

Sample Site, Sample Street, Anytown, UK

Reference:
Mockup_Georisk

Grid reference:
012345678910

Your reference:
Mockup_Georisk

Date:
15 January 2025

Consultant's guidance and recommendations inside.
Written by:



Groundsure consultancy team
mining.queries@groundsure.com

Professional opinion

⚠ Action required

Significant environmental risks have been identified
Please review all report content, as relevance may vary depending on a client's specific circumstances.

Search results



Non-coal mining

Further action Page 2 →

Mining features

Identified Page 5 →

Mining records

Identified Page 7 →

Historical features

Identified Page 10 →

Geological features

Not identified

Oil and gas

Not identified



Ground stability

Identified Page 12 →

Natural instability

Not identified

Infilled land

Identified Page 14 →

Sinkholes

Not identified

Assesses mining risk from; Stone, Clay, Metals, Evaporites and Hydrocarbons.

Coal mining

Not identified

Cheshire brine

Not identified

A full assessment of coal mining is available in our [CON29M](#) search (England and Wales) / [Regulated Coal Mining Search](#) (Scotland). A full assessment of Cheshire brine features are available in our [Cheshire salt search](#). Contact Groundsure or your search provider for further details.



© Crown copyright and database rights 2024. Ordnance Survey licence 10003520

Dual layer assessment for confident site decisions

1
Your report uses the very best available environmental data to drive risk calculators developed by Groundsure specialists.

2
The non-coal mining risk has been assessed by an expert Groundsure consultant (and reviewed by a second if needed for added assurance).

3
Have questions? Our experts are on hand to help you interpret the findings. [Contact us](#)

Non-coal mining ?

Further action

Groundsure considers there to be a non-coal mining-related risk to the property. Please refer to the assessment by Groundsure's mining experts below for further details.

Section links

- Consultant's assessment → Mining features →
- Mining records → Historical features →

Consultant's assessment

This assessment has been completed by a qualified geological consultant and includes a manual review of our extensive collection of mining data.

Mining features

Records relating to recorded mining areas or activity have been identified in the vicinity of the site.

Mining records

Records relating to recorded mining areas or activity have been identified in the vicinity of the site.

If the site is identified within a coal mining area a detailed assessment can be found [here](#) →

Historical features

Historical mapping has identified mining features in the vicinity of the site.

Geological features

No geological features indicative of mining activity or other sources of ground instability have been identified in the vicinity of the site.

Assessment results

Further action →

Mining features

Identified →

Mine plans

Identified →

Researched mining

Identified →

BritPits

Identified →

Mineral Planning Areas

Not identified

Non-coal mining areas

Not identified

Mining cavities

Identified →

Coal mining areas

Identified →

Cheshire Brine areas

Not identified

Gypsum areas

Not identified

Tin mining areas

Not identified

Non-coal mining

Identified →

Coal and associated mining

Identified →

Industry associated with mining

Not identified

Artificial and made ground

Not identified

Mineral veins

Not identified

Next steps

✓ Assessed by a Groundsure consultant

Non-coal mining

- Unless there is already a detailed survey available, a prudent purchaser may wish to consider obtaining a visual inspection looking for visible defects and signs of mining-related settlement or subsidence effects. This inspection should be carried out by a suitably qualified and experienced person, who could be sought through www.ricsfirms.com.



Why does a consultant's review matter?

While coal mining has a national safety net, other types of mining do not have a government body responsible for remediation. To help give clarity to complex data we have a team of in-house mining consultants who manually assess the true risk to your property.

Non-coal mining

Consultant's assessment **Further action**

This assessment has been completed by a qualified geological consultant and includes a manual review of our extensive collection of mining data.

Section links[Consultant's assessment](#) →
[Mining records](#) →[Back to section summary](#) →[Mining features](#) →
[Historical features](#) →

We consider there to be a non-coal mining-related risk to the property. Please refer to the assessment by Groundsure's mining experts below for further details.

Mining types: Coal, Metals, Unspecified**Past mining activity**

The property lies within a former metalliferous mining lease boundary.

The property is underlain by ironstone workings at a depth of approximately approximately 55 metres below surface. Mining Searches UK have not confirmed the precise depth, stability and extent of these workings. There is the possibility of ground movement associated with these workings within the property.

Current and future mining

According to our archive the property does not presently lie within an area with planning permission for non-coal mineral development. We are not aware of any planned future mining activity.

Contact our geology department at geology@groundsure.com  or 01209 218861 to discuss options.

Consultant's guidance and recommendations**Written by:****J Smith BSc**j.smith@groundsure.com 

Non-coal mining

Mining features ?

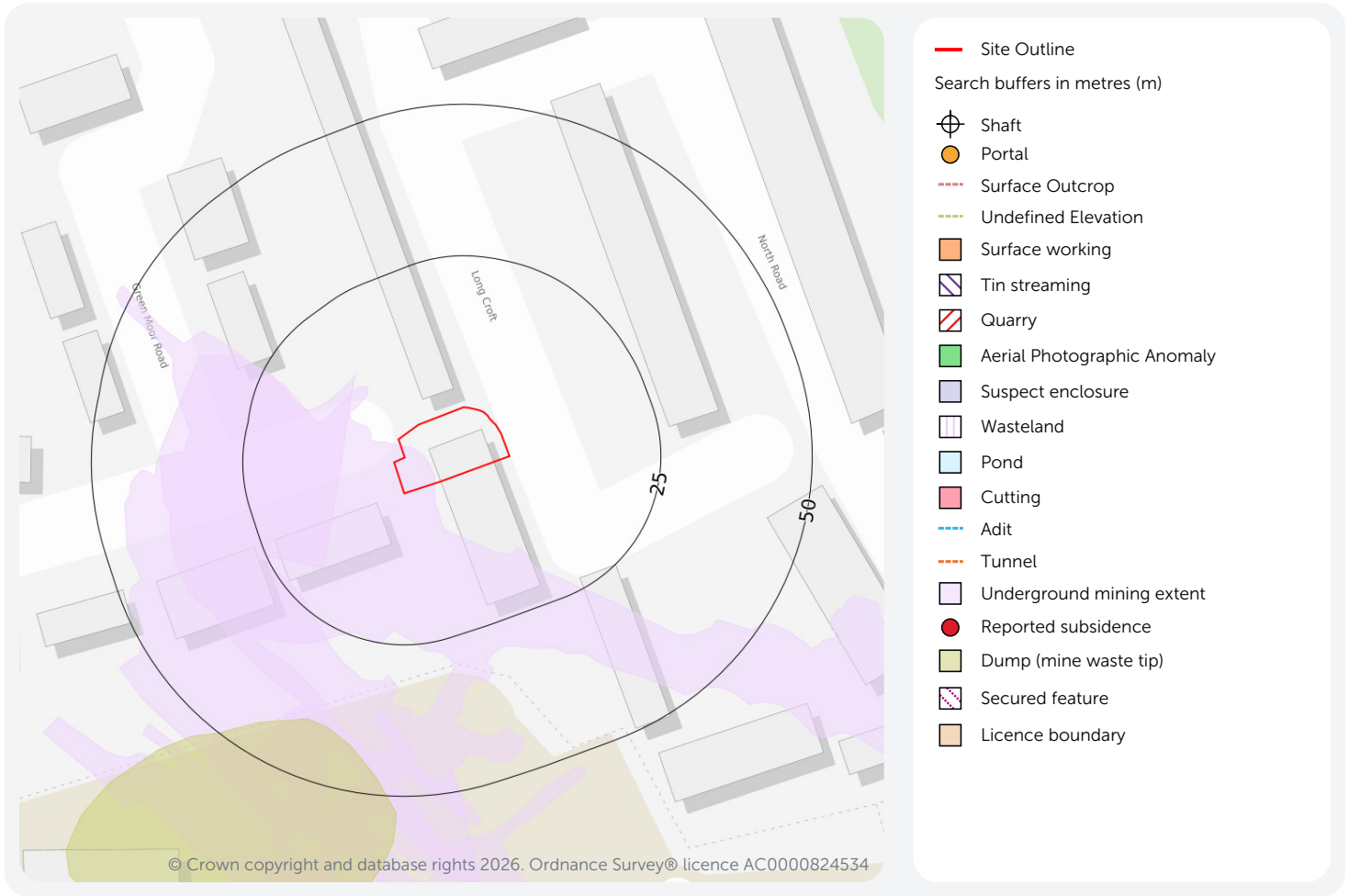
Identified

The data summarised in this section relates to mining features identified using our in-house data and mining records resources curated by our expert mining consultants. Although primarily related to non-coal mining activities, some coal mining features will also show in this section.

Section links

Back to section summary →

- Consultant's assessment → Mining features →
- Mining records → Historical features →



Underground mine workings

Underground mine workings presenting a potential risk, including adits and seam workings, identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

Location	Feature	Mineral	Mining type
On site	Underground mining extent	-	Unspecified
9m W	Underground mining extent	Iron ore	Metals

This data is sourced from Groundsure

Mine waste tips

Mine waste tips identified from OS, BGS Geological mapping, Lidar data, and mine plans sourced from the BGS and various collections and sources.

Location	Feature	Mineral	Mining type
41m SW	Mine waste tip	Mined	Unspecified

This data is sourced from Groundsure

Researched mining

The property has been found to be either within or in proximity to areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured. Any such risk areas or features in the vicinity of the property are presented on the 'Mining features' map and within the detailed sections on Mine entries, Mineralised veins, Surface workings, Surface features, Underground mine workings or Mine waste tips.

This data is sourced from Groundsure

Mining Record Office plans

The property has been found to be either within or in proximity to areas defined on Mining Record Office plans. This dataset is representative of Mining Record Office plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured. Any such risk areas or features in the vicinity of the property are presented on the 'Mining features' map and within the detailed sections on Mine entries, Mineralised veins, Surface workings, Surface features, Underground mine workings or Mine waste tips.

This data is sourced from Groundsure

BGS mine plans

The property has been found to be either within or in proximity to areas defined on BGS mine plans. This dataset is representative of BGS mine plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk depicted have been captured. Any such risk areas or features in the vicinity of the property are presented on the Mining features map and within detailed sections on Mine entries, Mineralised veins, Surface workings, Surface features, Underground mine workings or Mine waste tips.

This data is sourced from Groundsure.

Non-coal mining

Mining records ?

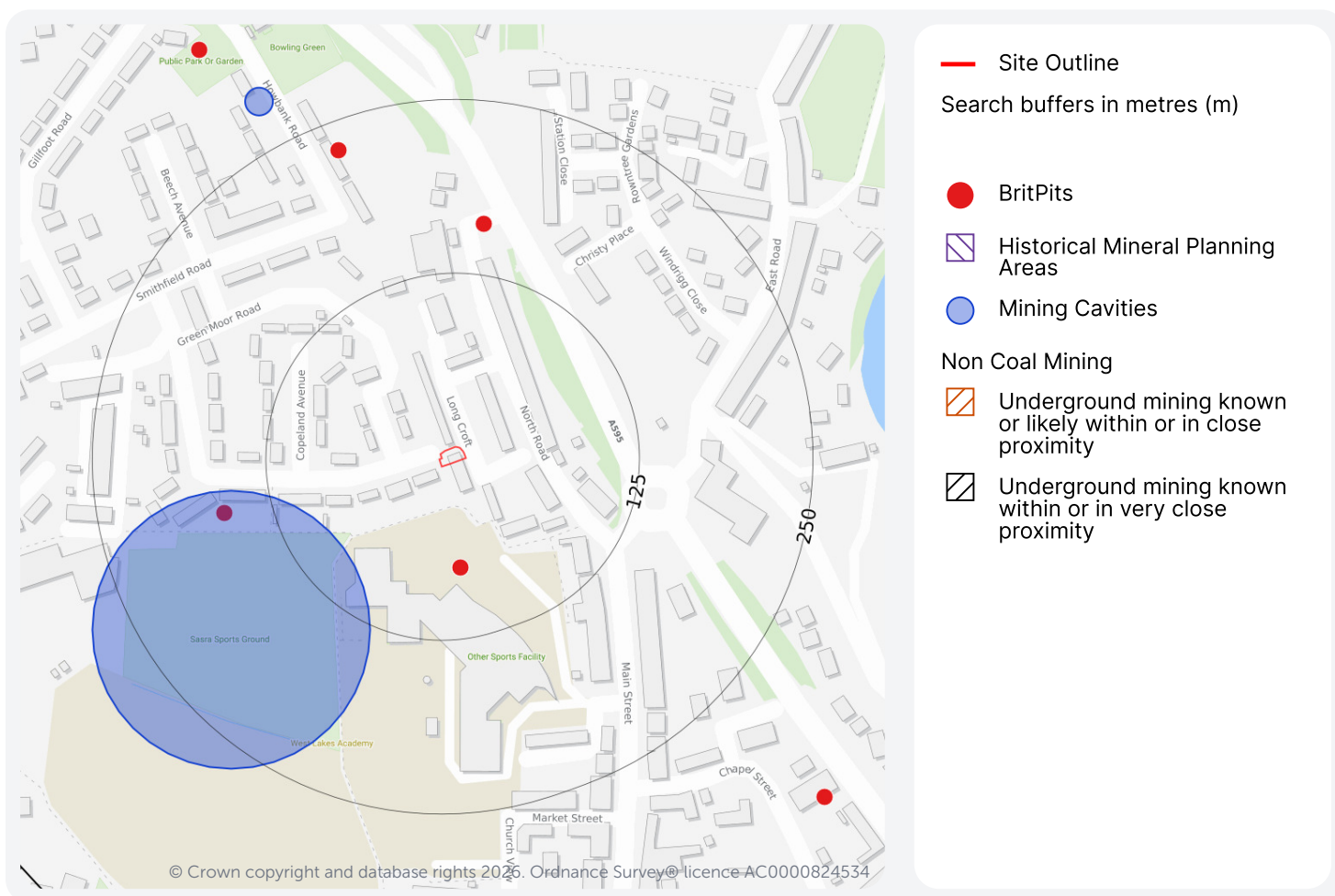
Identified

The data summarised in this section relates to mining records identified from third party data providers. Although primarily related to non-coal mining activities, some coal mining features will also show in this section.

Section links

[Back to section summary](#) →

Consultant's assessment	→	Mining features	→
Mining records	→	Historical features	→



BritPits

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Location	Details	Description
74m S	Name: Falcon Pit Address: EGREMONT, Cumberland Commodity: Hematite (Iron Ore) Status: Ceased	Type: Working is wholly underground, access by shaft, adit, drift or incline. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun' Ee' - Scots). May also be locally termed 'Quarry' or 'Underground Quarry' when referring to sites extracting building stone (e.g. in Dorset and Wiltshire). The location given is that of the mine entrance and may be approximate for older sites shown on contemporaneous mapping by the Geological Survey used as the source document. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
160m W	Name: Gillfoot Park Mine, Pit No. 6 Address: EGREMONT, Cumberland Commodity: Hematite (Iron Ore) Status: Ceased	Type: Working is wholly underground, access by shaft, adit, drift or incline. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun' Ee' - Scots). May also be locally termed 'Quarry' or 'Underground Quarry' when referring to sites extracting building stone (e.g. in Dorset and Wiltshire). The location given is that of the mine entrance and may be approximate for older sites shown on contemporaneous mapping by the Geological Survey used as the source document. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
162m N	Name: Lonsdale Co's Pit Address: EGREMONT, Cumberland Commodity: Hematite (Iron Ore) Status: Ceased	Type: Working is wholly underground, access by shaft, adit, drift or incline. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun' Ee' - Scots). May also be locally termed 'Quarry' or 'Underground Quarry' when referring to sites extracting building stone (e.g. in Dorset and Wiltshire). The location given is that of the mine entrance and may be approximate for older sites shown on contemporaneous mapping by the Geological Survey used as the source document. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

Location	Details	Description
230m N	Name: Gillfoot Park Mine, Pit No. 2 Address: EGREMONT, Cumberland Commodity: Hematite (Iron Ore) Status: Ceased	Type: Working is wholly underground, access by shaft, adit, drift or incline. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun' Ee' - Scots). May also be locally termed 'Quarry' or 'Underground Quarry' when referring to sites extracting building stone (e.g. in Dorset and Wiltshire). The location given is that of the mine entrance and may be approximate for older sites shown on contemporaneous mapping by the Geological Survey used as the source document. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

Mining cavities

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

Location	Mine Address	Mineral
92m SW	Helder, Cumbria	Hematite

This data is sourced from Stantec UK Ltd.

Coal mining areas

The property is within a generalised area that could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

Non-coal mining

Historical features ?

Identified

The data summarised in this section relates to mining related features or structures that have been identified from historical maps.

Section links

- Back to section summary →
- Consultant's assessment → Mining features →
- Mining records → Historical features →



Non-coal mining

Historical land uses identified from Ordnance Survey® mapping that involved mining for substances other than coal.

Location	Land use	Date
On site	Iron Ore Mine	1899
On site	Unspecified Mine Quarry	1898
27m S	Unspecified Pit	1899

Location	Land use	Date
36m SW	Unspecified Heap	1926
36m SW	Unspecified Pit	1898
40m SW	Unspecified Heap	1956
40m W	Unspecified Pit	1898
45m W	Unspecified Pit	1899
133m E	Ground Workings	1963
133m E	Ground Workings	1969
171m NW	Unspecified Disused Pit	1926
171m NW	Unspecified Pit	1898
174m E	Unspecified Mine	1898
179m E	Ground Workings	1969
237m NW	Iron Ore Mine	1899
237m NW	Mine	1924

This data is sourced from Groundsure.

Coal and associated mining

Historical land uses identified from Ordnance Survey® mapping that indicate the presence of coal working. Coal mines were often also associated with the extraction of ironstone.

Location	Land use	Date
153m W	Old Coal Shaft	1926
156m W	Old Coal Shaft	1924

This data is sourced from Groundsure.

Ground stability

Identified

Issues or hazards relating to ground stability have been identified within the vicinity of the property.

Section links

[Infilled land](#) →

Natural instability

Searches of natural ground stability data have not identified any potential ground stability risks.

Shrink-swell hazard

Non-Plastic

Natural ground subsidence

Not identified

Landslides

Not identified

Natural cavities

Not identified

Coastal erosion

Not identified

Infilled land

Areas of infilled land or landfill have been identified in the vicinity of the site.

Infilled land

Identified →

Historical landfill sites

Not identified

Sinkholes

No records of sinkholes have been identified in the vicinity of the property.

Reported recent incidents

Not identified

Recorded incidents (Stantec)

Not identified

Historical incidents

Not identified

Next steps

Ground stability

The property is indicated to lie within an area that could be affected by infilled land.

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings
- if the property is in an area at risk of shrink-swell subsidence and has clay drainage pipes, consideration should be given to replacing these with a modern equivalent
- if a residential property, check whether it benefits from an NHBC guarantee or other builder warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report.



Why do we search beyond the property boundary?

Ground stability refers to the risk of the ground moving due to natural or man-made causes. We assess both the site and the surrounding area, as nearby ground movement can signal wider underground patterns that may eventually affect your home.



Ground stability

Infilled land

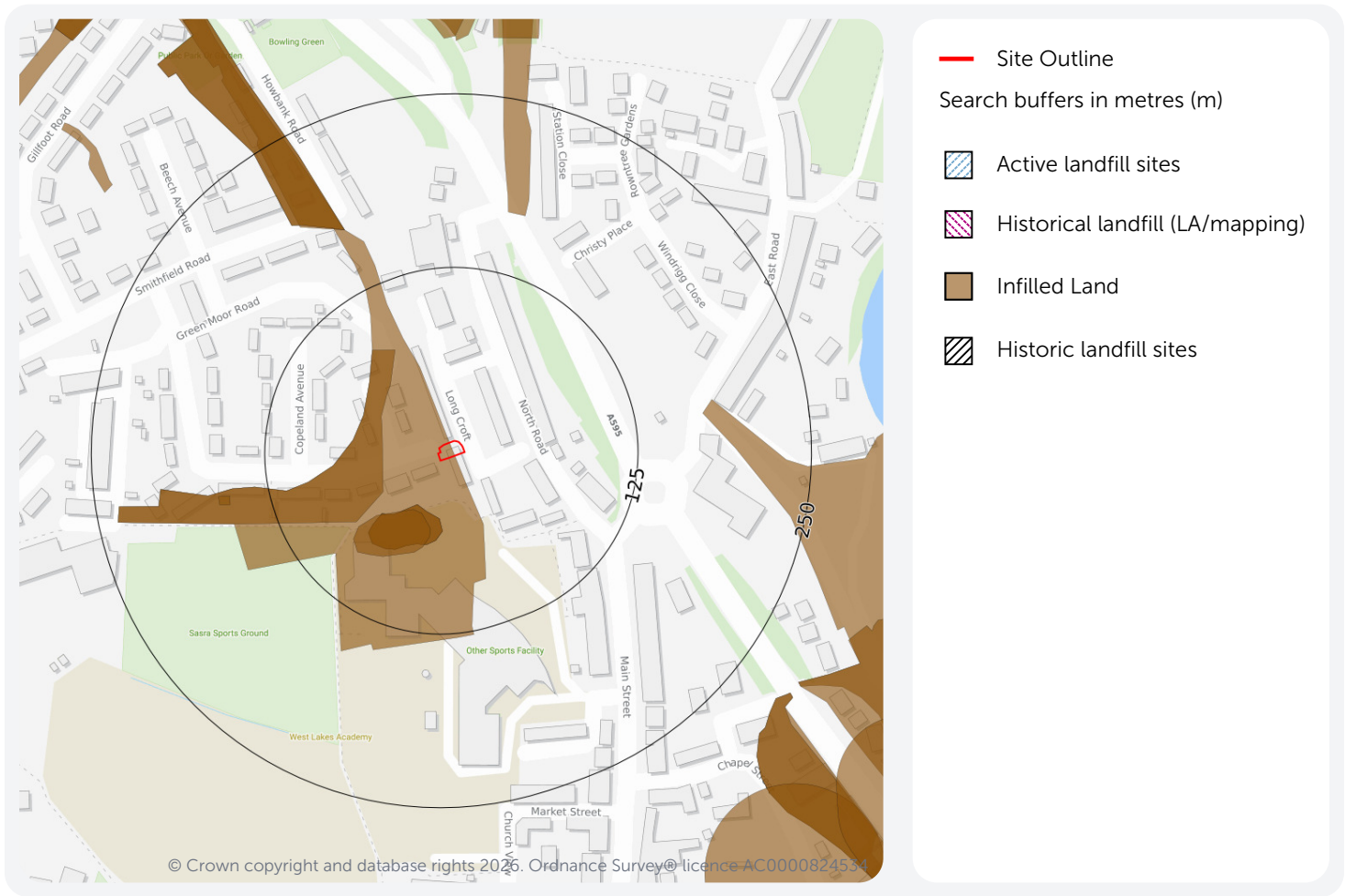
Identified

The data summarised in this section relates to areas of man-made infilled land. These areas of land have the potential to settle and compact causing ground instability and subsidence.

Section links

[Back to section summary](#) →

[Infilled land](#) →



- Site Outline
- Search buffers in metres (m)
-  Active landfill sites
-  Historical landfill (LA/mapping)
-  Infilled Land
-  Historic landfill sites

Infilling from historical mapping

These are records of areas of land that have been potentially infilled with unknown materials. Groundsure have identified these areas from our comprehensive collection of historical maps. Depending on the nature of the materials that have been used for infilling there is the potential for these areas to settle over time. As such, any buildings situated on these areas could be at risk from ground instability or subsidence.

Location	Year of mapping	Land Use	Mapping scale
On site	1898	Unspecified Mine Quarry	10560

Location	Year of mapping	Land Use	Mapping scale
36m SW	1898	Unspecified Pit	10560
36m SW	1926	Unspecified Heap	10560
40m SW	1956	Unspecified Heap	10560
40m W	1898	Unspecified Pit	10560

This data is sourced from Groundsure.

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Mining features		Geological features	
Mine entries	Not identified	Artificial and made ground (10k)	Not identified
Mineralised veins	Not identified	Linear features - mineral veins (10k)	Not identified
Surface workings	Not identified	Artificial and made ground (50k)	Not identified
Surface features	Not identified	Linear features - mineral veins (50k)	Not identified
Underground mine workings	Identified	Oil and gas	
Reported subsidence	Not identified	Oil or gas drilling well	Not identified
Mine waste tips	Identified	Proposed oil or gas drilling well	Not identified
Secured features	Not identified	Licensed blocks	Not identified
Licence boundaries	Not identified	Potential future exploration areas	Not identified
Researched mining	Identified	Natural instability	
Mining Record Office plans	Identified	Property shrink-swell assessment	Not identified
BGS mine plans	Identified	Shrink-swell clays	Not identified
Mining records		Landslides	Not identified
BritPits	Identified	National landslide database	Not identified
Mineral Planning Areas	Not identified	Running sands	Not identified
Non-coal mining areas	Not identified	Compressible deposits	Not identified
Mining cavities	Identified	Collapsible deposits	Not identified
Coal mining areas	Identified	Dissolution of soluble rocks	Not identified
Brine areas	Not identified	Natural cavities	Not identified
Gypsum areas	Not identified	Coastal Erosion	
Tin mining areas	Not identified	Shoreline Management Plan (SMP) delivered	Not identified
Historical Features		Projections with no future intervention (NFI) and complex geology	Not identified
Non-coal mining	Identified		
Coal and associated mining	Identified		
Industry associated with mining	Not identified		

Sinkholes		Infilled land	
Reported recent incidents	Not identified	Infilling from historical mapping	Identified
Recorded incidents (Stantec)	Not identified	Active landfill sites	Not identified
Historical incidents	Not identified	Historical landfill (from Environment Agency records)	Not identified
		Historical landfill (from Local Authority and historical mapping records)	Not identified

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations .

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Avista report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference .

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

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 Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

COMPLAINTS PROCEDURE: If you want to make a complaint, 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
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.

Email: info@groundsure.com .

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 their final decision.

Groundsure's Terms & Conditions can be viewed here: www.groundsure.com/terms-conditions-april-2026/ .

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation  for full details.