

NON-RESIDENTIAL REGULATED COAL MINING SEARCH

PASSED

Overall Coal Mining Assessment **LOW RISK**

Within Coal Mining Reporting Area **Yes**

Within Brine Compensation District **No**

Coal Mining Features* Assessment**

Coal Mining Features*		Assessment**
Past underground	Yes	LOW RISK ■
Present underground	No	NEGLIGIBLE RISK ■
Planned underground	No	NEGLIGIBLE RISK ■
Mine shafts and adit entries	No	LOW RISK ■
Geological conditions	No	LOW RISK ■
Past opencast	No	NEGLIGIBLE RISK ■
Present opencast	No	NEGLIGIBLE RISK ■
Planned opencast	No	NEGLIGIBLE RISK ■
Coal subsidence claims	Yes	LOW RISK ■
Mine gas	No	NEGLIGIBLE RISK ■
Hazards	No	NEGLIGIBLE RISK ■
Withdrawal of Support	Yes	LOW RISK ■
Working Facilities Order	No	NEGLIGIBLE RISK ■
Payments to Copyhold Land	No	NEGLIGIBLE RISK ■
Brine Subsidence	No	NEGLIGIBLE RISK ■
Additional non-coal hazards	-	NOT INCLUDED

*Coal Mining Features are identified solely from The Coal Authority licensed data.

**Assessment is the risk of subsidence or impact to the Site based on Terraforma's interpretation of Coal Authority licensed data and third-party data.

Professional Opinion

Within the scope of this assessment, the Site is not considered to be at a significant risk from past, present or planned mineral extraction. Mining hazards are unlikely to have an adverse effect on the security of the Site for normal lending purposes.

Contact the report author by calling the Terraforma Team on: 0330 900 7500

Report on:

Sample Address

Date:

22/12/2017

Our Ref:

Sample Reference

Client Ref:

Sample Reference

TerraSearch® Coal is a 'Con29m-Compliant' and site-specific evaluation of coal mining hazards. The report comprehensively reviews available records, allowing us to expertly conclude the risk to the site from past, present and planned coal mining hazards, before providing practical next steps, based on the level of risk identified.

Terraforma's terms & conditions provide liability cover of £10m per report. All TerraSearch® Coal reports adhere to The Search Code and are regulated by the Council of Property Search Organisations.

Conclusions and Expert Interpretation of Risk

Considering the ongoing current use of the Site:

LOW RISK

Terrafirma have expertly reviewed all available licensed Coal Authority, site investigation, local geological, historical and land use data and conclude that, in this instance, the Site is at low risk from ground instability associated with coal mining activity.

Given the depth of coal mine workings beneath the Site, any movement in the ground should have stopped. In some areas of the country, geological features such as breaklines and fissures can cause substantial ground movement when located above deep underground coal mine workings. The Site is not located within 20 metres of a geological disturbance, however, unrecorded fissures, breaklines and/or faults may still occur and therefore future ground movement cannot be entirely discounted.

Historical subsidence claims, that have been rejected by the Coal Authority, have been made within 50 metres of the Site.

Considering the future development of the Site:

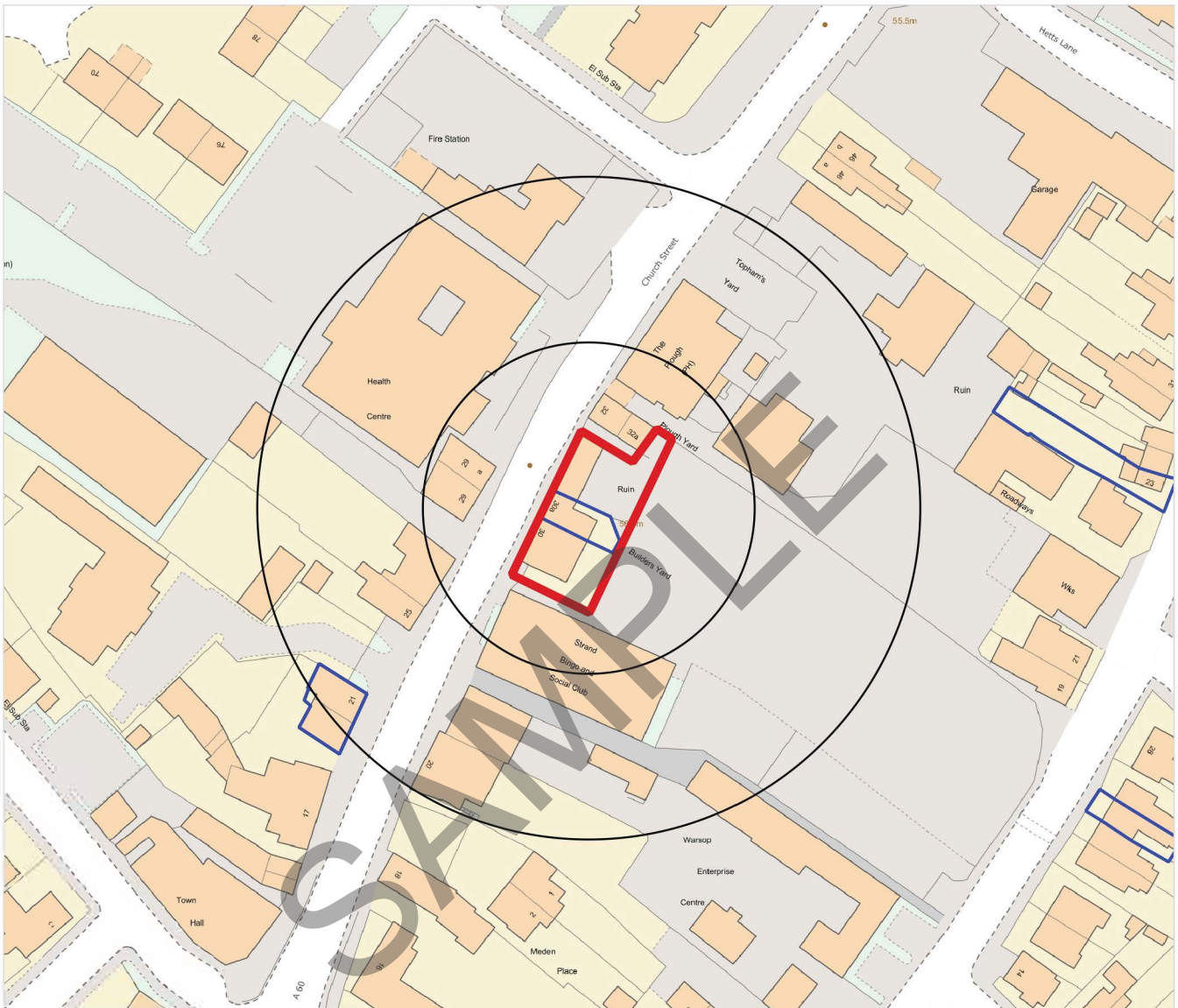
Within the scope of this assessment, the Site is not considered to be at significant risk should the Site be developed. Entirely unrecorded mineral workings may exist and therefore in the event any adverse features are discovered during site works, it is considered prudent that Terrafirma are contacted immediately.

Professional Recommendations

No further assessment of coal mining and Cheshire Brine extraction required.

If further subsidence damage claims information is required, please visit the Coal Authority website at: www.groundstability.com.

Mining Hazard Map



Site Address

Sample Address

Hazard Map Key

Hazard Risk Zone

- High Risk
- Moderate Risk

Coal Authority Data

Mine Entry

- Adit
- Shaft

Subsidence Claims

- 01 - Awaiting
- 02 - Rejected
- 05 - Settled
- 06 - Withdrawn

Site Boundary

25m, 50m

Mapping Sourced from the Ordnance Survey © Crown copyright and database rights 2017 OS100058210



understand the ground

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Detailed Findings of Coal Mining Hazards:

Past underground	LOW RISK ■
<p>The Site is recorded to be situated above deep underground coal mine workings. This is where coal has been mined at a depth of over 30 metres beneath the surface of the Site.</p> <p>The Site is not within a surface area that could be affected by historical, known shallow underground mining.</p> <p>The Site is not within a surface area that could be affected by historical unrecorded shallow underground mining.</p>	
Present underground	NEGLIGIBLE RISK ■
<p>The Site is not situated within an area which could be affected by currently active underground coal mining.</p>	
Planned underground	NEGLIGIBLE RISK ■
<p>The Site is not situated within an area which could be affected by any future underground coal mining.</p> <p>The Site is not situated within 50 metres of a Section 46 Notice.</p>	

Mine shafts and adit entries	LOW RISK ■
<p>There are no recorded mine entries within 20 metres of the Site.</p>	

Geological conditions	LOW RISK ■
<p>Deep (over 30 metres) underground coal mine workings are recorded beneath the Site, however, there are no recorded faults, fissures or breaklines that occur within 20 metres of the Site.</p>	

Past opencast	NEGLECTIBLE RISK ■
<p>The Site is not situated within or proximal to any past licence areas for the opencast extraction of coal.</p> <p>There are no unlicensed opencast pits or extraction sites within 200 metres of the Site.</p>	

Present opencast	NEGLECTIBLE RISK ■
<p>The Site is not situated within an area which could be affected by currently active opencast coal mining.</p>	
Planned opencast	NEGLECTIBLE RISK ■
<p>The Site is not situated within an area which could be affected by currently active opencast coal mining.</p>	
Coal subsidence claims	LOW RISK ■
<p>There are 3 rejected Damage Notices or claims for alleged coal mining-related subsidence damage within 50 metres of the Site.</p> <p>There is no record of a request that has been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991</p>	

Mine gas	NEGLIGIBLE RISK ■
There are no records of any Mine Gas hazards within 25 metres of the Site and there is no record of any Mine Gas emissions requiring action.	
Hazards	NEGLIGIBLE RISK ■
The Site is not situated within 25 metres of a coal mining-related hazard. There have been no remedial works undertaken by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.	
Withdrawal of Support	LOW RISK ■
The property is in an area where notices to withdraw support were given in 1946.	
The property is in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.	
Working Facilities Order	NEGLIGIBLE RISK ■
The property is not in an area for which the Sherwood Area Order dated 1938 has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.	
Payments to former owners of Copyhold Land	NEGLIGIBLE RISK ■
The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.	
Brine subsidence	NEGLIGIBLE RISK ■
The Site is not recorded to be within 50 metres of a Subsidence Claim, made in association with historical brine extraction.	

Notice of Statutory Cover

In the unlikely event of any future damage, the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994) apply, and the Coal Authority / Licensee has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land and/or property in connection with lawful coal-mining operations. Typically, these actions will not need to involve either your insurance company or mortgage lender and therefore the end user(s) should not incur any costs or liability.

In addition to the above, it should also be noted that the Coal Authority offer a Public Safety and Subsidence Department that provides a 24-hour 7 day a week call out service (Tel: 01623 646 333) to take remedial action in respect of hazards associated with the movement or collapse of any coal mineshaft or entrances to coal mines and from other coal mining related surface hazards. Further information can be found on their website: www.groundstability.com.

SAMPLE

Report Limitations

This TerraSearch® Report has been carried out with reference to Terrafirma's bespoke GIS, an extensive collection of abandoned mine plans, maps, records and archives in our possession. **The report does not consider natural ground stability hazards, such as subsidence, landslip or coastal erosion.**

From this material, we have endeavoured to provide as accurate a report as possible. It should be realised that totally unrecorded or unindicated workings can exist between known workings and therefore Terrafirma cannot be held responsible for any settlement or subsidence problems as a result of a Site being affected by unrecorded mining features or natural ground cavities. The assessment of the 'risk' of ground instability arising from existing or planned mineral exploration or extraction is based on extant mineral planning or safeguarding areas as defined by the relevant Mineral Planning Authority (MPA) policies at the time of writing. Terrafirma cannot be held liable for any updates or changes in existing mineral operations or policies.

It is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The Certificate does not include a Site Investigation, nor does Terrafirma make specific information requests of the regulatory authorities for any relevant information they may hold.

This report is concerned solely with the Site searched and should not be used in connection with adjacent properties as only relevant known mining features have been mentioned and any known features that could potentially have a direct influence upon the target Site. Other features which may be present in the general area may have been omitted for clarity.

The report is based upon the Site boundaries as shown on the supplied location plan. This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the TerraSearch® terms & conditions, and as such may be used by them for conveyancing or related purposes. We have no liability toward any person or organisation not party to commissioning this report. This report or any part of it is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

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This report meets the principles and requirements of the Property Codes Compliance Board Compliance Note CN02J in respect of Coal Mining Searches.

The Search Code

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in Site search reports undertaken by subscribers on residential and commercial Site within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and Site professionals
- enables consumers and Site professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles (Firms which subscribe to the Search Code will):

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

CONTACT TERRAFIRMA IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Site Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Site Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP, Tel: 01722 333306, Fax: 01722 332296, Email: admin@tpos.co.uk

You can get more information about the PCCB from www.Sitecodes.org.uk or from our website at www.terrafirmasearch.co.uk.

Complaints Procedure

If you want to make a complaint directly to Terrafirma, we will:

- 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.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Jonathon Upton, Financial Director & Senior Executive, Terrafirma - Address: 2440 The Quadrant, Aztec West Business Park, Almondsbury, Bristol, BS32 4AQ; Email: info@terrafirmasearch.co.uk; Telephone: 0330 900 7500.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Site 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 his final decision.

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