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ProductCard

Coal Mining Search

A Coal Authority Mining Report identifies the environmental and stability risk arising from any past, current and future underground and surface coal mining activity that affects a property. This includes information on mineshafts, subsidence claims, reported hazards and mine gas emissions that may affect the property.

Coal Authority Mining Reports in England and Wales also include information from the Cheshire Brine Subsidence Compensation Board (CBSCB) identifying if the property has been the subject of a claim for subsidence damage caused by brine extraction.

Coal Mining Searches can be provided as Official Searches (provided by The Coal Authority) or Private Searches (Coal Search Plus). Personal Coal Searches provide a subjective statement based on the interpretation of whatever information is researched. Personal Coal Searches tend to be more cost effective, whereas Official Coal Searches tend to be available faster.

Key Features

The report will highlight whether or not the property is within an area that is likely to have been affected by past workings and if so, when the mines in question were last worked. It will also say whether ground movement caused by the mining activity should now have ceased. In particular, the report will cover the following:

- Present
- Future
- Mine Entries
- Coal Mining Geology
- Opencast Coal Mining
- Coal Mining Subsidence
- Mine Gas
- Hazards relating to coal mining
- Cheshire Brine

Ensure Your Clients Are Protected

If the property is in a coal mining area then it may be affected by subsidence caused by underground mining. All mortgage lenders will expect a search to be carried out in order to comply with CML guidelines. The areas where searches may be needed are Yorkshire, Tyneside, Nottinghamshire, parts of the Midlands and Wales (this list is not necessarily exhaustive). If you need to establish whether the property is in an area where a search is required please contact us.



Conveyancing Searches



Indemnity Insurance Policies



Lexcel & Legal Compliance Services



Energy Performance Certificates



Online AML ID Checks



- ▶ COPSO & IPSA members
- ▶ Professional indemnity insurance
- ▶ No call centres
- ▶ On-line Indemnity Insurance
- ▶ Personal AND Official Searches
- ▶ No mapping costs
- ▶ Fast turnaround
- ▶ AML ID checking service