


 FOR SALE

PURCHASING PROPERTY AND FLOOD RISK

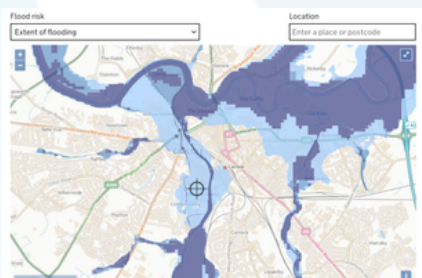
If you're considering buying a property or have recently moved, you might not be aware of the flood risk in the area. Estate agents or landlords don't always inform buyers or tenants about a property's flood risk, and sometimes, they may not know themselves. Fortunately, there are steps you can take to better understand potential flood risks on your own.

THINGS TO CONSIDER:

Check if your property is located in an area at risk of flooding and the type of flooding it is at risk from.

You can check the long term flood risk of a property here: <https://www.gov.uk/check-long-term-flood-risk>.

View flood risk maps here: <https://flood-map-for-planning.service.gov.uk/>



Check whether you are located close to a watercourse.

Research the area you're considering moving to and check if it has a history of flooding. Try to speak with locals who have good knowledge of the area. You can also request flood history for a specific address or postcode in England from the Environment Agency (note: a fee may apply).


 RIVER DRIVE

The name of your new or desired area can often give a clue about the risk of flooding.


 WATERSIDE MEWS


 DRAKES HOLLOW

HOW TO BECOME MORE RESILIENT IF YOU DO FIND YOURSELF AT RISK:

- **Research flood resistance and resilience products:** Explore options for flood protection and consider installing suitable products.
- **Create a flood plan:** Develop a flood plan for your household or business.
- **Sign up for flood alerts:** If eligible, register for Environment Agency flood alert and flood warning service. If not, set up an alternative flood warning trigger to activate your flood plan. (<https://www.gov.uk/sign-up-for-flood-warnings>)
- **Check insurance coverage:** Ensure your insurance policy covers flood damage to both building and contents, or just contents if you're renting.
- **Prepare for business continuity:** Beyond insurance, have measures in place to keep your business running in the event of a flood.
- **Know who to contact:** Understand which local authorities or agencies are responsible for different types of flooding, so you know who to report specific incidents to.

