

Property Screening Report

17/08/2026

Tony Clarke
The Vesey Partnership Limited
1 Trinity Place
Midland Drive
Sutton Coldfield
West Midlands
B72 1TX

Property Address (Residential)

79, Tamworth Road
Sutton Coldfield
West Midlands
B75 6DZ

Search Alert Results

The property address shown above has been screened for the following risks;
Where a potential risk has been identified, it is highlighted with a  symbol and a search product which provides details of the risk, is recommended.

Energy & Infrastructure		Mining & Ground Stability		Flood, Environmental & Planning	
Crossrail		China/Ball Clay Mining		Flood	
Energy		Brine Extraction		Radon	
High Speed 2 Rail		Coal		Scotland	
Renewable Power Plants		Limestone		Planning	
Solar Farms		Tin Mining			
Wind Farms		Mining And Subsidence			
Energy Extraction Wells		Ground Stability			
Rail and Tube					

* Search Alert results are valid as of case created date.

About Search Alerts

The property has been screened using datasets from the Environment Agency, Coal Authority, British Geological Society, Health Protection Agency, Landmark Information Group, Groundsure, and other authoritative data sources.



Hazard Information

The following table provides further details of each hazard screened;

Hazard	Description
Air Quality	The existence of any Air Quality Management Areas (AQMA), Air Quality Monitoring Stations or Local Emission Sources within 500m of the site, as this is highly likely to have an impact on the future use, enjoyment or development of the site
Bathstone	Cornwall Consultants Bathstone
Brine Extraction	Presence of disused brine extraction workings which could cause subsidence damage.
Cheshire Brine	An area in Cheshire and Greater Manchester that is liable to subside as a result of activities of the salt industry.
China/Ball Clay Mining	Presence of (Ball and China) clay workings which could cause subsidence damage.
Clay Extraction	Law Society Clay Extraction
Coal	Areas which may be affected by coal mining activity.
Coal Deposits	The property may be near past, present or proposed underground or surface coal mining activity or other unstable ground.
Coal Mining	Coal Authority Mining Report
Commercial (<£250K)	Planning applications for commercial and other non-residential projects under £250k build-cost within 250m urban and 500m rural (last 10 years)
Commercial (>£250K)	Planning applications for commercial and other non-residential projects over £250k build cost within 250m urban and 500m rural (last 10 years)
Commercial (>£2M)	Planning applications for commercial and other non-residential projects over £200 million build cost within 250m urban and 500m rural (last 10 years)
Commercial (over 250sqm)	The presence of nearby large non-residential planning applications (typically developments of over 250m squared or unclassified)
Commercial (under 250sqm)	The presence of nearby small non-residential planning applications (typically developments of under 250m squared)
Cornish Tin	Cornwall Consultants Metalliferous
Crossrail	Proximity to the route of the Crossrail infrastructure
Disadvantaged Area	Inland Revenue Disadvantaged Area
Energy	Areas licensed for on-shore energy exploration and production including hydraulic fracturing (fracking)
Energy Extraction Wells	The property may be near existing or planned hydrocarbon or other energy extraction or exploration sites.
Environment	Environmental
Flood	Extent of flooding from rivers or sea without defences and Extent Of Extreme Flooding From Rivers Or Sea Without Defences.
Ground Stability	The property may be affected by ground workings, in-filled land, mining activity, collapsible ground, shrink-swell clays, running sands or other geological features.
High Speed 2 Rail	Area which may be affected by the High Speed 2 Rail link.
Kaolin & Ballclay	Kaolin and Ballclay Association Clay Extraction
Limestone	Law Society Limestone Extraction
Metalliferous	Law Society Metalliferous
Mining And Subsidence	Mining and Subsidence Risk in England and Wales
Radon	These data show the probability of high radon levels in homes, based on 1 km squares of the Ordnance Survey grid, differentiated into 6 probability bands from below 1% to more than 30%.
Rail and Tube	The property or development may be on or near to a tunnel network or affected by proposed developments and/or extensions to the London Underground or other national rail network.
Renewable Power Plants	Areas that might be affected by renewable power plants.
Residential (1 or 2 Dwellings)	One or two new dwellings being constructed within 100m urban and 250m rural (last 10 years).
Residential (1 to 10 new Dwellings)	The presence of nearby small residential planning applications (typically less than 10 dwellings).
Residential (10+ Dwellings)	Mainly residential planning applications comprising 10+ dwellings within 250m urban and 500m rural (last 10 years)
Residential (10+ New Dwellings)	The presence of nearby large residential planning applications (typically more than 10 dwellings or unclassified)
Residential (3 to 9 Dwellings)	Mainly residential planning applications comprising 3 to 9 dwellings within 150m urban and 250m rural (last 10 years)
Residential (Existing Dwelling)	Works that are being carried out on a single existing dwelling within 75m (last 10 years)
Scotland	The property is in Scotland
Solar Farms	Areas that might be affected by solar energy exploration and production.
Subsidence	Subsidence Risk in England and Wales at Postcode Sector level (e.g. RG1 1xx)
Thames Tunnel	Proximity to the route of the Thames Tideway Tunnel
Tin Mining	Presence of disused underground tin workings which could cause subsidence damage.
Wind Farms	The location of Wind Farms and Wind Turbines