

Hazard Summary Report



Details



Prepared for: Setfords Solicitors
Branch address: 74, North Street, Guildford, GU1 4AW

Date: 15/03/2023
Matter: C7117/19
Description: 260 Coombe Lane, London, SW20 0RW
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 small non-residential and mixed-use land projects under £250k build cost.
	The property is within 150m for urban and 250m for rural on medium development applications (mainly residential) of 3 to 9 dwellings.
Flood	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.

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	£132.00

	Tin Mining	
Groundsure Energy and Transportation	HS2 & Crossrail Energy Rail & Tube	£36.00
Groundsure Flood	Flood	£36.00
Groundsure GeoRisk < 100 Ha	Ground Stability	£48.00
Groundsure GeoRisk+ < 100 Ha	Cheshire Brine Coal Ground Stability	£60.00
Groundsure Homebuyers	HS2 & Crossrail Energy Flood Ground Stability Planning Radon	£62.80
Groundsure Homescreen 	Flood Ground Stability Radon	£45.00
Groundsure Planning Report 	Planning Radon	£28.29

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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