

Specimen Flood Risk Indicator

This is an example of a Flood Risk Indicator of the title number set out below. This example is created purely for illustrative purposes only. For detailed information on each of the points below, please refer to the Flood Risk Indicator help pages.

Land Registry



in association with the



The Flood Risk Indicator is a textual result that will identify one of 3 scenarios for land registered under a title

- 1) The whole of the land under a registered title number falls within a river or sea floodplain.
- 2) The land under a registered title number is affected by a river or sea floodplain.
- 3) The whole of the land under a registered title falls outside of a river or sea floodplain.

You will also receive an indication of the likelihood of flooding where it is possible to do so.

Flood Risk Indicator

The title number is Land Registry's unique reference number for this registered land.

Title number and property description

CS72510

23 Cottage Lane, Kerwick, PL14 3JP.

When the property falls outside of a floodplain the result will indicate the proximity to the nearest floodplain for that land expressed in metres

Flood risk

The land registered under the above title number falls within a river or sea floodplain.

When the land falls within a flood plain or partially within a floodplain the result will also show the likelihood of flooding for that land.

The land is in an area that has a low chance of flooding from rivers or the sea which means that it is unlikely to flood except in extreme conditions. The chance of flooding each year is less than 1 percent (1 in 100), but greater than or equal to 0.1 percent (1 in 1000). This takes into account the effect of any flood defences that may be in this area.

This uses information on the predicted likelihood of flooding from rivers or the sea for defined areas.

This result was produced on 15 December 2014 based on Environment Agency and Natural Resources Wales flood risk data that was current as of 1 December 2014 and Land Registry data that was current as of 15 December 2014. The Flood Risk Indicator is based on the most up to date Environment Agency and Natural Resources Wales flood data available at the date and time of your search

Disclaimer

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

The Flood Risk Indicator shows only the predicted likelihood of flooding of areas of land from rivers or the sea and it is not detailed enough to describe the likelihood of flooding for individual properties.

Individual properties may not always face the same chance of flooding as the areas that surround them because, for example the property may be higher than the surrounding land. There may also 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 and Natural Resources Wales flood data.

Because the flood data from the Environment Agency and Natural Resources Wales is created as a result of a modelling process, it may by its nature not be as accurate as might be desired.

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

We will endeavour to keep the 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.

See <https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>
and <http://naturalresourceswales.gov.uk/flooding-and-water>

Specimen VAT Receipt

This is an example of a VAT receipt for the Flood Risk Indicator result. It will be automatically included in each result. This example is created purely for illustrative purposes only. For further information please refer to the Flood Risk Indicator Help pages.

Land Registry



VAT receipt

Date

04 August 2009

Items

Flood risk indicator for CS72510

WorldPay transaction ID: 5322757

Net value	£0.00
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VAT @ 0%	£0.00
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Total including VAT	£0.00
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Land Registry
Trafalgar House
1 Bedford Park
Croydon
CR0 2AQ

VAT registration number: GB 8888 181 53