POLE STAR
PROPERTY SERVICES
BUILDING CONSULTANCY

RICS-regulated firm (No. 797099) · Independent Property Surveyor

PROPERTY LOCATION REPORT

Commer House, Tadcaster Enterprise Park, Station Road, Tadcaster

LS24 9JF

PREPARED FOR

Sample report

REPORT DATE	REPORT TIER	REFERENCE
09 November 2026	Full Report	8F0D9061-F6D

SECTIONS INCLUDED IN THIS REPORT

- Flood Risk
- Conservation Area & Heritage Designations
- EPC Rating & Energy Data
- Tenure as recorded on the EPC
- Local Amenities
- Crime Statistics
- Environmental & Infrastructure
- Utilities & Local Governance
- Climate Risk Projections
- Population Projections
- Key facts summary
- Cycling Infrastructure
- Aircraft Noise Contours
- Property Sale History & Recent Sales
- Planning History & Applications
- Permitted Development Rights
- Carbon Footprint Estimate
- Subsidence & Ground Stability
- Local Services & Education
- Environmental Hazards
- Broadband & Mobile Coverage
- Demographic & Area Profile
- Affordability & Mortgage Stress
- Housing Supply & Demand
- Real-Time River Levels
- Heritage at Risk
- Red Flags & Risk Summary
- Council Tax Band

Aerial Map

Commer House, Tadcaster Enterprise Park, Station Road, Tadcaster, LS24 9JF



© Google Maps — satellite imagery retrieved 09 November 2026. Zoom level 17 (~100 m radius). For illustrative purposes only.

Important Notice & Disclaimer

Third-Party Data Sources

This report is compiled from public and third-party data sources, including Ofcom, HM Land Registry, the Environment Agency and planning.data.gov.uk. We do not control these sources. Their data may be incomplete, out of date or temporarily unavailable when the report is produced. Where a source is unavailable, the report says so and gives a link so the information can be checked directly. A section that is unavailable for this reason is not a fault in the report. We may, at our discretion, update that section once the source is available again. Sections we have checked ourselves are marked "Verified by surveyor".

Nature of This Report

This Property Location Report has been compiled by Pole Star Property Services using data obtained from publicly available sources including, but not limited to, the Environment Agency, HM Land Registry, the EPC Register (MHCLG), Ordnance Survey, Police.uk, Ofcom, the British Geological Survey, and local planning authority records. The report is provided for general information purposes only and is intended to assist the recipient in understanding the location-based characteristics of the property identified on the cover page.

Not a Substitute for Professional Advice

This report does not constitute a structural survey, a valuation, legal advice, or any form of professional opinion on the condition or value of the property. It should not be relied upon as a substitute for a full RICS Home Survey, a solicitor's conveyancing searches, or specialist investigations (such as drainage surveys, asbestos surveys, or structural engineer's reports). Pole Star Property Services strongly recommends that you obtain appropriate professional advice before exchanging contracts.

Data Accuracy & Currency

Whilst every effort has been made to ensure the accuracy of the information contained in this report, data sourced from third parties is provided "as is" and Pole Star Property Services cannot guarantee its completeness, accuracy, or currency. Data may have changed since the date of compilation. Where data was unavailable at the time of generation, this is noted within the relevant section. Users are encouraged to verify key findings independently, particularly in relation to flood risk, planning history, and EPC ratings.

Use of Artificial Intelligence

This report incorporates AI-generated narrative commentary produced using OpenAI's GPT-4o-mini language model. AI-generated text is used to summarise and contextualise data for the benefit of the reader. AI output is a guide only and does not constitute professional opinion. Pole Star Property Services is registered on the RICS AI Governance Register and operates in accordance with RICS guidance on the use of AI in surveying practice.

Limitation of Liability

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Regulatory Information

Pole Star Property Services Ltd is regulated by RICS (firm registration number 797099). We are registered with the Information Commissioner's Office (ICO) and are members of The Property Ombudsman redress scheme. Our professional indemnity insurance is maintained in accordance with RICS requirements.

About Pole Star Property Services

Pole Star Property Services is an independent RICS-regulated surveying practice operating in and around Nottinghamshire, Yorkshire, and Lincolnshire, providing professional property surveys, reports, and advisory services to buyers, sellers, landlords, and homeowners across the region.

We are committed to providing clear, honest, and impartial advice that helps our clients make informed decisions about one of the most significant financial commitments of their lives. We combine traditional surveying expertise with modern data analysis tools to deliver reports that are both technically rigorous and genuinely useful.

Every report is reviewed by a surveyor before it is issued to the client. Pole Star Property Services Ltd is regulated by RICS (firm registration number 797099) and is a member of The Property Ombudsman redress scheme.

Our Services

RICS Level 2 Home Survey (HomeBuyer Report)

A thorough visual inspection of the property, identifying defects and risks.

RICS Level 3 Building Survey

Our most comprehensive survey, suitable for older, larger or period properties of traditional construction. Includes detailed advice on defects, repairs, and maintenance.

Boundary Assessments and Land Registry Plans

Expert assessment of boundary disputes, including review of title plans, deeds, and on-site inspection.

Schedules of Condition

A photographic and written record of a property's condition at a point in time, used to protect landlords and tenants.

Can I Extend, Convert or Adapt?

Advice and feasibility studies for homeowners considering extensions, conversions, or adaptations.

Property Location Report

Data-driven location intelligence covering flood risk, planning history, energy performance, local amenities, and more.

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RICS-regulated firm (No. 797099) · ICO Registered (ZB207136) · Member of The Property Ombudsman

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Location Overview

This report covers the property at Commer House, Tadcaster Enterprise Park, Station Road, Tadcaster (LS24 9JF). The sections that follow provide detailed data across the modules you selected, with AI-generated commentary to help you understand what the findings mean in practice.

Flood Risk

ABOUT THIS SECTION

Flood risk data is sourced from the Environment Agency via planning.data.gov.uk. Rivers and sea flood risk is classified into three zones under the National Planning Policy Framework (NPPF): Zone 1 (low probability, <0.1% annual chance), Zone 2 (medium probability, 0.1–1%), and Zone 3 (high probability, >1% for rivers or >0.5% for sea). Flood zone classification affects insurability, mortgage availability, and planning policy. Surface water and groundwater flood risk are assessed separately. Climate change is expected to increase flood frequency across all zones over the coming decades. Verify at check-long-term-flood-risk.service.gov.uk.

Zone 1	VERY LOW	LOW

Flood Risk: Rivers & Sea — Environment Agency (planning.data.gov.uk, OGL v3)

Zone 1

LOW PROBABILITY

EA Flood Zone Classification

THIS PROPERTY

Annual probability of flooding:
Less than 1 in 1,000 (rivers and sea)

Zone 1 — Low | Zone 2 — Medium | Zone 3 — High

Flood Zone 1 is the lowest risk category for flooding from rivers and the sea. It covers all land outside Zones 2 and 3 — the vast majority of land in England. The annual probability of flooding is less than 0.1%. While this is a low risk, it does not mean flooding is impossible: surface water, groundwater, and drainage flooding can still affect properties in Zone 1, and climate change is expected to increase flood risk across all zones over time.

What this means for buyers and owners:

- Standard home insurance should be available at normal rates
- Surface water and groundwater flood risk should still be checked separately
- Climate change projections suggest flood risk may increase in future decades
- No planning restrictions on development due to river or sea flood risk in this zone

EA flood watch areas within 0.5 km:

- Upper River Ouse (River Ouse, Burdyke, Holgate Beck, Blue Beck, River Foss, The Fleet)
- Lower River Wharfe (River Wharfe, Kel Beck, Town Beck, Collingham Beck, Fir Green Beck, Bramham Beck)
- Tidal River Ouse from Naburn Lock to Selby (River Ouse)

Further information:

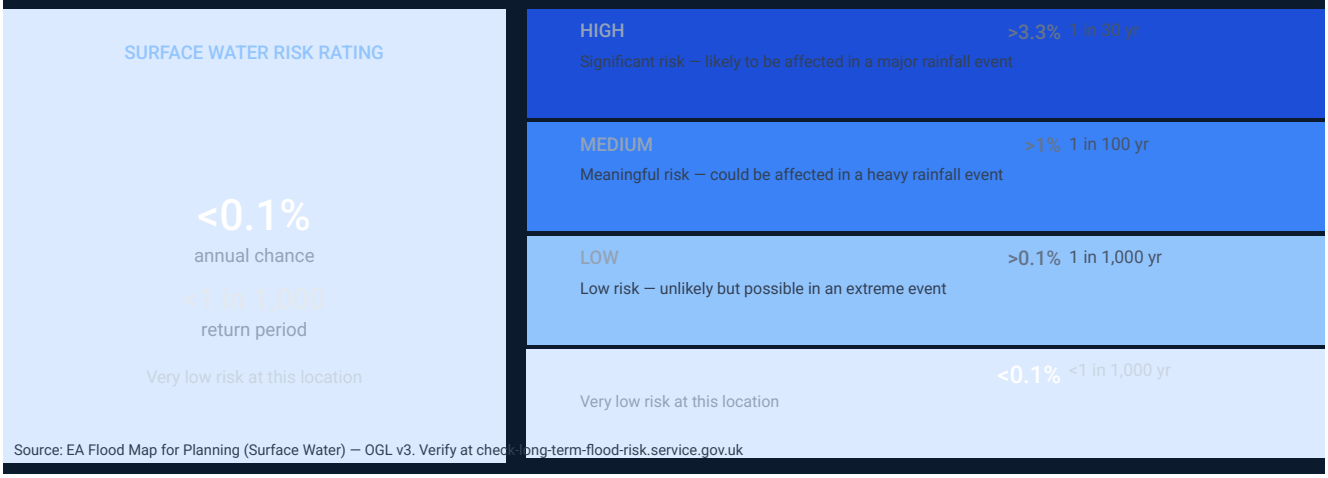
Check long-term flood risk (Gov.uk) — check-long-term-flood-risk.service.gov.uk

Environment Agency flood map — flood-map-for-planning.service.gov.uk

Flood Re — insurance scheme — www.floodre.co.uk

Source: Environment Agency / planning.data.gov.uk — Open Government Licence v3.0. Flood zones are defined under the NPPF Technical Guidance. Zone boundaries are indicative — consult the EA Flood Map for Planning for the definitive boundary. Climate change may increase flood risk over the lifetime of the property.

Surface Water Flood Risk — Environment Agency Flood Map for Planning



What is surface water flooding?

Surface water flooding (also called pluvial flooding) occurs when heavy or prolonged rainfall overwhelms the drainage capacity of the ground and drainage systems, causing water to flow overland or pond in low-lying areas. It is distinct from river flooding (fluvial) and coastal flooding. Surface water flooding is the most common type of flooding in England and is responsible for approximately one third of all flood damage.

Unlike river flooding, surface water flooding can occur far from any watercourse — it is driven by the local topography, soil permeability, and the capacity of the drainage network. It can happen very quickly, with little warning, during intense summer thunderstorms as well as prolonged winter rainfall.

Risk at this location: VERY LOW (<0.1% annual chance — <1 in 1,000 return period)

This property is in a VERY LOW surface water flood risk area. The risk of surface water flooding at this location is below 1 in 1,000 (0.1%) per year. Standard buildings insurance should include surface water flood cover as a matter of course.

Climate change

The Environment Agency projects that climate change will significantly increase the frequency and intensity of extreme rainfall events in England. Under the UKCP18 high-emissions scenario, the frequency of 1 in 100 year rainfall events could increase by 20–40% by 2080. Properties currently in the LOW or VERY LOW category may move into higher risk categories over the lifetime of a mortgage.

Surface water vs. river flooding

This panel covers surface water (pluvial) flood risk only. River and coastal (fluvial) flood risk is assessed separately using the EA Flood Zone classification (Zones 1–3) — see the Rivers & Sea section of this report. A property can be at risk from both types simultaneously.

Further information

- EA long-term flood risk checker: check-long-term-flood-risk.service.gov.uk
- Flood Re (affordable flood insurance): floodre.co.uk
- CIRIA SuDS guidance: ciria.org
- Lead Local Flood Authority: contact your county or unitary council
- RICS flood risk guidance: rics.org (search "flood risk")

Flood Risk: Groundwater — Environment Agency Flood Monitoring API (OGL v3)

NO RISK WITHIN 2 KM

EA Flood Monitoring

No groundwater flood risk areas recorded within 2 km of this property.

Groundwater flooding is localised and not always captured in national datasets. If the property is in a low-lying area, chalk downland, or river valley, further investigation may be warranted.

What is groundwater flooding?

Groundwater flooding occurs when the water table rises above the ground surface or into buildings. It typically follows prolonged periods of heavy rainfall and is most common in areas underlain by permeable rock such as chalk, limestone, or gravel. Unlike river flooding it can last for weeks or months, and it is not always captured by standard flood zone mapping. It can affect basements, ground floors, and underground services.

What this means for buyers and owners:

- No groundwater flood risk areas recorded within 2 km — standard insurance should apply
- Groundwater risk can still occur in low-lying or chalk/limestone areas not captured in datasets
- If the property has a basement, consider a groundwater survey as a precaution
- Climate change may increase groundwater flood frequency in some areas over coming decades

Source: EA Flood Monitoring API (environment.data.gov.uk/flood-monitoring) — Open Government Licence v3.0. Groundwater flood risk areas are indicative. Verify at check-long-term-flood-risk.service.gov.uk and consult the local authority Strategic Flood Risk Assessment (SFRA).

Flood Risk: Reservoirs — Environment Agency (check-long-term-flood-risk.service.gov.uk)

CHECK REQUIRED

Interactive map only

Why is this not shown automatically?

Reservoir flood risk data is only available through the EA's interactive long-term flood risk checker. It cannot be retrieved via a free automated API. The checker shows whether a property could be flooded if a nearby reservoir were to fail — an extreme but low-probability event.

How to check: check-long-term-flood-risk.service.gov.uk ▯ enter postcode ▯ select "Reservoir"
(also shows rivers & sea, surface water, and groundwater on one map)

What is reservoir flood risk?

Reservoir flooding occurs if a large raised reservoir fails or overtops. In England, reservoirs holding more than 25,000 cubic metres of water are regulated under the Reservoirs Act 1975 and are subject to regular safety inspections by qualified engineers. The probability of a reservoir failure is very low, but the consequences can be severe for properties in the inundation zone. The EA maps the potential flood extent for all large reservoirs in England.

What this means for buyers and owners:

- Check the EA long-term flood risk checker to confirm whether this property is in a reservoir inundation zone
- If the property is in a reservoir flood risk area, notify your insurer — some policies require disclosure
- Reservoir flood risk does not affect standard flood zone classification (Zones 1–3) for planning purposes

Source: Environment Agency — Reservoir Flood Risk data is published via check-long-term-flood-risk.service.gov.uk (OGL v3). Reservoirs are regulated under the Reservoirs Act 1975. Inspections are carried out by panel engineers appointed under the Act.

Planning History & Applications

ABOUT THIS SECTION

Planning history reveals what has been built, altered, or refused at and around this property. It can highlight potential issues such as unauthorised works, nearby developments that may affect amenity or value, or conservation area restrictions that limit what you can do with the property.

Planning applications	No planning applications recorded within 800m on planning.data.gov.uk. Check local planning authority portal for full history.
Enforcement notices	No planning enforcement notices recorded within 200m (planning.data.gov.uk). Verify with local planning authority.

Conservation Area & Heritage Designations

ABOUT THIS SECTION

Conservation areas, listed buildings, Tree Preservation Orders (TPOs), and Article 4 Directions all restrict what alterations can be made to a property and its surroundings. These designations can add character and protect value, but they also add cost and complexity to any works.

Conservation area	Conservation area data unavailable — please verify with the local planning authority or at planning.data.gov.uk.
Listed buildings / Historic England	Listed building and heritage data unavailable — please verify on the National Heritage List for England at historicengland.org.uk/listing/the-list and with the local planning authority.

What is a listed building?

A listed building is a structure placed on the Statutory List of Buildings of Special Architectural or Historic Interest, maintained by Historic England. Listing protects the building under the Planning (Listed Buildings and Conservation Areas) Act 1990. There are approximately 400,000 listed entries in England.

The three grades

- Grade I — buildings of exceptional interest (only ~2% of all listed buildings). The highest level of protection.
- Grade II* (two-star) — particularly important buildings of more than special interest (~6%).
- Grade II — nationally important and of special interest (~92%). The most common grade.

Why does a nearby listed building matter?

Even if the property itself is not listed, a listed building nearby can affect planning decisions. Development that would harm the setting of a listed building — including works to adjacent properties — may be refused. The setting of a listed building is a material consideration in planning applications under the NPPF.

Where to check

Historic England's National Heritage List for England: historicengland.org.uk/listing/the-list. Local planning authority conservation officer.

Tree preservation orders	No Tree Preservation Orders recorded within 800m (planning.data.gov.uk). Verify with local planning authority.

What is a Tree Preservation Order (TPO)?

A Tree Preservation Order is a legal order made by a local planning authority under the Town and Country Planning (Tree Preservation) (England) Regulations 2012. It protects specific trees, groups of trees, or woodlands whose removal would have a significant impact on the local environment and amenity.

What does a TPO mean for the property owner?

It is a criminal offence to cut down, uproot, top, lop, willfully damage, or willfully destroy a protected tree without first obtaining written consent from the local planning authority. This applies even to works that appear minor, such as removing a large branch. Penalties can include an unlimited fine.

Trees in conservation areas

Even without a TPO, trees with a trunk diameter over 75mm at 1.5m height in a conservation area are protected. Six weeks' prior written notice must be given to the local planning authority before carrying out any works, giving them time to make a TPO if they consider it necessary.

Practical implications for buyers

- A TPO tree cannot be removed to make way for an extension or outbuilding without consent — this may restrict development potential.
- If a protected tree is diseased, dangerous, or causing damage (e.g. to foundations or drains), removal still requires LPA consent and may require a replacement planting condition.
- Tree roots from a protected tree can affect foundations, drains, and hard surfaces — maintenance obligations remain with the landowner.

Where to check

Contact the local planning authority tree officer. TPO registers are held by the LPA and can be searched at planning.data.gov.uk/dataset/tree-preservation-order.

Article 4 direction	Article 4 Direction data unavailable — please verify with the local planning authority or at planning.data.gov.uk.

What is an Article 4 Direction?

An Article 4 Direction is a direction made by a local planning authority under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015. It withdraws some or all of the permitted development rights that would otherwise allow certain works to be carried out without a planning application.

What permitted development rights are commonly removed?

Article 4 Directions are most commonly used in conservation areas and apply to works such as: replacing windows or doors with non-traditional materials; rendering or cladding external walls; installing satellite dishes; altering rooflines; converting houses to HMOs (Houses in Multiple Occupation); or changing the use of commercial premises.

What does this mean for the buyer?

Works that would normally be permitted development — and therefore not require planning permission — will require a full planning application if an Article 4 Direction applies. This adds cost, time, and uncertainty to common home improvements. The local planning authority will assess applications against the character of the area.

Practical examples

- Replacing original timber sash windows with uPVC may require planning permission.
- Rendering a brick facade may require planning permission.
- Converting a dwelling to an HMO may require planning permission.

Where to check

Contact the local planning authority. Article 4 Directions are published on the LPA's planning portal and at planning.data.gov.uk/dataset/article-4-direction.

Green Belt	Property does not appear to be within a designated Green Belt area (planning.data.gov.uk). Verify with local planning authority.

What is the Green Belt?

The Green Belt is a planning policy designation that applies to land around major urban areas in England. Its primary purpose is to prevent urban sprawl by keeping land permanently open. Green Belt land is not a nature conservation designation — it can include farmland, golf courses, and previously developed land — but it is subject to very strict development controls.

The five purposes of the Green Belt (NPPF)

1. To check the unrestricted sprawl of large built-up areas.
2. To prevent neighbouring towns merging into one another.
3. To assist in safeguarding the countryside from encroachment.
4. To preserve the setting and special character of historic towns.
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

What does Green Belt mean for development?

The NPPF states that inappropriate development in the Green Belt should not be approved except in very special circumstances. Extensions to existing dwellings are not automatically inappropriate, but must not result in disproportionate additions over and above the size of the original building. New dwellings, commercial development, and major extensions are generally refused.

Practical implications for buyers

- Extensions are possible but must be proportionate — typically no more than 40% above the original floor area (varies by LPA).
- Outbuildings, garages, and garden structures are subject to Green Belt policy.
- Change of use of agricultural buildings may be possible under specific permitted development rights.
- Green Belt boundaries can be reviewed through Local Plans — check whether the LPA has an emerging plan that may affect the designation.

Where to check

Local planning authority Local Plan and policies map. planning.data.gov.uk/dataset/green-belt. magic.defra.gov.uk.

AONB / National Landscape	Property does not appear to be within an Area of Outstanding Natural Beauty (AONB) (planning.data.gov.uk). Verify with local planning authority.

What is an AONB / National Landscape?

Areas of Outstanding Natural Beauty (AONBs) — now being renamed National Landscapes under the Levelling-up and Regeneration Act 2023 — are areas designated for their exceptional natural beauty under the Countryside and Rights of Way Act 2000. There are 46 AONBs/National Landscapes in England, Wales, and Northern Ireland, covering approximately 18% of the English countryside.

How does it differ from a National Park?

AONBs/National Landscapes have the same level of landscape protection as National Parks but do not have their own planning authority. Planning decisions are made by the relevant local planning authority, which must have regard to the purpose of conserving and enhancing the natural beauty of the area.

Development within an AONB / National Landscape

The NPPF affords AONBs/National Landscapes the highest level of protection in relation to landscape and scenic beauty. Major development within an AONB/National Landscape should be refused except in exceptional circumstances where it can be demonstrated to be in the public interest. Smaller-scale development is assessed against the AONB/National Landscape Management Plan and local planning policies.

Practical implications for buyers

- Extensions and alterations are possible but must respect the character and appearance of the landscape.
- Permitted development rights may be more restricted — some AONBs have Article 4 Directions removing PD rights.
- Renewable energy installations (solar panels, wind turbines) may face greater scrutiny.
- The designation can protect and enhance property values by preserving the surrounding landscape.

Where to check

National Association for AONBs: landscapesforlife.org.uk. magic.defra.gov.uk. Local planning authority policies map.

Scheduled monuments	No scheduled monuments recorded within 500m (Historic England / planning.data.gov.uk). Verify at historicengland.org.uk.

What is a Scheduled Monument?

A Scheduled Monument is a nationally important archaeological site or historic structure that is legally protected under the Ancient Monuments and Archaeological Areas Act 1979. There are approximately 20,000 scheduled monuments in England, ranging from prehistoric earthworks and Roman forts to medieval castles and industrial heritage sites.

Scheduled Monument Consent

Any works that would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding, or tipping on a scheduled monument require Scheduled Monument Consent (SMC) from the Secretary of State (Historic England acts as agent). This applies even to works that appear minor, such as ploughing, drainage works, or tree planting.

Criminal offence

Carrying out works to a scheduled monument without SMC is a criminal offence under Section 2 of the Ancient Monuments and Archaeological Areas Act 1979. Penalties include an unlimited fine and/or up to two years' imprisonment. There is no time limit on prosecution.

What does proximity mean for a buyer?

If the property or its land includes or is adjacent to a scheduled monument, the owner has a legal duty not to damage it. Development proposals near a scheduled monument will be referred to Historic England for consultation. Even garden works, drainage improvements, or tree removal may require consent if they could affect the monument or its setting.

Practical implications

- Any ground-breaking works — foundations, drainage, landscaping — near a scheduled monument require careful assessment.
- An archaeological desk-based assessment and possibly a watching brief may be required as a planning condition.
- Historic England can provide pre-application advice on proposed works.

Where to check

Historic England's National Heritage List for England: historicengland.org.uk/listing/the-list. Historic England pre-application advice: historicengland.org.uk/advice/planning.

National Trust land	No National Trust land recorded within 5km (planning.data.gov.uk). Verify at nationaltrust.org.uk.

What is National Trust land?

The National Trust is a charity that owns and protects over 250,000 hectares of land in England, Wales, and Northern Ireland, including coastline, countryside, historic houses, gardens, and nature reserves. Much of this land is held inalienably — meaning it cannot be sold, mortgaged, or compulsorily acquired without a special Act of Parliament.

Inalienable land

Land held inalienably by the National Trust is permanently protected from development and disposal. This provides a strong long-term guarantee that the character of the surrounding landscape will be preserved. The National Trust is a statutory consultee for planning applications affecting its inalienable land.

What does proximity mean for a buyer?

A property adjacent to or near National Trust land benefits from the long-term protection of that land from development. However, the National Trust may object to planning applications for development that would harm the character, setting, or enjoyment of its land. Access arrangements, rights of way, and covenants over land sold by the National Trust in the past may also affect the property.

Practical implications

- Development proposals visible from or adjacent to NT land will be assessed for impact on its character and setting.
- Historic covenants imposed by the National Trust on land it has sold may restrict use — check the title deeds.
- Public access rights over NT land (open access, permissive paths) may affect privacy and security considerations.

Where to check

National Trust: nationaltrust.org.uk. NT planning and development policy: nationaltrust.org.uk/our-cause/nature-climate/planning-and-development. Check title deeds for historic NT covenants.

Land Designations & Statutory Constraints — planning.data.gov.uk / Historic England (OGL v3)

NOT WITHIN

SSSI — Site of Special Scientific Interest

No Sites of Special Scientific Interest (SSSI) recorded within 1km (planning.data.gov.uk / Natural England). Verify at magic.defra.gov.uk.

NOT WITHIN

AONB / National Landscape

Property does not appear to be within an Area of Outstanding Natural Beauty (AONB) (planning.data.gov.uk). Verify with local planning authority.

NOT WITHIN

Green Belt

Property does not appear to be within a designated Green Belt area (planning.data.gov.uk). Verify with local planning authority.

NOT WITHIN

Ancient Woodland

No ancient woodland recorded within 500m (Natural England / planning.data.gov.uk). Verify at magic.defra.gov.uk.

NOT WITHIN

Scheduled Monument

No scheduled monuments recorded within 500m (Historic England / planning.data.gov.uk). Verify at historicengland.org.uk.

NOT WITHIN

National Trust Land

No National Trust land recorded within 5km (planning.data.gov.uk). Verify at nationaltrust.org.uk.

PRESENT

Article 4 Direction

Permitted development rights removed. Planning permission required for works that would normally be permitted.

Article 4 Direction data unavailable — please verify with the local planning authority or at planning.data.gov.uk.

Sources: planning.data.gov.uk (OGL v3) — SSSI/AONB/Green Belt/Ancient Woodland/Article 4; Historic England (OGL v3) — Scheduled Monuments; National Trust open data. Designations are indicative — always verify with the Local Planning Authority and at magic.defra.gov.uk before exchange of contracts.

Permitted Development Rights

ABOUT THIS SECTION

Permitted development rights allow certain works to be carried out without full planning permission, including extensions, outbuildings, and changes of use. However, these rights can be restricted or removed by Conservation Area status, Article 4 Directions, or listed building designation. This section summarises what is and is not permitted at this property.

Permitted Development Rights — Restrictions & Designations

APPLIES	**Conservation Area**	Conservation area data unavailable — please verify with the local planning authority or at planni…
APPLIES	**Article 4 Direction**	Article 4 Direction data unavailable — please verify with the local planning authority or at plan…
APPLIES	**Listed Building**	Listed building and heritage data unavailable — please verify on the National Heritage List for E…

Permitted development rights	The property is located within a Conservation Area and is subject to an Article 4 Direction. Permitted development rights are significantly restricted. Planning permission is required for many works that would normally be permitted development, including changes to windows, doors, and roof coverings. You should consult the local planning authority before carrying out any works.
PD restrictions	The following planning restrictions have been identified: Conservation Area, Article 4 Direction. These restrictions may limit or remove permitted development rights. You should consult the local planning authority before carrying out any works.
Summary	The property is located within a Conservation Area and is subject to an Article 4 Direction. Permitted development rights are significantly restricted. Planning permission is required for many works that would normally be permitted development, including changes to windows, doors, and roof coverings. You should consult the local planning authority before carrying out any works. The following planning restrictions have been identified: Conservation Area, Article 4 Direction. These restrictions may limit or remove permitted development rights. You should consult the local planning authority before carrying out any works.

EPC Rating & Energy Data

ABOUT THIS SECTION

An Energy Performance Certificate (EPC) rates a property's energy efficiency on a scale from A (most efficient) to G (least efficient). A higher rating means lower energy bills and a smaller carbon footprint. The potential rating shows what could be achieved with recommended improvements. From 2025, minimum EPC standards are tightening for rental properties, making this data increasingly important for investors and landlords.

EPC rating	No EPC certificate found for this property in the MHCLG register. The property may be exempt, newly built, or not yet lodged. Verify at epc.opendatacommunities.org.
EPC recommendations	EPC improvement recommendations not available — verify at epc.opendatacommunities.org.
FENSA register	FENSA register: no automated lookup is available. To check whether replacement windows or doors at this property were FENSA-registered, visit https://www.fensa.org.uk/homeowner-information/check-your-installation and search for "Commer House, Tadcaster Enterprise Park, Station Road, Tadcaster, LS24 9JF". Unregistered replacements may lack building regulations sign-off — ask the seller for FENSA certificates or a local authority building control completion certificate. Source: FENSA (Fenestration Self-Assessment Scheme).
Historic OS maps	Historic Ordnance Survey maps: view side-by-side historic and current maps at https://maps.nls.uk/geo/explore/side-by-side/#zoom=17&lat=53.88461&lon=-1.26711&layers=168&right=BingHyb. When reviewing historic maps, look for: filled ponds or watercourses (flood/settlement risk), former quarries or gravel pits (ground stability), historic railway lines or sidings (contamination), former industrial works or gas works (contamination), and areas of made ground or infill. Source: National Library of Scotland (NLS) — maps.nls.uk. Maps are Crown Copyright and are provided for reference only.

Carbon Footprint Estimate

ABOUT THIS SECTION

The carbon footprint of a property is determined primarily by its energy efficiency (EPC rating), the type of heating fuel used, and the carbon intensity of the local electricity grid. This section provides an estimated annual CO_2 footprint based on EPC data and national benchmarks. Reducing a property's carbon footprint through insulation, heating upgrades, and renewable energy can reduce energy bills and improve EPC ratings.

Estimated annual CO_2 footprint	Carbon footprint estimate: EPC CO_2 emissions data is not available for this property. The average UK home emits approximately 2.7 tonnes of CO_2 per year. Properties heated by gas emit more than those heated by heat pumps or electricity from renewable sources.
National benchmark comparison	National benchmark: The average UK residential property emits approximately 2.7 tonnes of CO_2 per year. Properties with EPC ratings of A or B emit significantly less than the average. Source: DESNZ Energy Consumption in the UK.

Tenure as recorded on the EPC

ABOUT THIS SECTION

Tenure determines whether you own the land outright (freehold) or hold a lease (leasehold). Leasehold properties come with additional considerations including ground rent, service charges, and the length of the remaining lease — all of which affect value and mortgageability.

Tenure type (EPC Register / Land Registry)	Tenure: Not confirmed from available data sources. You should confirm the tenure and title class with your legal adviser.
What this means	Tenure type not confirmed from EPC register. Verify with the vendor's solicitor and Land Registry title register.

Subsidence & Ground Stability

ABOUT THIS SECTION

Ground conditions affect the structural integrity of buildings. Subsidence, shrink-swell clay soils, historic mining activity, and sinkhole risk are all factors that can lead to costly structural problems. This section draws on British Geological Survey data to flag any known risks in the area.

MINING	SINKHOLE	SUBSIDENCE
No coal mining risk recorded a	No dissolution or karst suscep	Shrink-swell hazard data not r

SOIL TYPE
Soil/geology data not returned

Coal Mining Risk — Coal Authority Interactive Map (OGL v3)

No Risk

Not in a coalfield area

No coal mining risk recorded at this location.

Buyer implication

No coal mining risk identified at this location. No Coal Mining Risk Assessment is required.

Source: Coal Authority Interactive Map API (OGL v3) — coal.decc.gov.uk. Layers checked: CoalMiningRiskAssessment, ShallowCoalWorkings, CoalMineEntries, OpencastSites, SubsidenceClaimsData. Verify at: https://coal.decc.gov.uk/en/coal/cms/services/maps/maps.aspx

What is coal mining risk?

Historic coal mining activity can leave a legacy of underground voids, shafts, adits (horizontal tunnels), and weakened ground that may be unstable. The Coal Authority maintains records of all known coal mining activity in Great Britain and assesses the risk to surface development through its Development High Risk Area (DHRA) classification.

Coal Authority risk categories

Development High Risk Area (DHRA): the property is in an area where coal mining legacy features are likely to be present. A Coal Mining Risk Assessment is required before any development or significant ground works.

Development Low Risk Area: no significant coal mining legacy features are recorded, but this does not guarantee the absence of unrecorded workings.

Types of coal mining hazard

- Shallow mine workings: tunnels and galleries close to the surface that may collapse, causing sudden ground subsidence.
- Mine shafts: vertical shafts that may be inadequately capped or recorded. Collapse can be sudden and catastrophic.
- Opencast / surface mining: former opencast sites may have been backfilled with compressible material, leading to differential settlement.
- Mine gas: methane and carbon dioxide can migrate from old workings into buildings, posing explosion and asphyxiation risks.

Impact on development and insurance

Properties in Development High Risk Areas may require a Coal Mining Risk Assessment (CMRA) as a condition of planning permission. Mortgage lenders may require a CMRA before lending. Buildings insurance may exclude or limit cover for mining subsidence — check the policy wording carefully. The Coal Authority operates a statutory compensation scheme for subsidence damage caused by licensed coal mining operations.

What to do

- Obtain a Coal Authority search through your solicitor — this is a standard conveyancing search in coal mining areas.
- If the property is in a DHRA, commission a Coal Mining Risk Assessment from a geotechnical engineer.
- Check for mine gas risk — particularly for properties with cellars, basements, or suspended floors.
- Verify at: coal.decc.gov.uk and the Coal Authority interactive map: mapapps.bgs.ac.uk/coalauthority.

Sinkhole / dissolution risk	No dissolution or karst susceptibility data at this location (BGS GeoSure). Verify at bgs.ac.uk/map-viewer.

What is sinkhole and dissolution risk?

Sinkholes form when soluble rocks — principally chalk, limestone, gypsum, and salt — are dissolved by groundwater over time, creating underground voids. When the roof of a void collapses, the ground above can subside suddenly and without warning. This is known as dissolution subsidence. In the UK, the areas most at risk are underlain by chalk (East Anglia, the Chilterns, the North and South Downs), limestone (the Pennines, the Cotswolds, the Peak District), and gypsum (parts of the East Midlands and north-east England).

BGS GeoSure Dissolution Hazard

The BGS GeoSure dataset assesses dissolution hazard on a scale from 1 (Very Low) to 5 (High) based on the presence and solubility of susceptible rock types. A score of 3 or above indicates that dissolution features have been recorded in the area and that the risk of ground instability is elevated.

Types of dissolution feature

- Chalk pipes and swallow holes: natural vertical dissolution features in chalk that can cause sudden collapse.
- Limestone caves and karst: extensive cave systems that may be close to the surface in limestone areas.
- Gypsum dissolution: gypsum dissolves much faster than chalk or limestone; large voids can form rapidly.
- Salt dissolution: natural brine springs and historic salt extraction in Cheshire and Worcestershire have caused widespread ground instability.

Impact on buildings and insurance

Dissolution subsidence can cause sudden, severe structural damage. It is distinct from shrink-swell subsidence and may not be covered by standard buildings insurance policies — check the policy wording for dissolution or sinkhole exclusions. Mortgage lenders may require a specialist ground investigation report before lending on properties in high dissolution risk areas.

What to do

- Commission a specialist ground investigation if the BGS dissolution hazard score is 3 or above.
- Check buildings insurance for dissolution and sinkhole cover — not all policies include this.
- Inspect for circular depressions, cracking, or settlement in the garden or driveway — these can be early indicators of void formation.
- Verify at: bgs.ac.uk/map-viewer (GeoSure dataset) and consult a geotechnical engineer for any concerns.

Soil type / geology (BGS)	Soil/geology data not returned at this exact point (BGS Detailed Geology). This may indicate made ground, water, or a data gap. Verify at bgs.ac.uk/map-viewer.

Ground Stability & Subsidence Risk — BGS GeoSure Shrink-Swell Hazard (OGL v3)



Data unavailable ? /5

Buyer implication
Verify at bgs.ac.uk/map-viewer.

Source: BGS GeoSure (OGL v3). BGS GeoSure Shrink-Swell Hazard scores: 1=Very Low, 2=Low, 3=Moderate, 4=Significant, 5=High. This data indicates the susceptibility of the ground to shrink-swell movement — it does not confirm that subsidence has occurred. Verify at bgs.ac.uk/map-viewer and consult a structural engineer for properties on clay soils.

What is subsidence?

Subsidence is the downward movement of the ground beneath a building's foundations. When the ground moves unevenly, it can cause the foundations to shift, leading to cracking in walls, sticking doors and windows, sloping floors, and in severe cases, structural failure. Subsidence is one of the most costly defects a property can suffer and can be very difficult to remediate fully.

What is shrink-swell clay?

Clay soils are the most common cause of subsidence in the UK, responsible for around 70% of all subsidence insurance claims. Clay shrinks when it dries out — typically during summer or drought — and swells when it absorbs water. This seasonal movement is known as shrink-swell. Shallow foundations (common in pre-1950s properties) are most vulnerable. Trees and large shrubs near the building can accelerate drying by extracting moisture from the clay through their roots.

BGS GeoSure Shrink-Swell Hazard scores

1 — Very Low: minimal risk; clay content low or foundations deep enough to be unaffected.

2 — Low: some clay present; risk low for well-founded modern buildings.

3 — Moderate: clay soils present; seasonal movement possible; monitor for cracking.

4 — Significant: high clay content; shrink-swell movement likely; pre-purchase structural survey strongly recommended.

5 — High: very high clay content; significant risk of foundation movement; specialist geotechnical assessment advised.

Impact on insurance and mortgages

Properties in areas of moderate to high shrink-swell risk may attract higher buildings insurance premiums or exclusions for subsidence. Some lenders require a structural survey before offering a mortgage on properties in high-risk areas. Any existing subsidence claims on the property must be disclosed and will affect insurability and value.

What to do

• Commission a Level 3 Building Survey (formerly Full Structural Survey) — this is the only survey type that assesses subsidence risk in detail.

• Check the buildings insurance history — ask the vendor whether any subsidence claims have been made.

• Inspect for diagonal cracking at corners of windows and doors, stepped cracking in brickwork, and gaps between walls and ceilings.

• If trees are present near the building, identify the species — willows, poplars, oaks, and elms have the most aggressive root systems.

• Verify at: bgs.ac.uk/map-viewer and consult a structural engineer for any concerns.

Local Amenities

ABOUT THIS SECTION

Access to everyday amenities directly affects quality of life and property desirability. This section covers transport links (bus, rail, walk/drive times), retail and convenience shopping including petrol station forecourt shops, healthcare access (GP surgeries, pharmacies, A&E, minor injuries), parks and green space, leisure and sport facilities, EV charging points, and cycling infrastructure. Good transport links and healthcare access are among the strongest drivers of residential property values.

ON FOOT — nearest key services at gentle pace (2 mph)

Nearest bus stop: Commer House — 10m, under 1 min gentle walk

Nearest shop: Parmar Groceries & Off Licence — 121m, 2 min gentle walk

Nearest GP: Tadcaster Medical Centre — 594m, 11 min gentle walk

Nearest pharmacy: Gill Pharmacy — 350m, 7 min gentle walk

Nearest primary school: St Joseph's Catholic Primary School — 88m, 2 min gentle walk

Nearest park/playground: Woodlands Avenue Green — 1.1km, 21 min gentle walk

Nearest post office: Tadcaster Post Office — 578m, 11 min gentle walk

Find your nearest A&E department at nhs.uk/service-search/accident-and-emergency. Call 999 in an emergency.

Find your nearest urgent treatment centre at nhs.uk/service-search, or call NHS 111.

AMENITY SCORECARD — nearest within walking distance

Schools & Education — 3 establishments within 1 mile — DfE GIAS (OGL v3)

Primary: 3

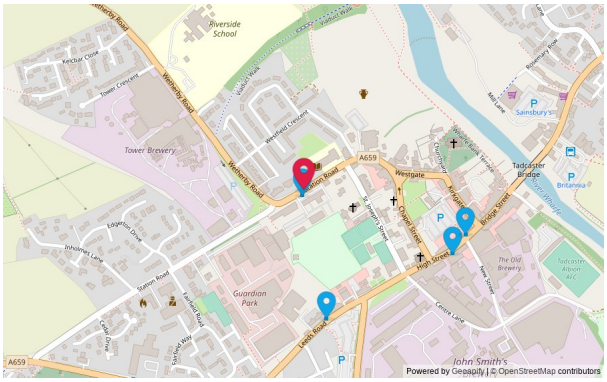
PRIMARY	Tadcaster Primary Academy	Tadcaster, LS24 8AN
PRIMARY	Riverside School	Tadcaster, LS24 9JN
PRIMARY	St Joseph's Catholic Primary School	Tadcaster, LS24 9JG

Source: DfE Get Information About Schools (GIAS) — Open Government Licence v3.0. Ofsted ratings reflect the most recent inspection. Verify at get-information-schools.service.gov.uk and compare-school-performance.service.gov.uk.

4 **Bus stops**
within 50m

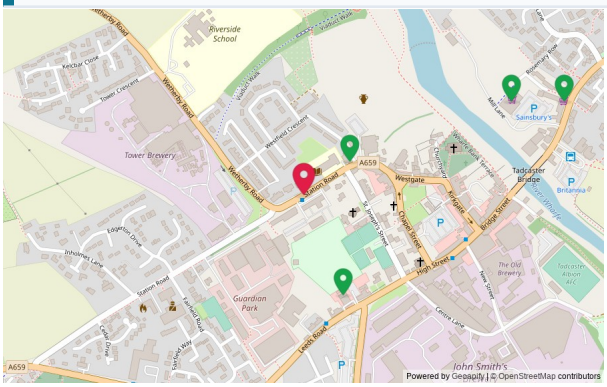
4 found

Bus stops (50m)	4 found: Commer House, Queens Gardens, John Smith's Brewery, New Street. Route data unavailable — verify at bustimes.org.



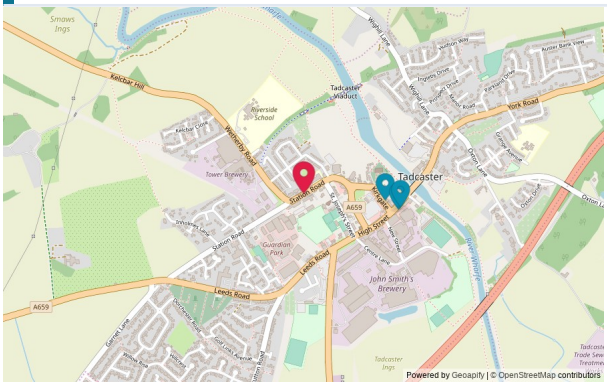
0	Trains within 1.6km	None found
0	Cycling within 800m	None found
5	Shops within 800m	5 found

Supermarkets (800m)	5 found: Parmar Groceries & Off Licence, Shop'n Drive, Sainsbury's, Costcutter, Costcutter



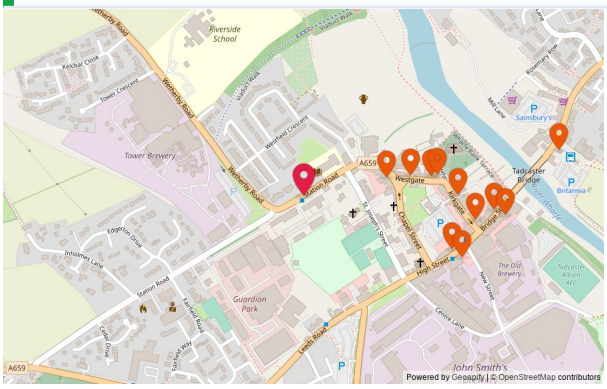
3	Local shops within 1.5km	3 found

Local shops (1.5km)	3 found: All About Animals, Bridge Street Newsagents, Tadcaster Book Shop



14	Restaurants within 800m	14 found

Restaurants & cafes (800m)	14 found: Tea Lounge, Sapori di Napoli, Everything Good Goes, Cottage Of India, Mandarin Place



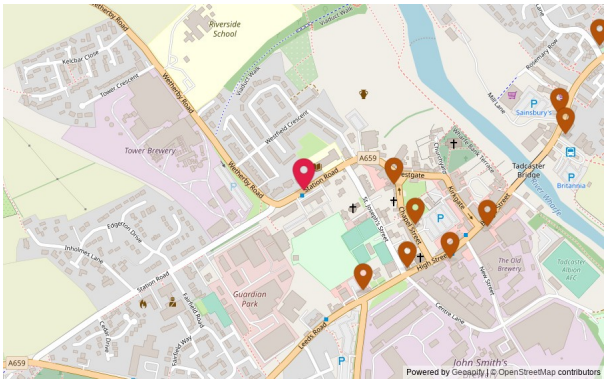
11 **Pubs & bars**
within 800m

11 found

Pubs & Bars — 11 within 800m — OpenStreetMap (ODbL)

- **Tadcaster Social Club**
  Tadcaster Social Club, 49 Chapel Street, Tadcaster, LS24 9AS, United
- **The Fox and Hounds**
  The Fox and Hounds, Leeds Road, Tadcaster, LS24 9HB, United
- **The Falcon**
  The Falcon, Chapel Street, Tadcaster, LS24 9AR, United Kingdom
- **The Howden Arms**
  The Howden Arms, 40 High Street, Tadcaster, LS24 9AT, United Kingdom
- **21 The High Street**
  21 The High Street, 21 High Street, Tadcaster, LS24 9AP, United
- **The Angel and White Horse**
  The Angel and White Horse, Bridge Street, Tadcaster, LS24 9AW, United
- **The Bay Horse**
  The Bay Horse, 11 Commercial Street, Tadcaster, LS24 8AB, United
- **Coach and Horses**
  Coach and Horses, 16 Commercial Street, Tadcaster, LS24 8AA, United
- **The Royal Oak**
  The Royal Oak, Wighill Lane, Tadcaster, LS24 8EY, United Kingdom
- **The Jackdaw**
  The Jackdaw, Stutton Road, Tadcaster, LS24 9HJ, United Kingdom
- **The Broken Bridge**
  The Broken Bridge, 51 York Road, Tadcaster, LS24 8AE, United Kingdom

Source: OpenStreetMap contributors — Open Database Licence (ODbL). Addresses and opening hours are user-contributed and may not be complete. Verify at openstreetmap.org.



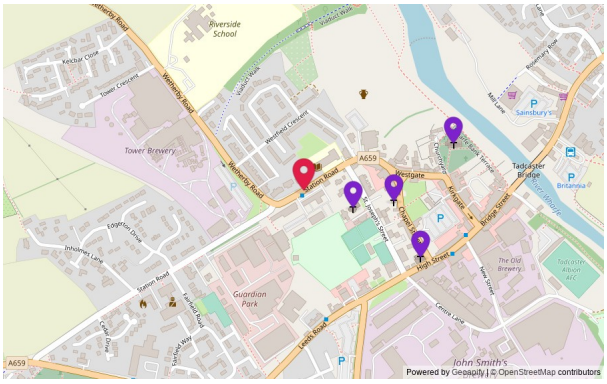
4 Worship
within 800m

4 found

Places of Worship — 4 within 800m — OpenStreetMap (ODbL)

- **St Joseph's RC Church**
  St Joseph's RC Church, St. Joseph's Street, Tadcaster, LS24 9HA, United
- **The Alternative**
  The Alternative, Chapel Street, Tadcaster, LS24 9AR, United Kingdom
- **Tadcaster Methodist Church**
  Tadcaster Methodist Church, Chapel Street, Tadcaster, LS24 9AR,
- **St Mary's Church**
  St Mary's Church, Wharfe Bank Terrace, Tadcaster, LS24 9BA, United

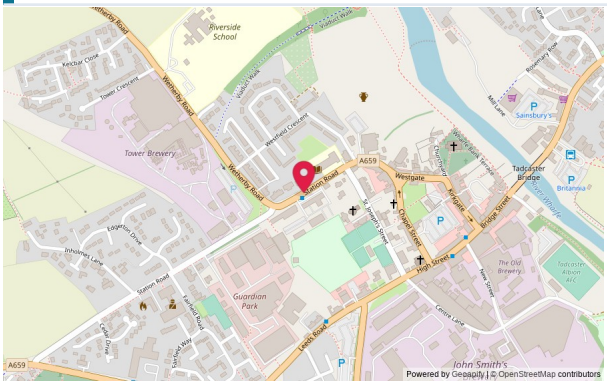
Source: OpenStreetMap contributors — Open Database Licence (ODbL). Religion and denomination data is user-contributed. Verify at openstreetmap.org.



1 Parks
within 800m

1 found

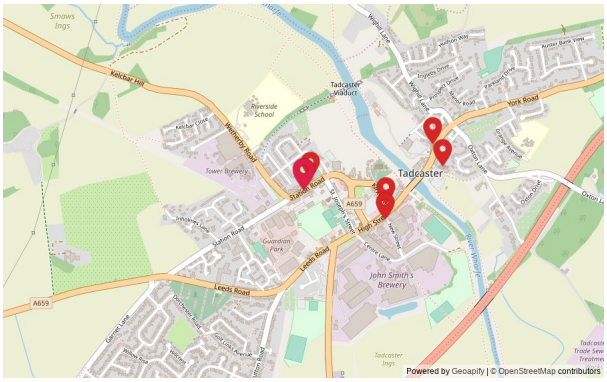
Parks (800m)	1 found: Woodlands Avenue Green



6 Healthcare
within 1.5km

6 found

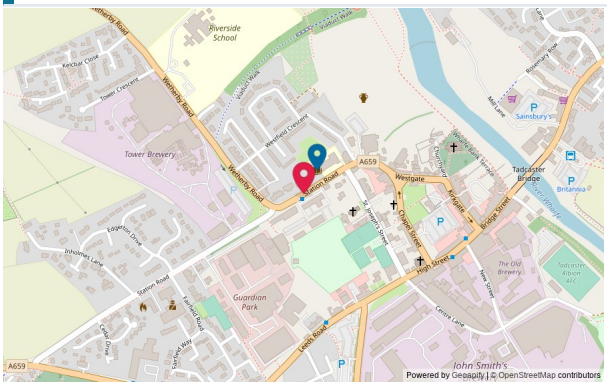
Healthcare & facilities (1.5km)	6 found: Tadcaster Library, Gill Pharmacy, Calcaria Pharmacy, Tadcaster Post Office, Tadcaster Medical Centre



0 **Petrol stations**
within 2km — None found

1 **Libraries**
within 2km — 1 found

Libraries (2km)	1 found: Tadcaster Library

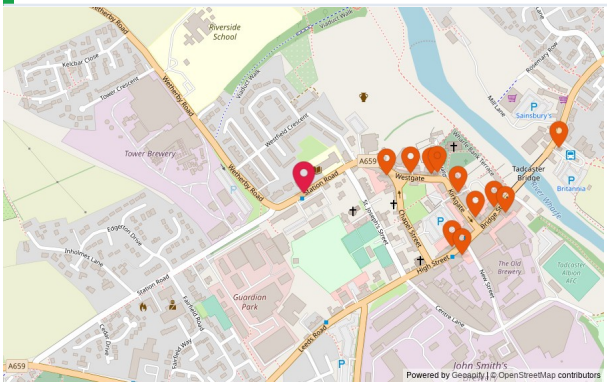


0 **Veterinary surgeries**
within 2km — None found

Vet surgeries (2km)	No veterinary surgeries recorded within 2km.

14 **Dining & takeaways**
within 1km — 14 found

Dining & takeaways (1km)	14 found: Tea Lounge, Sapori di Napoli, Everything Good Goes, Cottage Of India, Mandarin Place



0 **Fitness centres**
within 2km

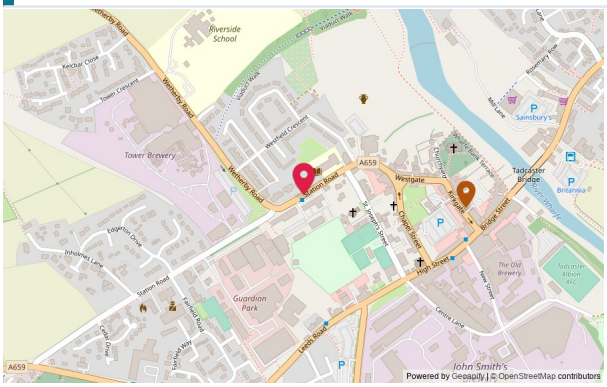
None found

Fitness centres (2km)	No fitness centres recorded within 2km. Verify at leisurecentre.com.

1 **Pet services**
within 2km

1 found

Pet services (2km)	1 found: All About Animals



0 **Police & community safety**
within 3km

None found

Police stations (3km)	No police stations recorded within 3km. Verify at police.uk.

0 **Banking & ATMs**
within 1.5km

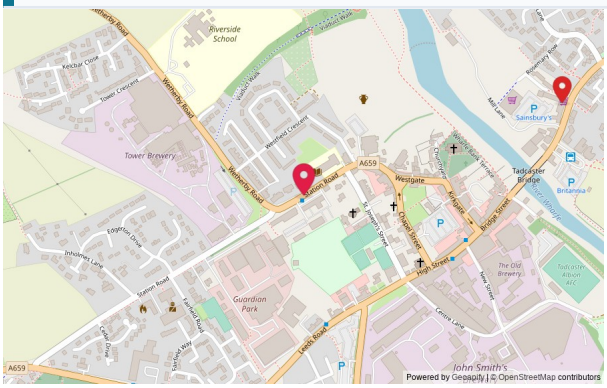
None found

Banks & ATMs (1.5km)	No banks or ATMs recorded within 1.5km. Verify at your bank's branch finder.

2 **Postal services**
within 1.5km

2 found

Post offices (1.5km)	2 found: Tadcaster Post Office, Woodlands Post Office



0 **Childcare & nurseries**
within 2km

None found

Childcare & nurseries (2km)	No nurseries or childcare settings recorded within 2km. Verify at gov.uk/find-ofsted-inspection-report.

0	**Hardware & DIY** within 3km	None found

Hardware & DIY (3km)	No hardware or DIY stores recorded within 3km.

0	**Community centres** within 2km	None found

Community centres (2km)	No community centres or village halls recorded within 2km.

0	**Entertainment venues** within 3km	None found

Entertainment (3km)	No cinemas, theatres or music venues recorded within 3km.

0	**Mobile & telecoms** within 1.5km	None found

Mobile coverage	Check ofcom.org.uk/checker for 4G/5G coverage at this address.

0	**Tram / Metro / Underground** within 2km	None found

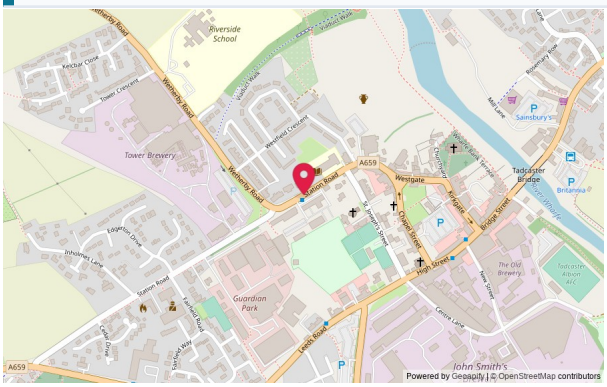
Tram / Metro / Underground (2km)	No tram, metro or underground stops recorded within 2km.

0	**Ferry terminals** within 10km	None found

Ferry terminals (10km)	No ferry terminals recorded within 10km.

4	**Airports** within 30km	4 found

Airports (30km)	4 found: Leeds East Airport, Sherburn Aero Club, Leeds Bradford Airport



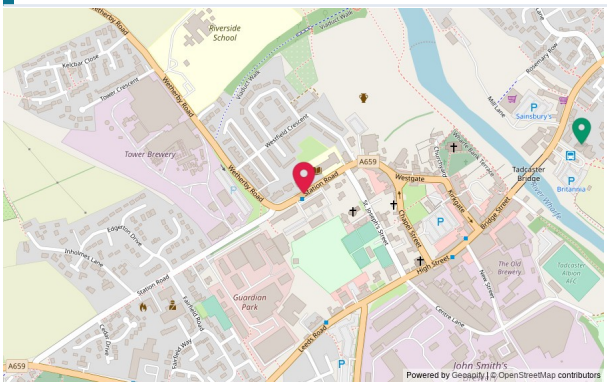
1

GP surgeries

within 2km

1 found

GP surgeries (2km)	1 found: Tadcaster Medical Centre. Verify NHS registration at nhs.uk/service-search/find-a-gp.



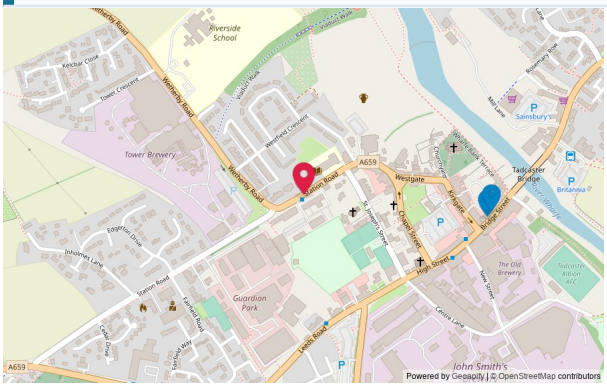
2

Dentists

within 2km

2 found

Dentists (2km)	2 found: Smile Dental Care Ltd, Bridge Street Dental Surgery. Verify NHS dentist availability at nhs.uk/service-search/find-a-dentist.



0

Hospitals

within 5km

None found

Hospitals (5km)	No hospitals recorded within 5km. Verify at nhs.uk/service-search.

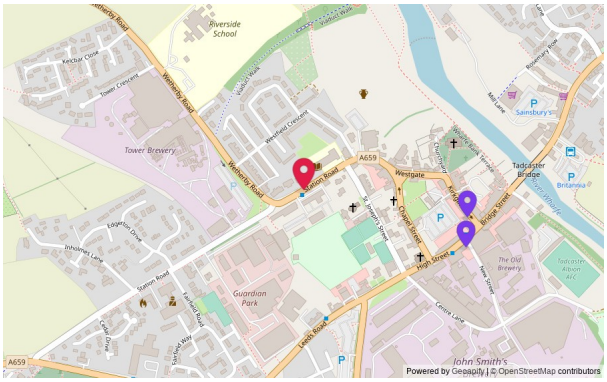
2

Pharmacies

within 1.5km

2 found

Pharmacies (1.5km)	2 found: Gill Pharmacy, Calcaria Pharmacy


Riverside School
Tower Brewery
Guardian Park
Sainsbury's
Tadcaster Bridge
Britannia
The Old Brewery
John Smith's
Wetherby Road
Bridge Street
High Street
Westgate
Station Road
Leeds Road
A659
Powered by Geapify | © OpenStreetMap contributors

Local Services & Education

ABOUT THIS SECTION

Proximity to good schools is one of the most significant factors in residential property values. This section lists schools within approximately one mile with Ofsted ratings where available. Healthcare access is also assessed — including GP surgeries accepting new patients, the nearest A&E and Minor Injuries Unit. Emergency services coverage includes links to find the nearest A&E, urgent treatment centre, and fire and rescue service. Leisure and sport facilities and EV charging points are also noted.

Schools & Education — 3 establishments within 1 mile — DfE GIAS (OGL v3)

Primary: 3

PRIMARY **Tadcaster Primary Academy**
Tadcaster, LS24 8AN

PRIMARY **Riverside School**
Tadcaster, LS24 9JN

PRIMARY **St Joseph's Catholic Primary School**
Tadcaster, LS24 9JG

Source: DfE Get Information About Schools (GIAS) — Open Government Licence v3.0. Ofsted ratings reflect the most recent inspection. Verify at get-information-schools.service.gov.uk and compare-school-performance.service.gov.uk.

Emergency services data: OpenStreetMap contributors (ODbL). Distances are straight-line; drive times estimated at 40km/h. Verify locations and response times with the relevant service.

Nursery schools (1 mile)	Primary (3): Tadcaster Primary Academy, Riverside School, St Joseph's Catholic Primary School. Source: DfE GIAS. Verify at get-information-schools.service.gov.uk.
Nearest A&E	Find your nearest A&E department at nhs.uk/service-search/accident-and-emergency. Call 999 in an emergency.
Minor injuries / urgent treatment	Find your nearest urgent treatment centre at nhs.uk/service-search, or call NHS 111.
Nearest fire station	Fire station: contact the local fire and rescue service for local station details.
EV charging points (500m)	No public EV charging points recorded within 1km (OpenChargeMap + OpenStreetMap). Verify at zap-map.com or openchargemap.org.
Leisure & sport facilities (1 mile)	2 leisure/sport facilities within 5km: Woodlands Avenue Green, Tadcaster Bowling Club. Source: Geoapify.

Crime Statistics

ABOUT THIS SECTION

Crime data is sourced from Police.uk and covers recorded offences by category at street level for the most recent available month, with a 6-month trend. It is important to view these figures in context: high-density urban areas will naturally record more incidents than rural locations. Only reported crimes are captured — the true level of crime may differ. Data is typically 2–3 months behind the current date. The neighbourhood policing team and force are noted where available. Verify and explore live data at police.uk.

Crime Statistics — Police.uk (Open Government Licence v3)

45
recorded crimes
September 2026

Sherburn and Tadcaster
North Yorkshire Police
High-harm offences: 12
Anti-social behaviour: 23





Source: Police.uk — Open Government Licence v3.0. Data covers reported crimes geolocated to nearest street segment. Typically 2–3 months behind current date. Unreported crime is not captured.
Verify at: https://www.police.uk/pu/your-area/north-yorkshire/sherburn-and-tadcaster/crime/

Police response / notes	No crimes recorded at this exact location in the most recent available month (Police.uk). Verify at police.uk.

Environmental Hazards

ABOUT THIS SECTION

Environmental hazards such as radon gas, air quality, and proximity to brownfield land can affect health, insurance premiums, and in some cases mortgage availability. Radon is a naturally occurring radioactive gas that is the second leading cause of lung cancer in the UK — properties in higher-risk areas should be tested.

Radon Gas Potential

What is radon?

Radon is a naturally occurring radioactive gas produced by the decay of uranium in rocks and soils. It is colourless, odourless and tasteless, and can accumulate inside buildings — particularly in lower floors and basements. Prolonged exposure to elevated radon concentrations is the second leading cause of lung cancer in the UK after smoking, responsible for approximately 1,100 deaths per year.

What this result means for this property

Radon potential data was not available for this exact location from BGS GeoSure. Radon testing is advisable for any property purchase.

Radon testing

Radon testing is advisable to confirm whether levels in this specific property are within acceptable limits.

A simple postal radon test can be ordered from ukradon.org. Two small detectors are placed in the property for 3 months. Results are compared against:

- 100 Bq/m³ — the UK target level for existing homes (remediation should be considered above this level)
- 200 Bq/m³ — the UK action level (remediation is strongly recommended above this level)
- 300 Bq/m³ — the level above which urgent action is required

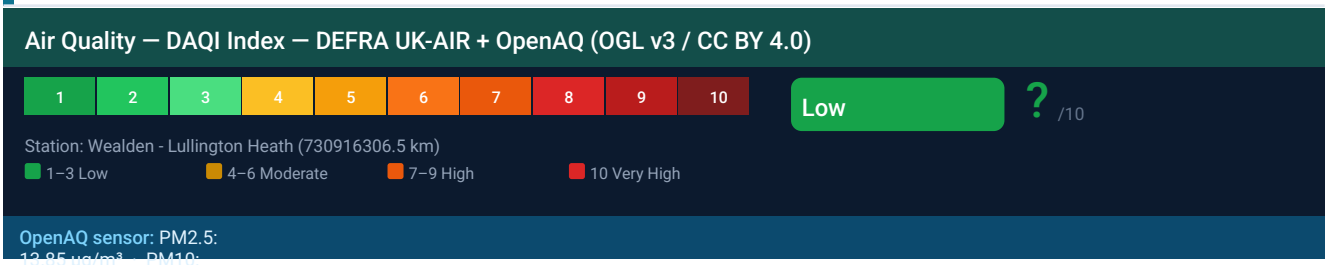
Further information

UK Radon Association: www.ukradon.org

UK Health Security Agency (UKHSA): www.gov.uk/government/organisations/uk-health-security-agency

Health Protection Agency: 7th Floor, Holborn Gate, 330 High Holborn, London WC1V 7PP

Radon potential (BGS GeoSure)	Radon potential not assessed for this exact location — check at ukradon.org



Source: DEFRA UK-AIR ERG hourly feed (OGL v3) — uk-air.defra.gov.uk; AQMA data: planning.data.gov.uk (OGL v3); OpenAQ sensor data (CC BY 4.0) — openaq.org. Readings are from the nearest monitoring station and may not reflect local conditions.

What is the DAQI (Daily Air Quality Index)?

The DAQI is the UK Government's standard scale for communicating outdoor air quality to the public. It runs from 1 (lowest pollution) to 10 (highest), grouped into four bands: Low (1–3), Moderate (4–6), High (7–9), and Very High (10). It is published by DEFRA and is based on readings from the nearest official monitoring station.

What do the pollutants mean?

PM2.5 and PM10 are fine particulate matter — tiny particles from traffic, industry, and burning that can penetrate deep into the lungs. NO_2 (nitrogen dioxide) is produced mainly by diesel vehicles and can irritate the airways. Ozone (O_3) forms in sunlight from other pollutants. Sulphur dioxide (SO_2) comes from burning fossil fuels. Prolonged exposure to elevated levels of any of these is associated with respiratory and cardiovascular health effects.

Why does it matter for a property purchase?

Poor air quality can affect the health of occupants — particularly children, the elderly, and those with asthma or heart conditions. Properties within an Air Quality Management Area (AQMA) are in a zone where legal pollution limits have been exceeded; this may affect insurance and should be disclosed. Verify current readings at: uk-air.defra.gov.uk.

Google Air Quality API — Point-Level Pollutant Concentrations

78

Good air quality

Dominant: pm25

With this level of air quality, you have no limitations. Enjoy the outdoors!

CO	131.86 ppb
NO2	23.5 ppb
O3	25.47 ppb
PM10	18.81 µg/m³
PM2.5	13.85 µg/m³
SO2	0.67 ppb

Source: Google Air Quality API (maps.googleapis.com/maps/api/airquality). Point-level data derived from satellite, ground-station, and modelling inputs. Readings reflect conditions at the time of report generation and may vary. Verify at: google.com/maps.

What is the Google Air Quality Index (AQI)?

The Google AQI is a point-level air quality score derived from a combination of satellite data, ground-based monitoring stations, and atmospheric modelling. Unlike the DAQI (which is based on the nearest fixed monitoring station), the Google AQI is calculated for the specific coordinates of the property, making it more locally precise.

How does it differ from the DAQI?

The DAQI is the UK Government's official index and is used for public health communications. The Google AQI uses the US EPA scale (0–500) and incorporates additional data sources. Both indices measure the same underlying pollutants but use different scales and methodologies. Where the two indices diverge significantly, this may indicate localised pollution sources not captured by the nearest DEFRA monitoring station.

Health recommendations

The health recommendation shown above is generated by Google for the general population based on current conditions. Sensitive groups (those with asthma, heart disease, or lung conditions) should apply greater caution at any elevated reading. For persistent concerns, an independent air quality assessment by an environmental consultant is advisable.

Pollen Risk — 5-Day Seasonal Average (Google Pollen API)

Overall: Very Low

Tree pollen	0.0/5 — Unknown
Grass pollen	0.0/5 — Unknown
Weed pollen	0.2/5 — Unknown

Source: Google Pollen API — 5-day forecast averaged. Index 0–5 (Very Low to Very High). Relevant for allergy sufferers and families. Seasonal variation applies.

Brownfield Land Register

Brownfield land register	No brownfield land sites recorded within 500m (planning.data.gov.uk). Verify at planning.data.gov.uk/dataset/brownfield-land.

What is a brownfield site?

A brownfield site is previously developed land that has been used for industrial, commercial, or residential purposes and is no longer in active use. Such land may have residual contamination from former uses — including heavy metals, hydrocarbons, asbestos, or chemical residues — which can affect soil, groundwater, and air quality.

Why does it matter?

Proximity to a brownfield site may affect: mortgage availability (some lenders require a Phase 1 Environmental Survey); buildings insurance premiums; future development potential of the site; and in rare cases, long-term health or environmental risk if contamination has not been fully remediated.

What to do if a site is recorded nearby

A Phase 1 Desk Study Environmental Survey is recommended for any property within 250m of a recorded brownfield site. This assesses historical land use and identifies whether further intrusive investigation (Phase 2) is warranted. Verify the register at: planning.data.gov.uk/dataset/brownfield-land.

Road & Rail Noise Exposure — Defra Strategic Noise Mapping Round 3 (Lden)



Source: Defra Strategic Noise Mapping Round 3 (ArcGIS REST, OGL v3). Lden = day-evening-night weighted average. Verify at environment.data.gov.uk.

What is Lden noise mapping?

Lden (Level day-evening-night) is a 24-hour weighted average noise level used across the EU and UK for strategic noise mapping. It applies a +5 dB penalty for evening hours (19:00–23:00) and a +10 dB penalty for night hours (23:00–07:00) to reflect the greater disturbance caused by noise at those times. It is measured in decibels (dB(A)) at a receptor height of 4m above ground.

Defra publishes Round 3 Strategic Noise Maps for England under the Environmental Noise Directive (END). The maps cover major roads (>3 million vehicle passages/year), major railways (>30,000 train passages/year), and major airports. Properties in areas with fewer than 100,000 people and away from major routes may not be covered — absence from the map typically means noise is below 55 dB Lden.

WHO and UK guidelines

The World Health Organisation (WHO) 2018 Environmental Noise Guidelines for the European Region recommend keeping road traffic noise below 53 dB Lden and below 45 dB Lnight (night-time average). For railway noise, the WHO recommends below 54 dB Lden. These are health-based guidelines, not legal limits.

The UK government uses the noise mapping data to identify Noise Important Areas (NIAs) — locations where noise is a priority for action. There is no statutory maximum noise level for existing roads or railways in England.

Road noise at this location: Below 55 dB Lden (not within a mapped noise zone)

This property is not within a Defra strategic noise mapping zone for road noise. This typically indicates road noise levels below 55 dB Lden at this location, which is below the WHO guideline of 53 dB Lden. Note that the strategic maps only cover major roads — local roads are not included.

Health effects of noise

The WHO and Public Health England (now UKHSA) have reviewed the evidence on the health effects of environmental noise. Key findings include:

- Sleep disturbance: begins at around 40 dB Lnight (night-time average); significant effects above 55 dB Lnight.
- Annoyance: significant community annoyance begins at around 55 dB Lden for road noise.
- Cardiovascular disease: long-term exposure above 60 dB Lden is associated with increased risk of hypertension and ischaemic heart disease.
- Cognitive impairment in children: evidence of effects on reading and memory at schools near major roads and airports.

Further information

- Defra noise mapping data: environment.data.gov.uk (search "strategic noise mapping")
- WHO Environmental Noise Guidelines (2018): who.int
- UKHSA noise and health: ukhsa.gov.uk (search "noise")
- Noise Important Areas: gov.uk (search "noise important areas")
- Acoustic glazing guidance: ggf.org.uk (Glass and Glazing Federation)

Noise exposure	Property is not within a mapped strategic noise exposure zone for road or rail (Defra Round 3 Strategic Noise Mapping). This typically indicates noise levels below 55 dB Lden. Verify at environment.data.gov.uk.
Sites of Special Scientific Interest (SSSI)	No Sites of Special Scientific Interest (SSSI) recorded within 1km (planning.data.gov.uk / Natural England). Verify at magic.defra.gov.uk.

What is a Site of Special Scientific Interest (SSSI)?

An SSSI is a legally protected area designated by Natural England (in England), NatureScot, Natural Resources Wales, or NIEA because it contains habitats, wildlife, or geological features of special national importance. There are over 4,000 SSSIs in England alone, covering approximately 8% of the land area. They are protected under the Wildlife & Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

What does it mean if the property is near an SSSI?

If the property or its land falls within or immediately adjacent to an SSSI, any operations likely to damage the special interest — including certain types of development, land management changes, or even some garden works — require consent from Natural England before they can proceed. This applies to the landowner and any occupier. Failure to comply is a criminal offence.

Impact on development and planning

Planning applications for development within or near an SSSI must be referred to Natural England for consultation. Development that would have an adverse effect on the SSSI's special interest will normally be refused unless there are exceptional circumstances and no reasonable alternative. This can significantly restrict extension, outbuilding, or garden development potential.

What to do

Check the SSSI boundary and condition at magic.defra.gov.uk. If the property is within or adjacent to an SSSI, seek advice from Natural England (gov.uk/government/organisations/natural-england) before undertaking any works. Raise the matter with your solicitor to ensure any restrictions are disclosed in the title.

Ancient woodland	No ancient woodland recorded within 500m (Natural England / planning.data.gov.uk). Verify at magic.defra.gov.uk.

What is ancient woodland?

Ancient woodland is land that has been continuously wooded since at least 1600 AD in England, Wales, and Northern Ireland (1750 AD in Scotland). It is one of the UK's most biodiverse and irreplaceable habitats, supporting hundreds of species of plants, fungi, insects, birds, and mammals that depend on the continuity of woodland cover over centuries. Once destroyed, it cannot be recreated.

Legal and planning protection

Ancient woodland is protected under the National Planning Policy Framework (NPPF), which states at paragraph 180 that development resulting in the loss or deterioration of irreplaceable habitats — including ancient woodland and ancient or veteran trees — should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists. This is one of the strongest protections in the planning system.

What does proximity mean for a buyer?

If the property adjoins or is near ancient woodland, any planning application for development — including extensions, outbuildings, or tree removal — may require an ecological assessment and consultation with Natural England or the Local Planning Authority. Works that could damage root systems, alter drainage, or introduce invasive species into the woodland may be refused or require mitigation.

Ancient woodland inventory

The Ancient Woodland Inventory (AWI) is maintained by Natural England and the Forestry Commission. You can check whether land is recorded as ancient woodland at magic.defra.gov.uk or forestryengland.uk. Note that the AWI is not exhaustive — some ancient woodland may not yet be recorded. A Phase 1 Habitat Survey can confirm the status of any woodland on or adjacent to the site.

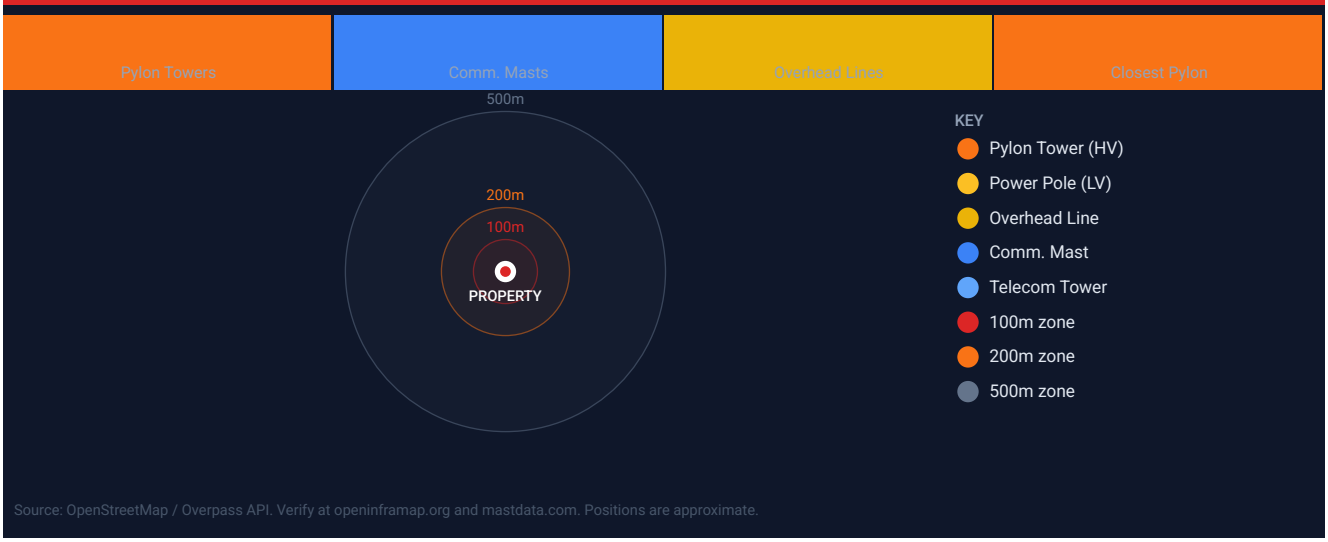
Environmental & Infrastructure

ABOUT THIS SECTION

This section covers infrastructure and environmental factors that can affect day-to-day living and planning decisions: sewage discharge risk near the property, overhead electricity transmission lines and pylons within 200m, public rights of way crossing or adjacent to the land, and local waste collection arrangements.

Sewage & water quality	No water discharge activity permits recorded within 500m (Environment Agency). Verify at environment.data.gov.uk/catchment-planning.

Masts & Pylons — Proximity Analysis (500m radius)



Source: OpenStreetMap / Overpass API. Verify at openinframap.org and mastdata.com. Positions are approximate.

Overhead power lines and pylons

High-voltage overhead electricity transmission lines (typically 132kV, 275kV, or 400kV) are carried on lattice steel pylon towers. Lower-voltage distribution lines (11kV–33kV) are carried on wooden poles. The National Grid and regional Distribution Network Operators (DNOs) are responsible for these assets.

Health and EMF evidence

Overhead power lines produce extremely low frequency (ELF) electromagnetic fields (EMF). Public Health England (now UKHSA) and the International Commission on Non-Ionizing Radiation Protection (ICNIRP) have reviewed the evidence extensively. The current scientific consensus is that there is no established health risk from living near overhead power lines at the levels found in the UK, provided ICNIRP guidelines are met. The UK government follows ICNIRP guidelines.

A 2005 Oxford University study (Draper et al.) found a statistical association between childhood leukaemia and living within 200m of high-voltage lines, but this has not been replicated consistently and the mechanism is not established. UKHSA does not recommend precautionary measures beyond ICNIRP compliance.

Planning and permitted development

The Health and Safety Executive (HSE) advises local planning authorities to consult the relevant network operator before granting planning permission for new dwellings within 50m of a high-voltage overhead line. National Grid has a "Holford Rules" policy on new development near its transmission lines. Extensions and outbuildings within the line corridor may require consent from the network operator.

- Contact National Grid (nationalgrid.co.uk) for transmission lines (400kV/275kV/132kV).
- Contact the local Distribution Network Operator (DNO) for distribution lines (33kV and below). Find your DNO at energynetworks.org.
- Any works within 3m of an overhead line require prior notification to the network operator.

Communication masts

No communication masts have been identified within 500m of this property from OpenStreetMap data. Note that OpenStreetMap coverage of masts is incomplete — verify at mastdata.com for a comprehensive register.

Mobile phone base stations operate at radio frequencies (RF). UKHSA and ICNIRP have reviewed the evidence and concluded that there is no established health risk from living near mobile phone base stations at the levels found in the UK, provided ICNIRP guidelines are met. The levels near base stations are typically well below ICNIRP limits.

Planning permission is required for masts above 15m in height. Smaller masts and antennas may be installed under permitted development rights. Operators must notify the local planning authority before installation.

Further information

- National Grid overhead lines: nationalgrid.co.uk/electricity-transmission
- UKHSA EMF guidance: ukhsa.gov.uk (search "EMF")
- ICNIRP guidelines: icnirp.org
- Open Infrastructure Map (pylons/lines): openinframap.org
- Mastdata (communication masts register): mastdata.com
- Distribution Network Operators: energynetworks.org

Pylons, masts & overhead power lines	No overhead power lines, pylons, or communication masts recorded within 1000m (OpenStreetMap/Overpass). Verify at openinframap.org and mastdata.com.
Public rights of way	No public rights of way recorded within 200m (planning.data.gov.uk). Verify with local authority and OS mapping.
Waste collection	Waste collection is managed by your local district or borough council. Check your council website for collection days, recycling guidance, and bulky waste booking.

Broadband & Mobile Coverage

ABOUT THIS SECTION

Broadband and mobile connectivity has become an essential utility for modern living and home working. This section checks predicted coverage from Ofcom's Connected Nations data. Actual speeds at the property may vary — a full Openreach or provider check is recommended before exchange.

Full Fibre Available

20	80	8
Mb/s	Mb/s	Gb/s
Standard	**Superfast**	**Ultrafast**
(ADSL / FTTC)	(30–300 Mbps)	(Full Fibre / FTTP)

Broadband availability	Full Fibre (FTTP/gigabit) available at this postcode. Best available: 8000 Mbps download, 8000 Mbps upload. Source: Ofcom Connected Nations API. Verify at checker.ofcom.org.uk.
Mobile coverage	EE: Good in-home and outdoor Three: Good in-home and outdoor O2: Good in-home and outdoor at best addresses, Variable in-home, good outdoor at others Vodafone: Variable in-home, good outdoor Ofcom predicted 4G/5G coverage (2G/3G no longer reported). Source: Ofcom Mobile Checker. Verify at checker.ofcom.org.uk.

Utilities & Local Governance

ABOUT THIS SECTION

Knowing your water, gas, and electricity suppliers, local council, and MP helps with budgeting and understanding the administrative context of the property.

Utilities & Local Governance

Water & Sewerage
Yorkshire Water

Gas Network
Northern Gas Networks (grid operator)

Electricity Network
Northern Powergrid (Yorkshire)

Local Council
Not identified — verify at gov.uk/find-local-council

Local MP
Sir Alec Shelbrooke (Conservative) — members.parliament.uk

Waste Collection
Waste collection is managed by your local district or bor…

Sewage & water quality	No water discharge activity permits recorded within 500m (Environment Agency). Verify at environment.data.gov.uk/catchment-planning.

Demographic & Area Profile

ABOUT THIS SECTION

Demographic and deprivation data provides context about the local community, employment levels, and socioeconomic profile of the area. The Index of Multiple Deprivation (IMD) ranks areas from 1 (most deprived) to 10 (least deprived) across England. Commute patterns from Census 2021 show how residents in this area travel to work, which reflects both transport infrastructure quality and car dependency. The road network summary identifies major classified roads within 500m — relevant for noise, air quality, and accessibility.

Deprivation index (IMD)	IMD deprivation data not available at this location (MHCLG ArcGIS). England only. Verify manually at: gov.uk/government/statistics/english-indices-of-deprivation-2019 or imd.opendatacommunities.org
Population profile	LSOA population: 1,159 residents (Census 2021). Top age groups: Aged 55 to 59 years (7.6%), Aged 50 to 54 years (7.4%), Aged 60 to 64 years (7.4%). Source: ONS Census 2021 TS007A via Nomis (OGL v3). Verify at nomisweb.co.uk.
Employment statistics	Economic activity (Census 2021, LSOA E01027919): 63.2% in employment, 2.1% unemployed (of 952 residents aged 16+). Source: ONS Census 2021 TS066 via Nomis (OGL v3). Verify at nomisweb.co.uk.
Commute & travel patterns	Travel to work (Census 2021, LSOA E01027919): Driving a car or van 51% · Work mainly at or from home 30% · On foot 10% · Passenger in a car or van 3%. Total workers: 614. Source: ONS Census 2021 via Nomis (OGL v3).
Road network (Google Roads API — classified roads within 500m)	Nearest road: Station Road (A-road). Roads within 500m: Station Road (A659) — A-road; Station Road (A659) — A-road; Unnamed Road — Local road; Unnamed Road — Local road; Unnamed Road — Local road. Source: Google Roads API.

A-road Station Road	A-road Station Road	Local road Unnamed Road	Local road Unnamed Road	Local road Unnamed Road

Climate Risk Projections

ABOUT THIS SECTION

Climate change is expected to increase flood risk, heat stress, and coastal erosion risk across the UK over the coming decades. This section draws on UKCP18 climate projections (Met Office) to assess how conditions at this location may change by 2050–2080 under medium and high emissions scenarios. Understanding long-term climate risk is increasingly important for property purchase decisions, insurance, and mortgage availability.

Flood risk projection (UKCP18)

Current flood risk appears low. Climate projections indicate that flood risk …

Heat stress / overheating risk

Climate projections (UKCP18) indicate that the frequency of extreme heat days…

Climate risk summary

Current flood risk appears low. Climate projections indicate that flood risk …

Affordability & Mortgage Stress

ABOUT THIS SECTION

Affordability indicators help assess whether the property is priced fairly relative to local incomes and market conditions. House price to income ratios, mortgage stress indicators, and rental yield estimates provide context for the purchase decision. These figures are indicative only and should be considered alongside professional financial advice.

Affordability & Mortgage Stress Indicators

House Price / Income Ratio
House price to income affordability data for Yorkshire and the Humber: The ON...

Mortgage Stress Indicator
Mortgage stress indicator: At current Bank of England base rates, a 25-year r...

Rental Yield Estimate
Rental yield estimate: Gross rental yields in Yorkshire and the Humber for re...

1-Year Capital Growth (UKHPI)
+1.8% (1yr, yorkshire and the humber, Land Registry HPI)

Affordability summary	House price to income affordability data for Yorkshire and the Humber: The ONS house price to earnings ratio for England and Wales is approximately 8.3x median earnings (2023). Local ratios in Yorkshire and the Humber may differ significantly. Source: ONS House Price Statistics. Mortgage stress indicator: At current Bank of England base rates, a 25-year repayment mortgage at 75% LTV on a typical property in Yorkshire and the Humber would require monthly payments equivalent to a significant proportion of median local earnings. Buyers should stress-test their mortgage affordability at rates 3% above their current rate. Source: Bank of England mortgage affordability guidance.
Recent sold prices (Land Registry)	Sold prices for LS24 9JF — 1 address(es) with sales. Most recent: COMMER HOUSE, TADCASTER ENTERPRISE PARK, STATION ROAD, TADCASTER, LS24 9JF: £350,000 (26 Nov 1999) [Detached]. Source: HM Land Registry Price Paid (OGL v3). Verify at landregistry.data.gov.uk.

Population Projections

ABOUT THIS SECTION

Population growth drives housing demand and can support property values over the long term. This section draws on ONS Sub-national Population Projections (SNPP) to assess expected population growth in the local authority area. Areas with strong projected population growth and constrained housing supply tend to see stronger long-term price growth.

Population profile (Census 2021)	LSOA population: 1,159 residents (Census 2021). Top age groups: Aged 55 to 59 years (7.6%), Aged 50 to 54 years (7.4%), Aged 60 to 64 years (7.4%). Source: ONS Census 2021 TS007A via Nomis (OGL v3). Verify at nomisweb.co.uk.
Population projection (ONS SNPP)	Population projection for Yorkshire and the Humber: LSOA population: 1,159 residents (Census 2021). Top age groups: Aged 55 to 59 years (7.6%), Aged 50 to 54 years (7.4%), Aged 60 to 64 years (7.4%). Source: ONS Census 2021 TS007A via Nomis (OGL v3). Verify at nomisweb.co.uk. ONS Sub-national Population Projections indicate continued population growth in most English regions, with the highest growth projected in London, the South East, and the East of England. Population growth drives housing demand and can support property values over the long term.
Projection source	ONS Sub-national Population Projections (SNPP) and Census 2021 data

Housing Supply & Demand

ABOUT THIS SECTION

The balance between housing supply and demand is a key driver of property values and rental yields. This section assesses the new build pipeline, planning permissions granted, and market listing volumes to provide an indicative assessment of supply and demand pressure in the local area.

Housing Supply & Demand Indicators

Supply / Demand Pressure
Supply and demand pressure assessment: Annual house price growth: +1.8% (1yr,...

New Build Pipeline
New build pipeline: No planning applications recorded within 800m on planning...

Active Listings
Market listings pressure in Yorkshire and the Humber: Land Registry transacti...

1-Year Price Growth (UKHPI)
+1.8% (1yr, yorkshire and the humber, Land Registry HPI)

Planning applications (local area)	No planning applications recorded within 800m on planning.data.gov.uk. Check local planning authority portal for full history.

Key facts summary

ABOUT THIS SECTION

This section provides a consolidated summary of key facts relevant to the property purchase decision, compiled from the data gathered across all modules. These matters should be raised with your conveyancer.

Key Facts Summary

Tenure
Tenure: Not confirmed from available data sources. You should confirm the ten…

Utilities
Water: Yorkshire Water. Gas: Northern Gas Networks (grid operator). Electrici…

Broadband
Full Fibre (FTTP/gigabit) available at this postcode. Best available: 8000 Mb…

Flood risk
Flood Zone 1 — Low Probability. Annual chance: Less than 1 in 1,000 (rivers a…

Planning
Conservation area data unavailable — please verify with the local planning au…

Key facts summary	Material information flags: Conservation Area. These matters should be disclosed to prospective buyers and investigated further.

Real-Time River Levels

ABOUT THIS SECTION

Real-time river level data from the Environment Agency's Flood Monitoring network provides an indication of current conditions at the nearest monitored watercourse. Elevated or very high readings may indicate active flood risk in the area. This data is a live snapshot and should be considered alongside the EA Flood Zone classification and historical flood records.



River level monitoring	Nearest EA river level gauge: Bolton Percy (River Wharfe), Bolton Percy, 5.5km away. Status: No reading available. Source: EA Flood Monitoring API.

Cycling Infrastructure

ABOUT THIS SECTION

Access to cycling infrastructure affects both quality of life and transport options for residents. Dedicated cycleways, National Cycle Network (NCN) routes, and shared paths within 1km of a property indicate good active travel connectivity. Strong cycling infrastructure can support lower car dependency and is increasingly valued by buyers and renters.

Cycling infrastructure (1km)	Cycling infrastructure data temporarily unavailable. Verify at cyclestreets.net or sustrans.org.uk.

Heritage at Risk

ABOUT THIS SECTION

The Historic England Heritage at Risk Register identifies listed buildings, scheduled monuments, and other designated heritage assets considered to be at risk of being lost through neglect, decay, or inappropriate development. Properties on the register may face restrictions on alterations and may require specialist conservation advice. Nearby at-risk entries can affect the character and planning environment of an area.

Heritage at Risk — No Entries Recorded

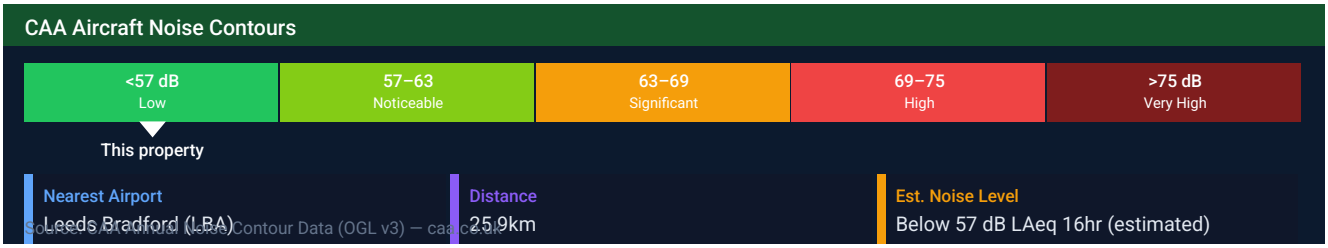
No Heritage at Risk entries recorded within 500m. Source: Historic England / planning.data.gov.uk.

Heritage at Risk (Historic England)	This property is not recorded on the Historic England Heritage at Risk Register, and no Heritage at Risk entries are recorded within 500m. Source: planning.data.gov.uk / Historic England. Verify at historicengland.org.uk/advice/heritage-at-risk.

Aircraft Noise Contours

ABOUT THIS SECTION

Aircraft noise is assessed using the Civil Aviation Authority's annual noise contour data, which maps estimated noise exposure (Leq dB) around major UK airports. Properties within published noise contours may experience significant aircraft noise, which can affect quality of life, property values, and mortgage availability. The contour band indicates the estimated noise level at the property based on proximity to the nearest airport.



Aircraft noise (CAA contours)	The property is 25.9km from Leeds Bradford (LBA), which is outside the published 57 dB LAeq noise contour. Aircraft noise is unlikely to be a significant factor at this distance, though flight paths vary and individual overflights may still be audible. Verify current flight paths at nats.aero or the airport's noise action plan.

Red Flags & Risk Summary

ABOUT THIS SECTION

This section provides an AI-generated summary of the most significant risk factors identified across all modules of this report. It is intended to highlight the issues that most warrant further investigation or professional advice before exchange of contracts.

No significant risk flags identified from the data retrieved for this location.

This does not guarantee the absence of risk — always verify with a full building survey and independent legal advice.

AI risk summary	Sewage discharge permit recorded nearby — a storm overflow or sewage discharge permit has been identified within 500m. This may be relevant to water quality in the local area. Conservation Area — some permitted development rights are restricted. Planning permission may be required for works to the front elevation, roof, and boundary treatments. Planning enforcement notice recorded — an enforcement notice has been registered against this property or nearby. Legal advice and further investigation are recommended. Heritage at Risk — this property or a nearby listed building appears on the Historic England Heritage at Risk Register, indicating a risk of loss through neglect or decay.

Property Sale History & Recent Sales

This property's sale history

No exact match for Commer — showing all sales in postcode LS24 9JF: 1 address(es) with sales. Most recent: COMMER HOUSE, TADCASTER ENTERPRISE PARK, STATION ROAD, TADCASTER, LS24 9JF: £350,000 (26 Nov 1999) [Detached]. Source: HM Land Registry Price Paid (OGL v3). Verify at landregistry.data.gov.uk. NOTE: This is not a valuation — sold prices reflect the market at the time of sale.

Recent sales in this postcode

Sold prices for LS24 9JF — 1 address(es) with sales. Most recent: COMMER HOUSE, TADCASTER ENTERPRISE PARK, STATION ROAD, TADCASTER, LS24 9JF: £350,000 (26 Nov 1999) [Detached]. Source: HM Land Registry Price Paid (OGL v3). Verify at landregistry.data.gov.uk.

Published sale prices from HM Land Registry. This is not a valuation and no opinion of value is given.

Council Tax Band

Council tax band: check at check-council-tax-band.service.gov.uk — search for LS24 9JF. The band determines the annual charge set by the local council. Buyers must notify the council within 21 days of moving in. Source: Valuation Office Agency (VOA) — gov.uk/council-tax-bands.

Historic Landfill Sites

No historic landfill sites recorded within 1 km of this property in the Environment Agency register. Source: EA Historic Landfill (OGL v3).

Major Infrastructure Projects

Nationally Significant Infrastructure Projects (NSIPs): check the Planning Inspectorate register at infrastructure.planninginspectorate.gov.uk for any major projects near this property.

Renewable Energy Installations

Renewable energy installations: check the DESNZ Renewable Energy Planning Database at repd.beis.gov.uk for wind, solar and other installations near this property. Source: DESNZ REPD (OGL v3).

Recorded Flood History

No recorded flood outlines intersect this property location in the Environment Agency Recorded Flood Outlines dataset. This does not mean the property has never flooded — it means no flood event has been formally recorded in this dataset at this exact location. Source: EA Recorded Flood Outlines (OGL v3).

Water Hardness

Water hardness: Moderately soft to moderately hard (50–200 mg/l $CaCO_3$ (varies by zone)). Supplied by Yorkshire Water. Hard water may cause limescale build-up in appliances and pipework. Source: Yorkshire Water published water quality data.

Appendix A — Data Sources & Methodology

HM Land Registry — Price Paid Data (PPD)

Coverage: Residential property sales in England & Wales registered since 1995. Includes sale price, date, tenure (freehold/leasehold), and property type.

Limitations: Excludes sales below market value, right-to-buy, and repossessions. Data is typically 1–3 months behind registration date.

Licence: Open Government Licence v3.0 — landregistry.data.gov.uk

MHCLG / Open Data Communities — Energy Performance Certificate (EPC) Register

Coverage: EPC ratings, energy use, construction age band, property type, and self-reported tenure for properties assessed since 2008.

Limitations: EPC tenure is self-reported by the assessor and is not a legal determination. Not all properties have an EPC (pre-2008 builds, listed buildings, and some rural properties are commonly absent).

Licence: Open Government Licence v3.0 — epc.opendatacommunities.org

Environment Agency — Flood Risk from Rivers & Sea / Surface Water Flood Maps

Coverage: Flood risk zones (1–3) for England based on modelled river and coastal flood extents. Surface water flood risk derived from EA surface water flood mapping.

Limitations: Modelled data — actual flood risk at a specific property may differ. Does not account for local drainage infrastructure or recent flood defence works. Wales uses NRW data (not included).

Licence: Open Government Licence v3.0 — environment.data.gov.uk

Environment Agency — Water Discharge Activity Permits

Coverage: Permitted water discharge activity locations within 500m of the subject property, including storm overflow consents.

Limitations: Reflects permitted activities only — does not indicate actual discharge events or water quality outcomes.

Licence: Open Government Licence v3.0 — environment.data.gov.uk

Defra — Round 3 Strategic Noise Mapping

Coverage: Strategic noise exposure zones for major roads, railways, and airports across England. Expressed as Lden (day-evening-night) and Lnight decibel levels.

Limitations: Strategic mapping only — covers major infrastructure sources. Does not capture local noise sources (industrial premises, entertainment venues, construction). Rural areas with no major infrastructure may show no data.

Licence: Open Government Licence v3.0 — environment.data.gov.uk

Police.uk / Home Office — Street-Level Crime Data

Coverage: Crime incidents recorded by police forces in England, Wales, and Northern Ireland, geolocated to street level. Includes crime category and outcome.

Limitations: Data is anonymised to the nearest street segment — exact property-level crime cannot be determined. Reflects reported crime only; dark figure of unreported crime is not captured. Typically 2–3 months behind current date.

Licence: Open Government Licence v3.0 — police.uk

Historic England — National Heritage List for England (NHLE)

Coverage: Listed buildings (Grade I, II*, II), scheduled monuments, registered parks and gardens, and World Heritage Sites in England.

Limitations: Covers England only. Local non-designated heritage assets are not included. Listing status can change — verify with Historic England and the local planning authority.

Licence: Open Government Licence v3.0 — historicengland.org.uk

Coal Authority — Interactive Map API — Mining Risk Assessment, Shallow Workings, Mine Entries, Opencast Sites, Subsidence Claims

Coverage: Five Coal Authority spatial datasets queried simultaneously: CoalMiningRiskAssessment (overall risk category per grid square), ShallowCoalWorkings (workings within 30m of surface), CoalMineEntries (recorded shafts and adits), OpencastSites (former surface mining), and SubsidenceClaimsData (historic claims). Covers all historic coalfield areas in England, Wales, and Scotland.

Limitations: Reflects recorded data only — unrecorded workings may exist, particularly for pre-nationalisation (pre-1947) mines. The absence of a feature does not guarantee no risk. A full Coal Mining Risk Assessment from a specialist search provider is required for properties in Development High Risk Areas.

Licence: Open Government Licence v3.0 — coal.decc.gov.uk

British Geological Survey (BGS) — GeoSure Shrink-Swell Hazard — Structured JSON (OGL v3)

Coverage: BGS GeoSure Shrink-Swell Hazard score (1–5) at the exact property coordinate, with category, description, buyer implication, and flags for insurance review and structural survey recommendation. Score 1=Very Low, 5=High. Covers all of Great Britain.

Limitations: Point-in-polygon query — the score reflects the mapped geological unit at the coordinate, not a site investigation. Actual ground conditions may vary within the mapped unit. Does not replace a ground investigation or structural survey.

Licence: Open Government Licence v3.0 — bgs.ac.uk

Ordnance Survey — Places API — High-Street Retail & Services (OS Premium)

Coverage: Named premises within 800m of the subject property from the OS National Address Gazetteer (AddressBase), classified by OS classification code. Covers retail (RC), retail distribution (RD), community health (CH), and medical/dental (MD) premises. Returns name, full address, classification, and distance.

Limitations: Requires a valid OS API key (OS_API_KEY). Coverage reflects the AddressBase dataset — newly opened premises may not yet be included. Classification codes are assigned by OS and may not reflect current trading status.

Licence: OS OpenData / OS Premium — ordnancesurvey.co.uk (subject to OS licence terms)

NHS Digital — Organisation Data Service (ODS) FHIR R4 API — GP Surgeries

Coverage: Active GP practices within 1.5km of the subject property, with name, address, phone number, and ODS code. Free, no API key required. Falls back to NHS Choices API if the FHIR endpoint is unavailable.

Limitations: Returns practices registered with NHS ODS — may not include all private GP services. Distance is calculated from the property coordinate to the practice's registered address, not the actual building entrance. Practice status (active/inactive) reflects ODS records at the time of query.

Licence: Open Government Licence v3.0 — digital.nhs.uk

OpenStreetMap Contributors — Points of Interest & Amenity Data (via Overpass API)

Coverage: Nearby amenities including schools, hospitals, GP surgeries, A&E departments, supermarkets, transport nodes, leisure facilities, EV charging points, and fire stations within defined radii.

Limitations: OpenStreetMap is a community-maintained dataset. Coverage and accuracy vary by location. Rural areas and recently opened facilities may be incomplete. Data is used as a secondary source where official datasets are unavailable.

Licence: Open Database Licence (ODbL) — openstreetmap.org

Department for Education — Get Information About Schools (GIAS)

Coverage: State-funded schools in England including Ofsted rating, school type, phase, and address. Used as primary source for school proximity data.

Limitations: Covers state schools only — independent schools sourced from OpenStreetMap. Ofsted ratings reflect the most recent inspection and may not reflect current performance.

Licence: Open Government Licence v3.0 — get-information-schools.service.gov.uk

Ofcom — Connected Nations — Broadband & Mobile Coverage

Coverage: Postcode-level broadband availability (FTTP, superfast, standard) and 4G/5G mobile coverage by network operator.

Limitations: Coverage data is operator-reported and reflects predicted outdoor coverage. Indoor coverage and actual speeds may differ. Updated annually — may not reflect very recent infrastructure changes.

Licence: Open Government Licence v3.0 — ofcom.org.uk/research-and-data/telecoms-research/connected-nations

HOMEDATA — Broadband Infrastructure Data

Coverage: Postcode-level broadband availability and speed data used as primary source where available, with Ofcom Connected Nations as fallback.

Limitations: Commercial dataset — coverage and update frequency subject to HOMEDATA's data agreements with network operators.

Licence: Commercial licence — homedata.co.uk

Geoapify — Static Map Tiles & Geocoding

Coverage: Map imagery used for location overview, amenity proximity, and contextual maps within this report.

Limitations: Map tiles are rendered at the time of report generation. Road layouts, place names, and boundaries may not reflect the most recent changes.

Licence: Commercial licence — geoapify.com (OpenStreetMap data © OpenStreetMap contributors, ODbL)

Crystal Roof — Property Intelligence Data

Coverage: Supplementary property and location intelligence data where used in this report.

Limitations: Commercial dataset — verify key findings against primary public sources.

Licence: Commercial licence — crystalroof.co.uk

UK Parliament / TheyWorkForYou — Parliamentary Constituency & MP Data

Coverage: Identifies the parliamentary constituency and current MP for the subject property postcode.

Limitations: MP data reflects the position at the time of report generation. By-elections and ministerial changes may not be immediately reflected.

Licence: Open Parliament Licence — parliament.uk

OpenAI GPT-4o — AI-Generated Narrative Commentary

Coverage: Interpretive narrative paragraphs within each section of this report are generated by an AI language model (GPT-4o) based on the structured data retrieved from the sources above.

Limitations: AI-generated text is a synthesis of the input data and general knowledge. It does not constitute professional advice. All AI output has been structured by Pole Star Property Services and is subject to the disclaimer on page 2. See Appendix B for full AI governance disclosure.

Licence: OpenAI API Terms of Service — openai.com

Appendix B — Governance, AI & Data Protection

AI Use Disclosure

This report contains narrative commentary generated with the assistance of an artificial intelligence language model (OpenAI GPT-4o). AI-generated text is used solely to interpret and summarise structured data retrieved from the third-party sources listed in Appendix A. The AI does not access live property records, title registers, or any data source independently — all data is retrieved by Pole Star Property Services' systems and supplied to the AI as structured input.

All AI-generated content is subject to Pole Star Property Services' AI Governance Framework, which includes monthly review cycles, a checklist of 8 governance items, and a full audit log of all AI interactions. A qualified RICS-regulated surveyor takes professional responsibility for the report as a whole. The AI output does not constitute independent professional advice and should not be relied upon in isolation.

This disclosure is made in accordance with:
• ICO Guidance on Explaining AI Decisions (2023)
• RICS Guidance on the Use of AI in Surveying Practice (2024)
• RICS Professional Standard: Surveys of Residential Property (4th edition, 2022)
• EU AI Act (2024) — this system is classified as a low-risk AI system under Article 6

AI Governance Framework

Pole Star Property Services operates a formal AI Governance Framework covering the following areas:

1. Model Selection & Version Control — the AI model version used in each report is logged and reviewed quarterly
2. Prompt Engineering Review — system prompts are reviewed monthly against RICS guidance and updated as required
3. Output Quality Checklist — 8-item checklist applied to AI outputs before report issue
4. Hallucination Mitigation — AI is provided only with structured data retrieved from verified sources; it is not asked to retrieve or invent data
5. Bias & Fairness Review — outputs are reviewed for potential bias in property valuation commentary
6. Data Minimisation — only the minimum data required for the AI task is supplied to the model
7. Audit Log — all AI interactions are logged with session ID, input data hash, and output summary
8. Annual Governance Review — the framework is reviewed annually against updated RICS, ICO, and government AI guidance

The next scheduled governance review cycle is 2026-10-01. Governance records are retained for 6 years.

RICS Regulatory Compliance

Pole Star Property Services Ltd is regulated by RICS (firm registration number 797099). This report has been produced in accordance with:

• RICS Rules of Conduct (2021)
• RICS Professional Standard: Surveys of Residential Property (4th edition, 2022)
• RICS Guidance Note: Material Information in Residential Property Sales (2023)
• RICS Guidance on AI in Surveying Practice (2024)

This report is a location and environmental data report only. It does not constitute a building survey, structural survey, HomeBuyer Report, or valuation. Findings should be considered alongside a full building survey and independent legal advice.

Data Controller & UK GDPR

Data Controller: Pole Star Property Services
Registered Address: Sibling Workspace, York House, Station Road, Tadcaster, North Yorkshire, LS24 9JF
ICO Registration: ZB207136

This report is produced under the lawful basis of Contract (Article 6(1)(b) UK GDPR) — processing is necessary to perform the service you have ordered. The subject property address and associated data are processed solely for the purpose of producing this report.

Retention: Report data is retained for a period of 6 years from the date of issue in accordance with RICS professional indemnity requirements and standard limitation periods under the Limitation Act 1980.

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Third-Party Data Licences

This report incorporates data from public and commercial sources under the licences described in Appendix A. Where data is published under the Open Government Licence v3.0 (OGL), it is reproduced in accordance with the terms at nationalarchives.gov.uk/doc/open-government-licence/version/3/. Where data is sourced from OpenStreetMap, it is used under the Open Database Licence (ODbL) — © OpenStreetMap contributors.

Pole Star Property Services does not claim ownership of any third-party data reproduced in this report. All third-party data is used for the sole purpose of producing this report for the named client and must not be extracted or redistributed.

Limitations & Reliance

The data in this report was retrieved at the time of order processing. Property circumstances, planning designations, flood risk assessments, and environmental conditions can change. This report reflects conditions as recorded in the source datasets at the date of generation and does not guarantee current or future conditions.

This report is prepared for the sole use of the client named in the order. Pole Star Property Services accepts no liability to any third party who relies on this report. If you intend to share this report with a third party (e.g. a mortgage lender or solicitor), please contact us to discuss the terms of reliance.

Complaints Procedure

If you are dissatisfied with any aspect of this report, please contact us in the first instance at info@polestarpropertyservices.co.uk. We operate a formal complaints procedure in accordance with RICS requirements. If your complaint is not resolved to your satisfaction, you may refer the matter to the RICS Dispute Resolution Service (rics.org/drs) or, for consumer disputes, to The Property Ombudsman (tpos.co.uk).

- Heritage at Risk

- Aircraft Noise Contours

- Red Flags & Risk Summary

- Property Sale History & Recent Sales

- Council Tax Band

- Historic Landfill Sites

- Major Infrastructure Projects

- Renewable Energy Installations

- Recorded Flood History

- Water Hardness

- Travel Times

Appendix A — Data Sources & Methodology

Appendix B — Governance, AI & Data Protection

Moving-in Checklist

A quick reference for the practical steps when you move in. Links are correct at the time of report generation — verify current URLs at the relevant authority's website.

- **Council & council tax**
  Council: your local council. Council tax band: check at check-council-tax-band.service.gov.uk — search for LS24 9JF. The band determines the annual charge set by the local council. Buyers must notify the council within 21 days of moving in. Source: Valuation Office Agency (VOA) — gov.uk/council-tax-bands.. Register for council tax at your council's website — you must notify them within 21 days of moving in. Search gov.uk/council-tax for your council's registration page.
- **Water supplier**
  Yorkshire Water. Notify your water supplier of your move-in date and take a meter reading on day one. Find your supplier at ccwater.org.uk if unsure.
- **Gas & electricity**
  Northern Gas Networks (grid operator). Take meter readings on the day you move in and notify your supplier. To find your gas supplier: findmysupplier.energy. To find your electricity supplier: check your meter or contact your Distribution Network Operator.
- **GP registration**
  Register with a local GP surgery at nhs.uk/nhs-services/gps/how-to-register-with-a-gp-surgery
- **NHS dentist**
  Find an NHS dentist accepting new patients at nhs.uk/service-search/find-a-dentist. Note: NHS dental capacity is limited in many areas — register as soon as possible.
- **Bin collection**
  Find your bin collection days and recycling information at your-local.gov.uk or search "bin collection LS24 9JF" on your council's website.
- **Broadband**
  Full Fibre (FTTP/gigabit) available at this postcode. Best available: 8000 Mbps download, 8000 Mbps upload. Source: Ofcom Connected Nations API. Verify at checker.ofcom.org.uk.. Compare broadband providers at ofcom.org.uk/phones-and-broadband/coverage-checker or openreach.com/fibre-broadband.
- **TV licence**
  You need a TV licence to watch live TV or use BBC iPlayer. Set up or transfer your licence at tvlicensing.co.uk.
- **DVLA — update your driving licence & V5C**
  Update your driving licence address at gov.uk/change-address-driving-licence. Update your vehicle log book (V5C) at gov.uk/change-address-v5c. Both are free.
- **Electoral roll**
  Register to vote at your new address at gov.uk/register-to-vote. You must re-register even if you were registered at your previous address.
- **Royal Mail redirection**
  Set up a mail redirection from your old address at royalmail.com/personal/receiving-mail/redirection. Recommended for at least 12 months.

This checklist is provided for general guidance only. Links and service details may change — verify with the relevant authority. Pole Star Property Services accepts no liability for omissions.