

PASSED

Within the scope of this assessment, the Site is not considered to be susceptible to mining-related ground instability. Any identified mining features are considered unlikely to impact the value or security of the Site for normal lending purposes and there is no reason for them to impact upon the completion of this transaction.

It is important to be fully informed of all coal mining risks associated with a property before completing your purchase.
Please read the recommendations on page 2 carefully.

Report on: SAMPLE ADDRESS

Within Coal Mining Reporting Area Yes

CON29M Questions		Assessment*
1. Past underground coal mining	YES	PASSED <input checked="" type="checkbox"/>
2. Present underground coal mining	NO	PASSED <input checked="" type="checkbox"/>
3. Future underground coal mining	NO	PASSED <input checked="" type="checkbox"/>
4. Shafts and adits (mine entries)	NO	PASSED <input checked="" type="checkbox"/>
5. Coal mining geology	NO	PASSED <input checked="" type="checkbox"/>
6. Past opencast coal mining	NO	PASSED <input checked="" type="checkbox"/>
7. Present opencast coal mining	NO	PASSED <input checked="" type="checkbox"/>
8. Future opencast coal mining	NO	PASSED <input checked="" type="checkbox"/>
9. Coal mining subsidence claims	NO	PASSED <input checked="" type="checkbox"/>
10. Mine gas emissions	NO	PASSED <input checked="" type="checkbox"/>
11. Emergency Surface Hazard Call Out incidents	NO	PASSED <input checked="" type="checkbox"/>
12. Withdrawal of support	NO	PASSED <input checked="" type="checkbox"/>
13. Working facilities orders	NO	PASSED <input checked="" type="checkbox"/>
14. Payments to owners of former copyhold land	NO	PASSED <input checked="" type="checkbox"/>

*Assessment of the risk of subsidence or impact to the Site, based on Terrafirma's interpretation of Official Coal Authority licensed data.

Official Coal Authority Licensed Data: V1_41_20171010_F | Updated 22.06.2018

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The Law Society

Please see below Terrafirma's professional opinion and recommendations with regards to the property. These may be copied into your Report on Title. No physical site inspection has been carried out. This official CON29M report highlights only the information which we have determined should be drawn to your attention however, other risks may be present. Relevant prudent enquiries for the purchaser are highlighted within the professional recommendations.

Professional Opinion:

Within the scope of this assessment, the Site is not considered to be susceptible to mining-related ground instability. No further information is required within the scope of a typical mortgage application. Below exist relevant interpreted conclusions based on the findings of this report.

Given the depth of coal mine workings within the influence of 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 ground movement when located above deep underground coal mining. 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

Although no records exist of historical subsidence claims, it is possible that claims may be made in the vicinity of the Site in the future.

Professional Recommendations:

No further actions required.

Considering any future development of the Site:

Within the scope of this assessment, the Site is not considered to be susceptible to ground movement, should the Site be developed.

Entirely unrecorded mineral workings may exist and therefore in the event any adverse features are discovered during site works, please contact Terrafirma directly to discuss the appropriate further steps.

Contact the report author by calling the Terrafirma team on: 0330 900 7500

Mining Hazard Map



Site Address

Sample Address






Hazard Map Key

Coal Authority Data



Mine Entries

-  Adit
-  Shaft


Subsidence Claims

-  01 – Awaiting Decision
-  02 – Rejected
-  03 – Admitted
-  05 – Settled
-  06 - Withdrawn

Hazard Zones

-  Zone of Influence
-  Affected Areas

 Site Boundary

 25m 50m 100m Scales

Mapping sourced from the Ordnance Survey © Crown copyright [and database rights] OS100058210



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Detailed findings of coal mining activity:

1. Past underground coal mining

PASSED 

Q. *Is the property within the zone of likely physical influence on the surface of past underground coal workings?*

A. 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.

The Site is not within a surface area that could be affected by historical, known shallow underground coal mining.

The Site is not within a surface area that could be affected by historical unrecorded shallow underground mining.

2. Present underground coal mining

PASSED 

Q. *Is the property within the zone of likely physical influence on the surface of present underground coal workings?*

A. The Site is not situated within an area which could be affected by currently active underground coal mining.

3. Future underground coal mining

PASSED 

Q. *(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?*

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

A. The Site is not situated within an area which could be affected by any future underground coal mining. However, reserves of coal exist in the local area which could be worked at some time in the future.

Q. (d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?

A. The Site is not situated within 50 metres of a Section 46 Notice.

4. Shafts and adits (mine entries)

PASSED 

Q. Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

A. There are no recorded mine entries within 20 metres of the Site.

5. Coal mining geology

PASSED 

Q. Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

A. There are no recorded faults, fissures or breaklines beneath or within the vicinity of the Site.

6. Past opencast coal mining

PASSED 

Q. Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

A. The Site is not situated within or proximal to any past licence areas for the opencast extraction of coal.
There are no unlicensed opencast pits or extraction sites within 200 metres of the Site.

7. Present opencast coal mining

PASSED 

Q. Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

A. The Site is not situated within an area which could be affected by currently active opencast coal mining.

8. Future opencast coal mining

PASSED 

Q. (a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?

(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

A. There are no plans by the Coal Authority to grant a licence to extract coal using opencast methods within 800 metres surrounding the Site.

9. Coal mining subsidence claims

PASSED 

Q. (a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 1st January 1984?

(b) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?

A. There is no record of any coal mining-related damage notices or subsidence claims for the Site or for any Site within 50 metres of the Site, since 1994.

Q. (c) Has any request been made under section 33 of the 1991 Act to execute preventive works before coal is worked?

A. 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.

understand the ground

10. Mine gas emissions

PASSED 

Q. Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

A. 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.

11. Emergency Surface Hazard Call Out incidents

PASSED 

Q. Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

A. The Site is not situated within 20 metres of a coal mining-related hazard.

12. Withdrawal of support

PASSED 

Q. (a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?

(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?

A. The property is not in an area where notices to withdraw support were given in 1946.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13. Working facilities orders

PASSED 

Q. Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?

A. 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.

14. Payments to owners of former copyhold land

PASSED 

Q. Has any relevant notice, which may affect the property, been given?

A. The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Additional Remarks

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Future Development

In scenarios where mining activity has been identified, a prudent developer would seek appropriate technical advice before any works are undertaken.

In these areas, if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

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. *Note: this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

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.

Contact Terrafirma

In the event you require any further information about the results of this report, you can contact an expert at Terrafirma by emailing: info@terrafirmasearch.co.uk; or by calling: 0330 900 7500. For further information regarding ground hazards you can visit: www.terrafirmasearch.co.uk or for information regarding the types of ground hazards that may be present in the vicinity of your property, you can visit: www.knowyourgroundrisk.co.uk.

Report Limitations

This CON29M Coal Mining Report has been carried out with reference to all available official Coal Authority licensed data, an extensive collection of abandoned mine plans, maps and records. From this material, we have endeavoured to provide as accurate a report as possible. Any and all analysis and interpretation of licensed Coal Authority data in this report is made by Terrafirma.

Information provided by Terrafirma in this report is compiled in response to The Law Society CON29M Coal Mining search enquiries. The scope of the assessment is concerned only with the interpretation of past, present and future extraction of coal minerals. This report does not consider the impact from non-coal mining hazards and/or natural ground stability hazards, such as subsidence, landslip or coastal erosion. In order to meet the requirements of Law Society Guidance Notes (2018), one may also search for whether a property is within an 'affected area' for non-coal and natural ground hazards by conducting a free and publicly available online search of British Geological Survey Hazard datasets at www.knowyourgroundrisk.co.uk.

This report 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 report 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 Terrafirma & 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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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 Property 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.propertycodes.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: Financial Director, **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 Property 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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