

Search Details

Prepared for: Hegarty Solicitors
Matter: 322631
Client address: 48 Broadway, Peterborough, PE1 1YW

Property:
Great Stair, Cour D'honneur, Burley, Oakham, LE15 7FH

Data Supplier:
Groundsure
Nile House, Nile Street, Brighton, BN1 1HW

Date Returned:
14/08/2026

Property type:
Residential

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Great Stair, Cour Dhonneur, Burley,
Oakham, LE15 7FH



Reference:
ITK0000128307348

Grid reference:
488417 310206

Your reference:
ITK0000128307348

Date:
14 August 2026

Consultant's guidance and recommendations inside.



Customer Support
info@groundsurre.com

Professional opinion

Key results

✓ No significant environmental risks have been identified

Please review all report content, as relevance may vary depending on a client's specific circumstances.



Contaminated land

Passed

Page 2 →

Groundsure has not identified any risks of concern relating to contaminated land liabilities under Part 2A of the EPA 1990.



Flooding

Negligible

Page 3 →

No flood risks of significant concern have been identified at the site.



Other results

Review recommendations



Ground stability

Not identified

Page 6 →



Radon

Identified

Page 13 →



Planning constraints

Identified

Page 21 →



Planning applications

Identified

Page 15 →



Energy

Identified

Page 23 →



Transportation

Not identified

Page 30 →

ClimateIndex™

Page 7

Summary →

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding**, **ground stability** and **coastal erosion**.

A

5 years

Negligible

A

30 years

Negligible

Rating key

A

B

C

D

E

F

Negligible risk → High risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**.



Contaminated land liability ?

Passed

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

Past land use

Passed

Waste and landfill

Passed

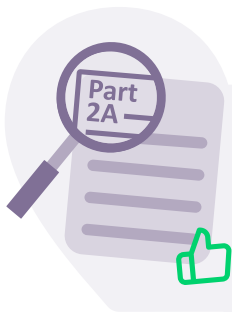
Current/recent land use

Passed

Next steps

Contaminated land liability

None required.



What is Part 2A and why does it matter?

The UK's historical industry can leave behind traces of contamination. To manage this, Part 2A of the Environmental Protection Act was established, a vital legal framework designed to identify and remediate land that poses a genuine risk to public health or the environment.

Flooding

Negligible

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

Section links

[Building assessment](#) →

Risk to site

River and coastal flooding

Very Low

Surface water flooding

Negligible

Groundwater flooding

Negligible

Past flooding

Not identified

Flood storage areas

Not identified

Risk to building(s)

Very Low

Negligible

Negligible

Not identified

Not identified

FloodScore™ insurance rating

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

Very Low

Next steps

Flooding

None required.



How can this affect insurability & future planning?

Flood risk is a key factor for insurers and local planning authorities. While a property may have never flooded, its location can influence the cost of your premiums and your ability to make changes to the home.

Flooding

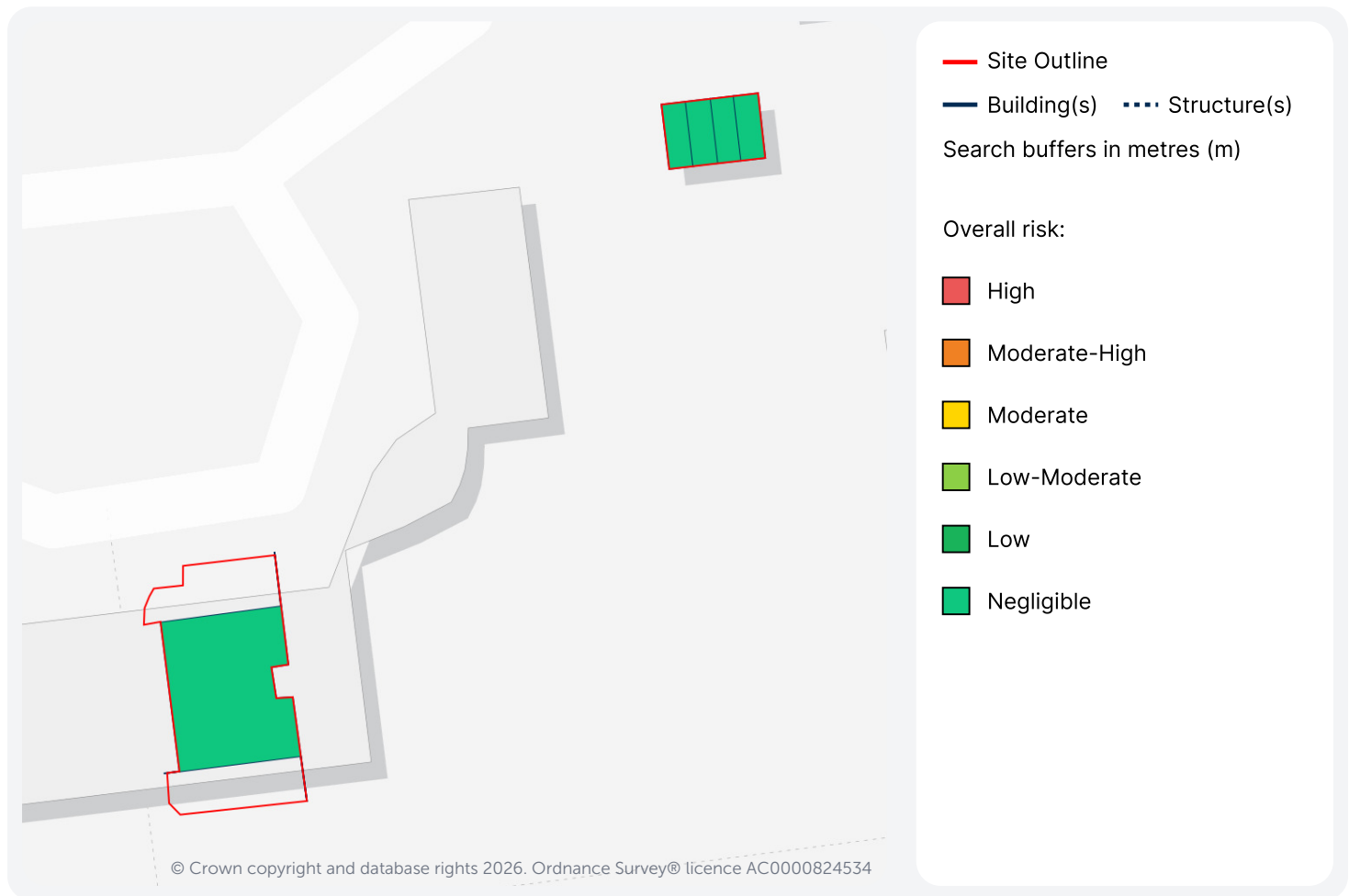
Building assessment ?

This section assesses individual buildings and structures on the site for flood risk based on all main flood sources including river, coastal, surface water, and groundwater. Risk levels shown below may differ from the overall site risk, particularly where terrain or drainage affects buildings differently.

Section links

[Back to section summary](#) →

[Building assessment](#) →



Flood risk for each building (and other significant structures) at the site (those indicated on the map above) has been assessed using authoritative flood data alongside the Ordnance Survey® National Geographic Database. Further information on the limitations of this data and how it is collected can be found here <https://knowledge.groundsure.com/searches-flooding>.

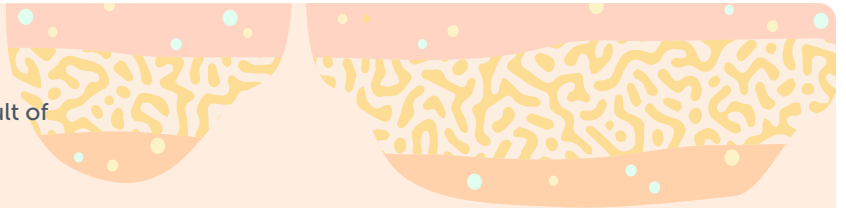
This assessment considers data on river and coastal flooding, historical flood events, and flood defences provided by the Environment Agency / Natural Resources Wales, and surface water and groundwater flooding from Ambiantal Risk Analytics. In Scotland, Ambiantal Risk Analytics additionally provides the river and coastal flood models.

Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
Multiple Residential Accommodation 488408, 310195	Negligible	Very Low	Negligible	Negligible	No	No
Unknown Building 488462, 310262	Negligible	Very Low	Negligible	Negligible	No	No
Unknown Building 488468, 310263	Negligible	Very Low	Negligible	Negligible	No	No
Unknown Building 488471, 310263	Negligible	Very Low	Negligible	Negligible	No	No
Unknown Building 488465, 310262	Negligible	Very Low	Negligible	Negligible	No	No

Ground stability ?

Not identified

No significant concerns have been identified as a result of the ground stability searches. No action required.



Natural ground stability

Low

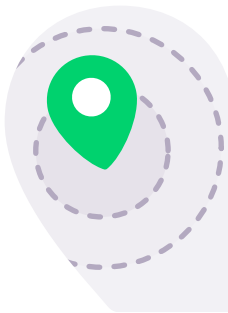
Non-natural ground stability

Not identified

Next steps

Ground stability

None required.



Why do we search beyond the property boundary?

Ground stability refers to the risk of the ground moving due to natural or man-made causes. We assess both the site and the surrounding area, as nearby ground movement can signal wider underground patterns that may eventually affect your home.



ClimateIndex™

Future-focused property ratings summarising flood, subsidence and coastal erosion risks over 5 and 30 year periods, aligned with Bank of England reporting requirements.

Section links

Physical risks → Flooding →
Ground stability → Transition risks (EPC) →

Physical risks

Negligible



Transition risks

Advice available



Next steps

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#) here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com or 01273 257755.



Why do we project climate risks over 5 and 30 years?

Climate change is an evolving risk that some lenders now factor into their financial decisions. We provide projections for 5 years and 30 years to mirror the typical lifespan of a UK mortgage.

ClimateIndex™

Physical risks

Negligible

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from flooding, natural ground stability and coastal erosion.

Section links

[Back to section summary](#) →

[Physical risks](#) →

[Flooding](#) →

[Ground stability](#) →

[Transition risks \(EPC\)](#) →

Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

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

A

5 years

Negligible

A

30 years

Negligible

Rating key



Negligible risk → High risk

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

ClimateIndex™

Flooding ?

This section summarises the projected change in flood water depths at the site over time as a result of climate change.

Section links

Back to section summary →

- Physical risks → Flooding →
- Ground stability → Transition risks (EPC) →

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

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

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

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations.

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

This data is sourced from Ambiental Risk Analytics.

ClimateIndex™

Ground stability ?

This section summarises the projected likelihood of increased ground stability risks from shrink swell clays at the site over time as a result of climate change.

Section links

Back to section summary →

Physical risks



Flooding



Ground stability



Transition risks (EPC)



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

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

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

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations.

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

This data is sourced from the British Geological Survey

ClimateIndex™

Transition risks (EPC) ?

Transition risks can occur as a result of requirements or obligations to move towards a less polluting, greener economy. This section summarises information relating to any Energy Performance Certificates at the property.

Section links

[Back to section summary](#) →

[Physical risks](#) →

[Ground stability](#) →

[Flooding](#) →

[Transition risks \(EPC\)](#) →

Energy Performance

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

i We have not been able to find an EPC relating to the property.

There are a number of potential reasons why a valid EPC has not been found for the property:

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings but full details can be found [here](#) ↗;
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's [Find an energy certificate](#) ↗ service to search for the EPC for more detail;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

Letting and energy efficiency regulations

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

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

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

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

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



1st April 2020

Future proposal - 2028

Future proposal - 2030

All rented properties to be E of above

Cost cap for improvements:
£3,500

Proposal for higher standard of
energy efficiency for new tenancies

Cost cap for improvements:
£15,000

Proposal for higher standard of
energy efficiency for all tenancies

Cost cap for improvements:
£15,000

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

Radon ?

Identified

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 5% and 10%.

Section links

Radon →

Next steps

Radon

The property is in an area where elevated radon levels are expected to be found in 5-10% of properties.

- Due to the age of the property, radon protection measures should not be expected to be present within the property unless recently installed;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderdomestic>
- Further information is available here <https://knowledge.groundsure.com/searches-radon>



Why does our result differ from the free radon checker?

Radon is a naturally occurring radioactive gas that can seep into homes from the ground. While many buyers use the free, publicly available radon maps to check their risk, our premium report uses significantly higher resolution data to provide a more precise assessment.

Radon ?

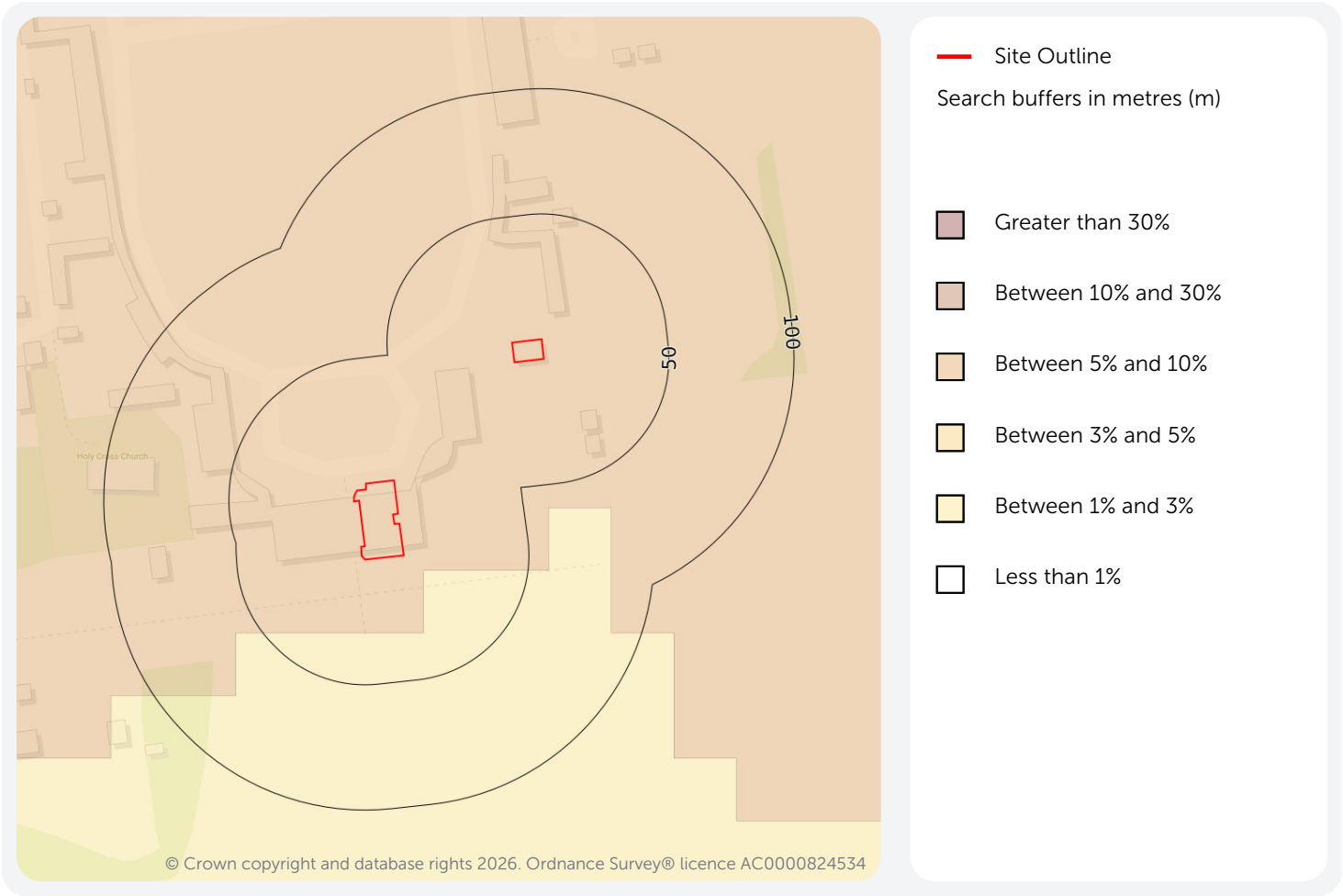
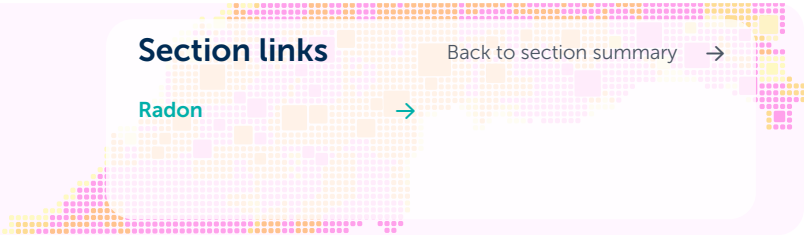
Identified

The property lies within a radon affected area.

Section links

Back to section summary →

Radon →



The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from UK Health Security Agency (UKHSA) or www.ukradon.org.

Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk.

This data is sourced from the British Geological Survey/UK Health Security Agency.

Planning ?

Identified

Planning applications have been identified at or in proximity of the property. Protected areas have been identified within 50 metres of the property.

Section links

Planning applications → Planning constraints →

Planning applications

Using Local Authority planning information supplied and processed by Serac Tech dating back 7 years, this information is designed to help you understand possible changes to the area around the property.

Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

15	Home improvement	searched to 250m →
0	Small residential	searched to 250m
0	Medium residential	searched to 500m
0	Large residential	searched to 750m
8	Mixed and commercial	searched to 750m →

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website. In order to understand this planning data better together with its limitations you should read the full detailed limitations [Click here](#) ↗.

Planning constraints

Protected areas have been identified within 50 metres of the property.

Environmental designations

Not identified

Visual and cultural designations

Identified →

Next steps

Visual and cultural designations

The property lies within 50m of a visually or culturally protected site or area.

- seek further guidance from the local planning department on any likely restrictions if considering any property development



How will this affect your future plans?

This section isn't just a list of nearby building projects; it's a potential forecast of your neighbourhood. By looking at local planning applications and land constraints, you get a clear picture of how the area is evolving and what you can and cannot do with your own property.

Planning

Planning applications ?

Identified

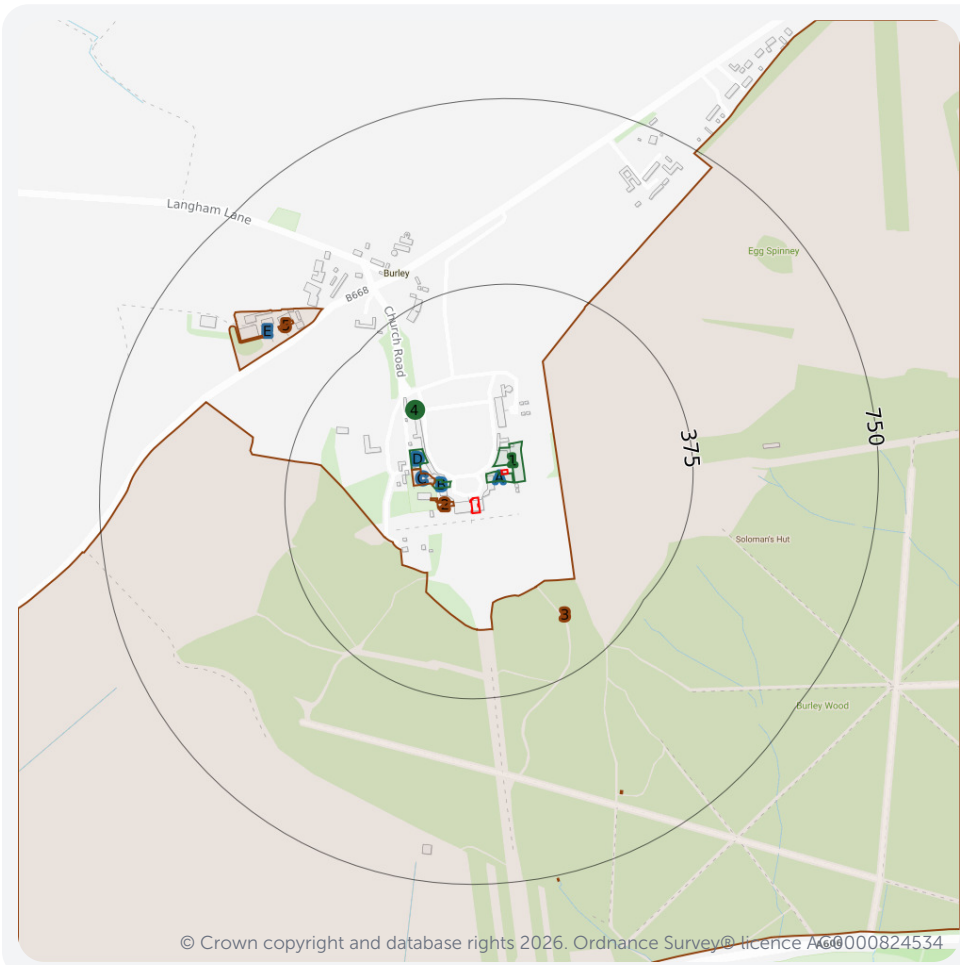
Planning applications have been identified at or in proximity of the property.

Section links

Back to section summary →

Planning applications →

Planning constraints →



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

Home improvement applications searched to 250m

15 home improvement planning applications within 250m from the property have been submitted for planning permission during the last seven years. These applications relate to developments associated with an existing residential address. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: A Distance: 0 Direction: NE	Application reference: 2022/0200/FUL Application date: 24/02/2022 Council: Rutland	Address: 3 East Court Cour D'honneur Burley Rutland LE15 7FH Project: Sunken Terrace & Dovecote Installation Last known status: Approved Decision date: 04/08/2022	Link 
ID: A Distance: 0 Direction: NE	Application reference: 2022/0452/FUL Application date: 28/04/2022 Council: Rutland	Address: 3 East Court Cour D'honneur Burley Rutland LE15 7FH Project: Porch Canopy Installation & Gate Replacement Last known status: Approved Decision date: 29/07/2022	Link 
ID: A Distance: 0 Direction: NE	Application reference: 2022/0453/LBA Application date: 28/04/2022 Council: Rutland	Address: 3 East Court Cour D'honneur Burley Rutland LE15 7FH Project: Porch Canopy Installation and Gate Replacement Last known status: Approved Decision date: 29/07/2022	Link 
ID: A Distance: 0 Direction: NE	Application reference: 2022/0473/LBA Application date: 14/04/2022 Council: Rutland	Address: 3 East Court Cour D'honneur Burley Rutland LE15 7FH Project: Internal Alterations (Re-Configuration) Last known status: Approved Decision date: 01/08/2022	Link 
ID: A Distance: 0 Direction: NE	Application reference: 2022/0643/FUL Application date: 30/05/2022 Council: Rutland	Address: 3 East Court Cour D'honneur Burley Rutland LE15 7FH Project: Attic Conversion with Rooflight Installation Last known status: Withdrawn Decision date: 27/11/2024	Link 
ID: A Distance: 0 Direction: NE	Application reference: 2022/0644/LBA Application date: 13/06/2022 Council: Rutland	Address: 3 East Court Cour D'honneur Burley Rutland LE15 7FH Project: Attic Conversion with Stair Access and Rooflight Installation Last known status: Withdrawn Decision date: 27/11/2024	Link 
ID: 1 Distance: 10 m Direction: NE	Application reference: 2023/1193/FUL Application date: 09/11/2023 Council: Rutland	Address: East Lodge East Lodge Road Burley Rutland LE15 7FJ Project: Single Storey Front Extensions Last known status: Approved Decision date: 10/09/2024	Link 
ID: B Distance: 49 m Direction: W	Application reference: 2021/0423/FUL Application date: 06/04/2021 Council: Rutland	Address: 3 West Court Cour D'honneur Burley Rutland LE15 7FH Project: Residential Attic Conversion Last known status: Approved Decision date: 01/12/2021	Link 

ID	Details	Description	Online record
ID: B Distance: 49 m Direction: W	Application reference: 2021/0424/LBA Application date: 06/04/2021 Council: Rutland	Address: 3 West Court Cour D'honneur Burley Rutland LE15 7FH Project: Attic Conversion to Residential Accommodation Last known status: Approved Decision date: 01/12/2021	Link
ID: B Distance: 49 m Direction: W	Application reference: 2023/0641/LBA Application date: 28/06/2023 Council: Rutland	Address: 3 West Court Cour D'honneur Burley Rutland LE15 7FH Project: Heating System Installation Last known status: Approved Decision date: 08/08/2023	Link
ID: B Distance: 49 m Direction: W	Application reference: 2023/0652/FUL Application date: 28/06/2023 Council: Rutland	Address: 3 West Court Cour D'honneur Burley Rutland LE15 7FH Project: Boiler Installation (Heating System) Last known status: Approved Decision date: 08/08/2023	Link
ID: C Distance: 81 m Direction: W	Application reference: 2021/0316/FUL Application date: 12/03/2021 Council: Rutland	Address: The Engine House Cour D'honneur Burley Rutland LE15 7FH Project: Dormer Window Replacement Last known status: Approved Decision date: 04/05/2021	Link
ID: D Distance: 115 m Direction: NW	Application reference: 2023/1379/FUL Application date: 29/12/2023 Council: Rutland	Address: The Smithy Church Road Burley Rutland LE15 7SU Project: Roof Alterations to Listed Building Last known status: Approved Decision date: 22/02/2024	Link
ID: D Distance: 115 m Direction: NW	Application reference: 2023/1380/LBA Application date: 29/12/2023 Council: Rutland	Address: The Smithy Church Road Burley Rutland LE15 7SU Project: Roof Alterations to Curtilage Listed Building Last known status: Approved Decision date: 22/02/2024	Link
ID: 4 Distance: 214 m Direction: NW	Application reference: 2024/0701/OCC Application date: 18/06/2024 Council: Rutland	Address: 1 The Coach House Church Road Burley Rutland LE15 7SU Project: Level Access Shower Installation (Listed Building Consent) Last known status: Validated Decision date: Not supplied	Link

The data is sourced from Serac Tech

Mixed and commercial applications searched to 750m

8 mixed and commercial developments within 750m from the property have been submitted for planning permission during the last seven years. Mixed and commercial developments are considered to be any other development that can be mixed use of commercial and residential development or purely commercial. This section also includes any planning applications that do not have a classification and these could be residential, commercial or a mixture of both. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 2 Distance: 34 m Direction: W	Application reference: 2021/0936/LBA Application date: 08/09/2021 Council: Rutland	Address: Church Wing The Mansion House Cour D'honneur Burley Rutland LE15 7FH Project: Boiler Replacement (Maintenance) Last known status: Approved Decision date: 02/11/2021	Link 
ID: C Distance: 81 m Direction: W	Application reference: 2020/1251/FUL Application date: 03/11/2020 Council: Rutland	Address: The Engine House Cour D'honneur Burley Rutland LE15 7FH Project: Dormer Window Replacement Last known status: Withdrawn Decision date: 17/12/2020	Link 
ID: C Distance: 81 m Direction: W	Application reference: 2020/1252/LBA Application date: 03/11/2020 Council: Rutland	Address: The Engine House Cour D'honneur Burley Rutland LE15 7FH Project: Dormer Window Replacement Last known status: Withdrawn Decision date: 17/12/2020	Link 
ID: C Distance: 81 m Direction: W	Application reference: 2021/0317/LBA Application date: 12/03/2021 Council: Rutland	Address: The Engine House Cour D'honneur Burley Rutland LE15 7FH Project: Dormer Window Replacement Last known status: Approved Decision date: 04/05/2021	Link 
ID: 3 Distance: 103 m Direction: SE	Application reference: 2023/1344/SCO Application date: 14/12/2023 Council: Rutland	Address: Land At The Burley Estate Stamford Road Burley Rutland Project: Wildlife Education & Leisure Destination Proposal: Wild Rutland Last known status: Validated Decision date: Not supplied	Link 
ID: E Distance: 481 m Direction: NW	Application reference: 2025/0236/FUL Application date: 26/02/2025 Council: Rutland	Address: Hillside Farm House Oakham Road Burley Rutland LE15 7SX Project: Farm Office Development Last known status: Approved Decision date: 30/06/2025	Link 
ID: E Distance: 481 m Direction: NW	Application reference: 2025/0237/LBA Application date: 26/02/2025 Council: Rutland	Address: Hillside Farm House Oakham Road Burley Rutland LE15 7SX Project: Farm Office (Change of Use) Last known status: Approved Decision date: 20/06/2025	Link 
ID: 5 Distance: 506 m Direction: NW	Application reference: 2022/0442/LBA Application date: 07/04/2022 Council: Rutland	Address: Hillside Farm House Oakham Road Burley Rutland LE15 7SX Project: Barn Roof Restoration (Slate) Last known status: Approved Decision date: 28/10/2022	Link 

The data is sourced from Serac Tech

Planning

Planning constraints ?

Identified

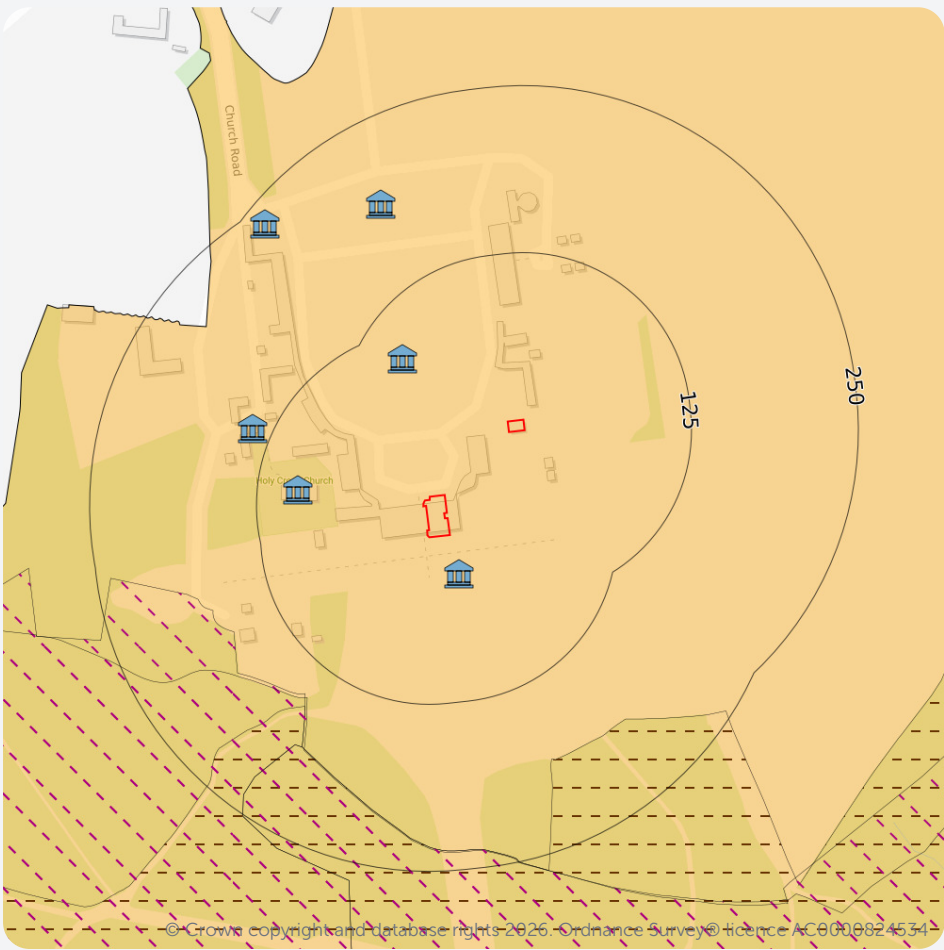
Protected areas have been identified within 50 metres of the property.

Section links

Back to section summary →

Planning applications →

Planning constraints →



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Designated Ancient Woodland
- Sites of Special Scientific Interest
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
30 m	S	Terrace Parapet,Retaining Wall And Staircase	II*	1073793	18/09/1984

This data is sourced from Historic England. For more information please see <https://historicengland.org.uk/listing/the-list/>

Registered Parks and Gardens

Registered parks or gardens are a designed landscape considered of historic interest.

Although the inclusion of a historic park or garden on the register in itself brings no additional statutory controls, local authorities are required by central government to consider registration material in planning terms, so local planning authorities must take into account the historic interest of the site when determining whether or not to grant planning permission.

Distance	Direction	Name	Grade
0	on site	Burley On The Hill	II

This data is sourced from Historic England. For more information please see: <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>

Energy

Identified

The property has been identified to lie within the search radius of one or more energy features detailed below.

Section links

Wind and solar →

Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas

Not identified

Oil and gas wells

Not identified

Wind and solar

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

Planned multiple wind turbines

Identified →

Planned single wind turbines

Identified →

Existing wind turbines

Not identified

Proposed solar farms

Identified →

Existing solar farms

Identified →

Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations

Not identified

Energy infrastructure

Not identified

Projects

Not identified

Next steps

Wind

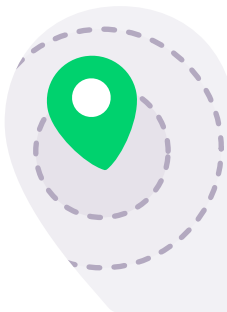
Existing or proposed wind installations have been identified within 10km.

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

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

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



Why do we search such a large area?

We look far beyond your property boundary and uniquely digitise energy project footprints. This provides the full context of the area's energy profile, helping you understand how the neighbourhood is evolving and what your future surroundings might look like.

Energy
Wind and solar

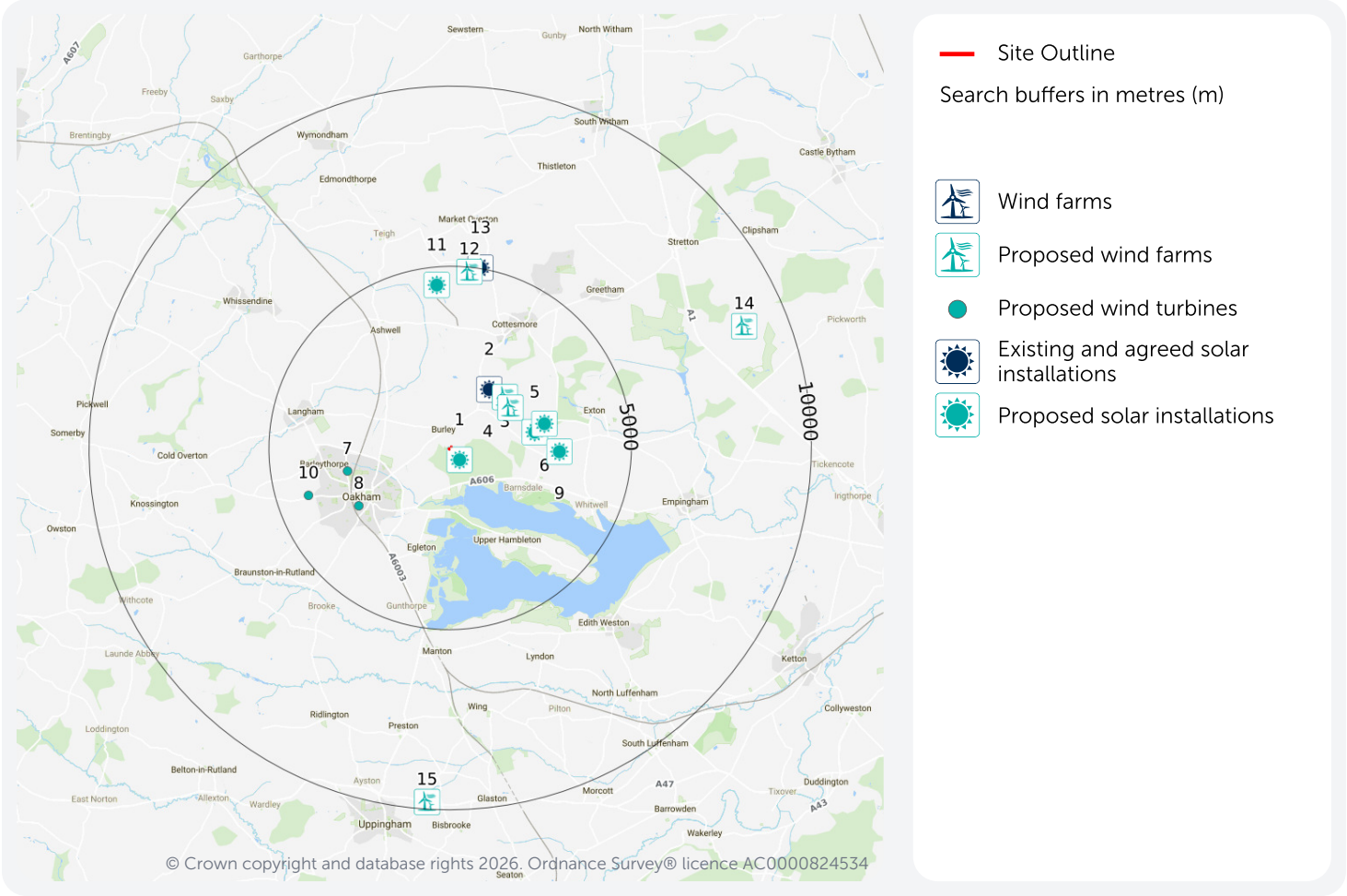
Identified

The data summarised in this section relates to the location of current and planned wind farms/turbines and solar farms.

Section links

Back to section summary

Wind and solar



Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details
3	2-3 km	NE	Site Name: Cow Close Farm Exton Lane, Burley, Oakham, Leicestershire, LE15 7TA Planning Application Reference: APP/2012/0335 Type of Project: 2 Wind Turbines Application Date: 2012-05-08 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of two 11kW wind turbines with a hub height of 18.3m and an overall blade tip height of 24.8m above ground level. Approximate Grid Reference: 489957, 311637
4	2-3 km	NE	Site Name: Land At Cow Close Farm Exton Lane, Burley, Oakham, Rutland, Leicestershire, LE15 7TA Planning Application Reference: APP/2012/0528 Type of Project: 2 Wind Turbines Application Date: 2012-07-31 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two 11kw wind turbines with a hub height of 18.3m and an overall blade tip of 24.8m above ground level. Approximate Grid Reference: 489957, 311637
12	4-5 km	N	Site Name: Hill Top Farm Main Street, Barrow, Oakham, Leicestershire, LE15 7PE Planning Application Reference: APP/2011/0557 Type of Project: 2 Wind Turbines Application Date: 2011-07-28 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of two 11kw wind turbines. Approximate Grid Reference: 488970, 315114
14	8-9 km	E	Site Name: Former Woolfox Lodge Airfield, Great North Road, Woolfox Wind Farm, Oakham, Stretton, Leicestershire, LE15 7QT Planning Application Reference: 2014/1003/MAJ Type of Project: 9 Wind Turbines Application Date: 2015-02-09 Planning Stage: Detail Plans Refused Project Details: Scheme comprises development is for a wind farm of 9 turbines, three-bladed, horizontal axis wind turbines, each up to 130m maximum height to tip. The proposed wind farm would have associated electricity transformers, underground cabling, access tracks, road widening works, permanent access track turning heads, rotor assembly pads, crane hardstandings, control building and substation compound, and a communications mast. During construction and commissioning there would be a number of temporary works including a construction compound, security gatehouse, vehicle cleaning facility, Sustainable drainage system welfare facilities, and two (2) number guyed meteorological masts up to 80 metres high (indicative hub height). The associated works include sewer systems, landscaping, infrastructure, enabling and access roads. Approximate Grid Reference: 496606, 313602

ID	Distance	Direction	Details
15	9-10 km	S	Site Name: Clatterpot Farm Uppingham Road, Bisbrooke, Oakham, Leicestershire, LE15 9ES Planning Application Reference: APP/2012/0951 Type of Project: 3 Wind Turbines Application Date: 2012-12-21 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 3 micro scale wind turbines (14.97m to hub, 5.6m diameter blades). Approximate Grid Reference: 487791, 300396

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details
7	2-3 km	W	Site Name: Burley Appliances Ltd, Lands End Way, Oakham, Rutland, Leicestershire, LE15 6RB Planning Application Reference: FUL/2006/1277 Type of Project: Wind Turbine Application Date: 2007-01-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 20KW wind turbine. Approximate Grid Reference: 485573, 309574
8	2-3 km	SW	Site Name: Tesco Supermarket 96 South Street, Oakham, Leicestershire, LE15 6BQ Planning Application Reference: FUL/2008/0741 Type of Project: Wind Turbine Application Date: 2008-08-08 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of micro-turbine unit to provide sustainable energy production at the store. Approximate Grid Reference: 485894, 308613
10	4-5 km	W	Site Name: Hawkes Rest Cold Overton Road, Oakham, Leicestershire, LE15 8DA Planning Application Reference: FUL/2010/0602 Type of Project: Wind Turbine Application Date: 2010-06-09 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of vertical wind turbine. Approximate Grid Reference: 484496, 308904

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
2	1-2 km	NE	Exton Lane, Burley - Solar Farm & Battery Storage, North Of Exton Lane Burley, LE15 7AB	Contractor: Econergy International Limited LPA Name: Rutland Capacity (MW): 49.9	Application Date: 27/01/2025 Pre Consent Status: Planning Application Submitted Post Consent Status: Application Submitted Date Commenced: -
13	4-5 km	N	Hill Top Farm, Hill Top Farm, Main Street, Barrow, OAKHAM, Rutland, LE15 7PE	Contractor: RG and RJ Allen Ltd LPA Name: Rutland Capacity (MW): 2.5	Application Date: 16/08/2013 Pre Consent Status: Planning Permission Expired Post Consent Status: Planning Permission Expired Date Commenced: -

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

Proposed solar installations

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

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

ID	Distance	Direction	Address	Details	
1	400 m	SE	Land At The Burley Estate Stamford Road Burley Rutland	Applicant name: - Application Status: Validated Application Date: - Application Number: 2026/0066/MAF	The development of a conservation-led wildlife, education and leisure destination including ancillary tourism, associated landscaping and biodiversity works, infrastructure and solar array on land of up to 4 hectares (EIA Development).
5	2-3 km	E	Land North Of Exton Lane, Burley, Rutland, LE15 8AH	Applicant name: Econergy Application Status: Registered Application Date: 24/12/2024 Application Number: 2024/1482/MAF	The construction of a solar photovoltaic farm and associated infrastructure including inverters, substation compound, security cameras, fencing, access tracks and landscaping, and its operation for a period of 40 years prior to decommissioning.
6	2-3 km	E	Land North Of Exton Lane, Burley, Rutland	Applicant name: No Details Application Status: Screening Opinion Application Date: 20/07/2022 Application Number: 2022/0828/SCR	EIA Screening Opinion for Proposed Solar Photovoltaic Farm, Battery Energy Storage System and other associated Infrastructure
9	3-4 km	E	Land At Grange Farm, The Avenue, Exton, Rutland	Applicant name: Lightsource Renewable Energy Ltd Joshua Mellor Level 5 Application Status: Screening Opinion Application Date: 22/10/2013 Application Number: 2013/0923/SCR	Determine requirement for an Environmental Impact Assessment for a proposed solar farm.
11	4-5 km	N	Hill Top Farm, Main Street, Barrow, OAKHAM, Rutland, LE15 7PE	Applicant name: Mr Robert Allen & Mr Raymond Allen Hill Top Farm Application Status: Major Application Type Application Date: 16/08/2013 Application Number: 2013/0688/MAJ	Installation of 2.5Mw Ground Mounted Photovoltaic Solar Farm.

This data is sourced from Serac Tech and Glenigan.

Not identified

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

HS2 route	Not identified
1. HS2 route 2. Not identified	

HS2 safeguarding	Not identified
HS2 safeguarding	Not identified

HS2 stations

HS2 depots	Not identified
1. London 2. St Pancras 3. St Albans 4. Bedford 5. Doncaster 6. Sheffield 7. Manchester 8. Cardiff 9. Birmingham 10. Leeds 11. Nottingham 12. London 13. St Pancras 14. St Albans 15. Bedford 16. Doncaster 17. Sheffield 18. Manchester 19. Cardiff 20. Birmingham 21. Leeds 22. Nottingham 23. London 24. St Pancras 25. St Albans 26. Bedford 27. Doncaster 28. Sheffield 29. Manchester 30. Cardiff 31. Birmingham 32. Leeds 33. Nottingham 34. London 35. St Pancras 36. St Albans 37. Bedford 38. Doncaster 39. Sheffield 40. Manchester 41. Cardiff 42. Birmingham 43. Leeds 44. Nottingham 45. London 46. St Pancras 47. St Albans 48. Bedford 49. Doncaster 50. Sheffield 51. Manchester 52. Cardiff 53. Birmingham 54. Leeds 55. Nottingham 56. London 57. St Pancras 58. St Albans 59. Bedford 60. Doncaster 61. Sheffield 62. Manchester 63. Cardiff 64. Birmingham 65. Leeds 66. Nottingham 67. London 68. St Pancras 69. St Albans 70. Bedford 71. Doncaster 72. Sheffield 73. Manchester 74. Cardiff 75. Birmingham 76. Leeds 77. Nottingham 78. London 79. St Pancras 80. St Albans 81. Bedford 82. Doncaster 83. Sheffield 84. Manchester 85. Cardiff 86. Birmingham 87. Leeds 88. Nottingham 89. London 90. St Pancras 91. St Albans 92. Bedford 93. Doncaster 94. Sheffield 95. Manchester 96. Cardiff 97. Birmingham 98. Leeds 99. Nottingham 100. London 101. St Pancras 102. St Albans 103. Bedford 104. Doncaster 105. Sheffield 106. Manchester 107. Cardiff 108. Birmingham 109. Leeds 110. Nottingham 111. London 112. St Pancras 113. St Albans 114. Bedford 115. Doncaster 116. Sheffield 117. Manchester 118. Cardiff 119. Birmingham 120. Leeds 121. Nottingham 122. London 123. St Pancras 124. St Albans 125. Bedford 126. Doncaster 127. Sheffield 128. Manchester 129. Cardiff 130. Birmingham 131. Leeds 132. Nottingham 133. London 134. St Pancras 135. St Albans 136. Bedford 137. Doncaster 138. Sheffield 139. Manchester 140. Cardiff 141. Birmingham 142. Leeds 143. Nottingham 144. London 145. St Pancras 146. St Albans 147. Bedford 148. Doncaster 149. Sheffield 150. Manchester 151. Cardiff 152. Birmingham 153. Leeds 154. Nottingham 155. London 156. St Pancras 157. St Albans 158. Bedford 159. Doncaster 160. Sheffield 161. Manchester 162. Cardiff 163. Birmingham 164. Leeds 165. Nottingham 166. London 167. St Pancras 168. St Albans 169. Bedford 170. Doncaster 171. Sheffield 172. Manchester 173. Cardiff 174. Birmingham 175. Leeds 176. Nottingham 177. London 178. St Pancras 179. St Albans 180. Bedford 181. Doncaster 182. Sheffield 183. Manchester 184. Cardiff 185. Birmingham 186. Leeds 187. Nottingham 188. London 189. St Pancras 190. St Albans 191. Bedford 192. Doncaster 193. Sheffield 194. Manchester 195. Cardiff 196. Birmingham 197. Leeds 198. Nottingham 199. London 200. St Pancras 201. St Albans 202. Bedford 203. Doncaster 204. Sheffield 205. Manchester 206. Cardiff 207. Birmingham 208. Leeds 209. Nottingham 210. London 211. St Pancras 212. St Albans 213. Bedford 214. Doncaster 215. Sheffield 216. Manchester 217. Cardiff 218. Birmingham 219. Leeds 220. Nottingham 221. London 222. St Pancras 223. St Albans 224. Bedford 225. Doncaster 226. Sheffield 227. Manchester 228. Cardiff 229. Birmingham 230. Leeds 231. Nottingham 232. London 233. St Pancras 234. St Albans 235. Bedford 236. Doncaster 237. Sheffield 238. Manchester 239. Cardiff 240. Birmingham 241. Leeds 242. Nottingham 243. London 244. St Pancras 245. St Albans 246. Bedford	

HS2 noise	Not assessed
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HS2 visual impact	Not assessed
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The property is not within 250 metres of the Crossrail 2 project.

Crossrail 2 route Not identified

Crossrail 2 stations Not identified

Crossrail 2 worksites	Not identified
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
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90	90
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96	96
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98	98
99	99
100	100

Crossrail 2 safeguarding	Not identified
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Crossrail 2 headhouse	Not identified
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The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

Active railways and tunnels

Historical railways and tunnels	Not identified

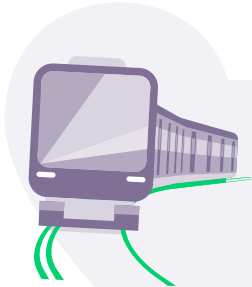
Railway and tube stations	Not identified

Underground Not identified

Next steps

Transportation

None required.



How will the area's connectivity change?

Transport projects can drive change in a neighbourhood. This section complements the planning data by combining historical infrastructure with future development plans, providing a complete picture of how the area is connected today and how that might shift in the future.

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified	Pollution incidents	Not identified
Former tanks	Not identified	Flooding	
Former energy features	Not identified	Risk of flooding from rivers and the sea	Not identified
Former petrol stations	Not identified	Flood storage areas: part of floodplain	Not identified
Former garages	Not identified	Historical flood areas	Not identified
Former military land	Not identified	Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Flood defences	Not identified
Waste site no longer in use	Not identified	Surface water flood risk	Not identified
Active or recent landfill	Not identified	Groundwater flooding	Not identified
Former landfill (from Environment Agency Records)	Not identified	Natural ground subsidence	
Active or recent licensed waste sites	Not identified	Natural ground subsidence	Not identified
Recent industrial land uses	Not identified	Natural geological cavities	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified	Non-natural ground subsidence	
Current or recent petrol stations	Not identified	Coal mining	Not identified
Hazardous substance storage/usage	Not identified	Non-coal mining areas	Not identified
Sites designated as Contaminated Land	Not identified	Non-coal mining	Not identified
Historical licensed industrial activities	Not identified	Mining cavities	Not identified
Current or recent licensed industrial activities	Not identified	Infilled land	Not identified
Local Authority licensed pollutant release	Not identified	Cheshire Brine	Not identified
Pollutant release to surface waters	Not identified	Climate change	
Pollutant release to public sewer	Not identified	Flood risk (5 and 30 Years)	Identified
Dangerous industrial substances (D.S.I. List 1)	Not identified	Ground stability (5 and 30 Years)	Identified
Dangerous industrial substances (D.S.I. List 2)	Not identified	Climate change - Shoreline Management Plan (SMP) delivered	Not identified

Climate change

Climate change - Projections with no future intervention (NFI) and complex geology

Not identified

Radon

Radon

Identified

Planning Applications

Home improvement applications searched to 250m

Identified

Small residential applications searched to 250m

Not identified

Medium residential applications searched to 500m

Not identified

Large residential applications searched to 750m

Not identified

Mixed and commercial applications searched to 750m

Identified

Planning constraints

Sites of Special Scientific Interest

Not identified

Internationally important wetland sites (Ramsar Sites)

Not identified

Special Areas of Conservation

Not identified

Special Protection Areas (for birds)

Not identified

National Nature Reserves

Not identified

Local Nature Reserves

Not identified

Designated Ancient Woodland

Not identified

Green Belt

Not identified

World Heritage Sites

Not identified

Areas of Outstanding Natural Beauty

Not identified

National Parks

Not identified

Conservation Areas

Not identified

Listed Buildings

Identified

Certificates of Immunity from Listing

Not identified

Planning constraints

Scheduled Monuments

Not identified

Registered Parks and Gardens

Identified

Oil and gas

Oil or gas drilling well

Not identified

Proposed oil or gas drilling well

Not identified

Licensed blocks

Not identified

Potential future exploration areas

Not identified

Wind and solar

Wind farms

Not identified

Proposed wind farms

Identified

Proposed wind turbines

Identified

Existing and agreed solar installations

Identified

Proposed solar installations

Identified

Energy

Electricity transmission lines and pylons

Not identified

National Grid energy infrastructure

Not identified

Power stations

Not identified

Nuclear installations

Not identified

Large Energy Projects

Not identified

Transportation

HS2 route: nearest centre point of track

Not identified

HS2 route: nearest overground section

Not identified

HS2 surface safeguarding

Not identified

HS2 subsurface safeguarding

Not identified

HS2 Homeowner Payment Zone

Not identified

HS2 Extended Homeowner Protection Zone

Not identified

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

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations 

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Homebuyers report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference 

Conveyancing Information Executive and our terms & conditions

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

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If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.

Email: info@groundsure.com 

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk 

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