

Specimen Address, Specimen Town

Professional opinion

Summary



**POTENTIAL
RISK**

Reference:

Groundsure Sample

Your Reference:

GS-SAMPLE

Grid Reference:

XXXXXX XXXXXX

Date:

16 Aug 2020

Findings and recommendations

We consider there to be a potential risk to the property from recorded mine entries. The zone of influence of the nearby mine entries has been calculated to extend beneath the property.

One coal mine entry is recorded to lie within 20 metres of the property.

The majority of the property, including the dwelling and garage, are indicated to lie within the potential zone of influence of this mine entry. No treatment works are recorded. Please see map on page 3.

It is our opinion that as the mine entry itself is likely to be outside of the property boundary a site investigation to clarify its exact condition and location is unlikely to be a viable option. Please refer to 'Further information' below for details on Coal Authority responsibilities in the event of subsidence issues relating to this mine entry. No further remote searches are available.

Further information

In the event of damage resulting from the subsidence or settlement of this mine entry, property owners can make a claim against the mine owner or responsible person (usually The Coal Authority) under the provisions of the Coal Mining Subsidence Act 1991. The mine owner or responsible person will treat the mine entry and arrange for repairs to the property to be carried out to the reasonable satisfaction of the owner. It should be

noted that the Coal Mining Subsidence Act 1991 does not cover subsidence damage caused by the extraction of minerals other than coal or where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any part of the Hundred of St. Briavels in the county of Gloucester.

Different types of mine entry treatment offer differing levels of stability and protection. Assuming the general consolidation and long-term settlement of a shaft has ceased subsidence may result from a change in the equilibrium of the fill or surrounding ground, often due to changes in groundwater level. Occasionally shafts have been filled only in their upper parts, the material being supported by some form of staging not far below the surface. In time, this staging deteriorates or becomes overloaded and collapses. The total fill is then lost into the void below.

Scope of report

This report is based on and limited to the data supplied by the Coal Authority at the time of production. In order to determine whether a property is within the likely zone of influence of a disused coal mine entry the following is considered: the actual or plotted position of the mine entry, its known or assumed diameter and the thickness of superficial deposits above rockhead. Where these figures are not known, assumptions based on established estimations have been made.

Mining records vary in document age, reliability, reproduction and quality of the original record, the reason for the production of the original document, skill of the original surveyor and accounting for the accuracy of the available surveying equipment at the time of production.

Search results

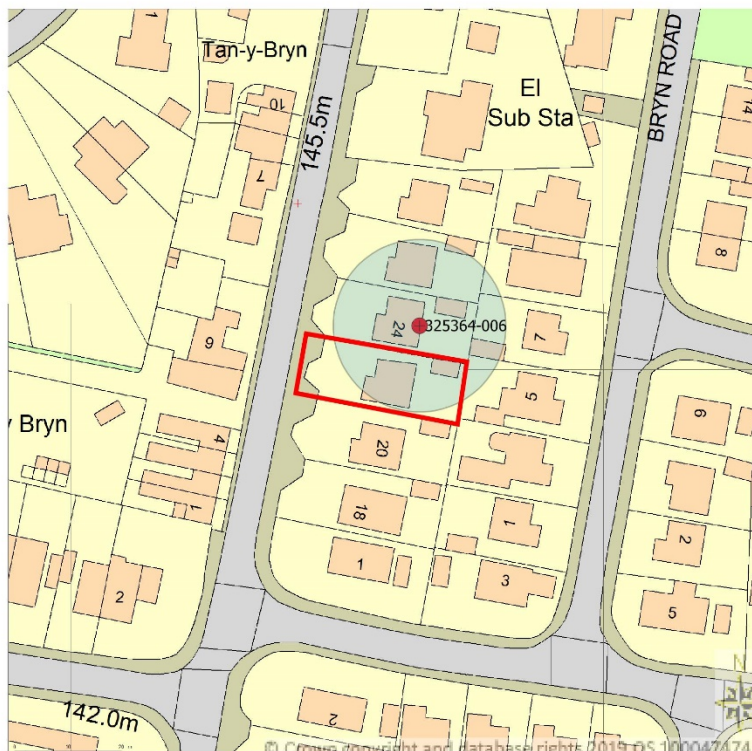


Address:





Property: 22
Street: Chambers Lane
Town: Mynydd Isa
City: Mold
County :
Postcode: CH7 6UB

Search information:

Reference: 141992
Author: B.Oldcorn
Date: 2019-04-18
Scale: 1:1,000



Legend:

- | | | | |
|---|----------|---|-------------------|
|  | Property | Mine Entries | |
| | |  | Adit |
| | |  | Shaft |
| | |  | Zone of Influence |

Mine entries

Details of nearby mine entries and any treatments can be seen below. A degree of accuracy has been ascribed to mine entries by the Coal Authority, ranging from 0-10 where 0 is a confirmed or accurately plotted location to 10 where a poorly recorded, unconfirmed mine entry is indicated. Diameter and depth values in metres (m).

REFERENCE	325364-006
MINERAL	Coal
TYPE	Shaft
TREATMENT	FALSE
TREATMENT	
DETAILS	-
DATE	-
ASSUMED	
DIAMETER	2
CONFIRMED	
DIAMETER	-
DEPTH	-
SOURCE	OS: 1/2500 FL 14/5 - 1872 and 1899 editions. Geol: 1/10560 geological plan FL 14 NW - 1923 edition.
ACCURACY	5

Notes and guidance

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. This Act, however, 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. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0345 762 6848. Further information can be found on their website: www.groundstability.com.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries).

The Coal Authority emergency telephone number at all times is 01623 646333.

Any queries relating to coal mining risk should be made of Cornwall Mining Searches Limited T/A Mining Searches UK on 01209218861, or via email: search@miningsearchesuk.com.

All other queries should be made of Groundsure Ltd on 0844 415 9000, or via email: info@groundsure.com.

Report limitations

This Mine Entry Report has been carried out with reference to all relevant 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 Cornwall Mining Services Limited T/A Mining Searches UK.

In any area, sporadic, un-surveyed and ancient mine workings can exist, and unrecorded mine workings can never be ruled out. Mining Searches UK cannot be held responsible for any settlement or subsidence problems as a result of a property being affected by unrecorded mining features.

The Report is created by a remote investigation and reviews only information provided by the client (address and site location boundaries) and from the databases of publicly available and/or licensable information that enable a desk-based assessment of the Site. The Report does not include a Site Investigation, nor does Groundsure Ltd / Cornwall Mining Services Limited T/A Mining Searches UK make additional 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 nearby properties, as only known coal mining features that could potentially have a direct influence upon the Site searched are considered relevant; other features present in the general area may have been omitted for ease of reference.

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- 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 property professionals
- enables consumers and property 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.

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- 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

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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 Web: <https://www.tpos.co.uk/>

You can get more information about the PCCB from <https://pccb.org.uk/>.

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- 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:

Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email:

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