Land Registry

in association with the

Environment Agency

DEVELOPMENT SERVICES

29 JUN 2010

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Flood Risk Indicator

Title number and property description

LT100787

Flood risk

The land registered under the above title number does not fall within a floodplain and is more than 100 metres from the nearest floodplain.

The land is in an area which fell outside the extent of a floodplain, at the time of the Environment Agency's assessment of the likelihood of flooding. Generally this means that the chance of flooding each year from rivers or the sea is 0.1 percent (1 in 1000) or less.

This result was produced on 14 June 2010 based on Environment Agency flood risk data that was current as of 1 June 2009 and Land Registry data that was current as of 13 June 2010. The Flood Risk Indicator is based on the most up to date Environment Agency flood data available at the date and time of your search.

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Disclaimer

The information contained in this document is for general information purposes only. The flood risk information is provided by the Environment Agency. You should note that:-

The Flood Risk Indicator shows only the predicted likelihood of flooding from rivers or the sea for defined areas. It is not detailed enough to account for precise properties.

Individual properties may not always face the same chance of flooding as the areas that surround them. There may be particular occasions when flooding occurs and the observed pattern of flooding does not in reality match the predicted patterns shown on the Environment Agency flood data.

The Environment Agency do all they can to ensure that the flood data reflects all the data they possess and that they have applied their expert knowledge to create conclusions that are as reliable as possible. The flood data from the Environment Agency may by its nature not be as accurate as might be desired, might be misused or misunderstood. For the above reasons the flood data may not be accurate or completely up to date.

If you believe that a particular property does not face the chance of flooding shown on the Environment Agency flood data, or if you have information that you believe we may not have taken into account, then you should contact your local Environment Agency office or see the Environment Agency website for more information on flood data.

We will endeavour to keep this information up to date and correct but make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability or availability with respect to the flood data. Any reliance you place on such information is therefore strictly at your own risk.

Further information concerning the risk of flooding in this area, incorporating flood defence data, is available on the Environment Agency website service.

See http://www.environment-agency.gov.uk/subjects/flood