

# Hazard Summary Report




## Details

Prepared for: Hanratty & Co  
Branch address: The Eagles 31, Short Bridge Street, Newtown, SY16 2LN

Date: 08/06/2023  
**Matter:** 11421/CS  
**Description:** 4 Park Street, Newtown, SY16 1EE  
**Nominated supplier:** Groundsure

Hazard Identified	Definition
Energy	The property is within 5km of an existing or proposed energy installation such as onshore wells, wind turbines, solar farms and power stations including nuclear.
Flood	Areas that could be at risk of flooding from rivers or the sea as the property or site is within 250m of a floodplain.
	Areas that could be at risk of flooding if the property or site is within 25m of a postcode at risk of surface water flooding.
Ground Stability	Areas that are within 75m of an area affected by natural ground subsidence, infilled land or historical underground, surface and mining workings features.
	Whether or not a potential ground stability risk is present onsite.
Planning	The property is within 75m of an extension or home improvement application on a single dwelling.
	The property is within 250m for urban and 500m for rural on large non-residential projects over £250k build cost.
	The property is within 250m for urban and 500m for rural on small non-residential and mixed-use land projects under £250k build cost.
	The property is within 250m for urban and 500m for rural on large development applications (mainly residential) of ten or more dwellings.
	The property is within 150m for urban and 250m for rural on medium development applications (mainly residential) of 3 to 9 dwellings.
Radon	This dataset shows the probability of high radon levels in homes, based on 1 km squares of the Ordnance Survey grid, differentiated into 6 probability bands from below 1% to more than 30%.
Ground Movement	Whether a ground movement risk is possible.
Other Mining	Areas which may be affected by mining activity.

The below list identifies potential hazards for this address and applicable reports available.

Hazard Report	Hazards Covered	Fee
Groundsure Avista	Cheshire Brine Coal HS2 & Crossrail Energy Flood Ground Stability Planning Rail & Tube Radon Tin Mining Ground Movement	£138.00
Groundsure Energy and Transportation	HS2 & Crossrail Energy Rail & Tube	£42.00
Groundsure Flood	Flood	£42.00
Groundsure GeoRisk < 100 Ha	Ground Stability Other Mining Ground Movement	£48.00
Groundsure GeoRisk+ < 100 Ha	Cheshire Brine Coal Ground Stability Other Mining Ground Movement	£69.00
Groundsure Homebuyers 	HS2 & Crossrail Energy Flood Ground Stability Planning Radon	£90.00
Groundsure Homescreen	Flood Ground Stability Radon	£67.20
Groundsure Planning Report	Planning Radon	£42.00

Please be advised, only hazard alerts from your preferred and nominated supplier have been outlined within this document. Hazard alerts as identified by an alternate supplier may be found to be affecting the property and are not disclosed above.