Section 2: **Flood Findings**

The whole of this section deals with potential sources of flooding that may impact the property.

Section 2a and 2b: **River and Coastal Flood Map**

The map detailed below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of an event occurring on average every 75, 200 or 1000 years.



River Flooding

- 1 in 1000 year return
- 1 in 200 year return
- 1 in 75 year return

Coastal Flooding

- 1 in 1000 year return
- 1 in 200 year return
- 1 in 75 year return

©Copyright 2022, Landmark Information Group Ltd
All rights reserved

Section 2c: **Surface Water Flood Map**

The map detailed below shows the location of potential surface water flood risk. The potential risk has been modelled on the basis of an event occurring on average every 75, 200 or 1000 years.



Contains Ordnance Survey data © Crown copyright and database right 2022

Surface Water Flooding

- 1 in 1000 year return
- 1 in 200 year return
- 1 in 75 year return

©Copyright 2022, Landmark Information Group Ltd
All rights reserved

Section 2a: **River Flooding**

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

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

Section 2b: **Coastal Flooding**

Coastal flooding is the inundation of land areas along the coast caused by sea water rising above normal tidal conditions. Coastal flooding can arise from a combination of high tides, wind induced tidal surge, storm surge created by low pressure and wave action.

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

Section 2c: **Surface Water Flooding**

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

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

Next Steps

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

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2022

©Copyright 2022, Landmark Information Group Ltd
All rights reserved