

Hazard Summary Report



Details

Prepared for: Woodstock Legal Services
Branch address: 11, Haven Road, Poole, BH13 7LE

Date: 05/06/2026
Matter: 26/25793
Description: 38 Ingoe Street, Newcastle Upon Tyne, NE15 8DQ
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.
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.
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 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.
Coal	The property is within 100m for urban and 250m for rural on small residential development applications of one or two new dwellings.
	Areas which may be affected by coal mining activity. New GeoRisk hazard for areas which may be affected by coal mining activity.

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

Hazard Report	Hazards Covered	Fee
Coal Mining Interpretive Report	Coal	£196.08
CON29M Coal Mining Report	Coal	£62.20
Groundsure Avista	Cheshire Brine Coal HS2 & Crossrail	£166.68

	Energy Flood Ground Stability Planning Rail & Tube Radon Tin Mining Ground Movement	
Groundsure CON29M	Coal	£41.98
Groundsure Energy and Transportation	HS2 & Crossrail Energy Rail & Tube	£48.60
Groundsure GeoRisk (0 - 100 Ha)	Ground Stability Tin Mining Other Mining Ground Movement	£58.80
Groundsure GeoRisk+ (0 - 100 Ha)	Cheshire Brine Coal Ground Stability Tin Mining Other Mining Ground Movement	£76.80
Groundsure Homebuyers 	HS2 & Crossrail Energy Flood Ground Stability Planning Radon	£90.50
Groundsure Homescreen	Flood Ground Stability Radon	£64.26
Groundsure Planning Report	Planning Radon	£48.60

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.



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