GeoRisk

Sample Site, Sample Street, Anytown, UK

Reference:
Sample_GeoriskCommPR

Grid reference:
123456 123456

Your reference:
Sample

Date:
8 October 2026

Consultant's guidance and recommendations inside.

Written by:

Groundsure consultancy team
mining.queries@groundsure.com

Professional opinion

Pass with guidance

No significant risks have been identified. Consultant's guidance and recommendations inside - use the links below.

Search results

Non-coal mining	Pass	Page 2 →
Mining features	Pass	Page 2 →
Mining records	Pass	Page 2 →
Historical features	Pass	Page 2 →
Geological features	Pass	Page 2 →
Oil and gas	Not identified	Page 2 →
Ground stability	Identified	Page 4 →
Natural instability	Identified	Page 6 →
Infilled land	Identified	Page 12 →
Sinkholes	Not identified	Page 4 →

Assesses mining risk from; **Stone, Clay, Metals, Evaporites and Hydrocarbons**.

Coal mining	Not identified	Page 2 →
Cheshire Brine	Not identified	Page 2 →



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Dual layer assessment for confident site decisions

1. Your report uses the very best available environmental data to drive risk calculators developed by Groundsure specialists.
2. Mining and ground stability risk has been assessed by an expert Groundsure consultant (and reviewed by a second if needed for added assurance).

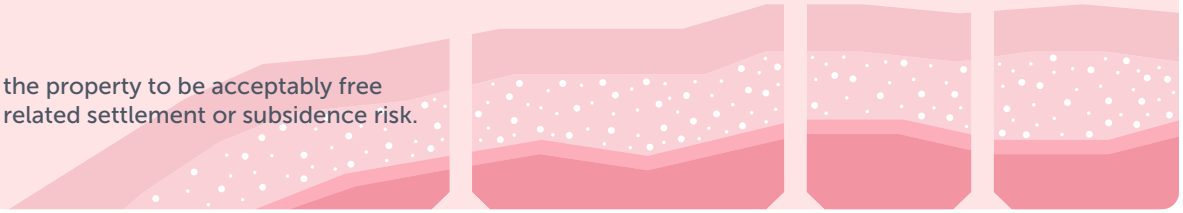
Have questions? Our experts are on hand to help you interpret the findings. Contact us

For more information visit www.groundsure.com or contact your preferred search provider.
Email: info@groundsure.com
Tel: +44 (0)1273 257 755

Non-coal mining

Pass

Groundsure considers the property to be acceptably free from non-coal mining related settlement or subsidence risk.



Consultant's assessment

The non-coal mining assessment was completed using a detailed risk assessment designed by qualified geological consultants.

Assessment results	Pass

Mining features

No records relating to recorded mining areas or activity have been identified in the vicinity of the site.

Mining features	Not identified
Mine plans	Not identified
Researched mining	Not identified

Mining records

No records relating to recorded mining areas or activity have been identified in the vicinity of the site.

BritPits	Not identified
Mineral Planning Areas	Not identified
Non-coal mining areas	Not identified
Mining cavities	Not identified
Coal mining areas	Not identified
Cheshire Brine areas	Not identified
Gypsum areas	Not identified
Tin mining areas	Not identified

Historical features

Historical mapping has identified no mining features in the vicinity of the site.

Non-coal mining	Not identified
Coal and associated mining	Not identified
Industry associated with mining	Not identified

Geological features

No geological features indicative of mining activity or other sources of ground instability have been identified in the vicinity of the site.

Artificial and made ground	Not identified
Mineral veins	Not identified

Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas	Not identified
Oil and gas wells	Not identified

Next steps

Non-coal mining

- We consider the property to be acceptably free from non-coal mining related settlement or subsidence risk.



Why does a consultant's review matter?

While coal mining has a national safety net, other types of mining do not have a government body responsible for remediation. To help give clarity to complex data we have a team of in-house mining consultants who manually assess the true risk to your property.

Ground stability

Identified

Issues or hazards relating to ground stability have been identified within the vicinity of the property.

Section links

Natural instability → Infilled land →

Natural instability

Searches of natural ground stability data have identified potential ground stability risks.

Shrink-swell hazard	Medium →
Natural ground subsidence	Moderate →
Landslides	Not identified
Natural cavities	Not identified
Coastal erosion	Not identified

Infilled land

Areas of infilled land or landfill have been identified in the vicinity of the site.

Infilled land	Identified →
Historical landfill sites	Not identified

Sinkholes

No records of sinkholes have been identified in the vicinity of the property.

Reported recent incidents	Not identified
Recorded incidents (Stantec)	Not identified
Historical incidents	Not identified

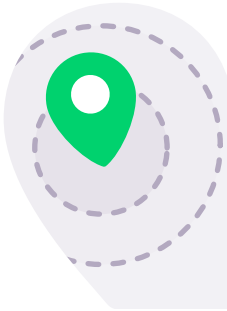
Next steps

Ground stability

The property is indicated to lie within an area that could be affected by infilled land.
The property is indicated to lie within an area that could be affected by natural instability.
The property has a notable shrink swell hazard score and may be susceptible to shrink swell related subsidence.

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings
- if the property is in an area at risk of shrink-swell subsidence and has clay drainage pipes, consideration should be given to replacing these with a modern equivalent

- if a residential property, check whether it benefits from an NHBC guarantee or other builder warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report.



Why do we search beyond the property boundary?

Ground stability refers to the risk of the ground moving due to natural or man-made causes. We assess both the site and the surrounding area, as nearby ground movement can signal wider underground patterns that may eventually affect your home.

Ground stability

Natural instability

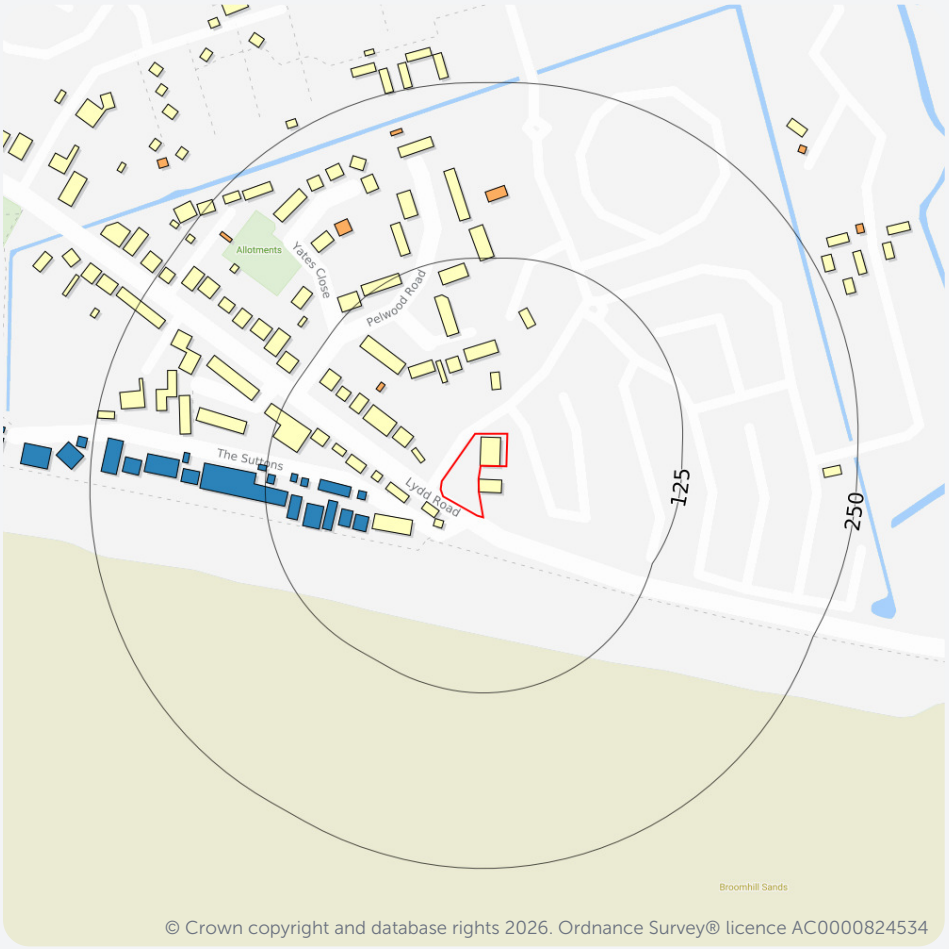
Identified

The data summarised in this section relates to natural hazards or naturally occurring ground conditions that have the potential to cause ground instability and subsidence.

Section links

Back to section summary →

Natural instability → Infilled land →



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Site Outline

Search buffers in metres (m)

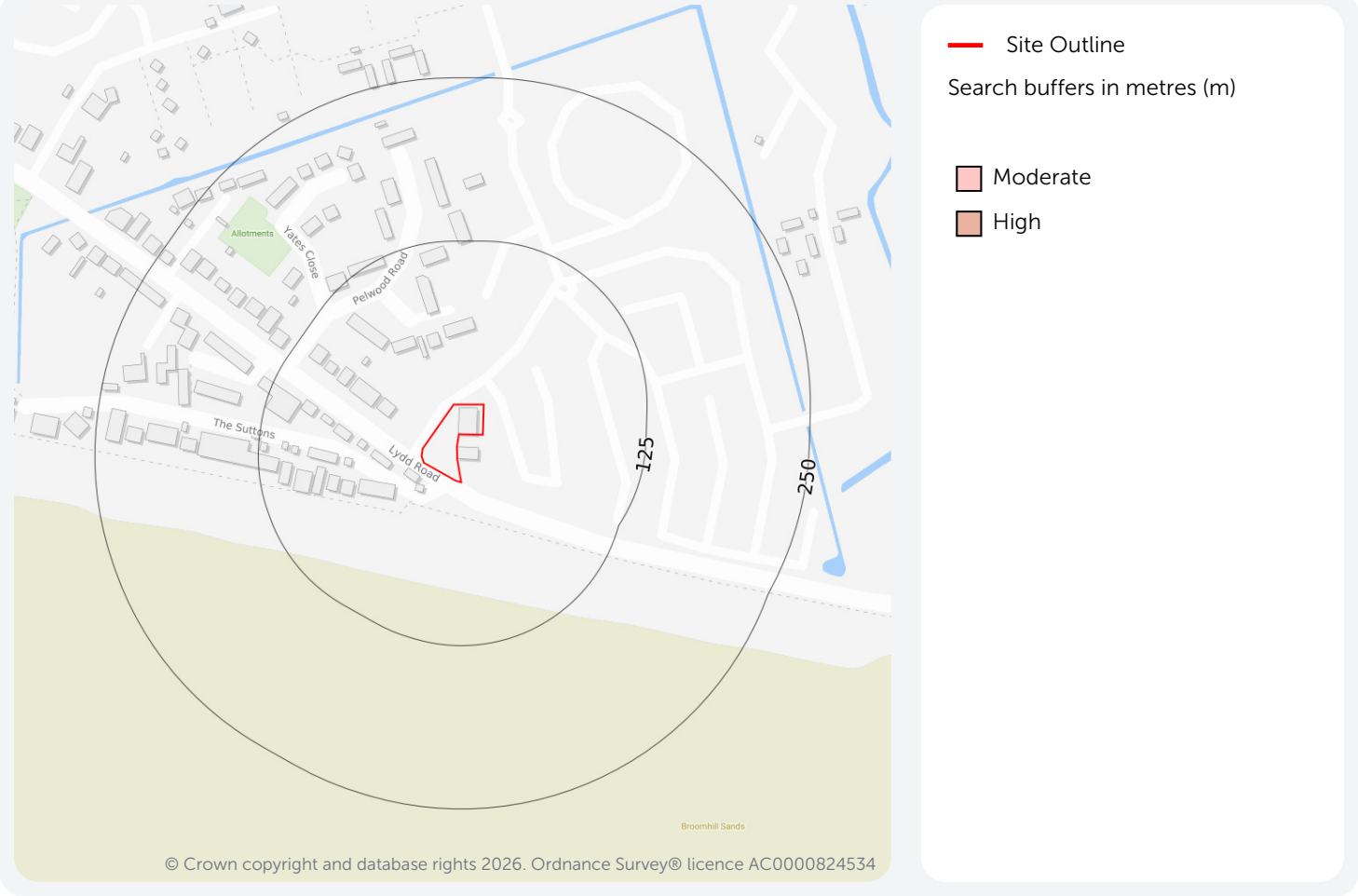
- Very Low
- Low
- Medium
- High
- Very high

Property shrink-swell assessment

This dataset provides information on the susceptibility to shrink-swell subsidence given underlying geological properties, proximity of trees (using Bluesky National Tree Map), and the characteristics of local buildings (type, age, height, and drainage). These multiple inputs contribute to an overall hazard score for shrink-swell subsidence susceptibility; either 'Very low', Low', 'Medium', 'High' or 'Very high'. The score for each input is also presented (on a scale 1-10, where 10 is a high susceptibility factor) to provide context of the contributing factors. Please note that building characteristics are taken from Office for National Statistics Lower Super Output Area data, and as such are generalised to give the most likely characteristics for the property. Any assigned rating should not be relied upon if the property is a new build.

Location	Susceptibility	Input factors
on site	**Hazard score:** Medium **Description:** A medium susceptibility to shrink–swell related subsidence	**Tree proximity:** 0 **Underlying geology:** 6 **Local building age:** 7 **Local drainage:** 10 **Local building height:** 10 **Local building type:** 10

This data is sourced from the British Geological Survey.



Shrink-swell clays

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Location	Hazard rating	Details
On site		Ground conditions predominantly medium plasticity.

This data is sourced from the British Geological Survey.

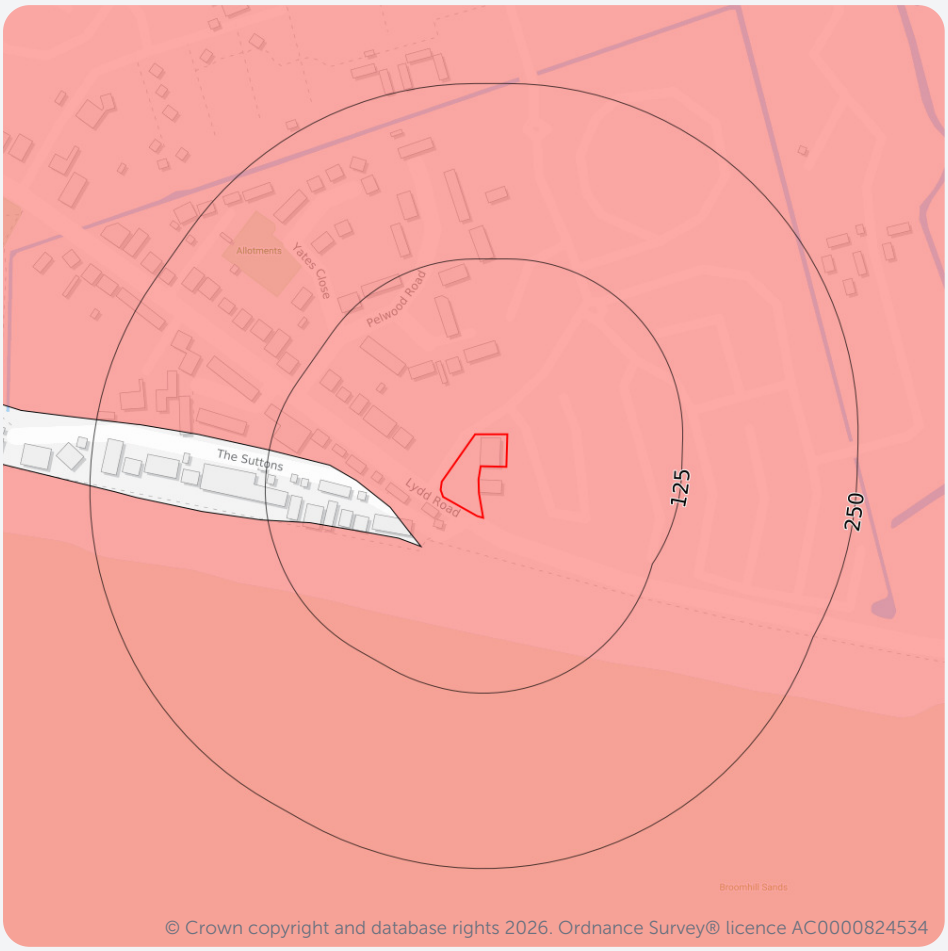


Landslides

The potential for landsliding (slope instability) to be a hazard assessed using 1:50 000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Location	Hazard rating	Details
36m S		Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.

This data is sourced from the British Geological Survey.

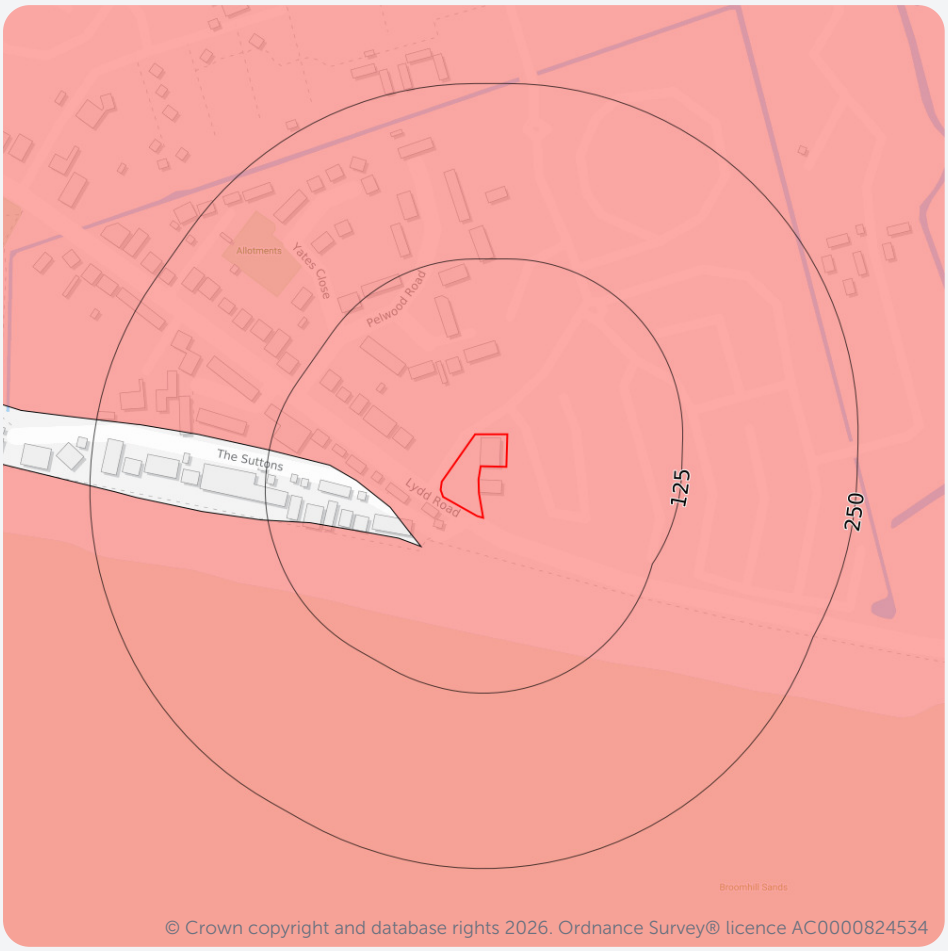


Running sands

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Location	Hazard rating	Details
On site	Moderate	Running sand conditions are probably present. Constraints may apply to land uses involving excavation or the addition or removal of water.
34m SW	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.



Compressible deposits

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Location	Hazard rating	Details
On site	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

This data is sourced from the British Geological Survey.

Ground stability

Infilled land

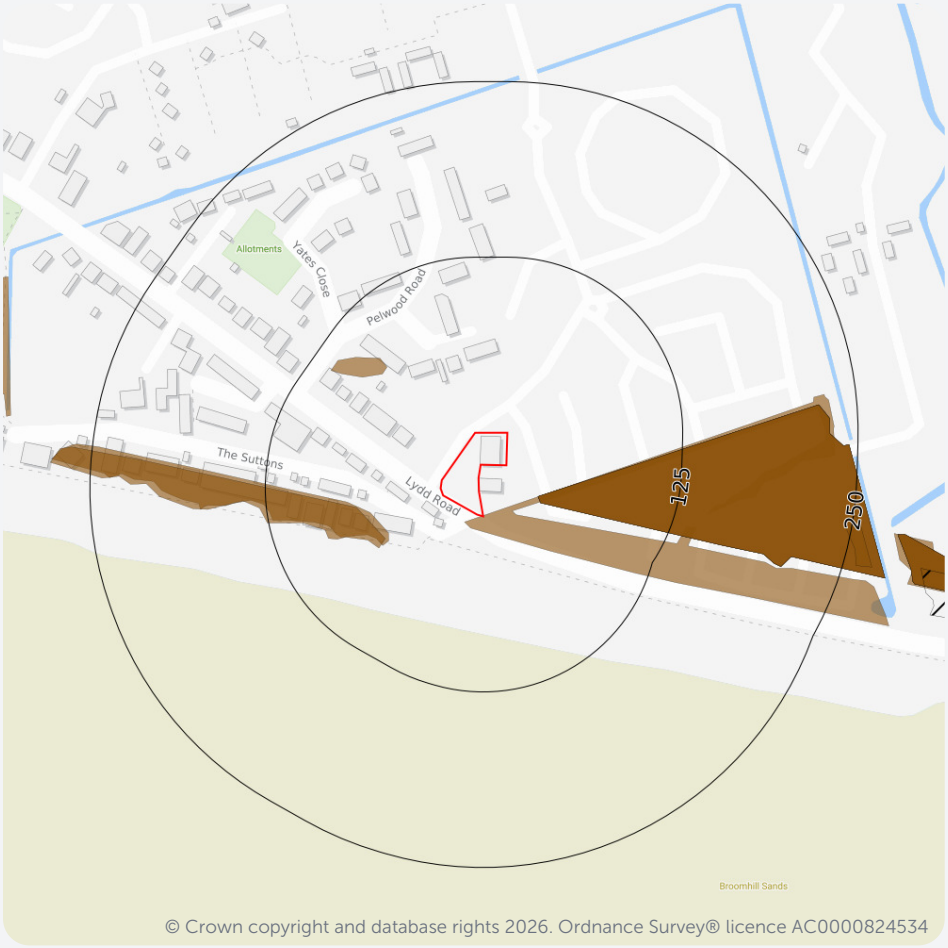
Identified

The data summarised in this section relates to areas of man-made infilled land. These areas of land have the potential to settle and compact causing ground instability and subsidence.

Section links

Back to section summary →

Natural instability → Infilled land →



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Site Outline

Search buffers in metres (m)

- Active landfill sites
- Historical landfill (LA/mapping)
- Infilled Land
- Historic landfill sites

Infilling from historical mapping

These are records of areas of land that have been potentially infilled with unknown materials. Groundsure have identified these areas from our comprehensive collection of historical maps. Depending on the nature of the materials that have been used for infilling there is the potential for these areas to settle over time. As such, any buildings situated on these areas could be at risk from ground instability or subsidence.

Location	Year of mapping	Land Use	Mapping scale
On site	1957	Water Body	10560

Location	Year of mapping	Land Use	Mapping scale
32m SE	1950	Ponds	10560
32m SE	1927	Ponds	10560
32m SE	1908	Ponds	10560
32m SE	1897	Ponds	10560
47m SW	1872	Water Body	10560
52m SW	1873	Pond	10560

This data is sourced from Groundsure.

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow. Please note: if a GeoRisk + report, the CON29M and Cheshire Salt Search content is not covered in the below.

Mining features	
Mine entries	Not identified
Mineralised veins	Not identified
Surface workings	Not identified
Surface features	Not identified
Underground mine workings	Not identified
Reported subsidence	Not identified
Mine waste tips	Not identified
Secured features	Not identified
Licence boundaries	Not identified
Researched mining	Not identified
Mining Record Office plans	Not identified
BGS mine plans	Not identified

Mining records	
BritPits	Not identified
Mineral Planning Areas	Not identified
Non-coal mining areas	Not identified
Mining cavities	Not identified
Coal mining areas	Not identified
Brine areas	Not identified
Gypsum areas	Not identified
Tin mining areas	Not identified

Historical Features	
Non-coal mining	Not identified
Coal and associated mining	Not identified
Industry associated with mining	Not identified

Geological features	
Artificial and made ground (10k)	Not identified
Linear features - mineral veins (10k)	Not identified
Artificial and made ground (50k)	Not identified
Linear features - mineral veins (50k)	Not identified

Oil and gas	
Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified

Natural instability	
Property shrink-swell assessment	Identified
Shrink-swell clays	Identified
Landslides	Identified
National landslide database	Not identified
Running sands	Identified
Compressible deposits	Identified
Collapsible deposits	Not identified
Dissolution of soluble rocks	Not identified
Natural cavities	Not identified

Coastal Erosion	
Shoreline Management Plan (SMP) delivered	Not identified
Projections with no future intervention (NFI) and complex geology	Not identified

Infilled land	
Infilling from historical mapping	Identified
Active landfill sites	Not identified
Historical landfill (from Environment Agency records)	Not identified
Historical landfill (from Local Authority and historical mapping records)	Not identified

Sinkholes	
Reported recent incidents	Not identified
Recorded incidents (Stantec)	Not identified
Historical incidents	Not identified

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Georisk Commercial report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference.

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- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:
Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.
Email: info@groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk
We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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