



COAL EXTRA

REGULATED RESIDENTIAL COAL MINING REPORT

+ Subsidence Buffer Report + UK Brine (Inc. Cheshire) Mining Risk Assessment

Overall Result:

PASSED

Expert Opinion:

Within the scope of this assessment, the Site is not considered to be susceptible to coal mining-related ground instability. Any identified coal 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.

Within Coal Mining Reporting Area

YES

Within Brine Mining Reporting Area

NO

Report Address:

Sample Address

Coal Mining Features

Assessment

| | | | |
|--|----|--------|---|
| Past underground coal mining | NO | PASSED | ■ |
| Present underground coal mining | NO | PASSED | ■ |
| Future underground coal mining | NO | PASSED | ■ |
| Shafts and adits (mine entries) | NO | PASSED | ■ |
| Coal mining geology | NO | PASSED | ■ |
| Past opencast coal mining | NO | PASSED | ■ |
| Present opencast coal mining | NO | PASSED | ■ |
| Future opencast coal mining | NO | PASSED | ■ |
| Coal mining subsidence claims (Incl. Subsidence Claims Buffer Report) | NO | PASSED | ■ |
| Mine gas emissions | NO | PASSED | ■ |
| Emergency surface hazard call-out incidents | NO | PASSED | ■ |
| Brine Mining | NO | PASSED | ■ |

Report Details:

Report Reference:

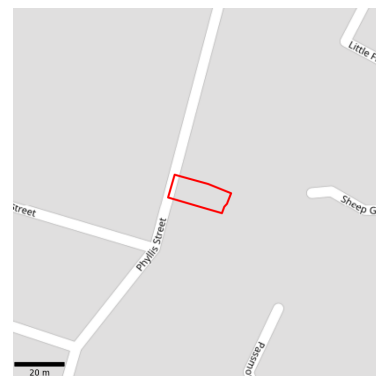
Sample Reference

Client Reference:

Sample Reference

Date: 01/07/2023

Location Plan:



Additional Mining & Ground Hazards

NO

ASSURE INCLUDED

Includes coal and Cheshire brine search protection - £100,000

Official Coal Authority Licensed Data: V1_340_20230703_F | 07-07-2023



Assessed by the:



Geohazard
Risk Team

Professional Opinion & Report Conclusions:**PASSED**

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 (where applicable):

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 our team directly to discuss the appropriate further steps.

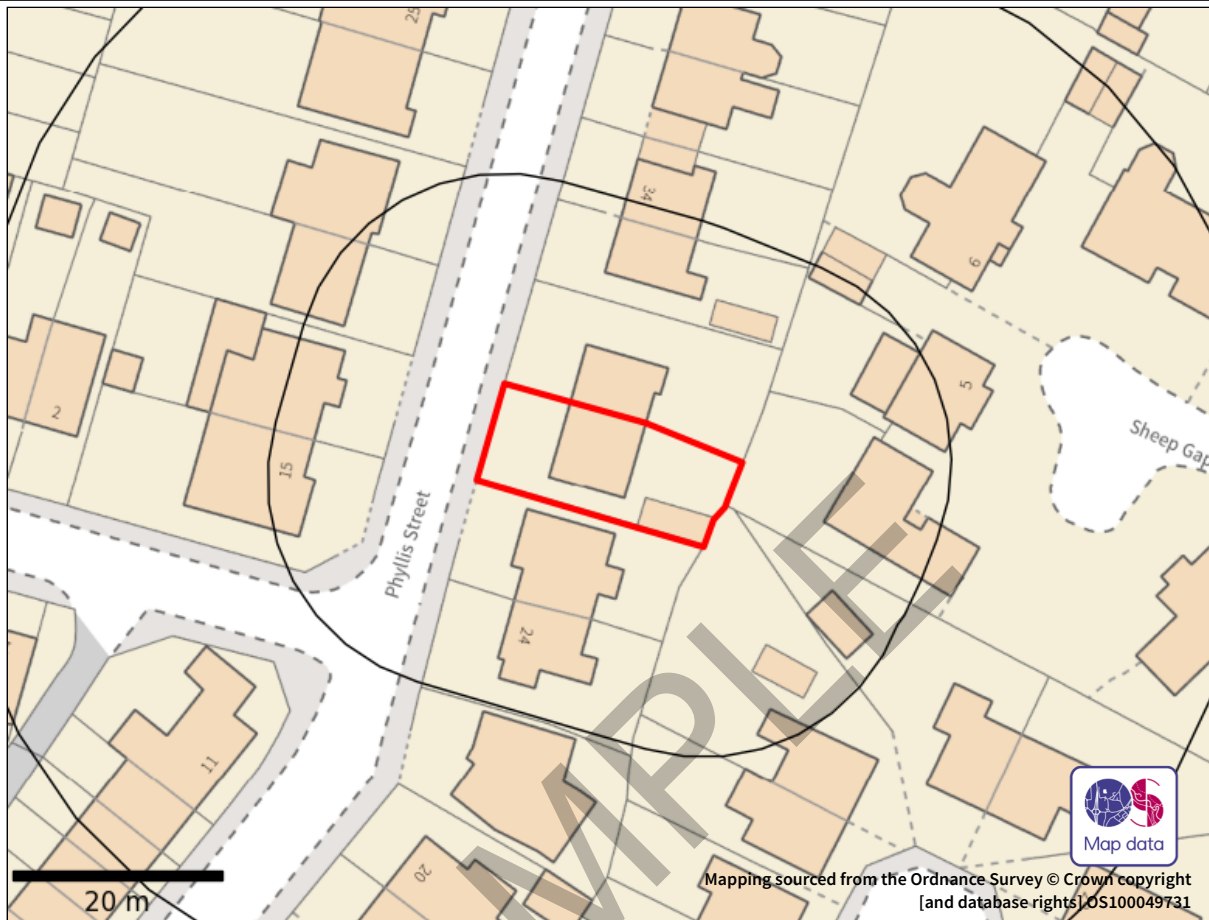
Contact the report author by calling our team on: 0330 900 7500

Additional Ground Hazards:**Ground Stability Hazards Passed**

We have concluded that the site is not affected by other ground hazards, including natural ground instability and past underground non-coal mining. The assessment is based upon data, such as abandoned mine plans, maps, records and archives digitised within our Geographical Information System (GIS).

No further actions relating to non coal mining related ground stability are required

Mining Hazard Map



Site Address: Sample Address

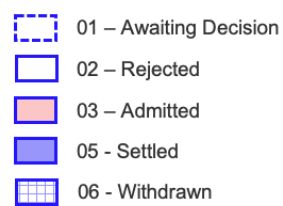
Hazard Map Key

Coal Authority Data

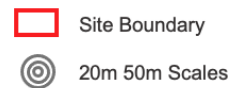
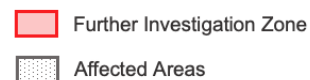
Mine Entries












Subsidence Claims



Hazard Zones



| Detailed Findings of Coal Mining Hazards: | | |
|--|--------|---|
| Past underground coal mining | PASSED |  |
| <p>The Site is not within a surface area that could be affected by historic, known underground coal mining.</p> <p>The Site is not within a surface area that could be affected by historic, known shallow underground coal mining.</p> <p>The Site is not within a surface area that could be affected by historical unrecorded shallow underground mining.</p> | | |
| Present underground coal mining | PASSED |  |
| <p>The Site is not situated within an area which could be affected by currently active underground coal mining.</p> | | |
| Future underground coal mining | PASSED |  |
| <p>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.</p> <p>The Site is not situated within the influence of a Section 46 Notice.</p> | | |
| Shafts and adits (mine entries) | PASSED |  |
| <p>There are no recorded mine entries within 20 metres of the Site.</p> | | |
| Coal mining geology | PASSED |  |
| <p>There are no recorded faults, fissures or breaklines that occur within the influence of the Site.</p> | | |
| Past opencast coal mining | PASSED |  |
| <p>The Site is not situated within any past licence areas for the opencast extraction of coal.</p> <p>There are no unlicensed opencast pits or extraction sites beneath the Site.</p> | | |
| Present opencast coal mining | PASSED |  |
| <p>The Site is not situated within an area which could be affected by currently active opencast coal mining.</p> | | |
| Future opencast coal mining | PASSED |  |
| <p>There are no plans by the Coal Authority to grant a licence to extract coal using opencast methods within 800 metres surrounding the Site.</p> | | |
| Coal mining subsidence claims | PASSED |  |
| <p>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.</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.

Mine gas emissions

PASSED



There are no records of any Mine Gas hazards within the influence of the Site and there is no record of any Mine Gas emissions requiring action.

Emergency surface hazard call-out incidents

PASSED



The Site is not situated within the influence of a coal mining-related hazard.

Brine Mining

PASSED



The Site is not located within a Brine Mining Area.

SAMPLE

FURTHER INFORMATION

Additional Remarks

TerraSearch® Coal Extra is a 'Con29m-Compliant' and site-specific evaluation of coal and brine mining hazards. The report comprehensively reviews official licensed coal authority data and other available records. The report also includes a screening for non-coal mining and natural ground instability hazards and if identified, provides the option to upgrade to a Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) Ground Report. Dye & Durham (UK) Limited (formerly Terraforma IDC Limited)'s terms & conditions provide liability cover of £10m per report and TerraSearch® Coal Extra reports adhere to The Search Code as regulated by the Council of Property Search Organisations (see below for further information).

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) may 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: <https://www.groundstability.com/>.

For more information on the on whether the provisions of the 1952 and 1964 Cheshire Brine Pumping (Compensation for Subsidence) Acts apply to this Site, please refer to www.cheshirebrine.com.

Contact Dye & Durham (UK) Limited (formerly Terraforma IDC Limited)

In the event you require any further information about this report, you can contact Dye & Durham (UK) Limited (formerly Terraforma IDC Limited)'s expert geologists at: insight-info@dyedurham.com; Tel: 0330 900 7500. For further information regarding ground hazards you can visit: <https://www.terraformaidc.co.uk>.

Limitations

This TerraSearch® Report has been carried out with reference to Dye & Durham (UK) Limited (formerly Terraforma IDC Limited)'s bespoke GIS database, an extensive collection of abandoned mine plans, maps, records and archives in our possession. This report does not specifically report on non-coal mining hazards, or natural ground stability hazards, such as subsidence, landslip or coastal erosion, however a screening assessment is provided.

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 Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) 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. Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) 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 Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) 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.

Terms and Conditions

This report is provided under the Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) Terms and Conditions, a copy of which is available on our website at: https://www.terraformaidc.co.uk/terms_and_conditions. They provide a limit of liability per report of £10 million, backed by Professional Indemnity Insurance; details available on request.

Copyright Statements

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This report may contain plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data.

This report provides an assessment of brine mining and where so, any and all assessment of brine mining hazards/risk is made by Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) only. The report may include information relating to Cheshire Brine Subsidence claims and is provided by the Cheshire Brine Subsidence Compensation Board (CBSCB) within an, unaltered, attached search (Cheshire Salt Search). The use of the information is restricted to the terms and provisions contained in this report.

Important Consumer Information

This search has been produced by Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) – Address: Imperium, Imperial Way, Reading, RG2 0TD; Email: insight-info@dyedurham.com; Telephone: 0330 900 7500, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code. 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 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 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.

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 OUR TEAM IF YOU WOULD LIKE A COPY OF THE SEARCH CODE



Complaints

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 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 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 site: www.tpos.co.uk.

You can get more information about the PCCB from www.propertycodes.org.uk or from our website at <https://www.terrafirmidc.co.uk/>.

Complaints Procedure

If you want to make a complaint directly to Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited), 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: Senior Executive, Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) - Address: Imperium, Imperial Way, Reading, RG2 0TD; Email: insight-info@duredurham.com; 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 their final decision.

WE TRUST THIS REPORT PROVIDES THE INFORMATION YOU REQUIRE. PLEASE CONTACT US IF YOU HAVE ANY QUERIES OR IF WE CAN BE OF ANY FURTHER ASSISTANCE.




Coal & Brine Report Insurance Backed Guarantee

In the unlikely event that the coal or brine data used by Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) in order to compile their report is later found to be inaccurate, the purchaser of the report benefits from Loss of Value Protection of up to £100,000 and should the purchaser later suffer a financial loss, following their reliance on the report, are protected by Dye & Durham (UK) Limited (formerly Terraforma IDC Limited).

Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) are protected by an indemnity policy through CLS Property Insight Limited through their insurer Great Lakes Insurance SE, UK Branch. Please note that claims are subject to the terms and conditions of the policy that Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) hold with CLS Property Insight Limited. Terms of this policy can be found below:

| | |
|--------------------------------------|---|
| Policy Number: GESI 0035553CV | |
| Insurer | Great Lakes Insurance UK Limited Great Lakes Insurance UK Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. |
| Insured | Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) |
| Purchaser | The person who buys the Search Report from the Insured, and/or any of the following: <ol style="list-style-type: none"> 1. The person who asked for the Search Report in connection with the purchase of the Property (and their mortgagee). 2. The person who purchased the Property (and their mortgagee) if the person selling the Property has asked for a Search Report for the benefit of the Purchaser as part of a seller's pack or if the Property has been purchased by way of auction. 3. The owner of the Property (and their mortgagee) if they are re-mortgaging the Property or the owner of the Property who has chosen to obtain a Search Report. 4. Their estate and beneficiaries, to whom the benefit of the Policy will pass in the event of their death during the Period of Insurance. |
| Property | Any single residential property for which a Search Report is provided by the Insured for the benefit of the Purchaser during the Period of Insurance. |
| Search Report | The Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) Coal & Brine Report (or relevant Coal & Brine assessment section of any attached Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) report). |
| Limit of Indemnity | £100,000.00 in the aggregate in respect of any one Property |
| Effective Date | The date of the Search Report, provided by the Insured to the Purchaser being the date that cover will commence. |
| Period of Insurance | Cover for each individual Property will be from the Effective Date until the Purchaser of the Search Report either; <ol style="list-style-type: none"> (a) no longer has an interest in the Property, or, (b) until the date of a Subsequent Search Report is obtained by the Purchaser after the Effective Date, whichever is the sooner. |
| Insured Use | The continued use of the Property as a single residential house or flat as constructed and used at the Effective Date. |
| Cover | Subject to the terms and conditions of this Policy and provided the Property has been declared to the Insurer and the Premium inclusive of Insurance Premium Tax has been paid to the Administrator, the Insurer will indemnify the Insured during the Period of Insurance in respect of Loss arising from any claim by a Purchaser made against the Insured resulting from inaccurate data having been incorporated into such Search Report. |
| Market Value | The value of the Purchaser's interest in the title to the Property as determined by a surveyor appointed by agreement between the Insurer and the Insurer, but subject to General Condition 11. |
| Loss | <ol style="list-style-type: none"> 1. The loss in Market Value of the Property directly attributable to any changes in the information revealed in a subsequent Search Report obtained by the Purchaser, which was not revealed in the Search Report provided to the Purchaser, which was carried out on the Effective Date, such loss in Market Value to be calculated at the date of the subsequent Search Report, and 2. All other costs and expenses which have been agreed in advance by the Insurer. |
| Exclusions | The Insurer will not be liable to indemnify the Insured for: <ol style="list-style-type: none"> 1. Loss which is or would otherwise be recoverable under a building's insurance policy. 2. Loss arising wholly or partly because of the wilful act or neglect of the Insured. 3. Loss if at the date of a claim the Purchaser is not the legal or beneficial owner of the Property. 4. Loss in relation to loss of a transaction for the sale or for the purchase of the Property and any costs incurred by the Purchaser in relation to the loss of such transaction. 5. Loss in respect of structural or other physical damage caused to the Property by subsidence or flooding after the Effective Date. 6. Loss as a result of any change in information in response to sections 3 – Future underground coal mining and 8 – Future opencast coal mining of the Search Report carried out at the Effective Date. 7. Loss in respect of the information in any subsequent Search Report after the Effective Date if this information also appears on the Search Report issued to the Purchaser on that date. |

| | |
|------------------------|---|
| | <ol style="list-style-type: none"> 8. Loss in relation to any change to the CON29M (2018) Search form and/or the Search Report made after the Effective Date which affects the Insurer's responsibility under this Policy, if Insurers would not have been responsible for the Loss before such change. 9. Loss in relation to the contents of any brine data whatsoever contained within the standalone Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) CON29M Coal Report. 10. Loss in relation to any change in the interpretation of information upon which Search Report was produced provided such information remains unchanged. 11. Loss arising from claims made under this Policy by any party other than the Insured. 12. This Policy does not cover any Loss and/or any legal liability caused by or arising out of or in connection with any of the following: <ol style="list-style-type: none"> a) any malicious or non-malicious electronic data activity (including computer system failure and/or a cyber incident), including but not limited to any action taken in controlling, preventing, suppressing, or remediating any cyber act or incident. b) Radioactivity, including but not limited to contamination by radioactivity from any nuclear fuel, waste, weaponry, or equipment. c) War, invasion, civil war, rebellion, revolution, or a similar event. d) any act of terrorism, meaning an act including but not limited to the use of force, violence and/or threat, of any person(s), whether acting alone or on behalf of or in connection with any organisation(s) or government(s), committed for political, religious, ideological or similar purposes including the intention to influence any government or to put the public, or any section of the public, in fear. 13. The Insurer will not provide any insurance cover or benefit and will not pay any sum if doing so would mean that the Insurer is actual or potential contravention of any sanction, prohibition or restriction imposed by any law or regulation applicable to the Insurer. |
| Claims Conditions | <ol style="list-style-type: none"> 1. It is a condition precedent of the Insurer's liability under this Policy that the Policyholder and/or the Purchaser will give written notice to the Administrator at the address shown under "Making a Claim", below, as soon as reasonably practicable, of any circumstances likely to give rise to a claim for which the Insurer may be liable under this Policy and provide the Administrator with such information and documentation as may reasonably be requested. 2. The Insurer will be entitled to decide how to defend or settle a claim. 3. The Insurer will be entitled to participate fully in any defence, negotiation or settlement of a claim or circumstance and in any such event the Policyholder and/or the Purchaser will (to the extent reasonably practicable in the circumstances, but without limitation): <ol style="list-style-type: none"> (i) not incur any cost or expense without first consulting with and receiving written consent from the Insurer. (ii) not make any admission of liability, offer, settlement, promise, payment or discharge without first consulting with and receiving written consent from the Insurer. (iii) give the Insurer access to and provide the Insurer with copies of all correspondence and documentation available to the Insured in relation to the claim or circumstance and afford the Insurer sufficient time in which to review and comment on such documentation. (iv) inform the Insurer of any proposed meeting with any third party in relation to a claim or circumstance and allow the Insurer to attend such meeting and, if the Insurer so requests, provide a detailed written account of the subject and outcome of any such meeting or discussion at which the Insurer was not present. (v) conduct all negotiations and proceedings in respect of any claim or circumstance with advisers of which the Insurer has approved in writing and take such action as the Insurer may reasonably require to contest, avoid, resist, compromise or otherwise defend any claim or circumstance. (vi) provide the Insurer with such other information and assistance in connection with any claim or circumstance as the Insurer may reasonably request. 4. The Insurer will be entitled to all rights and defences it may have in respect of a claim by a Purchaser against any successor to that Purchaser. 5. If at the time of any claim made under this Policy, there is any other insurance in place whether effected by the Purchaser or by any other person under which the Purchaser may be entitled to make a claim the Insurer will be liable to pay or contribute in respect of a claim under this Policy only rateably with such other insurance. 6. If the Purchaser makes any claim knowing it to be false or fraudulent as regards amount or otherwise, this Policy will become voidable and all claims under it may be forfeited. 7. In the event of any claim under this Policy from a Purchaser where the Policyholder has failed to make the required declaration and/or has failed to pay the Premium due to the Insurer via the Administrator but the Insurer is still required to deal with the claim from the Purchaser, the Insurer will be entitled to seek recovery from the Policyholder of all claims monies paid to the Purchaser together with the amount of the Insurer's costs incurred in the handling of the claim. |
| Additional Information | <p>This is a summary of the policy and does not contain its full terms and conditions. A copy of the general conditions is available on request. In the event of a claim, please contact Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) (the 'Insured') in the first instance. Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited)'s terms and conditions (https://www.terrafirmidc.co.uk/terms_and_conditions) provide an assurance (section 3.8) that in the event of any successful claim, the award will be paid, in full, to the Customer/Purchaser.</p> |

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|---------------|---|
| Administrator | <p>CLS Property Insight Limited, 26 Kings Hill Avenue, West Malling, Kent, ME19 4AE. CLS Property Insight Limited can be contacted by email at info@clspropertyinsight.co.uk or by telephone on 01732 753 910.</p> <p> CLS Property Insight</p> <p> R P Partington Director</p> <p> Signed by CLS Property Insight Limited on behalf and with the authority of the Insurer</p> |
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SAMPLE