



**Residential Property at**

112  
Cavendish Meads  
Ascot  
SL5 9TQ

**Grid Reference:** 493873E 167387N

**Order Reference:** 20037162\_4

**Your Reference:** Ascot HIPS test\_HCF

Tuesday, 20 June 2006

**Requested by**

Landmark(Test Account)  
6 - 7 Abbey Court,  
Sowton Ind Estate  
Exeter  
Devon  
EX2 7HY

Homecheck Professional is provided by Sitescope Limited, part of Landmark Information Group. Sitescope is a leading UK provider of spatially-enabled property and environmental risk information to lawyers, banks, insurance companies, home inspectors and other property professionals.

**Sitescope is a value added reseller for**



### Guidance

Based solely on the data contained within this report the property is not in the vicinity of an area affected by flooding.

### Introduction

The Homecheck Professional Flood report assesses whether the property is within an area which is likely to be affected by tidal or fluvial flooding.

The report is for use by lawyers, Home Information Pack providers and other professionals involved in residential conveyancing. It provides information within the key areas listed below that are not covered by Standard Enquiries of Local Authorities.

### SUMMARY

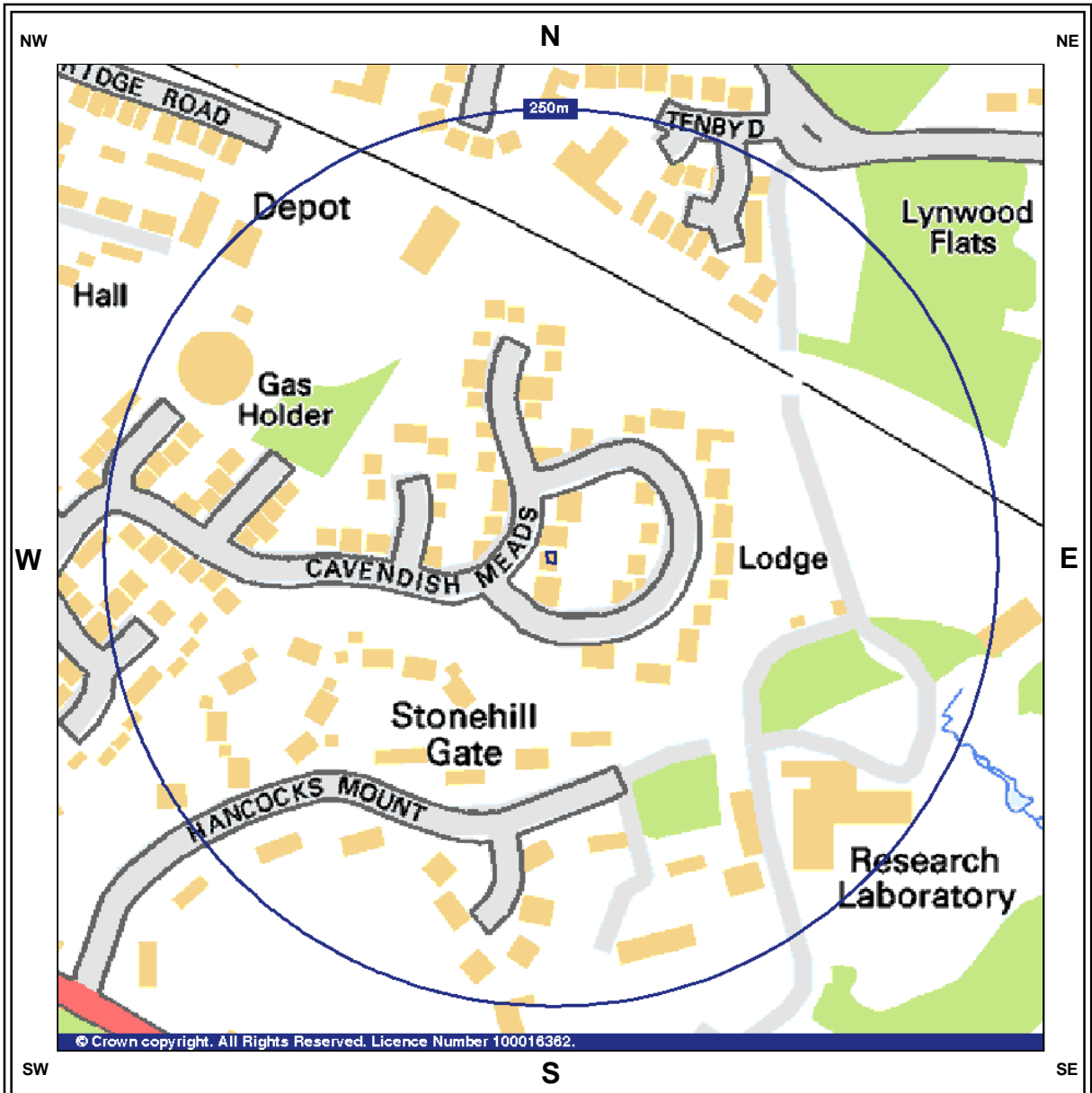
The Summary section of the report presents enquiries in a familiar and easy-to-understand question and answer format. Where a reply to an enquiry is Yes, further details are given for each question.

### Other Reports

You may also wish to consider reports from our full range covering both Contamination and Ground Stability issues.

### Footnotes

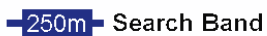
- (1) The report should only be used in connection with one residential parcel of land (for the purpose of defining a single parcel of land Rule2(2) of the Local Land Charges Act 1997 is used). The report is based on the address and grid reference shown on the cover of this report and the replies are given in reliance on the accuracy and completeness of this information.
- (2) The report is supplied subject to our current standard terms and conditions.
- (3) The search is based on a UK National Grid Reference for the property. The grid reference used is shown on the cover of this report.
- (4) The information in the report is supplied under licence to Sitescope Limited from various sources including: Environment Agency, British Geological Survey and Ordnance Survey.
- (5) This report is a search of statutory and non-statutory sources of information which does not include any on-site survey or inspection of the property or its environs. Accordingly the report cannot in any way provide information as to the actual state of the property or land.
- (6) The replies in this report are based on information currently supplied to Sitescope Limited by its data providers. Sitescope cannot guarantee the accuracy or the completeness of any information supplied to it by its data providers.
- (7) Homecheck Professional is a Sitescope Product provided by Landmark Information Group Limited.



Map Legend



Site



Search Band



Water Feature



Building Outline



Search Details

**Search address** 112  
Cavendish Meads  
Ascot  
SL5 9TQ

**Grid Reference** 493873E 167387N

**Date of Report** 20/6/2006

### Flooding

#### Flood Risk

- A.1.1** Is the property in or within 250m of an area affected by flooding (Zone 3) or extreme flooding (Zone 2)? **No**

#### Flood Defence

- A.1.2** Is the property in or within 250m of flood defences? **No**

#### Flood Defended Area

- A.1.3** Is the property in or within 250m of an area benefiting from flood defences? **No**

#### Footnotes:

Question A.1.1 The replies given in England and Wales are based on the Environment Agency's Flood Map, specifically the extent of flooding. This shows flooding from rivers or sea without defences i.e. the natural flood plain area that could be affected in the event of flooding from rivers and the sea. An area affected by flooding (Zone 3) indicates the extent of a flood with a 1% (1 in 100) chance of happening each year from a river and a 0.5% (1 in 200) chance of happening each year from the sea. The extreme flooding (Zone 2) indicates the extent of a flood with a 0.1% (1 in 1000) chance of happening each year.

Question A.1.2 The replies given in England and Wales are based on the Environment Agency's Flood Map, specifically the flood defences. This includes linear flood defences (such as walls and embankments) and flood water storage areas (such as reservoirs and basins). The linear flood defences shown are normally those built within the last 5 years to a specified standard. As a result not all flood defences may be shown.

Question A.1.3 The replies given in England and Wales are based on the Environment Agency's Flood Map, specifically the areas benefiting from flood defences. This shows areas that benefit from flood defences, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would flood.

**Sitescope Limited - Homecheck Professional Environmental Helpline**

Imperial House  
21-25 North Street  
Bromley  
BR1 1SS

Telephone 0870 606 1700

Email [helpdesk@homecheck.co.uk](mailto:helpdesk@homecheck.co.uk)