchard Surgery (DE74 2EL), 79 m away.

Green **Nearest pharmacy** · The nearest NHS pharmacy is Boots (DE74 2ED), 149 m away.

Green **Road noise at the property** · This property falls below the lowest mapped road-noise band on the national strategic noise mapping.

Green **Rail noise at the property** · This property falls below the lowest mapped rail-noise band on the national strategic noise mapping.

Green **Nearest airport / airfield** · The nearest aerodrome is Property location Airstrip, 11,507 m from the property.

Green **Scheduled monument** · This title is more than 250 m from the nearest Scheduled monument (413 m away).

Green **Article 4 Direction area** · No Article 4 Direction area found within 5 km of this title.

Green **Nutrient Neutrality Catchment** · No Nutrient Neutrality Catchment found within 5 km of this title.

Green **Woodland & tree canopy nearby** · Nearest mapped woodland: Broadleaved, 1.5 ha, about 250 m away.

Green **Is the building listed?** · No listed building's footprint or entry falls on the title.

Green **Heritage at Risk register entry** · This title is more than 250 m from the nearest Heritage at Risk register entry (4041 m away).

Green **HS2 safeguarding zone** · This title is more than 250 m from the nearest HS2

safeguarding zone (969 m away).

Green **Nearest railway line** · The nearest railway (rail, Midland Main Line) runs 1,229 m from the property.

Green **HS2 railway line** · No HS2 Phase One route within 5 km of this title.

Green **Nearest major road — traffic flow**Principal A road) is 921 m away and carried about 12,994 vehicles/day (including ~578 HGVs) in 2025 (average daily traffic).

Green **Electricity supply reliability** · 0.0 recorded power-cut incidents/year within 1 km (0 customer interruptions in the operator's log).

Green **onshore petroleum licence area** · No onshore petroleum licence area found within 5 km of this title.

Green **renewable energy project (operational)** · This title is more than 1000 m from the nearest renewable energy project (operational) (1170 m away).

Green **power station** · This title is more than 1000 m from the nearest power station (1498 m away).

Green **conventional power station (non-renewable)** · This title is more than 1000 m from the nearest conventional power station (non-renewable) (1498 m away).

Green **Live network faults** · No live faults or planned shutdowns within 2 km at assessment time.

Green **Operator streetworks (500 m)** · No electricity-network streetworks recorded within 500 m.

Green **Nearest power station** · Ratcliffe (OCGT) (Fossil Fuel, 34 MW) is 1,498 m from the property.

Green **Nearest conventional power station** · Ratcliffe (OCGT) (Fossil Fuel, 34 MW) is 1,498 m from the property.

Green **Nearest electricity pylon** · The nearest overhead-line pylon/tower is 789 m from the property; the nearest high-voltage line is 774 m away.

Green **Nearest telecoms mast** · The nearest telecommunications mast/tower is an unnamed mast, 666 m from the property.

Green **projected coastal erosion by 2105 (if defences maintained)** · No projected coastal erosion by 2105 (if defences maintained) found within 5 km of this title.

Green **projected coastal erosion by 2105 (no further intervention)** · No projected coastal erosion by 2105 (no further intervention) found within 5 km of this title.

Green **coastal ground instability zone** · No coastal ground instability zone found within 5 km of this title.

Green **Public right of way over the title** · No designated public right of way crosses the registered title.

Green **Nearest public path** · A public footpath passes 403 m from the property (Bridge Fields).

Green **Permissive access** · No recorded permissive paths within 2 km.

Green **Water Fern** · 12 recorded occurrence(s) within 5 km — nearest 300 m from the property (latest record 2011).

Green **Virginia Creeper** · 4 recorded occurrence(s) within 5 km — nearest 300 m from the property (latest record 2020).

Green **Floating Pennywort** · 198 recorded occurrence(s) within 5 km — nearest 300 m from the property (latest record 2025).

Green **Three-cornered Garlic** · 1 recorded occurrence(s) within 5 km — nearest 888 m from the property (latest record 2026).

Green **Himalayan Cotoneaster** · 2 recorded occurrence(s) within 5 km — nearest 2,152 m from the property (latest record 2023).

Green **Giant Hogweed** · 4 recorded occurrence(s) within 5 km — nearest 2,152 m from the property (latest record 2023).

Green **Giant Rhubarb** · 1 recorded occurrence(s) within 5 km — nearest 2,167 m from the property (latest record 2020).

Green **Himalayan Balsam** · 5 recorded occurrence(s) within 5 km — nearest 2,530 m from the property (latest record 2026).

Green **Curly Waterweed** · 5 recorded occurrence(s) within 5 km — nearest 2,706 m from the property (latest record 2024).

Green **Australian Swamp Stonecrop** · 5 recorded occurrence(s) within 5 km — nearest 2,749 m from the property (latest record 2019).

Green **Parrot's-feather** · 2 recorded occurrence(s) within 5 km — nearest 4,144 m from the property (latest record 2010).

Green **Wall Cotoneaster** · 1 recorded occurrence(s) within 5 km — nearest 4,237 m from the property (latest record 2018).

Green **Japanese Rose** · 1 recorded occurrence(s) within 5 km — nearest 4,642 m from the property (latest record 2025).

Green **Hollyberry Cotoneaster** · 1 recorded occurrence(s) within 5 km — nearest 4,798 m from the property (latest record 2020).

Green **Neighbourhood deprivation (IMD 2025)** · This neighbourhood (North West Leicestershire 002D, North West Leicestershire) is in decile 7 of the English Index of Multiple Deprivation 2025: less deprived than average (decile 1 = most deprived, 10 = least).

Green **Registered corporate ownership** · This title is on neither corporate-ownership register — held privately (an individual, charity or public body).

Green **Building 1: Residential Accommodation (primary residence): Flood zone** · This footprint is clear of the mapped flood zones.

Green **Building 1: Residential Accommodation (primary residence): Made ground / landfill** · No recorded historic landfill near this footprint.

Green **Building 1: Residential Accommodation (primary residence): Shrink-swell clay (this area)** · This area is rated low for shrink-swell clay (area-level screen).

Green **Building 1: Residential Accommodation (primary residence): Nearby trees** · Nearest canopy about 6 m tall, 2 m from this footprint — root reach unlikely to affect the foundations here.

Green **Building 1: Residential Accommodation (primary residence): Measured ground motion** · Nearest satellite reading 29 m away shows the ground stable within measurement uncertainty.

Green **Building 1: Residential Accommodation (primary residence): Mining (this area)** · No mine workings recorded close to this area (area-level screen).

Green **Tree overshadowing / daylight** · No tall tree canopy is recorded to the south of the building within overshadowing range, so significant tree shading of south-facing rooms or solar gain is unlikely on the mapped canopy.

Green **Roadside air-quality screen** · Modelled background air quality at this property is NO2 9.6, PM2.5 7.0 µg/m³.

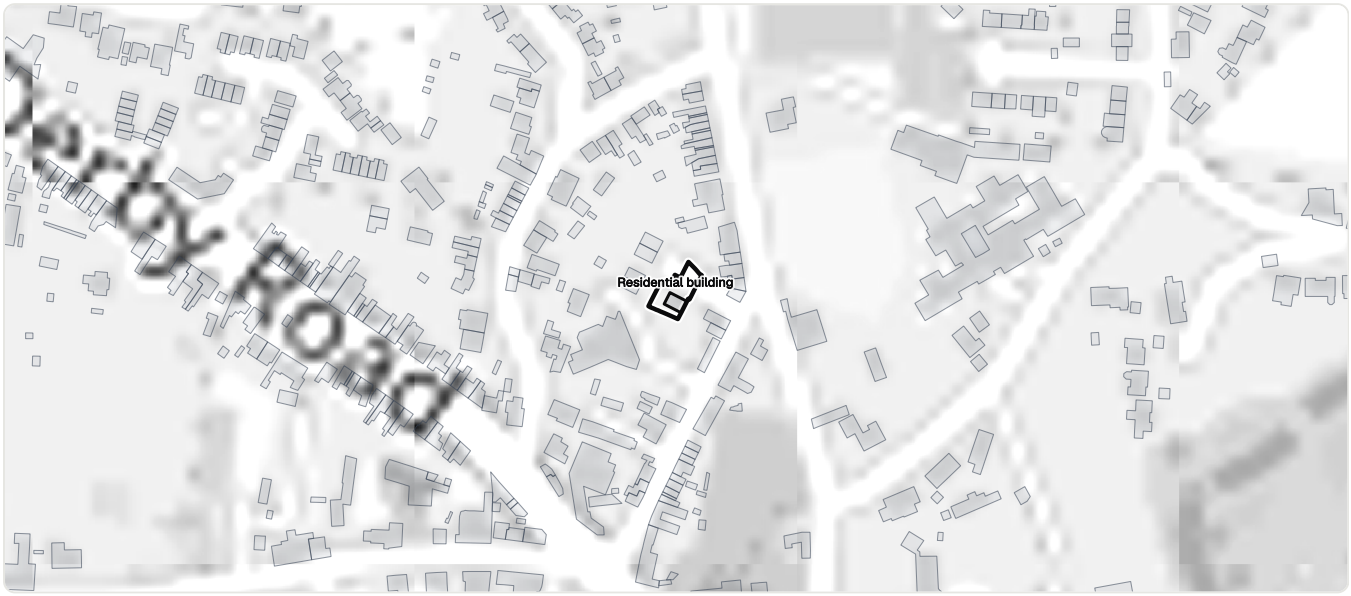
Green **Green-amenity screen** · A green setting: tree canopy covers ~ 16% within 100 m and ~ 16% within 200 m; the nearest public greenspace (St Andrew's Church) is 60 m away; the nearest mapped woodland block is 250 m away.

Green **Home running-cost screen** · Energy affordability indicators: the EPC efficiency score is 84 (band B), with potential 95; floor area ~107 m²; about 14.5% of this neighbourhood's households are in fuel poverty (above the England average).

+ The property

Old Forge Close, Kegworth, DE74 2AS

Source: HM Land Registry, the EPC register and Homedata property records. Checked 23 November 2026.



Registered title boundary, 336 m². Map data © OpenStreetMap contributors.

Property reference

Title class	Absolute freehold
Estate interest	Estate in land
Registered extent	336 m² (3,617 ft² / 0.08 ac)
Record status	Added (current)

Property record

Property type	Detached
Bedrooms	3
Predicted bedrooms	4
Bathrooms	2
Floors	2
EPC floor area	107 m²
Predicted floor area	115 m²
Building height	7.4 m
Construction age band	2015
Construction material	Average Thermal Transmittance 0.25 W/M²K
Roof material	Average Thermal Transmittance 0.09 W/M²K

Roof shape	Pitched
Basement	No
Garden	Yes — Private garden
Parking	Yes — Driveway
Council tax band	D
EPC current efficiency	84 (band B)
EPC potential efficiency	95 (band A)
Last sold price	£325,000
Last sold date	2026-08-28
Land area	336 m² (0.08 ac)
Building footprint area	58 m²

Only values we hold are shown. Predicted figures are modelled, not measured.

+ Appendix

Every check, in full

Each check below names what was found and how far away it is. All checks were run on 23 November 2026 against the data held on that date.

A1. Flood and water

Rating rules · Flood and water

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Flood Zone 3 (undefended): Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

Flood Zone 2 (undefended): Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

recorded historical flood: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

flood storage area: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

flood defence: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

EA flood warning area: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

EA flood alert area: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

reservoir flood extent (worst-case wet-day failure): Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

Check	Result	Finding and source
River & sea flooding — current likelihood	No issue found	With the area's existing defences taken into account, the likelihood of river or sea flooding at this property today is **very low (no band mapped)**. Compare with the planning-zone checks below, which deliberately ignore defences. Environment Agency flood mapping

Check	Result	Finding and source
River & sea flooding — future risk under climate change (2080s)	No issue found	On the **high-emissions climate-change scenario for the 2080s**, the modelled future **river** flood extent at the higher-probability (around a 1-in-100 chance for rivers / 1-in-200 for the sea each year) likelihood is **about 63 m away.** Present-day defended likelihood here is **very low (no band mapped).** Environment Agency flood mapping
Surface water	No issue found	Modelled surface-water (rainfall) flooding likelihood: **very low (no band mapped).** Environment Agency flood mapping
Flood Zone 3 (undefended)	Worth checking	The nearest Flood Zone 3 (undefended) is 51 m from this title — within the 250 m screening distance. Environment Agency Flood Map for Planning
Flood Zone 2 (undefended)	Worth checking	The nearest Flood Zone 2 (undefended) is 51 m from this title — within the 250 m screening distance. Environment Agency Flood Map for Planning
Recorded historical flood	Worth checking	The nearest recorded historical flood is 226 m from this title — within the 250 m screening distance. Nearest: Soar 1983 outline · flood source: main river · start date: 1983-05-03 Environment Agency Recorded Flood Outlines
Flood storage area	No issue found	No flood storage area found within 5 km of this title. Environment Agency flood storage areas
Flood defence	No issue found	This title is more than 250 m from the nearest flood defence (344 m away). Nearest: Wall · protection type: Fluvial · design sop: 10 Environment Agency flood defences
EA flood warning area	Worth checking	The nearest EA flood warning area is 50 m from this title — within the 250 m screening distance. Nearest: River Soar at Kegworth · river sea: River Soar Environment Agency flood warning areas
EA flood alert area	Worth checking	The nearest EA flood alert area is 50 m from this title — within the 250 m screening distance. Nearest: Lower River Soar in Leicestershire · river sea: River Soar Environment Agency flood alert areas

Check	Result	Finding and source
Reservoir flood extent (worst-case wet-day failure)	Worth checking	The nearest reservoir flood extent (worst-case wet-day failure) is 33 m from this title — within the 250 m screening distance. Nearest: Swithland · undertaker: Severn Trent Water · risk designation: High-risk Environment Agency reservoir flood maps
Flood Re insurance eligibility	For information	This dwelling appears to have been **built in 2009 or later** (2015), so it would **not** be eligible for the Flood Re scheme, which excludes homes built or converted on/after 1 January 2009. Leasehold flats and mixed/commercial use carry separate Flood Re rules. Environment Agency flood mapping
Typical (median) plot ground level (bare earth)	No issue found	The typical (median) ground level across the title is about **34 m AOD** (metres above sea level). This is the plot's bare-earth ground, not the single point under the building. Environment Agency National LIDAR Composite, 1 m terrain model
Slope & usability	Worth checking	The natural ground across the plot is a steeply sloping plot (about 16° over its steeper parts) — steep but natural ground. The ground directly under the house is moderate too (about 12° by the terrain model), in keeping with the rest of the plot. Environment Agency National LIDAR Composite, 1 m terrain model
Sun & solar exposure	For information	The plot faces broadly **north-east** and is fairly open to the sky, so it sees less direct sun, especially in winter — less ideal for solar panels. Environment Agency National LIDAR Composite, 1 m terrain model
Drainage & ponding	No issue found	No significant ponding hollows were detected within the plot; surface water would tend to drain away towards the north-east. Environment Agency National LIDAR Composite, 1 m terrain model

Check	Result	Finding and source
Off-plot water	For information	By the lie of the land, a natural flow path enters the plot from the **south-west**: a small area of higher ground off the plot drains across it. Worth noting for surface drainage — this is ground shape only (not drains or gullies); see the Flood section for modelled flood risk. Environment Agency National LIDAR Composite, 1 m terrain model
Height above water	For information	The ground here sits at about the level of the lowest low-lying land within the mapped area, measured from the terrain model. This is a height comparison only — see the Flood section for modelled flood risk. Environment Agency National LIDAR Composite, 1 m terrain model
Nearest water-quality monitoring point	No issue found	The nearest water-quality sampling point is **UWWTD INTAKE SELF MONITORING FROM KEGWORTH STW** (608 m away), monitoring **sewage - crude to further treatment - water company**; status open. Most recent measured determinands at this point: Determinand / Result / Date BOD : 5 Day ATU — 259 MILLIGRAM PER LITRE — 2026-10-02 Chemical Oxygen Demand :- {COD} — 733 MILLIGRAM PER LITRE — 2026-10-02 Environment Agency Water Quality Archive
Nearest designated bathing water	For information	The nearest designated bathing water is **Colwick Country Park (West Lake)**, **17,064 m** from the property, classified **Excellent** (2025) under the Bathing Water Regulations. Beyond the immediate vicinity, so of limited direct relevance here. Recorded as an inland bathing water. Environment Agency Water Quality Archive

Two different questions are answered below. **Current likelihood**: how likely is flooding as things stand, with the area's existing flood defences working. **Planning zones (Zones 2 and 3)**: would this land flood if the defences were not there — the test used for planning decisions. A property can sit inside a planning zone yet have low current likelihood because a defence protects it; the defences, engineered flood-storage areas and the record of past floods are each checked separately below.

A2. Ground stability

Rating rules · Ground stability

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Check	Result	Finding and source
Overall ground stability screen	No issue found	The combined ground screen for this title reads low: no single factor stands out across the screened hazards.Combines satellite ground motion, GeoSure, trees, mining, peat and made ground. Screening only; a ground investigation is definitive. British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS
Measured ground motion	No issue found	Nearest reading 32.6 m away: -0.9 mm a year up/down (stable).Evidence: MEASURED. British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS
Trees near the house foundations	No issue found	Nearest canopy 6.02 m tall, 1.6 m from the house; the shrink-swell band is low, so tree proximity does not raise foundation concern.Evidence: RISK-FACTOR. British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS
Compressible ground and peat	No issue found	The ground here is level 1 of 5 for soft ground that settles under load; no peaty ground mapped under the plot.Evidence: MODELLED. British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS
Made ground and historic landfill	No issue found	The site is within 2538 m of a recorded historic-landfill / made-ground area (L05: Inert LF); not on or at the property on the records held.Evidence: MODELLED. British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS

Check	Result	Finding and source
Ground-stability overview	For information	None of the 6 BGS GeoSure ground-stability hazards (shrink-swell clay, landslides, dissolution of soluble rocks, running sand, compressible ground and collapsible deposits) is flagged above the screening threshold at this location. The non-coal mining-hazard cell on the title is classed **NA**. Nearest coal-mining zone **9,603 m** away (outside the coal-reporting context). Modelled superficial (loose) cover here is **~3 m**. **10** archived ground-investigation boreholes are held within 1.5 km (nearest 138 m). GeoSure is the British Geological Survey's national screen of natural ground-stability hazards (5 km open resolution). Combined here with the Coal Authority zones, the BGS non-coal mining-hazard model, the BGS superficial-thickness model and the BGS borehole archive. Screening-level; a site investigation is definitive. British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS
Shrink-swell clay movement	No issue found	Susceptibility band: **Moderate (class 2 of 5)**. Low-to-moderate potential for clay-rich ground that swells when wet and shrinks when dry — no special action is normally needed at this band. BGS GeoSure (open 5 km screen): 1 Low - 5 High. British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS
Landslides (slope instability)	No issue found	Susceptibility band: **Moderate (class 2 of 5)**. Low-to-moderate potential for the potential for ground on a slope to move downhill — no special action is normally needed at this band. BGS GeoSure (open 5 km screen): 1 Low - 5 High. British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS
Dissolution of soluble rocks	No issue found	Susceptibility band: **Low (class 1 of 5)**. No significant potential for rock such as limestone, chalk or gypsum that groundwater can slowly dissolve, occasionally forming hollows or sinkholes is classified here. NOT DETECTED above the screening threshold. BGS GeoSure (open 5 km screen): 1 Low - 5 High. British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS

Check	Result	Finding and source
Running sand	No issue found	Susceptibility band: **Low (class 1 of 5)**. No significant potential for loose water-bearing sand that can flow when disturbed by excavation is classified here. NOT DETECTED above the screening threshold. BGS GeoSure (open 5 km screen): 1 Low - 5 High. British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS
Compressible ground	No issue found	Susceptibility band: **Low (class 1 of 5)**. No significant potential for soft ground (peat, soft clay, made ground) that squeezes and settles under load is classified here. NOT DETECTED above the screening threshold. BGS GeoSure (open 5 km screen): 1 Low - 5 High. British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS
Collapsible deposits	No issue found	Susceptibility band: **Low (class 1 of 5)**. No significant potential for loosely-packed deposits that can suddenly compact when first wetted or loaded is classified here. NOT DETECTED above the screening threshold. BGS GeoSure (open 5 km screen): 1 Low - 5 High. British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS
Mining hazard — non-coal	For information	This title lies within a 1 km mining-hazard cell classed **NA**: No known record of mining activity.. Non-coal mining covers metals, stone, salt, chalk and similar workings. BGS non-coal mining-hazard model (1 km cells), complementing the Coal Authority's coal-only check. British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS
Coal mining	No issue found	The home is not inside the zone. This property is **9,603 m** from the nearest mapped coal-mining zone (Medium) — outside the coal-reporting context; a coal search is unlikely to be required. British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS

Check	Result	Finding and source
Superficial cover thickness	No issue found	The BGS Superficial Deposits Thickness Model estimates about **3 m** of loose (non-bedrock) cover over this 1 km cell, up to ~6 m (about 37% of the cell has any cover). Thicker loose cover, especially soft clay or peat, carries more settlement potential than bedrock at depth — a foundation consideration. BGS superficial-thickness model — estimate of depth from the surface to the top of bedrock. British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS
Ground-investigation boreholes — 10 within 1.5 km	For information	**10** archived BGS borehole records sit within 1.5 km (nearest **138 m**) — real evidence of what the ground actually is here, which a surveyor or engineer can obtain logs for.

Reference	Name	Drilled depth	Year	Distance
SK42NE 495	KEGWORTH BOWLS CLUB	2 m	—	**138 m**
SK42NE 692	MILL LODGE KEGWORTH PIT 1	2 m	2007	**177 m**
SK42NE 697	MILL LODGE KEGWORTH PIT 3	0 m	2008	**178 m**
SK42NE 695	MILL LODGE KEGWORTH DCS3	3 m	2007	**179 m**
SK42NE 693	MILL LODGE KEGWORTH DCS1	3 m	2007	**183 m**
SK42NE 696	MILL LODGE KEGWORTH PIT 2	2 m	2008	**187 m**
SK42NE 694	MILL LODGE KEGWORTH DCS2	3 m	2007	**191 m**
SK42NE 324	PROP WEIR EXTENSION 1	10 m	—	**245 m**
SK42NE 325	PROP WEIR EXTENSION 2	10 m	—	**264 m**
SK42NE 492	SLACK & PARR LTD	2 m	—	**268 m**

BGS Single Onshore Borehole Index (SOBI), public records only. Contains British Geological Survey materials © UKRI.

British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS

Check	Result	Finding and source
Composite subsidence screen	No issue found	**Low composite subsidence indication.** On the screening data, the BGS shrink-swell screen is low-to-moderate here; mapped tree canopy stands within ~15 m of the building (nearest ~8 m); recorded mining is nearby (see the mining checks above). no single factor combines into a clear subsidence flag at screening resolution. Combines BGS GeoSure shrink-swell, BGS 625k superficial geology, LandIS soil texture, Trees Outside Woodland canopy and the EPC construction-age band. Screening-level only; a ground investigation is definitive. British Geological Survey GeoSure, the Coal Authority and Copernicus EGMS

A3. Soil, geology and trees

Rating rules · Soil, geology and trees

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Check	Result	Finding and source
Soil association at the title	For information	**WICK 1** — drainage **Freely draining**; fertility Low. Dominant soils: Deep well drained coarse loamy and sandy soils locally over gravel.. Drainage class informs soakaway and sustainable drainage feasibility. British Geological Survey and Cranfield University LandIS
Drainage & soakaway suitability	No issue found	Soil drainage class here: **Freely draining**and the lowest ground-dampness class. Gardens drain fast and can be drought-prone in dry summers. Any soakaway decision is subject to an on-site percolation test (BRE Digest 365) and a minimum 5 m offset from buildings. British Geological Survey and Cranfield University LandIS

Check	Result	Finding and source

Texture profile to foundation depth — No issue found

Depth	Dominant texture	Composition	What it means for the structure
topsoil	**medium sandy loam**	medium sandy loam 80%	not shrinkable — predictable bearing for standard foundations
subsoil	**medium sandy loam**	medium sandy loam 65%, loamy medium sand 15%	not shrinkable — predictable bearing for standard foundations
substrate	**medium sandy loam**	medium sandy loam 45%, medium sand 35%	not shrinkable — predictable bearing for standard foundations

Movement classes are inferred from texture (the national map records texture, not lab plasticity); a ground investigation classifies definitively.

British Geological Survey and Cranfield University LandIS

Organic carbon / compressible ground — No issue found

Topsoil organic carbon is **not classified** for this soil association — the national dataset records it as ‘uncertain’, which is **not** a measured 0%. No peat-type compressibility can be inferred from open data here; a ground investigation would establish organic content and settlement potential directly.

British Geological Survey and Cranfield University LandIS

<table>
<tr><th>Check</th><th>Result</th><th>Finding and source</th></tr>
<tr><td>Closest measured topsoil geochemistry</td><td>For information</td><td>
<table>
<tr><th>Element</th><th>Measured</th><th>Screening / typical</th><th>Status</th></tr>
<tr><td>Lead (Pb)</td><td>26 mg/kg</td><td><200 (C4SL residential)</td><td>within range</td></tr>
<tr><td>Arsenic (As)</td><td>none detected</td><td><37 (C4SL residential)</td><td>not detected</td></tr>
<tr><td>Cadmium (Cd)</td><td>0.2 mg/kg</td><td><26 (C4SL residential)</td><td>within range</td></tr>
<tr><td>Nickel (Ni)</td><td>13.4 mg/kg</td><td><130 (SGV residential)</td><td>within range</td></tr>
<tr><td>Chromium (Cr)</td><td>25.5 mg/kg</td><td><130 (background/total-Cr)</td><td>within range</td></tr>
<tr><td>Zinc (Zn)</td><td>54 mg/kg</td><td><200 (typical background)</td><td>within range</td></tr>
<tr><td>Copper (Cu)</td><td>13.7 mg/kg</td><td><50 (typical background)</td><td>within range</td></tr>
<tr><td>Mercury (Hg)</td><td>none detected</td><td><1 (SGV residential)</td><td>not detected</td></tr>
</table>
none detected — undetected at the sampling location (below the survey detection limit); trace amounts may still be present.

Soil pH 6.2 — slightly acidic. Most garden and food crops do best at pH 6.0–7.0; acidic soils suit ericaceous planting and may be limed. pH is not a structural/foundation concern. Screening levels are the cautious residential thresholds (homes with gardens / home-grown produce); allotments and commercial growing use stricter produce-uptake criteria, while hard-surfaced or non-residential land is less sensitive. ‘Not determined’ = below the survey detection limit, not zero. Values are from the nearest national NSI sample 2,428 m away (Cranfield/BGS 5 km grid) — regional context, not an at-property test.
British Geological Survey and Cranfield University LandIS</td></tr>
<tr><td>Bedrock geology beneath the property</td><td>For information</td><td>The property sits on Triassic Rocks (Undifferentiated) — SANDSTONE AND CONGLOMERATE, INTERBEDDED. Not a clay/mudstone bedrock, so low intrinsic shrink-swell potential from the underlying rock. BGS 625k bedrock (open) — regional 1:625,000 resolution; identifies current geology, not a climate-change projection.
British Geological Survey and Cranfield University LandIS</td></tr>
</table>

Check	Result	Finding and source
Superficial geology at this location	Worth checking	Superficial geology at this location: **Alluvium — CLAY, SILT AND SAND.** This is a **clay-bearing** superficial deposit — shrinkable clay at the surface is the physical precondition for seasonal shrink-swell, and is the deposit type behind most tree-related subsidence (see the trees-on-clay note above). The BGS Superficial Deposits Thickness Model estimates about **3 m** of superficial cover here. BGS Geology 625k superficial (open) — regional 1:625,000 resolution; the near-surface deposit, distinct from the bedrock above. British Geological Survey and Cranfield University LandIS
Artificial / made ground	No issue found	Nearest recorded made/developed ground is **93 m** away (BLR14). No open artificial-ground vector exists (BGS 50k is licensed); composed from the Brownfield Land Register + historic-landfill records we hold — catches *recorded* made ground, may miss concealed/historic fill. planning.data.gov.uk brownfield land registers
Canopy on the title	For information	**1** tree-canopy feature intersect the title, covering about **10 m²** (~3% of the plot), predominantly **lone trees**. Heights range about **4–6 m** (mean ~5 m). Canopy on the plot is an amenity and a maintenance/TPO consideration. Forestry Commission National Forest Inventory and Trees Outside Woodland
Local tree cover	For information	Tree canopy (Trees Outside Woodland + National Forest Inventory woodland, combined so overlap isn't double-counted) covers **~16%** of the area within **100 m** and **~16%** within **200 m** of the property — a measure of how green and wooded the immediate setting is. Forestry Commission National Forest Inventory and Trees Outside Woodland
Root-zone proximity	Worth checking	Tree canopy is recorded within about **~15 m** of the property (nearest **~8 m**so canopy this close can interact with **foundations, drains and hard surfaces** regardless of soil type — worth bearing in mind for any ground works or new hardstanding. (This is a general root-proximity flag, distinct from the clay-subsidence assessment in Ground & Soil.) Forestry Commission National Forest Inventory and Trees Outside Woodland

Check	Result	Finding and source
Tree-fall proximity	Worth checking	A canopy patch with tallest trees up to about 6 m is recorded only about 0 m from the title — within potential falling distance. **This is a flagged potential, not a surveyed certainty:** the data gives the canopy patch and its tallest-tree height, not individual trunk positions or condition. It warrants a proximity / tree-condition check (species, health, any TPO). Forestry Commission National Forest Inventory and Trees Outside Woodland

A4. Contaminated land

Rating rules · Contaminated land

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

pollutant release: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

contaminated-land special site: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

brownfield land register site: Red: feature intersects the title. Amber: not used. Green: no intersection with the title in the data searched.

consented discharge to controlled waters: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

regulated industrial installation: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

permitted waste operation: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

radioactive-substances permit site: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

Source Protection Zone 1 (inner — <50-day travel): Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

Source Protection Zone 2 (outer): Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

Source Protection Zone 3 (total catchment): Information only: total catchment is a broad groundwater protection designation and never sets a Red or Amber rating.

Drinking Water Safeguard Zone (surface water): Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

Drinking Water Safeguard Zone (groundwater): Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

Check	Result	Finding and source
Pollutant release	Worth checking	The nearest pollutant release is 742 m from this title — within the 1000 m screening distance. Nearest: Veolia ES (UK) Limited · substance: Phosphorus - as total P · year: 2024 Environment Agency pollution inventory
Active landfill	No issue found	No active landfill site within 1000 m of the title. Environment Agency public registers
Former landfill	No issue found	No former / historic landfill site within 500 m of the title. Environment Agency public registers
Contaminated-land special site	No issue found	No contaminated-land special site found within 5 km of this title. Environment Agency contaminated land special sites
Brownfield land register site	No issue found	The nearest brownfield land register site is 93 m from this title — within the 250 m screening distance. Nearest: BLR14 · planning category: permissioned · hectares: 0.11 planning.data.gov.uk brownfield land registers
Consented discharge to controlled waters	No issue found	This title is more than 50 m from the nearest consented discharge to controlled waters (130 m away). Nearest: Severn Trent Water Limited · activity: Sewage - Storm Sewage Environment Agency consented discharges
Regulated industrial installation	No issue found	This title is more than 250 m from the nearest regulated industrial installation (742 m away). Nearest: VEOLIA ES (UK) LIMITED · activity: Disposal Of > 50 T/D Non-Hazardous Waste (> 100 T/D If Only Ad) Involving Biological Treatment - 5.4 A(1) a) (i) Environment Agency environmental permits
Permitted waste operation	No issue found	This title is more than 250 m from the nearest permitted waste operation (2343 m away). Nearest: Lockington Quarry · activity: SR2009 No 8: Mining Waste Operations · status: Effective Environment Agency environmental permits

Check	Result	Finding and source
Radioactive-substances permit site	No issue found	This title is more than 250 m from the nearest radioactive-substances permit site (1923 m away). Nearest: University of Nottingham · activity: Keeping & Use of Radioactive Materials and Disposal of Radioactive Waste Environment Agency environmental permits
Source Protection Zone 1 (inner — <50-day travel)	No issue found	No Source Protection Zone 1 (inner — <50-day travel) found within 5 km of this title. Environment Agency source protection zones
Source Protection Zone 2 (outer)	No issue found	No Source Protection Zone 2 (outer) found within 5 km of this title. Environment Agency source protection zones
Source Protection Zone 3 (total catchment)	For information	No Source Protection Zone 3 (total catchment) found within 5 km of this title. Total catchment is a broad groundwater protection designation regulating potentially polluting activities, not evidence of contamination or a hazard to this home. Environment Agency source protection zones
Nitrate Vulnerable Zone	For information	This property lies **within a Nitrate Vulnerable Zone**. Nitrate Vulnerable Zones are a wide agricultural designation — covering around 55% of England — that regulates farm fertiliser and manure use to protect water from nitrate. For an ordinary home this is **context, not a constraint**: it places no obligation on a domestic owner and is not a contamination finding. Environment Agency nitrate vulnerable zones
Drinking Water Safeguard Zone (surface water)	No issue found	This title is more than 250 m from the nearest Drinking Water Safeguard Zone (surface water) (4853 m away). Nearest: Church Wilne Res & Lower Derwent (SWSGZ2302) · detail: At risk from: Pesticides (Metaldehyde and MCPA) Environment Agency drinking water safeguard zones
Drinking Water Safeguard Zone (groundwater)	No issue found	No Drinking Water Safeguard Zone (groundwater) found within 5 km of this title. Environment Agency drinking water safeguard zones
Nearest fuel station	No issue found	The nearest active filling station is **BP**, **348 m** away. Environment Agency public registers

Check	Result	Finding and source
Nearest industrial works	No issue found	The nearest industrial works/factory is **Adey Steel**, **7,979 m** from the property; nearest industrial chimney **1,801 m**. Beyond the immediate vicinity. Environment Agency public registers

A5. Radon, air and local services

Rating rules · Radon, air and local services

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Check	Result	Finding and source
Radon-affected area	Worth checking	This postcode is in a radon Affected Area: maximum class **2**, 1 to 3 in 100 homes estimated at or above the action level. UKHSA advises a low-cost radon test in Affected Areas. UK Health Security Agency radon map
Air Quality Management Area	No issue found	This title is more than 1000 m from the nearest Air Quality Management Area (4057 m away). Nearest: Castle Donington AQMA (declared for NO2) Defra Air Quality Management Areas
Modelled background air quality	No issue found	The modelled annual-mean background air quality at this property (2024) is **NO2 9.6**, **PM2.5 7.0**, **PM10 12.9 µg/m³**. Against the **WHO 2021 guideline of 5 µg/m³** for PM2.5, that is **1.4×** the guideline. UK objectives: NO2 40, PM10 40; PM2.5 target 10 (UK 2040) / 5 (WHO 2021, a health guideline most of GB exceeds). These are background concentrations away from the kerbside — roadside levels can be higher. Defra, Ofcom, the NHS and Get Information About Schools
Nearest public greenspace	For information	**St Andrew's Church** (religious grounds) is **60 m** from the property. Defra, Ofcom, the NHS and Get Information About Schools
Air quality monitoring	For information	Nearest monitoring station **Sutton Bonnington**, **1.8 km** away (pollutants: []). Defra, Ofcom, the NHS and Get Information About Schools

Check	Result	Finding and source
Broadband	For information	Ofcom publishes no broadband speed or full fibre figures for this postcode. Defra, Ofcom, the NHS and Get Information About Schools
School: Kegworth Primary School	For information	Ofsted **not rated — 305 m**. Defra, Ofcom, the NHS and Get Information About Schools
Food outlets nearby	No issue found	**18** rated food outlets within ~500 m. Nearest: Cap and stocking — AwaitingInspection, **69 m** · Hotel/bed & breakfast/guest ho Acorns Early Years Limited — hygiene rating 5/5, **124 m** · Hospitals/Childcare/Caring Pre Oakland And Son Ltd — hygiene rating 5/5, **164 m** · Manufacturers/packers Defra, Ofcom, the NHS and Get Information About Schools
Nearest hospital	No issue found	The nearest NHS hospital is **Loughborough Hospital** (LE11 5JY), **7,925 m** away. None within the immediate vicinity. Defra, Ofcom, the NHS and Get Information About Schools
Nearest GP practice	No issue found	The nearest NHS GP practice is **Orchard Surgery** (DE74 2EL), **79 m** away. Defra, Ofcom, the NHS and Get Information About Schools
Nearest pharmacy	No issue found	The nearest NHS pharmacy is **Boots** (DE74 2ED), **149 m** away. Defra, Ofcom, the NHS and Get Information About Schools

A6. Noise

Rating rules · Noise

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Check	Result	Finding and source
Road noise at the property	No issue found	This property falls below the lowest mapped road-noise band on the national strategic noise mapping. Modelled road noise here is **below 55 dB**, so it reads as quiet. Map: nearby roads, weighted by class — the bigger roads (motorway / trunk / primary, drawn bold) are the dominant traffic-noise sources. Defra strategic noise mapping and OpenStreetMap
Rail noise at the property	No issue found	This property falls below the lowest mapped rail-noise band on the national strategic noise mapping. Modelled rail noise here is **below 55 dB**, so it reads as quiet. No railway line is mapped within the immediate vicinity. Defra strategic noise mapping and OpenStreetMap
Nearest airport / airfield	No issue found	The nearest aerodrome is **Property location Airstrip**, **11,507 m** from the property. The nearest mapped runway is **2,032 m** away. Well beyond the range at which most ground/airfield noise is material. Defra strategic noise mapping and OpenStreetMap

A7. Planning constraints

Rating rules · Planning constraints

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Scheduled monument: Red: not used. Amber: feature intersects the title. Green: no intersection with the title in the data searched.

Tree Preservation Order zone: Red: not used. Amber: feature intersects the title. Green: no intersection with the title in the data searched.

Article 4 Direction area: Red: not used. Amber: feature intersects the title. Green: no intersection with the title in the data searched.

Nutrient Neutrality Catchment: Red: not used. Amber: feature intersects the title. Green: no intersection with the title in the data searched.

Check	Result	Finding and source
Green Belt	For information	This title is more than 250 m from the nearest Green Belt (686 m away). planning.data.gov.uk, Natural England and Historic England

Check	Result	Finding and source
National Park	For information	No National Park found within 5 km of this title. planning.data.gov.uk, Natural England and Historic England
Area of Outstanding Natural Beauty	For information	No Area of Outstanding Natural Beauty found within 5 km of this title. planning.data.gov.uk, Natural England and Historic England
Site of Special Scientific Interest	For information	This title is more than 250 m from the nearest Site of Special Scientific Interest (2581 m away). planning.data.gov.uk, Natural England and Historic England
Special Area of Conservation	For information	No Special Area of Conservation found within 5 km of this title. planning.data.gov.uk, Natural England and Historic England
Special Protection Area	For information	No Special Protection Area found within 5 km of this title. planning.data.gov.uk, Natural England and Historic England
Ramsar wetland	For information	No Ramsar wetland found within 5 km of this title. planning.data.gov.uk, Natural England and Historic England
World Heritage Site	For information	No World Heritage Site found within 5 km of this title. planning.data.gov.uk, Natural England and Historic England
World Heritage Site buffer zone	For information	No World Heritage Site buffer zone found within 5 km of this title. planning.data.gov.uk, Natural England and Historic England
Ancient woodland	For information	This title is more than 250 m from the nearest Ancient woodland (1304 m away). planning.data.gov.uk, Natural England and Historic England
Scheduled monument	No issue found	This title is more than 250 m from the nearest Scheduled monument (413 m away). Nearest: Medieval settlement remains immediately east of The Wymeshead planning.data.gov.uk, Natural England and Historic England
Registered park and garden	For information	This title is more than 250 m from the nearest Registered park and garden (1756 m away). planning.data.gov.uk, Natural England and Historic England
Certificate of Immunity	For information	This title is more than 250 m from the nearest Certificate of Immunity (1925 m away). planning.data.gov.uk, Natural England and Historic England

Check	Result	Finding and source
Registered common land	For information	The nearest Registered common land is 198 m from this title — within the 250 m screening distance. planning.data.gov.uk, Natural England and Historic England
Local Nature Reserve	For information	This title is more than 250 m from the nearest Local Nature Reserve (2296 m away). planning.data.gov.uk, Natural England and Historic England
National Nature Reserve	For information	No National Nature Reserve found within 5 km of this title. planning.data.gov.uk, Natural England and Historic England
Open Access land (right to roam)	For information	The nearest Open Access land (right to roam) is 198 m from this title — within the 250 m screening distance. Natural England open access land
Registered Battlefield	For information	No Registered Battlefield found within 5 km of this title. planning.data.gov.uk, Natural England and Historic England
Protected Wreck Site	For information	No Protected Wreck Site found within 5 km of this title. planning.data.gov.uk, Natural England and Historic England
Tree Preservation Order zone	Not checked	Not assessed: no Tree Preservation Order zone rows are held in the published council data for North West Leicestershire. This does not mean no restrictions apply; check with the council. planning.data.gov.uk, Natural England and Historic England
Article 4 Direction area	No issue found	No Article 4 Direction area found within 5 km of this title. planning.data.gov.uk, Natural England and Historic England
Nutrient Neutrality Catchment	No issue found	No Nutrient Neutrality Catchment found within 5 km of this title. planning.data.gov.uk, Natural England and Historic England
SSSI Impact Risk Zone	For information	This title is within an SSSI Impact Risk Zone. This is an amenity / planning-context designation, not a defect — but it can affect permitted development rights and the consents needed for alterations; check with the local planning authority before works. Natural England SSSI impact risk zones
Priority habitat	For information	The nearest priority habitat is 241 m from this title — within the 250 m screening distance. Natural England priority habitat inventory

Check	Result	Finding and source
Agricultural land classification	For information	The agricultural land here is graded **Grade 3**. Grade 3 is undivided at this mapping scale — 3a is 'best and most versatile' (protected), 3b is not; a detailed survey resolves which. Natural England agricultural land classification
Nationally significant infrastructure (NSIP)	Worth checking	The nearest Nationally Significant Infrastructure Project is **East Midlands Gateway Rail Freight Interchange** (transport, Decided) — **1,432 m** away. These are the largest consented schemes (energy, transport, water, waste); proximity can mean major construction or a changed setting. Planning Inspectorate national infrastructure projects
Woodland & tree canopy nearby	No issue found	Nearest mapped woodland: **Broadleaved**, 1.5 ha, about **250 m** away. The nearest individual tree canopy is **a lone tree** about **8 m** from the title. Mature trees are an amenity and may carry Tree Preservation Orders; any TPO zone or conservation-area protection is covered by the designation checks above. Canopy on or beside a title also shapes outlook, light and maintenance. planning.data.gov.uk, Natural England and Historic England

A8. Planning applications

then the same street. The postcode district (**DE74**) holds **4,630** applications in total, with **381** in the last 24 months (**181** in the last 12) — a district-level gauge of development pressure, not a fixed radius.

Reference	Authority	Address & proposal	Stage	Match
22/01564/TCA	North West Leicestershire District Council	Old Forge Close Kegworth Derby Leicestershire DE74 2AS Removal of 1no. Holly tree (Unprotected tree in a conservation area)	recorded	Same postcode
22/01314/TCA	North West Leicestershire District Council	Old Forge Close Kegworth Derby Leicestershire DE74 2AS Works to 1 No. Holly tree (Unprotected tree in a conservation area)	recorded	Same postcode

20/01129/TCA	North West Leicestershire District Council	Old Forge Close Kegworth Derby Leicestershire DE74 2AS Works to one Holly Tree (Unprotected tree in a conservation area)	recorded	Same postcode

A9. Heritage and conservation

Rating rules · Heritage and conservation

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Heritage at Risk register entry: Red: not used for this designation. Amber: intersects the title or lies within the stated screening distance. Green: no feature within that distance in the data searched.

Check	Result	Finding and source
Is the building listed?	No issue found	No listed building's footprint or entry falls on the title. Nearest: **THE OLD RECTORY**, Grade **II**, **58 m** away. Historic England National Heritage List
Listed buildings within 250 m	For information	**8** list entries within 250 m (Grade II: **7** · Grade II*: **1**). Works near listed buildings can affect their setting, which planning authorities take into account. THE OLD RECTORY (II, 66 m) · STABLES AND COACH HOUSE APPROX (II, 95 m) · MILEPOST OPPOSITE JUNCTION WIT (II, 121 m) Historic England and local planning authorities
Conservation area	Worth checking	This title lies within the **Kegworth** conservation area. Within a conservation area, demolition needs consent, many permitted-development rights are reduced, and works to trees must be notified to the council 6 weeks ahead. Historic England and local planning authorities
Heritage at Risk register entry	No issue found	This title is more than 250 m from the nearest Heritage at Risk register entry (4041 m away). Clapgun Street · category: Listed Building · hyperlink: https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/10701 Historic England Heritage at Risk Register

A10. Transport

Rating rules · Transport

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

HS2 safeguarding zone: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

Check	Result	Finding and source
HS2 safeguarding zone	No issue found	This title is more than 250 m from the nearest HS2 safeguarding zone (969 m away). Nearest: 2b · zone type: limits · release date: 2017-10-01 HS2 Ltd
Bus: Borough Street	For information	**124 m** from the property. Department for Transport, NaPTAN, HS2 Ltd and OpenStreetMap
Bus: Borough Street	For information	**187 m** from the property. Department for Transport, NaPTAN, HS2 Ltd and OpenStreetMap
Bus: Church	For information	**194 m** from the property. Department for Transport, NaPTAN, HS2 Ltd and OpenStreetMap
Nearest railway line	No issue found	The nearest railway (rail, Midland Main Line) runs **1,229 m** from the property. Department for Transport, NaPTAN, HS2 Ltd and OpenStreetMap
HS2 railway line	No issue found	No HS2 Phase One route within 5 km of this title. HS2 Ltd
Nearest major road — traffic flow	No issue found	The nearest A road / motorway count point (**A6**, Principal A road) is **921 m** away and carried about **12,994 vehicles/day** (including ~578 HGVs) in 2025 (average daily traffic). The figure is for the road link at the count point, not at the property. Department for Transport, NaPTAN, HS2 Ltd and OpenStreetMap

Check	Result	Finding and source
Reported road collisions nearby	For information	6 police-reported road collisions occurred within ~500 m of the property over 2020-2024: **0 fatal, 1 serious, 5 slight**. That is in keeping with an ordinary residential area; the wider local ring is sparse (e.g. coastal or rural) so a simple ratio overstates it. Baseline: ~0.7 collisions/km²/yr across the surrounding 2.5 km; ~1.5 within 500 m. A raw count alone is not comparable between a city street and a quiet lane. The nearest serious or fatal collision is **192 m** away (serious, Mar 2022). ● Serious **1** ● Slight **5** Each dot is one police-reported injury collision within ~500 m, coloured by severity. Counts injury collisions reported to the police; damage-only incidents are not included. Department for Transport, NaPTAN, HS2 Ltd and OpenStreetMap

A11. Energy and infrastructure

Rating rules · Energy and infrastructure

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

overhead electricity line: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

electricity pole or tower: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

onshore petroleum licence area: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

renewable energy project (operational): Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

renewable energy project (pipeline): Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

power station: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

conventional power station (non-renewable): Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

Check	Result	Finding and source
Electricity supply chain	For information	Operator **NGED**. Local substation **Kegworth** (**196 m**); feeding primary **Ratcliffe On Soar 33 11kv S Stn**. Shaded area = the local substation's service area. DESNZ, the North Sea Transition Authority and the electricity network operators
Feeding substation	Worth checking	Feeding substation: **Kegworth** (**NGED**, **196 m**). Headroom **20-40%**, utilisation **60-80%**. Transformer rating **1,000 kVA**. Headroom band is the operator's measure of spare loading on this site (a high band means ample capacity for new demand such as heat pumps or EV charging). DESNZ, the North Sea Transition Authority and the electricity network operators
Substation: Kegworth	For information	Secondary substation **196 m** away; loading band 60-80%. DESNZ, the North Sea Transition Authority and the electricity network operators
Substation: MILL LANE PT,KEGWORTH -	For information	Secondary substation **276 m** away; loading band 40-60%. DESNZ, the North Sea Transition Authority and the electricity network operators
Substation: Sideley Idno Kegworth	For information	Secondary substation **303 m** away. DESNZ, the North Sea Transition Authority and the electricity network operators
Connection headroom (demand)	For information	Spare demand capacity, measured at the feeding primary substation: **6.1 MW** (status **GREEN**). Governs how easily heat pumps, EV chargers or development can connect. DESNZ, the North Sea Transition Authority and the electricity network operators
Connection headroom (generation/export)	For information	Spare export capacity at the feeding primary substation: **8.6 MW** (status **GREEN**). This governs solar-export and battery feasibility. DESNZ, the North Sea Transition Authority and the electricity network operators
Electricity supply reliability	No issue found	**0.0** recorded power-cut incidents/year within 1 km (0 customer interruptions in the operator's log). DESNZ, the North Sea Transition Authority and the electricity network operators

Check	Result	Finding and source
Solar land suitability	For information	Operator's 100 m land screen for field-scale solar: NO. Urban plots normally screen NO; rooftop potential is separate. DESNZ, the North Sea Transition Authority and the electricity network operators
Wind land suitability	For information	Operator's 100 m land screen for field-scale wind: NO. Urban plots normally screen NO; rooftop potential is separate. DESNZ, the North Sea Transition Authority and the electricity network operators
Overhead electricity line	For information	No published asset positions here — the local operator has not released its network geometry (currently published: UK Power Networks). This means no data, not no assets. Electricity network operators
Electricity pole or tower	For information	No published asset positions here — the local operator has not released its network geometry (currently published: UK Power Networks). This means no data, not no assets. Electricity network operators
Onshore petroleum licence area	No issue found	No onshore petroleum licence area found within 5 km of this title. North Sea Transition Authority
Renewable energy project (operational)	No issue found	This title is more than 1000 m from the nearest renewable energy project (operational) (1170 m away). Nearest: Land at Whatton Road · technology: Solar Photovoltaics · capacity mw: 1.5 DESNZ Renewable Energy Planning Database
Renewable energy project (pipeline)	Worth checking	The nearest renewable energy project (pipeline) is 418 m from this title — within the 1000 m screening distance. Nearest: Kegworth Deep Lock · technology: Small Hydro · capacity mw: 1.0 DESNZ Renewable Energy Planning Database
Power station	No issue found	This title is more than 1000 m from the nearest power station (1498 m away). Nearest: Ratcliffe (OCGT) · technology: Fossil Fuel · capacity mw: 34.0 DESNZ power station data

Check	Result	Finding and source
Conventional power station (non-renewable)	No issue found	This title is more than 1000 m from the nearest conventional power station (non-renewable) (1498 m away). Nearest: Ratcliffe (OCGT) · technology: Fossil Fuel · capacity mw: 34.0 DESNZ power station data
Live network faults	No issue found	No live faults or planned shutdowns within 2 km at assessment time. DESNZ, the North Sea Transition Authority and the electricity network operators
Operator streetworks (500 m)	No issue found	No electricity-network streetworks recorded within 500 m. DESNZ, the North Sea Transition Authority and the electricity network operators
Nearest power station	No issue found	**Ratcliffe (OCGT)** (Fossil Fuel, 34 MW) is **1,498 m** from the property. Named for completeness; well beyond any direct screening distance. DESNZ, the North Sea Transition Authority and the electricity network operators
Nearest conventional power station	No issue found	**Ratcliffe (OCGT)** (Fossil Fuel, 34 MW) is **1,498 m** from the property. Named for completeness; well beyond any direct screening distance. DESNZ, the North Sea Transition Authority and the electricity network operators
Nearest electricity pylon	No issue found	The nearest overhead-line pylon/tower is **789 m** from the property; the nearest high-voltage line is **774 m** away. Beyond the immediate vicinity. The electric and magnetic fields from overhead lines fall off steeply with distance and are well within the national health exposure guidelines at the distance above. DESNZ, the North Sea Transition Authority and the electricity network operators
Nearest telecoms mast	No issue found	The nearest telecommunications mast/tower is **an unnamed mast, 666 m** from the property. DESNZ, the North Sea Transition Authority and the electricity network operators

Electricity reaches this property from the network operator via a local **secondary substation**, which is in turn fed by a **primary substation. Connection headroom** is the spare capacity published for that part of the network: **demand** headroom governs how easily new load connects (heat pumps, EV chargers, extensions); **generation** headroom governs exporting power back (solar, batteries). The operator's colours mean GREEN = capacity available,

AMBER = constrained, RED = reinforcement likely before significant new connections. The land-suitability screens are the operator's coarse 100 m model for *field-scale* projects and say nothing about rooftop panels. Reliability counts recorded power-interruption incidents around this point; live faults and streetworks are operational notices at the assessment moment.

A12. Coastal change and climate

Rating rules · Coastal change and climate

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

projected coastal erosion by 2105 (if defences maintained): Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

projected coastal erosion by 2105 (no further intervention): Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

coastal ground instability zone: Red: feature intersects the title. Amber: within the screening distance stated in the finding. Green: no feature within that distance in the data searched.

Check	Result	Finding and source
Projected coastal erosion by 2105 (if defences maintained)	No issue found	No projected coastal erosion by 2105 (if defences maintained) found within 5 km of this title. Environment Agency coastal erosion mapping
Projected coastal erosion by 2105 (no further intervention)	No issue found	No projected coastal erosion by 2105 (no further intervention) found within 5 km of this title. Environment Agency coastal erosion mapping
Coastal ground instability zone	No issue found	No coastal ground instability zone found within 5 km of this title. Environment Agency coastal erosion mapping
Nearest dock / harbour / pier	For information	The nearest coastal/maritime structure is **Staunton Harold Sailing Club, 11,343 m** from the property — useful context for a coastal title (access, amenity, exposure). Environment Agency coastal erosion mapping

A13. Rights of way and invasive plants

Rating rules · Rights of way and invasive plants

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Open Access land (right to roam): Red: not used for this designation. Amber: intersects the title or lies within the stated screening distance. Green: no feature within that distance in the data searched.

Check	Result	Finding and source
Public right of way over the title	No issue found	No designated public right of way crosses the registered title. OpenStreetMap and Natural England
Nearest public path	No issue found	A **public footpath** passes **403 m** from the property (Bridge Fields). OpenStreetMap and Natural England
Permissive access	No issue found	No recorded permissive paths within 2 km. OpenStreetMap and Natural England
Open Access land (right to roam)	Worth checking	The nearest Open Access land (right to roam) is 198 m from this title — within the 250 m screening distance. Nearest: Open Access Land — Registered Common Natural England open access land
Water Fern	No issue found	**12** recorded occurrence(s) within 5 km — nearest **300 m** from the property (latest record 2011). NBN Atlas species records
Virginia Creeper	No issue found	**4** recorded occurrence(s) within 5 km — nearest **300 m** from the property (latest record 2020). NBN Atlas species records
Floating Pennywort	No issue found	**198** recorded occurrence(s) within 5 km — nearest **300 m** from the property (latest record 2025). NBN Atlas species records
Three-cornered Garlic	No issue found	**1** recorded occurrence(s) within 5 km — nearest **888 m** from the property (latest record 2026). NBN Atlas species records
Himalayan Cotoneaster	No issue found	**2** recorded occurrence(s) within 5 km — nearest **2,152 m** from the property (latest record 2023). NBN Atlas species records

Check	Result	Finding and source
Giant Hogweed	No issue found	4 recorded occurrence(s) within 5 km — nearest 2,152 m from the property (latest record 2023). NBN Atlas species records
Giant Rhubarb	No issue found	1 recorded occurrence(s) within 5 km — nearest 2,167 m from the property (latest record 2020). NBN Atlas species records
Himalayan Balsam	No issue found	5 recorded occurrence(s) within 5 km — nearest 2,530 m from the property (latest record 2026). NBN Atlas species records
Curly Waterweed	No issue found	5 recorded occurrence(s) within 5 km — nearest 2,706 m from the property (latest record 2024). NBN Atlas species records
Australian Swamp Stonecrop	No issue found	5 recorded occurrence(s) within 5 km — nearest 2,749 m from the property (latest record 2019). NBN Atlas species records
Parrot's-feather	No issue found	2 recorded occurrence(s) within 5 km — nearest 4,144 m from the property (latest record 2010). NBN Atlas species records
Wall Cotoneaster	No issue found	1 recorded occurrence(s) within 5 km — nearest 4,237 m from the property (latest record 2018). NBN Atlas species records
Japanese Rose	No issue found	1 recorded occurrence(s) within 5 km — nearest 4,642 m from the property (latest record 2025). NBN Atlas species records
Hollyberry Cotoneaster	No issue found	1 recorded occurrence(s) within 5 km — nearest 4,798 m from the property (latest record 2020). NBN Atlas species records

A14. Crime and road safety

Rating rules · Crime and road safety

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Check	Result	Finding and source
Reported crime — last 12 months (~800 m)	Worth checking	302 reports within roughly 800 m in the last 12 months. That is **above** the surrounding area's crime rate (about 7.5x the wider ~2.5 km neighbourhood density) — neighbourhood context worth noting, not a property defect. A neighbourhood-level indicator: counts reflect population and footfall, so they are compared against the local rate (~23 reports/km²/yr across the surrounding 2.5 km), not read as an absolute.

● Violence and sexual offences 121 ● Shoplifting 45
● Anti-social behaviour 33 ● Criminal damage and arson 32
● Vehicle crime 25 ● Other theft 19 ● Public order 17
● Burglary 10 ● Other crime 3 ● Possession of weapons 1

Each dot is one reported incident, coloured by category and snapped by the police to an anonymised street point (not the exact address). All 306 incidents shown.

Category	Reports
Violence and sexual offences	121
Shoplifting	45
Anti-social behaviour	33
Criminal damage and arson	32
Vehicle crime	25
Other theft	19
Public order	17
Burglary	10

12-month trend →: 306 reports in the last year vs 319 the year before — broadly stable against the prior 12 months.
police.uk and Department for Transport STATS19

A15. Neighbourhood

Rating rules · Neighbourhood

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

<table>
<tr><th>Check</th><th>Result</th><th>Finding and source</th></tr>
<tr><td>Neighbourhood deprivation (IMD 2025)</td><td>No issue found</td><td>This neighbourhood (North West Leicestershire 002D, North West Leicestershire) is in decile 7 of the English Index of Multiple Deprivation 2025: less deprived than average (decile 1 = most deprived, 10 = least). Deciles describe the small-area neighbourhood, not any individual property. The index is published on 2021 neighbourhood boundaries.
English Indices of Deprivation 2025, DESNZ fuel poverty statistics and Census 2021</td></tr>
<tr><td>Deprivation by domain (IMD 2025)</td><td>For information</td><td><table><tr><th>Domain</th><th>Decile</th><th>Interpretation</th></tr><tr><td>Income</td><td>6</td><td>around the England average</td></tr><tr><td>Employment</td><td>8</td><td>less deprived than average</td></tr><tr><td>Education & skills</td><td>7</td><td>less deprived than average</td></tr><tr><td>Health & disability</td><td>6</td><td>around the England average</td></tr><tr><td>Crime</td><td>6</td><td>around the England average</td></tr><tr><td>Barriers to housing</td><td>5</td><td>around the England average</td></tr><tr><td>Living environment</td><td>4</td><td>more deprived than average</td></tr></table>housing condition and road-traffic accidents, the most environment-relevant strand.
English Indices of Deprivation 2025, DESNZ fuel poverty statistics and Census 2021</td></tr>
<tr><td>Fuel poverty (2024)</td><td>For information</td><td>An estimated 14.5% of households in this neighbourhood are in fuel poverty (about 135 of 931 households), above the England average (which sits at 9.9%). That places it roughly in the 88th percentile of English neighbourhoods (higher = more fuel poor). Low Income Low Energy Efficiency measure; a modelled neighbourhood estimate.
English Indices of Deprivation 2025, DESNZ fuel poverty statistics and Census 2021</td></tr>
</table>

Check	Result	Finding and source
Local profile (2021 Census)	For information	Measure: This neighbourhood (2021 Census) Tenure mix: 53% owned · 32% private rent · 14% social rent Dominant tenure: owned (outright or mortgaged) (53%) Households: 34% one-person · 14% couple w/ children · 8% lone parent Age profile: 12% under 16 · 16% aged 30-44 · 16% aged 65+ Predominant homes: semi-detached (32%) Central heating: 82% mains gas · 1% none 2021 Census topic summaries (tenure, composition, age, accommodation, heating) for this neighbourhood. English Indices of Deprivation 2025, DESNZ fuel poverty statistics and Census 2021

A16. Ownership

Rating rules · Ownership

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Check	Result	Finding and source
Registered corporate ownership	No issue found	This title is on neither corporate-ownership register — held privately (an individual, charity or public body). HM Land Registry

A17. Buildings on the title

Rating rules · Buildings on the title

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked

means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Check	Result	Finding and source
Building 1: Residential Accommodation (primary residence): Flood zone	No issue found	This footprint is clear of the mapped flood zones.Checked against this building's footprint. Ordnance Survey building footprints, checked against Environment Agency flood zones, historic landfill, BGS GeoSure, tree canopy, Copernicus EGMS and the Coal Authority
Building 1: Residential Accommodation (primary residence): Made ground / landfill	No issue found	No recorded historic landfill near this footprint.Checked against this building's footprint. Ordnance Survey building footprints, checked against Environment Agency flood zones, historic landfill, BGS GeoSure, tree canopy, Copernicus EGMS and the Coal Authority
Building 1: Residential Accommodation (primary residence): Shrink-swell clay (this area)	No issue found	This area is rated low for shrink-swell clay (area-level screen).Area-level screen, not this footprint alone. Ordnance Survey building footprints, checked against Environment Agency flood zones, historic landfill, BGS GeoSure, tree canopy, Copernicus EGMS and the Coal Authority
Building 1: Residential Accommodation (primary residence): Nearby trees	No issue found	Nearest canopy about 6 m tall, 2 m from this footprint — root reach unlikely to affect the foundations here.Area-level screen, not this footprint alone. Ordnance Survey building footprints, checked against Environment Agency flood zones, historic landfill, BGS GeoSure, tree canopy, Copernicus EGMS and the Coal Authority
Building 1: Residential Accommodation (primary residence): Measured ground motion	No issue found	Nearest satellite reading 29 m away shows the ground stable within measurement uncertainty.Checked against this building's footprint. Ordnance Survey building footprints, checked against Environment Agency flood zones, historic landfill, BGS GeoSure, tree canopy, Copernicus EGMS and the Coal Authority
Building 1: Residential Accommodation (primary residence): Mining (this area)	No issue found	No mine workings recorded close to this area (area-level screen).Area-level screen, not this footprint alone. Ordnance Survey building footprints, checked against Environment Agency flood zones, historic landfill, BGS GeoSure, tree canopy, Copernicus EGMS and the Coal Authority

A18. Combined insights

Rating rules · Combined insights

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Check	Result	Finding and source
Tree overshadowing / daylight	No issue found	No tall tree canopy is recorded to the south of the building within overshadowing range, so significant tree shading of south-facing rooms or solar gain is unlikely on the mapped canopy. Homedata analysis of the datasets in this report
Roadside air-quality screen	No issue found	Modelled background air quality at this property is **NO2 9.6**, **PM2.5 7.0 µg/m³**. The nearest A road / motorway (**A6**) is **921 m** away carrying about **12,994 vehicles/day**but the nearest major road is either modest or far enough that a large roadside uplift is unlikely. Background away from the kerb, not a roadside measurement. Homedata analysis of the datasets in this report
Road-safety screen near the home	For information	**6** police-reported collisions within ~500 m over 2020-2024 (0 fatal, 1 serious, 5 slight) (nearest serious/fatal on a 30 mph limit). That is ordinary for a residential area when measured against the surrounding locality. A school (**Kegworth Primary School**) is only **305 m** away — child pedestrian exposure is higher near schools. The nearest major road is **921 m** away carrying ~12,994 vehicles/day. Injury collisions only, baselined against the surrounding 2.5 km. Homedata analysis of the datasets in this report
Green-amenity screen	No issue found	A green setting: tree canopy covers **~16%** within 100 m and **~16%** within 200 m; the nearest public greenspace (**St Andrew's Church**) is **60 m** away; the nearest mapped woodland block is **250 m** away. Tree cover and nearby greenspace support air quality, cooling, wellbeing and (on the flip side) shade and leaf-fall maintenance. Homedata analysis of the datasets in this report

Check	Result	Finding and source
Home running-cost screen	No issue found	Energy affordability indicators: the EPC efficiency score is **84** (band B), with potential **95**; floor area ~107 m²; about **14.5%** of this neighbourhood's households are in fuel poverty (above the England average). On these indicators running costs should be around or below typical for the size and area. A screening view from the efficiency score, floor area and neighbourhood fuel-poverty rate, not the EPC's own cost figures. Homedata analysis of the datasets in this report

A19. Area comparisons

Rating rules · Area comparisons

including an on-title or very close finding, or a high measured or modelled band. Amber: a check reports a nearby feature within its stated screening distance or a raised band worth checking. Green: the check found no issue at its stated distance or band. The distance or band for each check is given with its result below and in the appendix. Information is context, not a green rating. Not checked means no conclusion can be drawn. The peril takes its most serious check rating; missing checks remain visible.

Check	Result	Finding and source
District risk scale comparisons	Not checked	This check could not be completed just now, so it is not an all-clear. Homedata analysis of public datasets

Building specifications

1 building on the title, covering about 17% of the plot. Heights are derived from LiDAR; the checks for each footprint are listed above.

Building 1: Residential Accommodation (primary residence)

Footprint area	58 m2
Type / theme	Buildings
Description	Property location
Physical state	Built
Building parts	1
Building use	Residential Accommodation
Land-use class	Residential Accommodation
Addresses (total)	1
Addresses (residential)	1
Addresses (commercial)	0
Addresses (other)	0
Connectivity	Standalone
Construction material	Brick Or Block Or Stone
Construction age	1870-1918
Basement	None recorded
Number of floors	2
Min ground (m AOD)	34.9 m
Roofbase / eaves (m AOD)	39.8 m
Ridge / max (m AOD)	42.3 m
Eaves above ground	4.9 m
Ridge above ground	7.4 m
Roof shape	Pitched
Roof material	Tile Or Stone Or Slate
Roof area (pitched)	69 m2
Roof area (flat)	0 m2

How the scales are measured

District shares count every home in DE74 on Homedata's property record with a value for that scale; homes with no value are left out, never estimated. Noise, flood and ground ratings for district homes are read at each postcode's centre and counted once per home in that postcode. Radon and broadband are postcode figures counted once for each home there. Energy ratings use each home's own recorded score.

Road noise

Defra strategic noise mapping (Round 3, 2022), Lden: the day-evening-night average, with evening readings weighted +5 dB and night +10 dB. A home outside every mapped contour is below the lowest mapped band, dB. WHO environmental noise guidelines recommend road noise below 53 dB Lden and rail below 54 dB Lden. Night-only readings are not held.

Rail noise

Defra strategic noise mapping (Round 3, 2022), Lden: the day-evening-night average, with evening readings weighted +5 dB and night +10 dB. A home outside every mapped contour is below the lowest mapped band, dB. WHO environmental noise guidelines recommend road noise below 53 dB Lden and rail below 54 dB Lden. Night-only readings are not held.

River and sea flooding

Environment Agency National Flood Risk Assessment (NaFRA2) current likelihood with defences: very low below 0.1% a year, low 0.1–1%, medium 1–3.3%, high above 3.3%. A home outside every mapped band is read as very low, as on the flood page.

Surface water flooding

Environment Agency National Flood Risk Assessment (NaFRA2) current likelihood with defences: very low below 0.1% a year, low 0.1–1%, medium 1–3.3%, high above 3.3%. A home outside every mapped band is read as very low, as on the flood page.

Radon

UKHSA and BGS indicative radon map: estimated share of homes above the 200 Bq/m³ Action Level, by postcode. Not a measurement inside this property.

Shrink-swell clay

BGS GeoSure 5 km open susceptibility classes A–E, lowest to highest. A regional screen, not a site investigation.

Landslides

BGS GeoSure 5 km open susceptibility classes A–E, lowest to highest. A regional screen, not a site investigation.

Soluble rocks

BGS GeoSure 5 km open susceptibility classes A–E, lowest to highest. A regional screen, not a site investigation.

Running sand

BGS GeoSure 5 km open susceptibility classes A–E, lowest to highest. A regional screen, not a site investigation.

Compressible ground

BGS GeoSure 5 km open susceptibility classes A–E, lowest to highest. A regional screen, not a site investigation.

Collapsible ground

BGS GeoSure 5 km open susceptibility classes A–E, lowest to highest. A regional screen, not a site investigation.

Air quality

Defra Daily Air Quality Index, 1–10, at the nearest monitoring station. A local reading, not this home's own exposure.

Broadband download

Ofcom Connected Nations postcode average download speed. Thresholds: 10 Mbit/s is the download part of the universal service obligation, superfast is 30 or more, ultrafast 300 or more, gigabit 1,000 or more. Where Ofcom publishes no average, the scale uses the fastest tier available to at least half of the postcode, so gigabit available to all of it is the top band; that is availability, not a measured speed. Not a guarantee of the speed this property will get.

Energy rating

Domestic EPC SAP bands: A 92 or more, B 81–91, C 69–80, D 55–68, E 39–54, F 21–38, G 1–20. District shares use each home's recorded score.

Nearest recorded hazard

Homedata distance bands for context; there is no published safety standard. Nearest among completed checks for flood zones 2 and 3, historical and reservoir flood extents, coal high-risk areas, landfill, pollution and regulated sites. Distance alone does not measure risk.

+ Notes

How to read this report

Screening, not a survey

This report shows how exposed the property and its surroundings are to each hazard, from national datasets. It is not a physical inspection, a ground investigation or a valuation. Before relying on a single finding, commission the professional survey or search it points to.

What the results mean

Needs review: the hazard or constraint is on the title or very close to it. Worth checking: it is within the screening distance, or a modelled value is raised. No issue found: nothing was recorded in the data searched at the distances stated, which does not prove there is no risk. Not checked: the check could not be run, so it says nothing either way.

Area and plot

Some layers describe the wider area, not the plot. BGS GeoSure, for example, is mapped on a 5 km grid. Where a finding is area-based it says how prone the surroundings are, not what is under the boundary.

Measured and modelled

Measured findings, such as satellite ground motion, record what has happened. Modelled findings, such as clay shrinkage or a tree's water demand, are derived from data and not confirmed on site. Distances and heights are indicative.

Dates

Every check was run on 23 November 2026 against the data held on that date. Each dataset follows its publisher's update cycle and may not show recent change, such as new building, recent planning decisions or land that has been remediated.

Data and licensing

Findings are distance and intersection tests of the property location, and of the registered title polygon where one is held (HM Land Registry, © Crown copyright), against datasets held and refreshed by Homedata: Environment Agency flood, coastal erosion, landfill, pollution, special sites and public register data (EA conditional licence); British Geological Survey GeoSure 5 km open, boreholes, mining hazard and 1:625k bedrock geology (© UKRI); Coal Authority areas including the Development High Risk Area; Natural England and MHCLG designations including CRoW open access, SSSI Impact Risk Zones and the Priority Habitat Inventory; Historic England listed buildings, conservation areas, scheduled monuments, registered parks and gardens, battlefields, protected wrecks and the Heritage at Risk Register (Historic England data © Historic England 2026, contains Ordnance Survey data © Crown copyright and database right 2026); planning.data.gov.uk (including TPO zones and Article 4 areas); Defra strategic noise mapping and Air Quality Management Areas; Cranfield University LandIS soil mapping and National Soil Inventory geochemistry; UKHSA radon; the English Indices of Deprivation 2025 (MHCLG); DESNZ REPD and DUKES power stations; North Sea Transition Authority; HS2 Ltd route, stations and safeguarding; Ordnance Survey Open Greenspace; UK Power Networks and National Grid Electricity Distribution (CC BY 4.0); police.uk; Ofcom; NaPTAN; GIAS; NBN Atlas; Copernicus European Ground Motion Service; OpenStreetMap (© OpenStreetMap contributors, ODbL). Elevation and terrain analysis use the Environment Agency

National LIDAR Composite 1 m bare-earth digital terrain model. Public sector information licensed under the Open Government Licence v3.0 unless stated. Indicators marked as Homedata analysis are screening-level interpretations of the underlying national datasets.

Important information

Purpose and status

HERO (Home Environmental Risk Overview) is an automated, data-driven screening document for general information and reference only. It is not a regulated property search, a contaminated land risk assessment, an environmental report for conveyancing or professional advice of any kind, and it must not be relied on as the basis for a transaction, valuation or lending decision.

No professional sign-off

Environmental reports used in property transactions are usually prepared under a methodology overseen by a Suitably Qualified Person on the Specialist in Land Condition (SiLC) register, supplied by firms subscribing to the Property Codes Compliance Board Search Code, and backed by professional indemnity insurance. This document has not been reviewed, certified or signed off by a SiLC, a Suitably Qualified Person or any other qualified environmental professional, and Homedata does not subscribe to the Search Code or hold professional indemnity insurance for search products. Purchasers, lenders and their advisers should commission a signed-off environmental search from a regulated provider for any transaction.

Data limitations

Findings are automated distance and intersection tests against national datasets compiled by third parties. Some checks are screening resolution by design and say so. A result of no issue found means no record was found in the datasets searched at the stated distances; it does not confirm the absence of risk, contamination or constraint.

Liability

To the fullest extent permitted by law, Homedata accepts no liability for any loss arising from reliance on this document. Nothing in this document excludes or limits liability that cannot be excluded or limited by law.