HM Land Registry

in association with the

Environment Agency

Cyfoeth Naturiol Cymru
Natural Resources Wales

Flood Risk Indicator

Title number and property description

LA377387
36, Mornington Crescent, Manchester, M14 6DE

Flood risk

The land registered under the above title number is affected by a river or sea floodplain.

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 result was produced on 4 March 2019 based on Environment Agency and Natural Resources Wales flood risk data that was current as of July 2018 and Land Registry data that was current as of 2 March 2019. 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://www.naturalresourceswales.gov.uk/flooding-and-water

HM Land Registry

VAT receipt

Date
04 March 2019

Items
Flood Risk Indicator for LA377387

WorldPay Transaction ID: 9826512633

Net value	£9.00
VAT @ 20%	£1.80
Total including VAT	£10.80

HM Land Registry
Trafalgar House
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Croydon
CR0 2AQ

VAT registration number: GB 8888 181 53