Flood Risk Property Report

GL20 5PG
Tewkesbury

Postcode	Council	Flooding from	Checked
GL20 5PG	Tewkesbury	Rivers	10 November 2026

Your result

High flood risk — Flood Zone 3

Zone 3	Inside	—
Flood zone at the postcode	Nearest Flood Zone 3	Nearest Flood Zone 2 (inside Zone 3)

Summary

The centre of GL20 5PG is in Flood Zone 3, the highest-risk zone on the Environment Agency's Flood Map for Planning. High probability: a 1% (1 in 100) or greater chance of flooding from rivers each year. The map ignores flood defences, so a defended area can still be Zone 3. Insurers and mortgage lenders will usually ask about it.

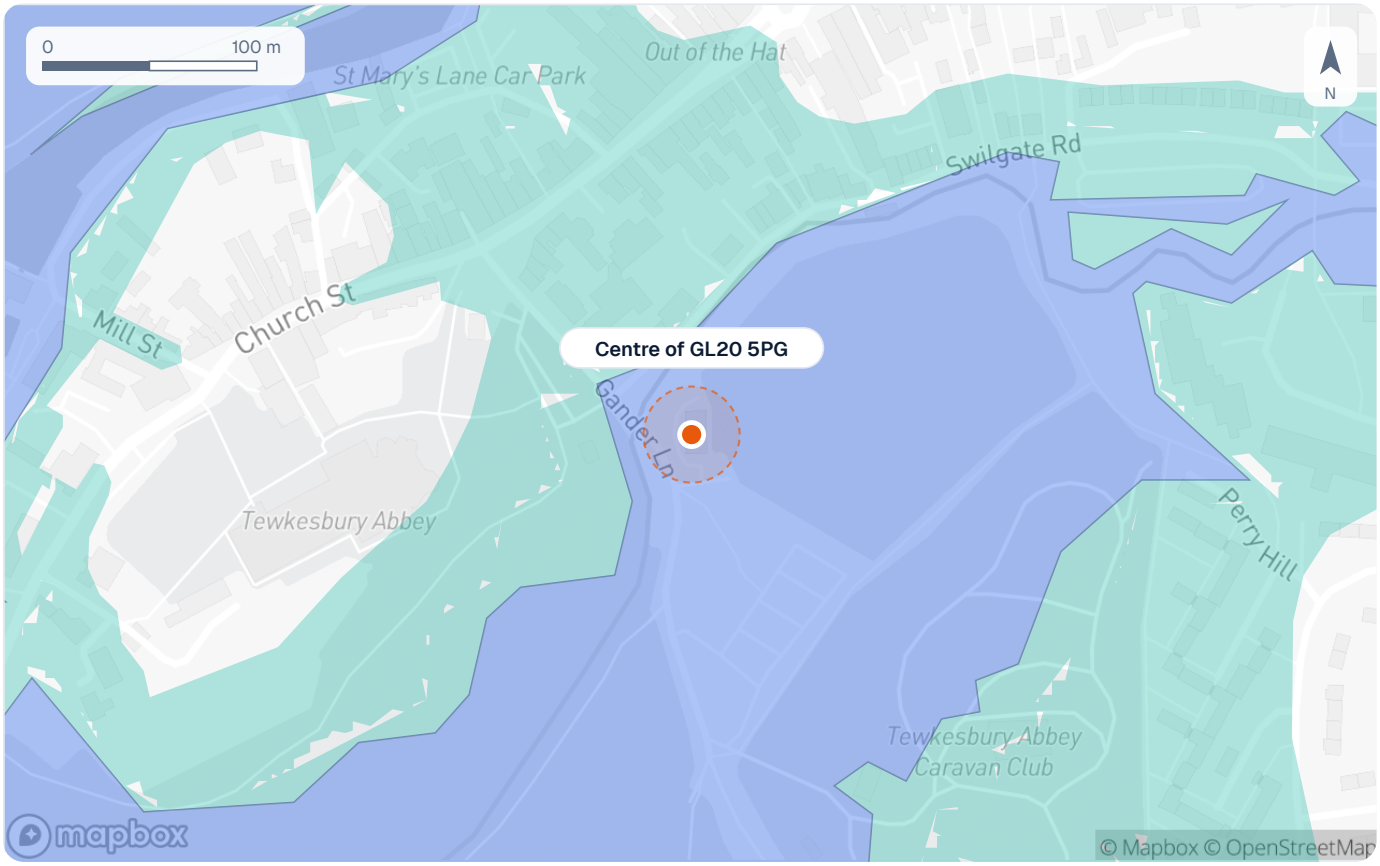
We checked the flood zones at the centre of GL20 5PG (51.99063, -2.15822). A postcode covers around 15 addresses, so a zone boundary within about 60 m may cross your property — the map is under “What we found”.

The flood zones

Flood Zone 3	High probability: a 1% (1 in 100) or greater chance of flooding from rivers each year.	This postcode
Flood Zone 2	Medium probability: between a 0.1% and 1% chance of flooding from rivers each year, or between 0.1% and 0.5% from the sea.	
Flood Zone 1	Low probability: less than a 0.1% (1 in 1,000) chance of flooding from rivers or the sea in any year.	

What we found

The Environment Agency's Flood Zones 2 and 3 around GL20 5PG, and how far the nearest of each is from the centre of the postcode (we look up to 1,000 m).



Centre of the postcode · Flood Zone 3 (high) · Flood Zone 2 (medium)

About 400 m top to bottom. Zone 2 is shown only where it isn't also Zone 3. Flood zones from the Environment Agency via planning.data.gov.uk, on a © Mapbox © OpenStreetMap basemap. The orange point is the centre of the postcode, which may not be your house.

Flood Zone 3	Postcode centre is inside	Flood Zone 2	Covered by Zone 3
Flooding from	Rivers	Flood defences	Not taken into account
Surface water	Not in this report	Groundwater, reservoirs	Not in this report

What this means

- This is the highest-risk zone on the Flood Map for Planning. It ignores flood defences, so a defended area can still be Zone 3.
- Insurers and mortgage lenders will usually ask about it. Get a buildings insurance quote that includes flood cover before you exchange contracts.
- New buildings and most extensions here need a site-specific flood risk assessment with the planning application.

Next steps

1. **Get a flood insurance quote before you exchange**
   Ask for buildings cover that includes flood. Flood Re, a scheme run by the government and insurers, helps keep cover affordable for most homes built before 1 January 2009 — you don't apply yourself, ask your insurer whether they use it. floodre.co.uk

2. **Sign up for free flood warnings**
   The Environment Agency sends warnings by phone, text or email when rivers or the sea threaten this area. gov.uk/sign-up-for-flood-warnings

3. **Check surface water, reservoir and groundwater risk**
   They aren't part of the flood zones, and surface water floods more homes in England than rivers do. The government's long-term flood risk service has them, free, by postcode. check-long-term-flood--risk.service.gov.uk/postcode

4. **Planning to build or extend? Budget for a flood risk assessment**
   New buildings and most extensions in Flood Zone 3 need a site-specific flood risk assessment with the planning application.

If you're buying

Questions for the seller or your conveyancer

- Has the property ever flooded, inside or outside? (This is asked on the TA6 Property Information Form.)
- Has a flood insurance claim ever been made, or has cover been refused or limited?
- Are there flood defences, or property flood resilience measures such as flood doors or a sump pump? Are there certificates or warranties?
- Is the property signed up to Environment Agency flood warnings?
- Will your conveyancer's environmental search include surface water and groundwater risk?

Data and sources

What we checked and where it came from, as at 10 November 2026. The Environment Agency updates its own map more often, so check the latest boundary at flood-map-for-planning.service.gov.uk.

Flood Zones 2 and 3	Environment Agency Flood Map for Planning, via planning.data.gov.uk (5 November 2026 edition)	Checked
Postcode location	Postcodes.io (ONS Postcode Directory)	Checked
Basemap	© Mapbox © OpenStreetMap contributors	Map only
Surface water	Environment Agency long-term flood risk service	Not included
Reservoirs and groundwater	Environment Agency long-term flood risk service	Not included
Flood history and defences	Ask the seller, your insurer or the Environment Agency	Not included

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