

CON29M



**FURTHER ACTION  
RECOMMENDED**

This is our professional opinion informed by relevant guidance and risk factors associated with Coal Mining.



Coal Mining

## Other Considerations



CON29M

## Classification Key

In this report, a traffic light system signifies identified potential risk levels. These are explained as follows:



No issues identified




























Potential issues identified, proceed with caution



Issues identified, further action likely needed

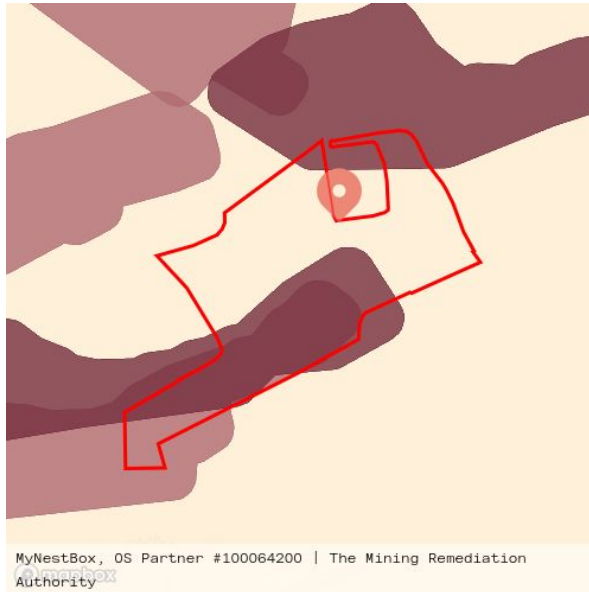


For information purposes only

<b>Coal Mining</b>		<b>CON29M</b>	
Recorded Underground Workings		Q1. Past Underground Coal Mining	
Probable Underground Workings		Q2. Present Underground Coal Mining	
Present Underground Coal Mining		Q3. Future Underground Coal Mining	
Future Underground Coal Mining		Q4. Shafts and Adits (Mine Entries)	
Mine Entrances		Q5. Coal Mining Geology	
Geological Disturbances		Q6. Past Opencast Coal Mining	
Past Opencast Coal Mining		Q7. Present Opencast Coal Mining	
Present Opencast Coal Mining		Q8. Future Opencast Coal Mining	
Future Opencast Coal Mining		Q9. Coal Mining Subsidence Claims	
Subsidence Claims		Q10. Mine Gas Emissions	
Mine Gas		Q11. Emergency Surface Hazard Call Out Incidents	
Coal Mining Related Hazards			

## Recorded Underground Workings

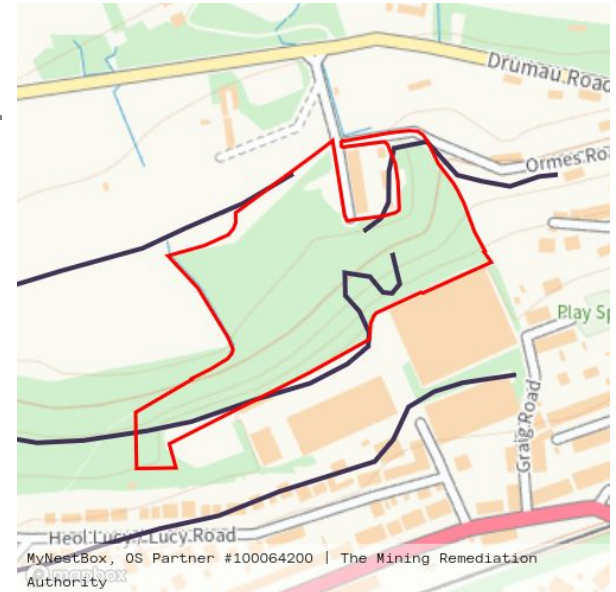
The property is within the zone of likely physical influence of one or more past shallow underground workings that have previously experienced collapse or instability, as evidenced by a recorded coal mining related hazard (CMRH). The risk of surface subsidence resulting from shallow underground mining is likely high or very high. Deep underground workings, shown on the map if present, pose negligible additional risk.



Captured at: 23/06/25 11:57 UTC

## Probable Underground Workings

The property is within one or more past probable underground working areas, intersects an outcrop, or both. The risk of surface subsidence resulting from probable underground mining is likely elevated.



Captured at: 23/06/25 11:57 UTC

## Present Underground Coal Mining

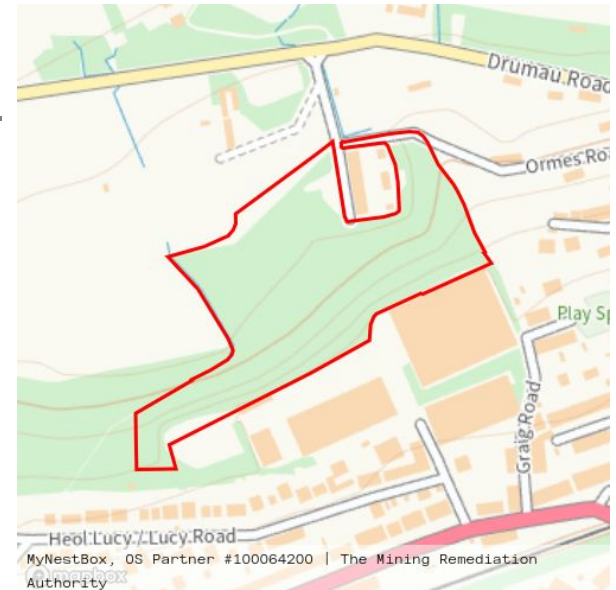
The property is not within an area where underground mining or coal gasification is presently active. The risk of surface instability and noise and nuisance is likely low or very low.



Captured at: 23/06/25 11:57 UTC

## Future Underground Coal Mining

The property is not within an area where underground mining or coal gasification is licenced or under consideration. The risk of surface instability and noise and nuisance is likely low or very low.

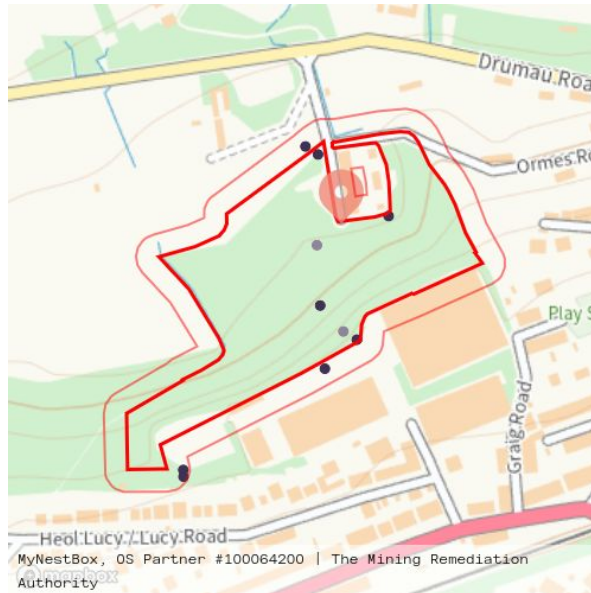


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## Mine Entrances

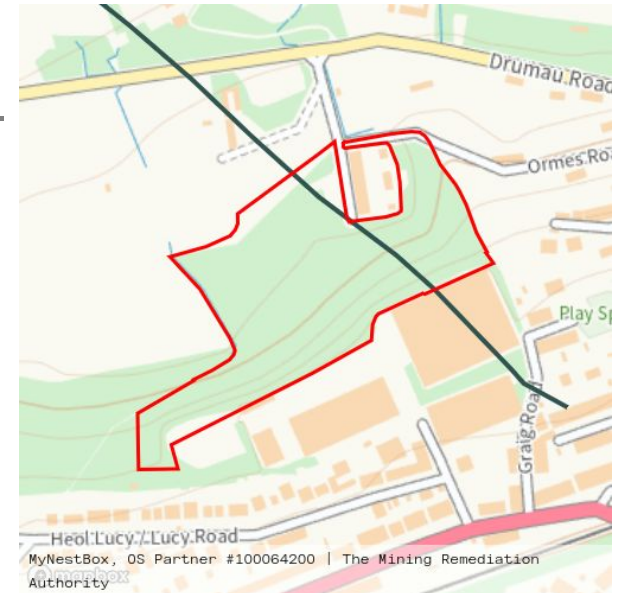
The property is within 5 metres of an untreated mine entrance. The risk of surface instability is likely high or very high.



Captured at: 23/06/25 11:57 UTC

## Geological Disturbances

There are one or more recorded geological faults, fissures or lines of weakness associated with coal mining on the property. The risk to surface instability is likely high or very high.



Captured at: 23/06/25 11:57 UTC

## Past Opencast Coal Mining

There are no recorded past opencast (surface) coal mining sites on the property. The risk of instability or settlement resulting from poor backfilling is likely low or very low.



Captured at: 23/06/25 11:57 UTC

## Present Opencast Coal Mining

The property is more than 200 metres from an active licensed opencast coal mining site. The risk of exposure to dust, noise, vibration and ground movement is likely low or very low.

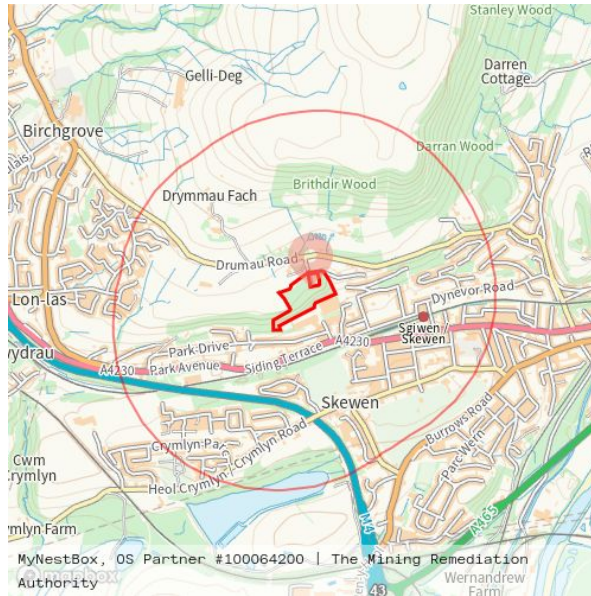


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## Future Opencast Coal Mining

The property is more than 800 metres from a site that is under consideration for a future opencast coal mining licence. The risk of exposure to dust, noise, vibration and ground movement is likely low or very low.

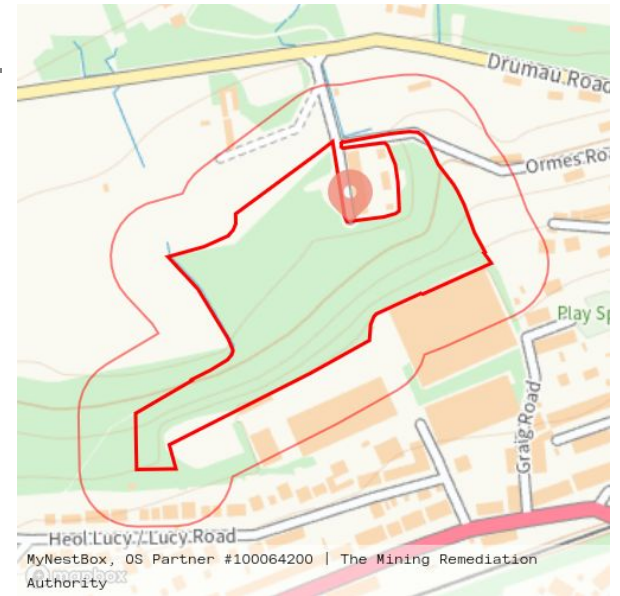
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## Subsidence Claims

There are no recorded claims within 50 metres of the property. The risk to surface instability is likely low or very low.

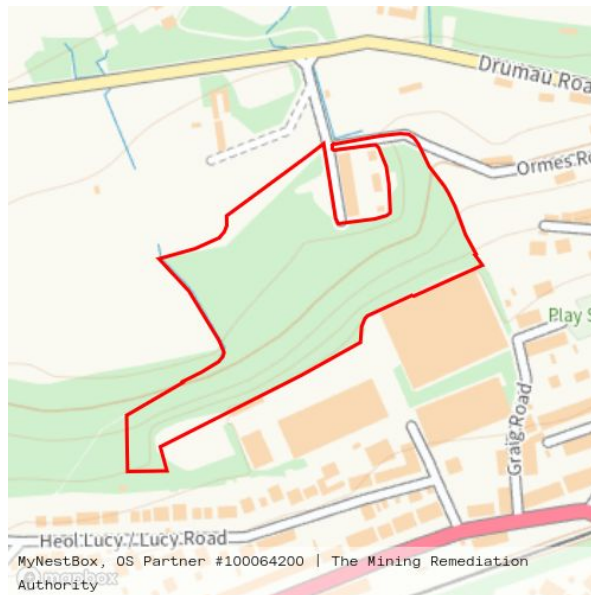
Captured at: 23/06/25 11:57 UTC



## Mine Gas

There are no recorded mine gas emissions on the property. The risk to surface instability and human health is likely low or very low.

Captured at: 23/06/25 11:57 UTC



## Coal Mining Related Hazards

There are one or more recorded coal mining related hazards on the property. The risk of future subsidence or collapse, even after remediation, is likely high or very high. After manual review, this section has been reclassified from high to medium risk as the reported hazard does not significantly affect any buildings on the property.

Captured at: 23/06/25 11:57 UTC



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## Q1. Past Underground Coal Mining

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

The property is within the zone of likely physical influence of underground coal mine workings of 8 seams of coal. Coal was mined to an approximate depth of 0 to 525 metres beneath the surface. The last known working year is recorded as 1945.

The property is not within an area that could be affected by historic unrecorded shallow underground mining.

All underground workings identified are coal workings. Statutory protection for subsidence due to coal mining may be available under the Coal Mining Subsidence Act 1991 (as amended).

Captured at: 23/06/25 11:56 UTC

The Mining Remediation Authority

## Q2. Present Underground Coal Mining

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

The property is not within the zone of physical influence of any present underground coal workings.

Captured at: 23/06/25 11:56 UTC

The Mining Remediation Authority

### Q3. Future Underground Coal Mining

- (a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove 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?
- (d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?

The property is not situated within the geographical area of a coal mining site where a licence for future coal extraction by underground methods or by coal gasification is under consideration.

The property is not situated within the geographical area of a coal mining site where a licence for future coal extraction by underground methods or by coal gasification has been granted.

The property is not within the zone of likely physical influence of planned future underground coal workings.

The Coal Authority has not issued any notices under Section 46.

Captured at: 23/06/25 11:56 UTC

The Mining Remediation Authority

### Q4. Shafts and Adits (Mine Entries)

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?

The property has 10 mine entries within the property or within 20 metres of the property boundary. All mine entrances identified are coal mining entrances. Statutory protection may be available under the Coal Mining Subsidence Act 1991 (as amended) for subsidence due to coal mining.

Captured at: 23/06/25 11:56 UTC

The Mining Remediation Authority



Q4. Shafts and Adits (Mine Entries) (Continued)

Reference	Type	Depth	Treated?	Treatment Date	Distance	Diameter
271197-008	Adit	unknown	No	unknown	0m	2.5m*
271197-021	Shaft	unknown	No	unknown	0m	2.5m*
271197-015	Shaft	unknown	No	unknown	0m	2.5m*
271197-046	Adit	unknown	Yes	1993-07-01	0m	2.5m*
271197-007	Adit	unknown	No	unknown	0m	2.5m*
271197-036	Adit	unknown	Yes	1997-08-06	0m	2.5m*
271197-034	Shaft	unknown	No	unknown	6.25m	2.5m*
271197-010	Adit	unknown	No	unknown	6.57m	2.5m*
271197-011	Shaft	unknown	No	unknown	14.35m	2.5m*
271197-033	Adit	unknown	No	unknown	16.05m	2.5m*



### Q5. Coal Mining Geology

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?

The property is situated on a recorded geological fault, fissure or line of weakness associated with coal mining.

Captured at: 23/06/25 11:56 UTC

The Mining Remediation Authority

### Q6. Past Opencast Coal Mining

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

The property is not situated within the geographical boundary of a recorded past opencast (surface) coal mining site.

Captured at: 23/06/25 11:56 UTC

The Mining Remediation Authority

### Q7. Present Opencast Coal Mining

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

The property is not situated within 200 metres of the geographical boundary of a recorded present opencast coal mining site.

Captured at: 23/06/25 11:56 UTC

The Mining Remediation Authority

### Q8. Future Opencast Coal Mining

(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?

The property is not situated within 800 metres of any opencast (surface) site where a licence for future coal extraction by opencast methods is under consideration or has been granted.

Captured at: 23/06/25 11:56 UTC

The Mining Remediation Authority

### Q9. Coal Mining Subsidence Claims

- (a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 1st January 1994?
- (b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against him?
- (c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?
- (d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property? If yes, supply the date of the notice.
- (e) Has any request been made under section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?

The Coal Authority has no record of any subsidence damage claim made to the property or within 50 metres of the property boundary since 1st January 1994.

There is no record of a notice or claim affecting the property.

There is no record of a notice or claim affecting the property.

There is no record of a stop notice affecting the property.

There is no record of a request for preventive works under Section 33 of the Coal Mining Subsidence Act 1991 affecting the property.

Captured at: 23/06/25 11:56 UTC

The Mining Remediation Authority

### Q10. Mine Gas Emissions

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?

The Coal Authority has no record of any mine gas emissions requiring action within the boundary of the property.

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The Mining Remediation Authority

### Q11. Emergency Surface Hazard Call Out Incidents

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?

The Coal Authority has conducted emergency surface hazard remediation work due to one or more coal mining related hazards within the boundary of the property.

Captured at: 23/06/25 11:56 UTC

The Mining Remediation Authority



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## Purpose of This Report

This is a residential report, all of our findings assume that this property is being purchased as a residential property with no agricultural use or planned change of use or significant alterations to the property. Lenders may impose additional conditions or refuse mortgages on properties which have been identified as having high environmental risks. Buyers should always confirm lending conditions before accepting an offer.

## Coal Authority Disclaimer

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## Notice of Statutory Cover

Under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994), the Mining Remediation Authority (historically the Coal Authority) or where relevant, a licensed operator, may\* be legally required to undertake remedial action in the event of subsidence damage caused by the removal of coal or support of land during authorised mining activity. Where applicable, this legal safeguard means that affected parties should not ordinarily need to rely on personal insurance or mortgage-related indemnities, nor should they bear associated costs or liabilities.

\*Please note: these statutory provisions do not apply where coal was worked under the grant of a gale within the Forest of Dean, or in other areas of the Hundred of St. Briavels, Gloucestershire.

Additionally, the Mining Remediation Authority operates a dedicated Public Safety and Subsidence service, available 24 hours a day, 7 days a week, which responds to coal mining-related hazards, including ground collapses or the exposure of mine shafts and other historic features. More information is available at: <https://www.groundstability.com>, or by contacting the 24/7 emergency helpline on 01623 646 333.

# Important Consumer Protection Information

## The Search Code

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports must 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.

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## 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.

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- 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.

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, <https://www.tpos.co.uk> email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Rob Crosby

Central Services Administrator

MyNestBox Limited

3 Wraxall Piece, Green Lane, Failand, Bristol BS8 3TW

Tel: 01172 395 282

[support@martello.app](mailto:support@martello.app)

## Coal Mining

- Probable Underground Workings
- Mine Entrances
- Geological Disturbances
- Recorded Underground Workings
- Coal Mining Related Hazards

### Actions to consider

If you're planning to build or make changes to the ground, check with the local planning authority whether a Coal Mining Risk Assessment is needed. Planning rules can vary in mining areas.

We recommend arranging an intrusive ground investigation by a mining specialist before proceeding, to confirm that the ground is stable and suitable for property ownership.

Let your RICS Chartered building surveyor know about the coal mining history near the property. They can look out for signs of movement, like cracking or uneven floors, and may recommend further investigation if needed.

If you're concerned about nearby mining activity, you can contact the Mining Remediation Authority to ask about any planned works, unverified and untreated features, or remediation undertaken on or near the property.

Don't go ahead with the purchase until you've had further advice from the Mining Remediation Authority or a mining specialist. You should also check whether this might affect your insurance or mortgage.