

**5, GARTHWAITE CRESCENT,
SHENLEY BROOK END, MILTON
KEYNES, MK5 7FB**



Property Risk Overview

■ PASS: No Actions ■ IDENTIFIED: Buyer Consideration ■ ACTION: Conveyancer Attention



CONTAMINATED LAND

Law Society Practice Note

EPA1990 PART 2A:	PASS
BROWNFIELD HISTORY:	PASS
OPERATIONAL ENV RISK:	PASS



FLOOD RISK

Law Society Practice Note

FLOOD RISK:	ACTION
HISTORIC FLOODING:	PASS
INSURANCE RISK:	IDENTIFIED



GEOHAZARDS & MINING

Law Society Guidance & CON29M

RADON RISK:	PASS
GROUND STABILITY:	IDENTIFIED
MINING RISK:	⚠️ UPGRADE TO ULTRA COMING SOON



CLIMATE RISK

Law Society Practice Note

PHYSICAL RISK:	⚠️ UPGRADE TO PRO
TRANSITION RISK:	⚠️ UPGRADE TO PRO
EMERGING RISK:	⚠️ UPGRADE TO PRO



PLANNING

PLANNING CONSTRAINTS:	PASS
PLANNING ON SITE:	⚠️ UPGRADE TO PRO
PLANNING NEARBY:	⚠️ UPGRADE TO PRO



ENERGY & INFRASTRUCTURE

TRANSPORT INFRA.:	⚠️ UPGRADE TO PRO
ENERGY INFRA.:	⚠️ UPGRADE TO PRO
PROPOSED INFRA.:	⚠️ UPGRADE TO PRO

Next Steps

FLOOD RISK

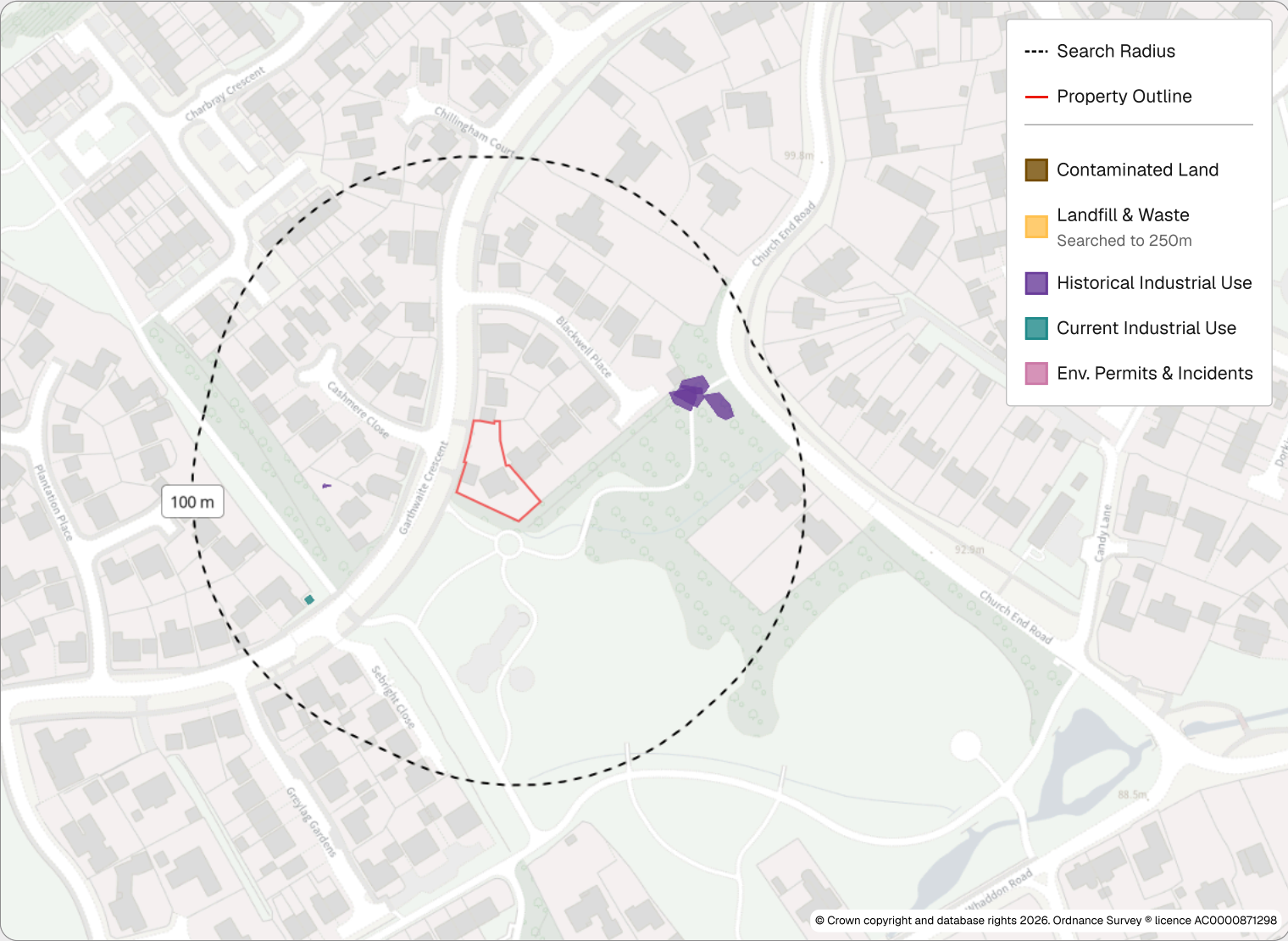
High or very high overall flood risk identified. Flood risk insurance cover and premiums should be confirmed. A site-specific flood risk assessment is recommended, with consideration given to flood resistance and resilience measures. Flooding may constrain redevelopment.

GEOHAZARDS & MINING

Ground stability susceptibility is identified. Review surveyor report to confirm no evidence of ground instability issues affecting the property and / or obtain confirmation from the developer regarding the construction of the foundations. Redevelopment may require further geotechnical risk assessment.

Contaminated Land

View Table [↗](#)

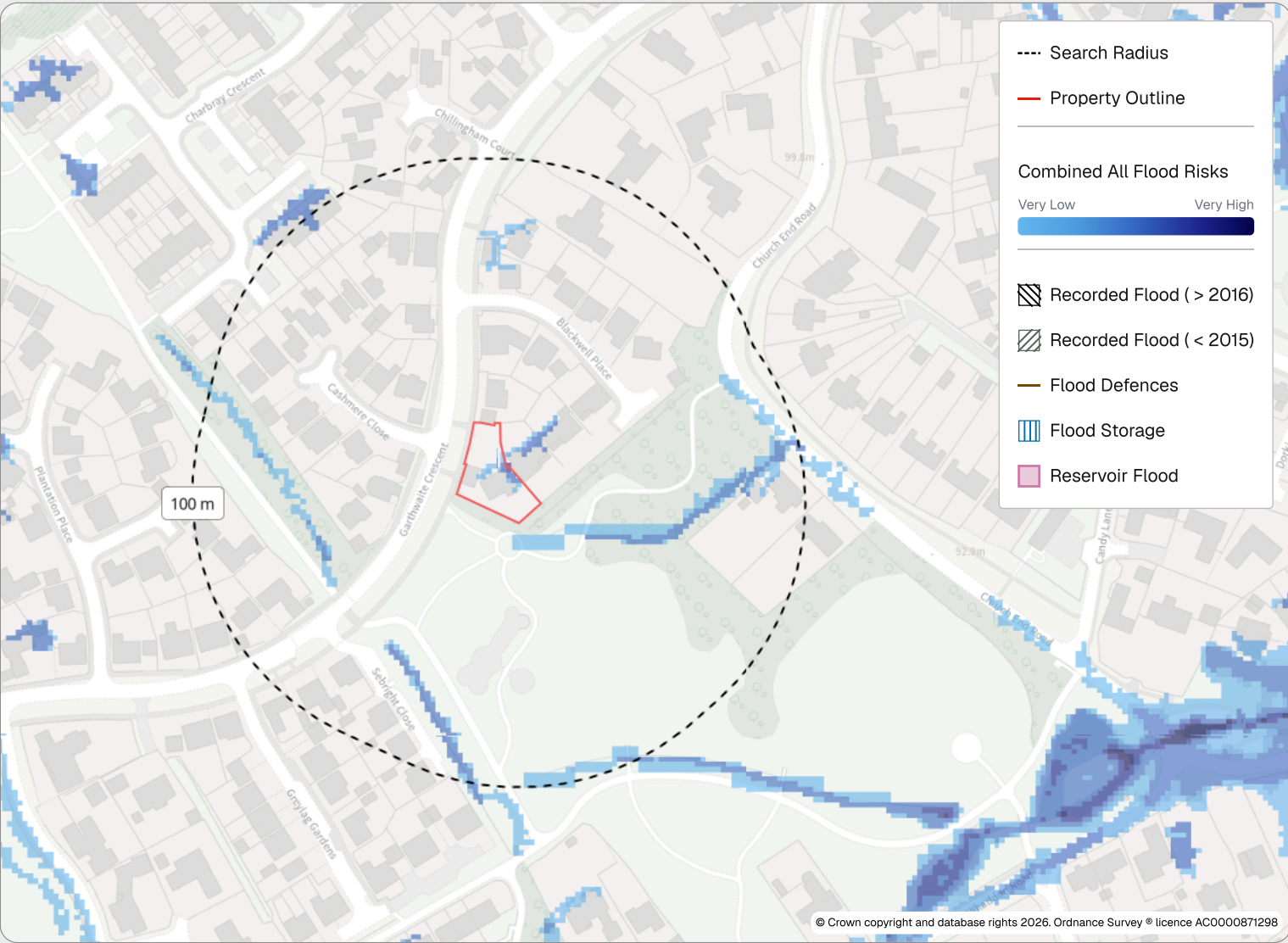


KEY FINDINGS

No statutory Contaminated Land (Part 2A Environmental Protection Act 1990) identified within 100m.

Flood Risk

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KEY FINDINGS

There is a High overall risk of flooding affecting the property, with Negligible risk from rivers and sea, High risk from surface water, and Negligible risk from groundwater levels reaching the surface.

The maximum flood risk to the building on the property is Moderate.

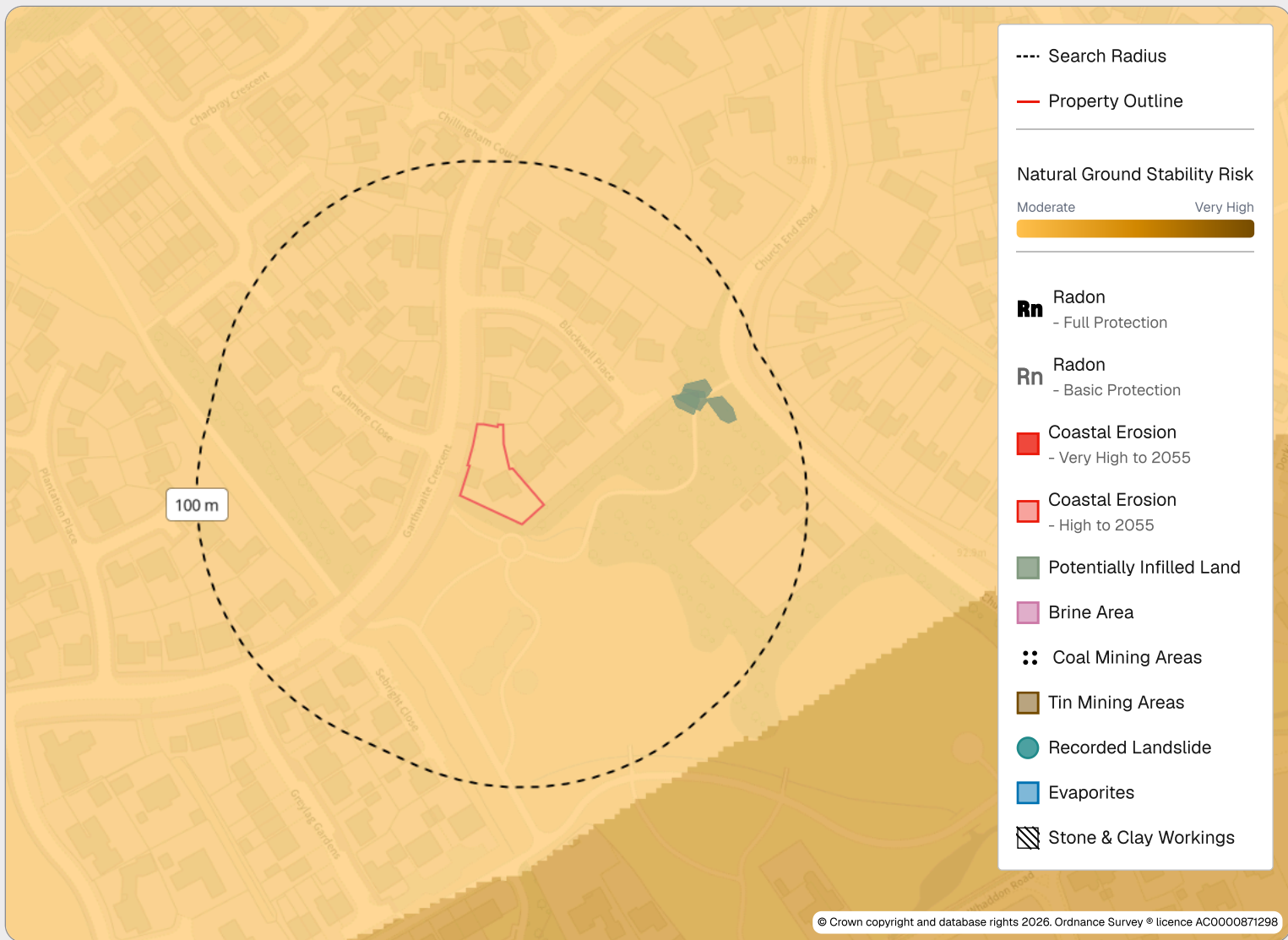
Flood risk may have an effect on property insurance premiums.

Flood risk insurance and premiums should be confirmed. A site-specific flood risk assessment is recommended with consideration given to flood resistance and resilience measures. Flooding may constrain redevelopment.

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Geohazards & Mining

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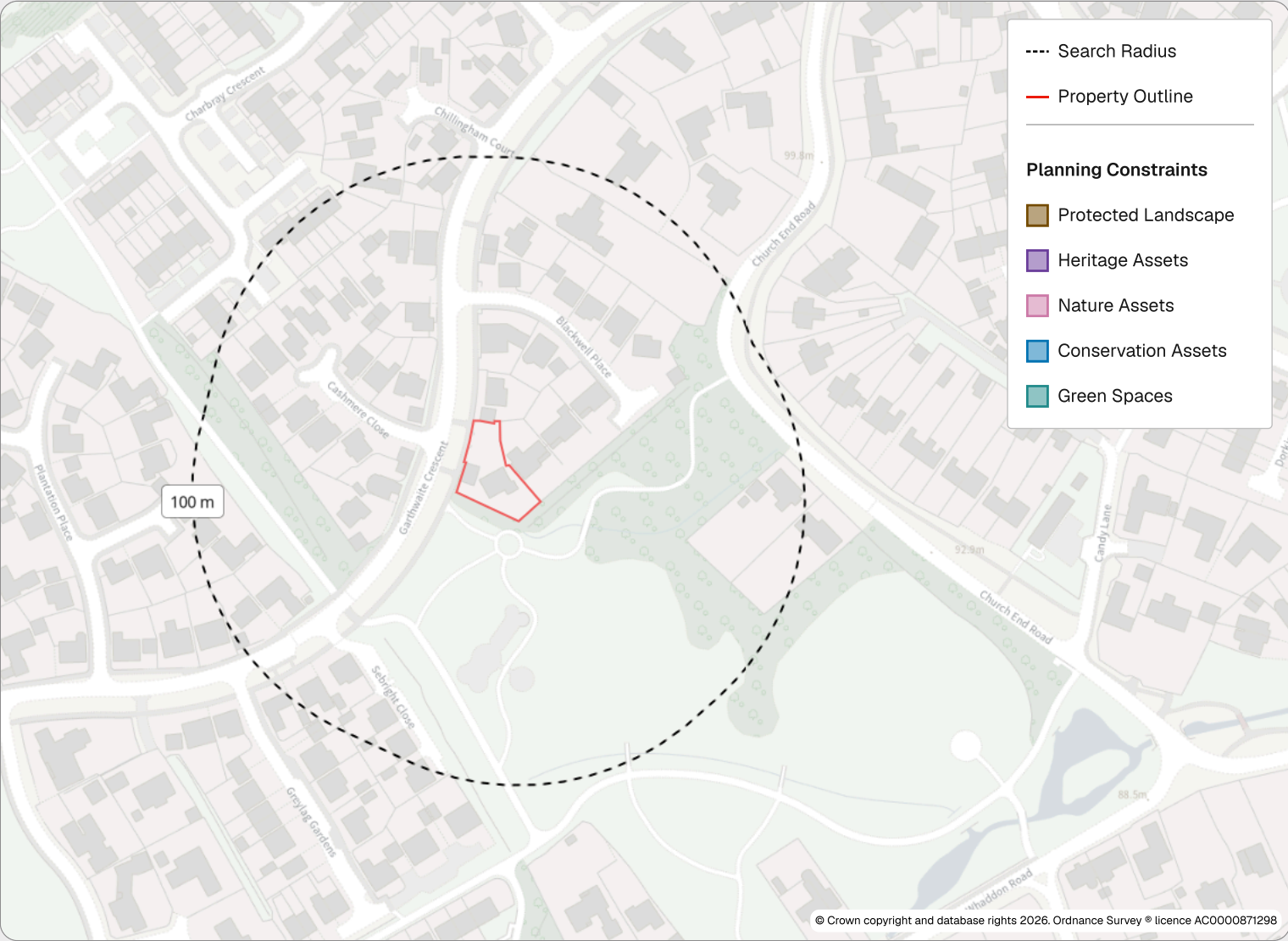
KEY FINDINGS

Medium shrink-swell potential. Low risk from collapsible deposits. Low risk from running sands. Low slope instability susceptibility.

Review surveyor report to confirm no evidence of ground instability issues affecting the property and / or obtain confirmation from the developer regarding the construction of the foundations. Redevelopment may require further geotechnical risk assessment.

Planning

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KEY FINDINGS

No planning constraints are indicated within 100m.

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Data Appendix

Contaminated Land

[View Map](#) 

Contaminated Land Features

Feature	Orientation
Well <i>1900</i>	47 m - West
Potentially Infilled Land <i>1958</i>	63 m - North East
Potentially Infilled Land <i>1900</i>	65 m - North East
Electricity Distribution <i>Electricity Sub Station</i>	68 m - South West
Potentially Infilled Land <i>1972</i>	69 m - North East
Potentially Infilled Land <i>1885</i>	74 m - East

Data Searched	Search Radius
Contaminated Land Including: Part 2A Data (Local Authority)	100 m
Landfill & Waste Including: Active Landfill, Historical Landfill, Landfill, Licensed Waste Sites and Waste Exemptions (Environment Agency / Natural Resources Wales, where applicable)	250 m
Historical Industrial Use Ordnance Survey 1:1,250/1:2,500/1:10,000 historic mapping / land-use records	100 m
Current Industrial Use Including: Petrol Stations, Recent Industrial Land Use and Storage Tanks (Ordnance Survey)	100 m
Env. Permits & Incidents Including: COMAH Sites (Health and Safety Executive), Consented Discharges, Part A(1) Permits, Part B & A(2) Permits, Pollution Incidents and Radioactive Substances (Environment Agency / Natural Resources Wales / Local Authority, where applicable)	100 m

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Flood Risk

[View Map](#) 

Flood Risk Areas

Feature	Orientation
Rivers & Sea Flooding - Negligible <i>Main Building Risk: Negligible</i>	On Site
Surface Water - High <i>Main Building Risk: Moderate</i>	On Site
Groundwater - Negligible <i>Main Building Risk: Negligible</i>	On Site

Data Searched	Search Radius
Combined All Flood Risks Including: Rivers & Sea Flooding, Surface Water and Groundwater (Environment Agency, Natural Resources Wales, GeoSmart)	Property Boundary
Recorded Flood Environment Agency / Natural Resources Wales	100 m
Flood Defences Environment Agency / Natural Resources Wales	100 m
Flood Storage Environment Agency / Natural Resources Wales	100 m
Reservoir Flood Environment Agency / Natural Resources Wales	100 m

Geohazards & Mining

[View Map](#) 

Geohazards & Mining Areas

Feature	Orientation
Radon - Class 1 No specific protection measures advised. Nominally, 0-1% of dwellings are estimated to exceed the Radon Action Level.	On Site
Collapsible Deposits Deposits with potential to collapse when loaded and saturated are unlikely to be present.	On Site
Running Sands Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.	On Site
Landslides Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.	On Site
Shrink Swell Clays Ground conditions predominantly medium plasticity.	On Site
Infilled Land Feature Potentially Infilled Land - 1958	63 m - North East
Infilled Land Feature Potentially Infilled Land - 1900	65 m - North East
Infilled Land Feature Potentially Infilled Land - 1972	69 m - North East
Infilled Land Feature Potentially Infilled Land - 1885	74 m - East

Data Searched	Search Radius
Natural Ground Stability Risk British Geological Survey GeoSure & GeoIndex, Ordnance Survey 1:1,250/1:2,500 (25":1 mile)/1:10,000 (6":1 mile) Historic mapping / land-use records	Property Boundary
Radon British Geological Survey	100 m
Coastal Erosion Environment Agency / Natural Resources Wales	Property Boundary
Potentially Infilled Land Ordnance Survey 1:1,250/1:2,500/1:10,000 Historic mapping / land-use records	100 m

Data Searched		Search Radius
Brine Area British Geological Survey		100 m
Coal Mining Areas The Mining Remediation Authority		100 m
Tin Mining Areas UNESCO / Historic England		100 m
Recorded Landslide British Geological Survey		250 m
Evaporites British Geological Survey		Property Boundary
Stone & Clay Workings British Geological Survey		Property Boundary

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Planning

[View Map](#)

Planning Constraints & Applications

Feature	Orientation
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No records found

Data Searched	Search Radius
Planning Constraints Including: Protected Landscape (Natural England / Local Authority), Heritage Assets (Historic England / Local Authority), Nature Assets (Natural England / JNCC / Local Authority), Conservation Assets (Natural England / Marine Management Organisation / Local Authority) and Green Spaces (Natural England / Historic England / Local Authority, where applicable)	100 m
Planning Constraints: Protected Landscapes Including: National Parks and AONBs. (Natural England / Local Authority, where applicable)	100 m
Planning Constraints: Heritage Assets Including: World Heritage Sites, Listed Buildings, Scheduled Monuments and Certificates of Immunity. (Natural England / Local Authority, where applicable)	100 m
Planning Constraints: Nature Assets Including: SSSI, Ramsar sites, Special Protection Areas, National Nature Reserves and Local Nature Reserves. (Natural England / Local Authority, where applicable)	100 m
Planning Constraints: Conservation Assets Including: Special Areas of Conservation, Conservation Areas and Marine Conservation Areas. (Natural England / Local Authority, where applicable)	100 m
Planning Constraints: Green Spaces Including: Ancient Woodland, Green Belt and Parks and Gardens. (Natural England / Historic England / Local Authority, where applicable)	100 m

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| • British Geological Survey | • Natural England | • GeoSmart |

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- Acknowledge your complaint within 5 working days
- Investigate and provide a full first response within 20 working days
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- Deliver a conclusive written reply within 40 working days of the initial submission
- Engage with you or your appointed representative

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July 2026

