



Property Insight

Please find attached your:

## FCI Energy Commercial <30Ha

This search has been arranged by CLS Property Insight ('CLS'), 17 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4UA. Telephone No: 01732 753910, email: [info@clspropertyinsight.co.uk](mailto:info@clspropertyinsight.co.uk) and is subject to CLS' terms and conditions. Full details of CLS' terms and conditions can be viewed at <https://www.clsl.co.uk/Content/PDFs/Website/TermsConditions-B2B.pdf>.

The search was compiled by Future Climate Info Limited and is subject to FCI's terms and conditions. Full details of FCI's terms and conditions can be viewed at <http://www.futureclimateinfo.com/Content/images/PDF/FCI-terms-and-conditions.pdf>, or sent upon request.

Both CLS and FCI are registered with the Property Codes Compliance Board ('PCCB') as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code, for more information please go to: [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

If you have any questions regarding the contents of this search or would like to find out more about the products that CLS provides, please contact our Customer Services Team on 01732 753910 or [info@clspropertyinsight.co.uk](mailto:info@clspropertyinsight.co.uk).

SAMPLE

**CLS Property Insight Limited**  
17 Kings Hill Avenue, Kings Hill,  
West Malling, Kent ME19 4UA

**T:** +44 (0)1732 753 910  
**E:** [info@clspropertyinsight.co.uk](mailto:info@clspropertyinsight.co.uk)  
**W:** [www.clspropertyinsight.co.uk](http://www.clspropertyinsight.co.uk)



### ▶ Report Details

**Address:**

Sample, Sample

**Requested by:**

Sample

**Grid Reference:**

E: 123456 | N: 123456

**Date:**

27/04/2018

**Report Reference:**

Sample

**Report ID:**

1000072156

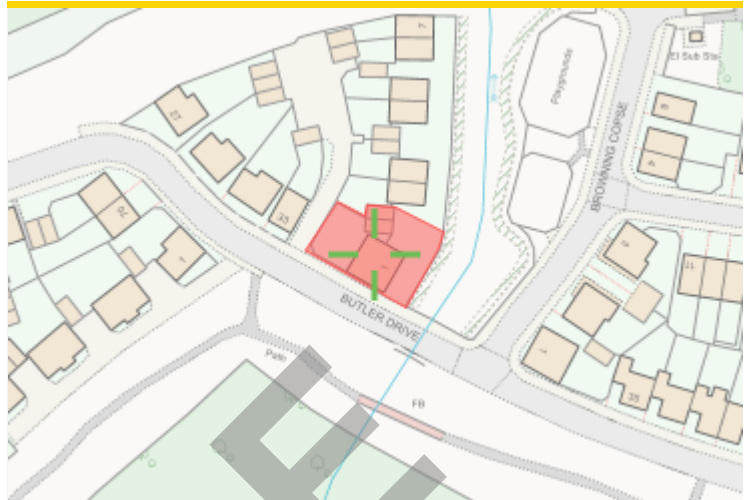
### ▶ Professional Opinion

1. ENERGY & INFRASTRUCTURE **PASS**

▶ **Consideration(s):**

1.20 Power Stations

### ▶ Subject Site



Air Quality Index: **Now available in FCI Premium searches**

This page should always be read in conjunction with the full report. The Professional Opinion indicates the potential risks and any other potential issues associated with the property. The results should be disclosed to client and/or lender and/or insurer as appropriate.

- A **'Pass'** is given if no potential property specific risk has been identified.
- A **'Pass with Considerations'** is given where there are potential hazards in the locality to bear in mind, or if there are features nearby which some clients might consider could affect them.
- A **'Further Action'** is given if there is a potential property specific risk and a further action is advised.

In the event of a request to review the Professional Opinion based on additional information, or if there are any technical queries, the professional advisor who ordered the report should contact us at [info@futureclimateinfo.com](mailto:info@futureclimateinfo.com), or call us on 01732 755 180.

SAMPLE



**Assessed by:**

*FCI Risk Team*

[www.futureclimateinfo.com/team](http://www.futureclimateinfo.com/team)



### Regulated by RICS

### 1. ENERGY & INFRASTRUCTURE

#### 1.03 Carbon Capture & Storage

PASS

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is not within 1000 metres of any underground Carbon Storage Activities.

It should be noted that, in the UK all carbon storage sites are to be located under the seabed beneath the North Sea.

#### 1.04 Electrical Infrastructure | Electricity Pylons

PASS

Data provided by the Ordnance Survey and National Grid indicates that the property is not within 250 metres of any major electricity pylons.

#### 1.05 Electrical Infrastructure | Overhead Power Lines

PASS

Data provided by the Ordnance Survey indicates that the property is not within 250 metres of any major overhead electricity transmission lines.

#### 1.06 Electrical Infrastructure | Power Cables and Lines

PASS

Data provided by the National Grid indicates that the property is not within 250 metres of any power lines or cables.

#### 1.07 Electrical Infrastructure | Substations

PASS

Data provided by the Ordnance Survey indicates that the property is not within 25 metres of any electricity substations.

#### 1.08 Hydropower | Existing

PASS

Data provided by the Environment Agency indicates that the property is not within 250 metres of a Hydropower Generation Scheme.

#### 1.09 Hydropower | Potential

PASS

Data provided by the Environment Agency indicates that the property is not within 250 metres of a potential hydropower opportunity.

#### 1.10 Major Energy Infrastructure | Gas Pipe

PASS

Data provided by the National Grid indicates that the property is not within 250 metres of a high pressure gas pipeline.

#### 1.11 Major Energy Infrastructure | Gas Site

PASS

Data provided by the National Grid indicates that the property is not within 250 metres of a high pressure gas facility.

#### 1.12 Major Infrastructure Projects | Crossrail

PASS

Data provided by Crossrail indicates that the property is not within 1000 metres of a Crossrail construction programme.

#### 1.13 Major Infrastructure Projects | HS2

PASS

Data provided by High Speed 2 (HS2) indicates that the property is not within 3000 metres of the HS2 Route, as announced in July 2017.

### 1.14 Major Infrastructure Projects | Thames Tideway Tunnel **PASS**

Infrastructure planning data indicates that the property is not within 500 metres of the Thames Tideway Tunnel.

### 1.15 Oil and Gas | Invitation Area (inc. Shale Gas) **PASS**

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is within an area for which Petroleum Exploration and Development Licence (PEDL) applications have been invited in the 14th Landward Licensing Round. Please bear in mind that these areas are quite large, almost half of the country was included in the 14th round.

The main reason for the 14th Round was to facilitate exploration for shale gas. Shale gas (methane) is trapped in impermeable shale rock. Hydraulic fracturing (or 'fracking') of the shale rock enables the shale gas to flow. Fracking has been used in the UK for many years but recent improvements in technology have made the exploitation of shale gas reservoirs more economical.

A PEDL is the first step to starting drilling, but it does not imply prior consent to actual activities. An operator wishing to drill an exploratory well must first negotiate access with landowners, as well as obtain consents from a number of bodies, including planning permission and environmental permits. BEIS will only give consent to drill once the planning authority has granted permission to drill, and if the relevant planning conditions have been discharged. An operator wishing to start production from a development site must start again with the permissions process.

If a PEDL licence is granted, it will appear below, under 'Oil and Gas | Current and Historic Sites'.

### 1.16 Oil and Gas | Offered Blocks (inc. Shale Gas) **PASS**

Data provided by the Oil and Gas Authority (OGA) indicates that the property is not within 25 metres of an area ("Block") which was formally offered to companies in the 14th Round of Oil and Gas Licensing in August 2015.

Please note that a "block" is an area of land, typically 10km x 10km. No licences were issued on that date, successful companies for the 27 blocks that were offered in August 2015 were notified that they are going to be awarded a licence when the Habitats Regulations Assessments (HRA) for a further 132 blocks are completed.

### 1.17 Oil and Gas | Licensed Areas (inc. Shale Gas) **PASS**

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is not within 25 metres of an area that is licensed for onshore Petroleum Exploration and Development.

### 1.18 Oil and Gas | Current and Historic Sites **PASS**

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is not within 5000 metres of one or more sites that currently or formerly held a Petroleum Exploration and Development Licence (PEDL).

### 1.19 Oil and Gas | Underground Coal Gasification **PASS**

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS), indicates that the property is not within 5000 metres of any sites that are currently licensed for underground coal gasification.

### 1.20 Power Stations **PASS (WITH CONSIDERATIONS)**

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS), indicates that the property is within 3000 metres of an active power station.

Any infrastructure project has the potential to create blight caused by the uncertainty as to the project outcomes and this can affect the ability to buy and sell property in the affected areas. If any related data is available it will appear below.

Site Name	Company	Address	Technology	Distance	Source
Bracknell Forest Biomass Centre	Under tender	In the centre of the '3M roundabout', which is at the junction of A329 (Millennium Way), B3018 (Binfield Road), Bond Way and B3048 (Wokingham Road).	Biomass (dedicated)	1696 m	BEIS

**CONSIDERATIONS:** Electrical Infrastructure can emit Electric and Magnetic Fields (EMFs). For any concerns about electromagnetic fields exposure further advice is available from Public Health England, [www.gov.uk/government/collections/electromagnetic-fields](http://www.gov.uk/government/collections/electromagnetic-fields) or from [www.emfs.info](http://www.emfs.info).

### 1.21 Power Stations | Nuclear Power

PASS

Data provided by the Ordnance Survey indicates that the property is not within 3000 metres of a nuclear power station.

### 1.22 Railways

PASS

Data provided by Ordnance Survey indicates that the property is not located within 100 metres of railway infrastructure.

### 1.23 Solar Farms

PASS

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is not within 3000 metres of a solar farm.

### 1.24 Wind Farms

PASS

Data provided by Renewable UK indicates that the property is not within 3000 metres of any existing or proposed wind farms.

### 1.25 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Carbon Capture & Storage	Electrical Infrastructure   Electricity Pylons
Electrical Infrastructure   Overhead Power Lines	Electrical Infrastructure   Power Cables and Lines
Electrical Infrastructure   Substations	Hydropower   Existing
Hydropower   Potential	Major Energy Infrastructure   Gas Pipe
Major Energy Infrastructure   Gas Site	Major Infrastructure Projects   Crossrail
Major Infrastructure Projects   HS2	Major Infrastructure Projects   Thames Tideway Tunnel
Oil and Gas   Invitation Area (inc. Shale Gas)	Oil and Gas   Offered Blocks (inc. Shale Gas)
Oil and Gas   Licensed Areas (inc. Shale Gas)	Oil and Gas   Current and Historic Sites
Oil and Gas   Underground Coal Gasification	Power Stations
Power Stations   Nuclear Power	Railways
Solar Farms	Wind Farms

## 2. NOTES & GUIDANCE

### 2.01 Report Notes

### METHODOLOGY

This report is a desk study risk assessment, and no site or ground inspection or physical investigation has been carried out. The impacts of the risks addressed in this report are normally measured in terms of quiet enjoyment, saleability, mortgageability, and the value of the property; the risk assessment in this report is provided by FCI who are regulated by RICS.

### 2.02 Standard

### T&Cs, QUERIES & COMPLAINTS

This report is supplied by Future Climate Info Limited subject to Terms and Conditions of Business, available at <http://www.futureclimateinfo.com/Content/images/PDF/FCI-terms-and-conditions.pdf>. In the event of product and content queries please contact [admin@futureclimateinfo.com](mailto:admin@futureclimateinfo.com). Our formal complaints procedure can be found at <http://www.futureclimateinfo.com/complaints>.

### 2.03 Searchcode

### T&Cs

#### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Future Climate Info Ltd, 17 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4UA, Telephone 01732 755 180, Email: [info@futureclimateinfo.com](mailto:info@futureclimateinfo.com), which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

#### The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports.
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

#### Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

#### TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP  
Tel: 01722 333306, Fax: 01722 332296, Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk), Web: <https://www.tpos.co.uk/>  
You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

### 2.04 Report Licensing

### METHODOLOGY

© Crown copyright and database rights  
2015 Ordnance Survey 0100056489



## 3. USEFUL CONTACTS

Local Authority : Bracknell Forest Council  
Tel: 01344 352 000  
Visit: <http://www.bracknell-forest.gov.uk>

Environment Agency | North Lutra House, Dodd Way, Off Seedlee Road, Bamber Bridge, Preston. PR5 8BX  
Tel: 08708 506 506  
Visit: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

JBA Consulting | South Barn, Broughton Hall, Skipton. BD23 3AE  
Tel: 01756 799919

Public Health England | Wellington House, 133-155 Waterloo Road, London. SE1 8UG  
Tel: 020 7654 8000  
Visit: <https://www.gov.uk/government/organisations/public-health-england>  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)

The Coal Authority Property Search Services | 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG  
Tel: 0845 762 6848  
Visit: [www.groundstability.com](http://www.groundstability.com)  
Email: [groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)

The British Geological Survey | Environmental Research Centre, Keyworth, Nottingham, NG12 5GG  
Tel: 0115 936 3143  
Visit: <http://www.bgs.ac.uk/>  
Email: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)

Ordnance Survey | Customer Services Ordnance Survey Adanac Drive Southampton SO16 0AS  
Tel: Please contact our helpline on 08456 05 05 05  
between 8:30am and 5:30pm, Monday to Friday.

Visit: [www.ordnancesurvey.co.uk/](http://www.ordnancesurvey.co.uk/)  
If you are calling from outside the UK, please call us on +44 8456 05 05 05  
(international calls are charged at the standard rate).

Department for Business, Energy & Industrial Strategy | 1 Victoria Street London SW1H 0ET  
Tel: 020 7215 5000  
Email: [enquiries@beis.gov.uk](mailto:enquiries@beis.gov.uk)