Hazard Summary Report

Details

Prepared for:	Setfords Solicitors
Branch address:	Jenner House, 1A Jenner Road, Guildford, GU1 3PH
Date:	21/08/2020
Matter:	RL/G2822/1/Gardner
Description:	13 Northcote Avenue, Wythenshawe, Manchester, M22 9AJ
Nominated supplier:	Groundsure

Hazard Identified	Definition
Planning	The property is within 250m for urban and 500m for rural on small non-residential and mixed-use land projects under £250k build cost.
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.
HS2 & Crossrail	Alerted if the property falls within 5km of HS2.

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

Hazard Report	Hazards Covered	Fee
Groundsure Avista	Energy Planning HS2 & Crossrail	£97.20
Groundsure Energy and Transportation	Energy HS2 & Crossrail	£36.00
Groundsure Planning Report	Planning	£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.