GeoRisk

Sample Site, Sample Street, Anytown, UK

Reference:
Sample_GeoriskPR

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

Potential risk

There is an identified potential for risk. 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	Identified	Page 4 →
Ground stability	Identified	Page 6 →
Natural instability	Identified	Page 8 →
Infilled land	Not identified	Page 6 →
Sinkholes	Not identified	Page 6 →

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

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



Dual layer assessment for confident site decisions

Your report uses the very best available environmental data to drive risk calculators developed by Groundsure specialists.

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

Non-coal mining

Pass

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

Section links

Oil and gas →

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 mining features in the vicinity of the site but these are not considered to be of note.

Non-coal mining	Pass
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

Historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas	Not identified
Oil and gas wells	Identified →

Next steps

Non-coal mining

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

Oil or gas drilling well

- A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if the well has a 'completed by' date within the data as this would indicate that no further activity is taking place at the site.
  You may wish to visit the website of any identified operator for further information.



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.

Non-coal mining

Oil and gas

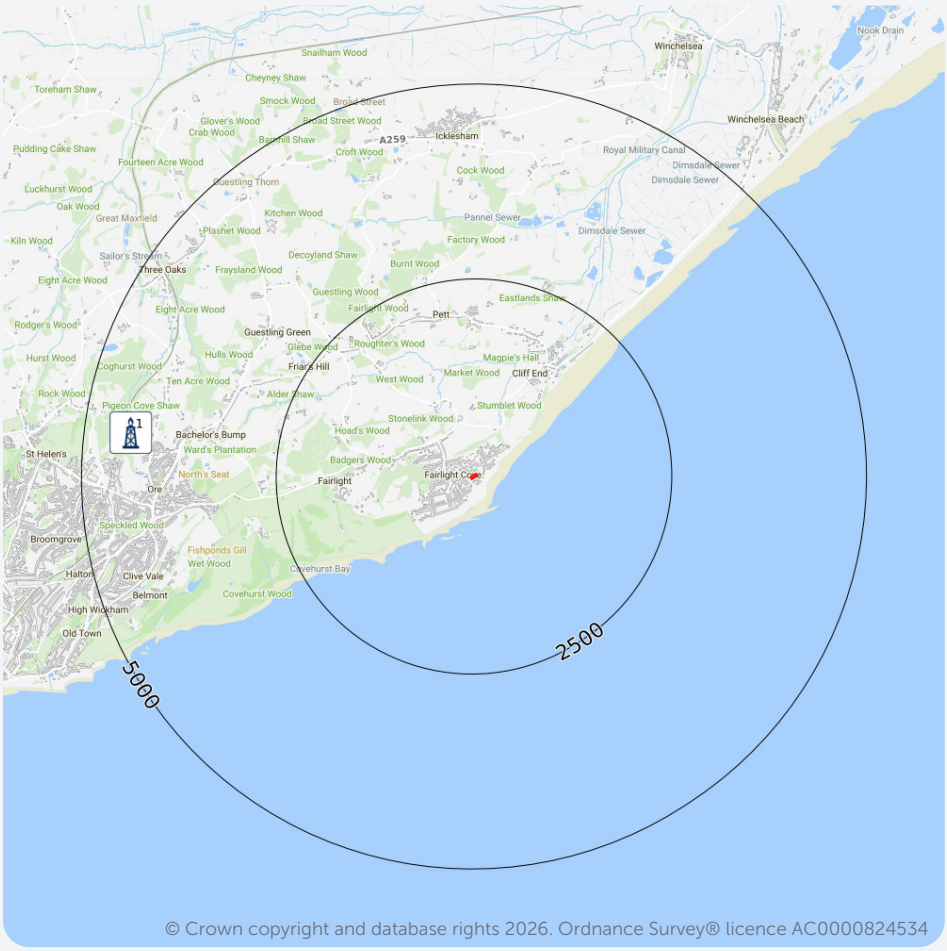
Identified

The data summarised in this section relates to areas of land where oil and gas exploration activities could be authorised in the future, as well as the location of former and current oil and gas drilling wells.

Section links

Back to section summary

Oil and gas



Site Outline

Search buffers in metres (m)

Oil or gas drilling well

Proposed oil or gas drilling well

Licensed blocks

Potential future exploration areas

Oil or gas drilling well

The database of oil and gas wells shows all existing and historic licensed oil, gas, shale gas, and coalbed methane extraction sites. These wells may have been licensed in any one of the 14 licensing rounds since 1910.

ID	Distance	Direction	Details	
1	4-5 km	W	**Site Name**: FAIRLIGHT 1 **Operator**: AMOCO (U.K.) EXPLORATION COMPANY **Type**: Conventional Oil and Gas **Intent**: Exploration	**NSTA References**: L100/04- 1 **Licence Number**: EXL19 **Date of first drilling**: 05/11/1989 **Date of well completion**: 03/12/1989 **Licence Expiry**: 03/12/1994

This data is sourced from the North Sea Transition Authority (NSTA).

Ground stability

Identified

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

Section links

Natural instability →

Natural instability

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

Shrink-swell hazard	High →
Natural ground subsidence	Moderate →
Landslides	Advice available →
Natural cavities	Not identified
Coastal erosion	Identified →

Infilled land

No recorded areas of infilled land or landfill have been identified in the vicinity of the site.

Infilled land	Not 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 natural instability.
The property has a notable shrink swell hazard score and may be susceptible to shrink swell related subsidence.

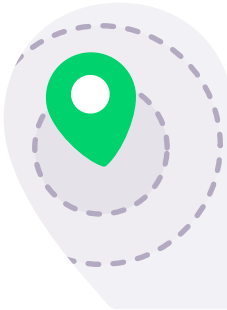
- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of 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.

Coastal Erosion

The property lies within an area of complex geology.

- 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, 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.



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

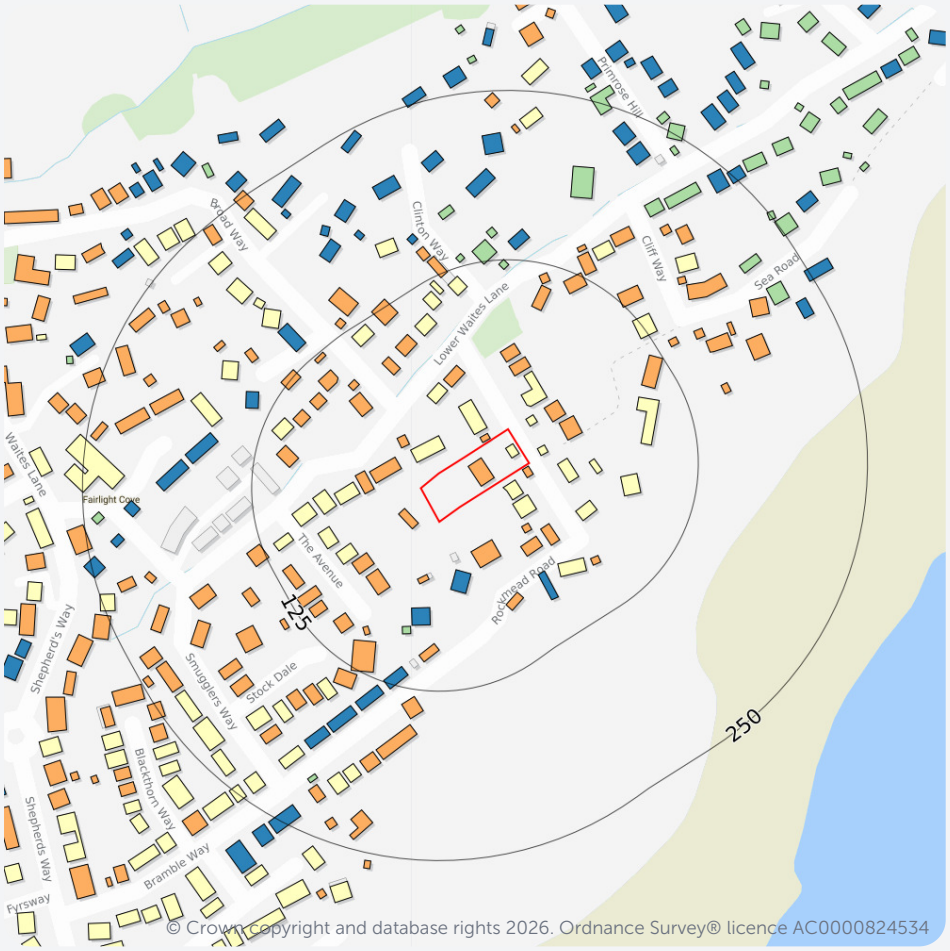
Identified

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



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:** High **Description:** A high susceptibility to shrink–swell related subsidence	**Tree proximity:** 6 **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.

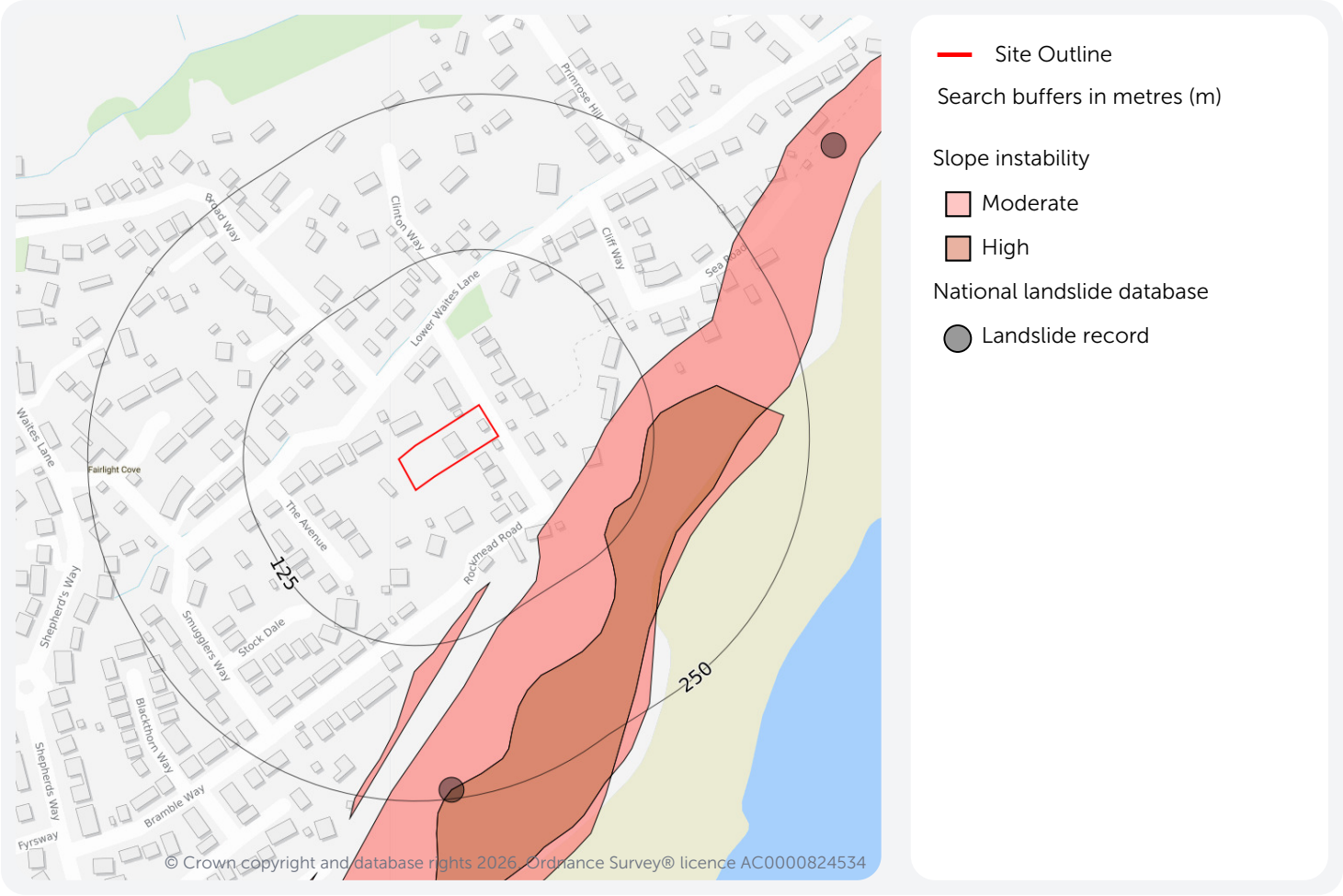


Shrink-swell clays

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.
65m SE		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
59m SE		Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.
71m SE	Moderate	Slope instability problems are probably present or have occurred in the past. Land use should consider specifically the stability of the site.

This data is sourced from the British Geological Survey.

National landslide database

The BGS National Landslide Database holds nearly 18,000 records of landslides and is the definitive source of landslide information for Great Britain. It is drawn from BGS paper and digital maps, memoirs and sheet explanations, reports and articles as well as non-BGS reports, council records, media reports and inherited databases. 83% of the records in this database have been validated by the BGS.

It is a point dataset and does not reflect the total extent of the landslide. Where possible, each point is located at the highest point of the landslide backscarp feature. Where this is not known, the highest point of the mapped landslide is used if available, otherwise the point is assigned an approximate location.

Each landslide record has an accuracy level assigned. Over 86% of the records in the database have an accuracy of +/- 100m, and Groundsure will not display any records that do not meet this minimum level. The absence of data in this section does not confirm that a landslide has not occurred at this location.

Location	BGS reference	Accuracy (m)	Link	Validated
233m S	100001842	10	https://ogcapi.bgs.ac.uk/collections/landslideindex/items/100001842	Validated to assigned accuracy

This data is sourced from the British Geological Survey.



Projections with no future intervention (NFI) and complex geology

The property has been identified within an area of complex geology and potentially unstable land. Within the potential zone of ground instability the risk may vary from low to high. Some locations may not experience any movement whilst others could experience movement over days, years or centuries into the future. For this reason, there is no time horizon specified.

The National Coastal Erosion Risk Map (NCERM) shows the land likely to be at risk of coastal erosion in the next 30 years and the next 80 years. NFI models risk based on no future investment in building or maintaining coastal defences. The projections shown above are calculated based on present day sea level and do not consider climate change.

The data is sourced from the Environment Agency's NCERM database.

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	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	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	Identified
Running sands	Not identified
Compressible deposits	Not 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	Identified

Infilled land	
Infilling from historical mapping	Not 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 Residential 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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Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

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- acknowledge it within 5 working days of receipt
- 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
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