

**COAL****REGULATED NON-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

**Report Details:****Report Reference:**

Sample Reference

**Client Reference:**

Sample Reference

**Date:** 01/07/2023**Location Plan:****Coal Mining Features****Assessment**

Past underground coal mining	YES	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	■
Withdrawal of support	NO	PASSED	■
Working facilities orders	NO	PASSED	■
Payments to owners of former copyhold Land	NO	PASSED	■
Brine Mining	NO	PASSED	■

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

Official Coal Authority Licensed Data: V1\_339\_20230627\_F | 30-06-2023



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):

Given the depth of coal mine workings beneath the Site, any movement in the ground should have stopped.

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.

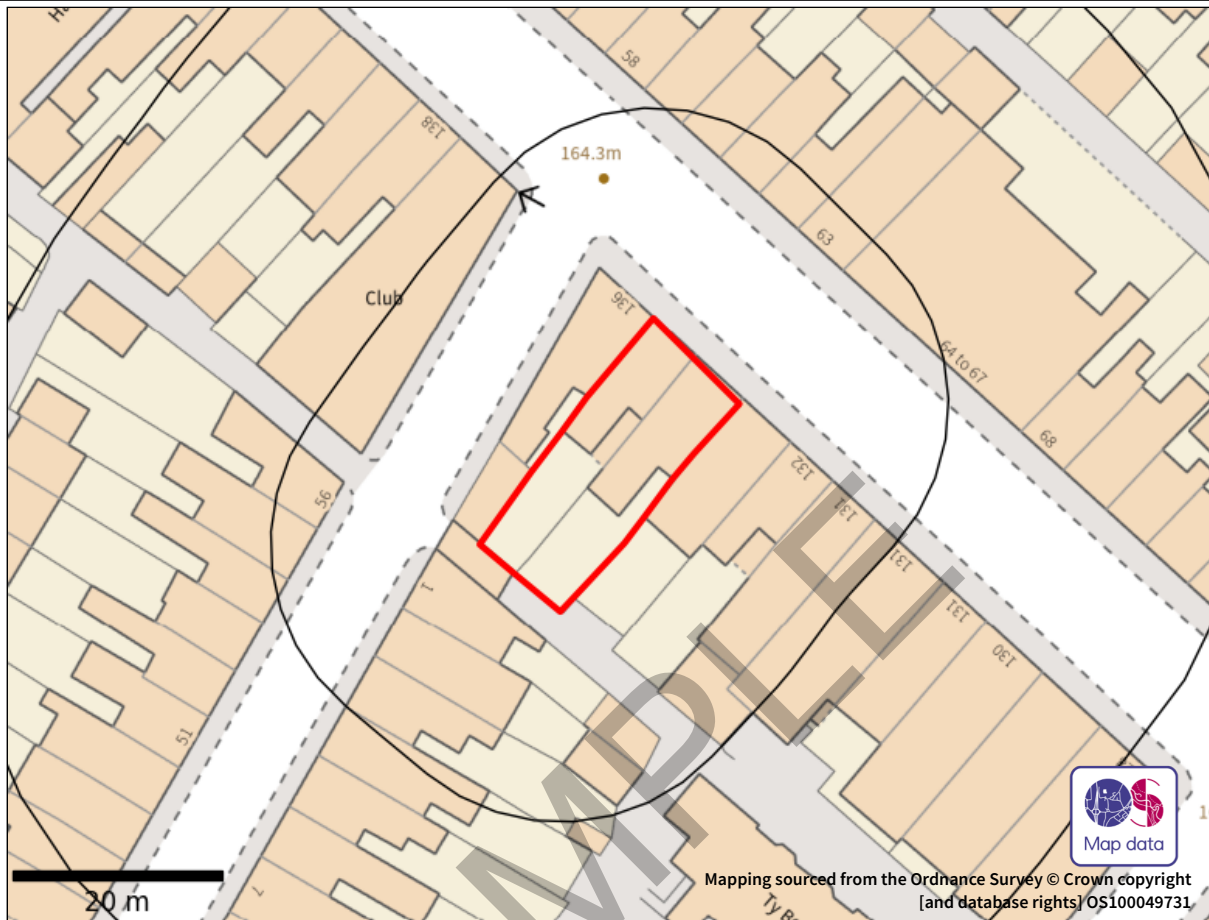
**Considering any future development of the Site:**

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

SAMPLE

## 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

-  Further Investigation Zone
-  Affected Areas

-  Site Boundary
-  20m 50m Scales

**Detailed Findings of Coal Mining Hazards:**
**Past underground coal mining**

PASSED



The Site is recorded to be within the surface area of underground coal mine workings of 3 seams of coal. Coal has been mined at an approximate depth of 148 to 329 metres beneath the surface. The last known working date is recorded as 1935.

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

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

**Present underground coal mining**

PASSED



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

**Future underground coal mining**

PASSED



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.

The Site is not situated within the influence of a Section 46 Notice.

**Shafts and adits (mine entries)**

PASSED



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

**Coal mining geology**

PASSED



There are no recorded faults, fissures or breaklines that occur within the influence of the Site.

**Past opencast coal mining**

PASSED



The Site is not situated within any past licence areas for the opencast extraction of coal.

There are no unlicensed opencast pits or extraction sites beneath the Site.

**Present opencast coal mining**

PASSED



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

**Future opencast coal mining**

PASSED



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

**Coal mining subsidence claims**

PASSED



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.

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.

#### Withdrawal of support

PASSED



The property is not in an area where notices to withdraw support have been given. 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.

#### Working facilities orders

PASSED



The property is not in an area for which any orders have been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

#### Payments to owners of former copyhold Land

PASSED



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

#### Brine Mining

PASSED



The Site is not located within a Brine Mining Area.

## FURTHER INFORMATION

### Additional Remarks

TerraSearch® Coal 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, allowing us to expertly interpret hazards from past, present and planned coal and brine mining hazards, before providing practical next steps, based on the level of risk identified. Dye & Durham (UK) Limited (formerly Terraforma IDC Limited)'s terms & conditions provide liability cover of £10m per report and TerraSearch® Coal 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](http://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](mailto: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.

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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.

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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.

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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.

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- 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



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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](mailto:admin@tpos.co.uk), Web site: [www.tpos.co.uk](http://www.tpos.co.uk).

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

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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.

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@dyedurham.com](mailto:insight-info@dyedurham.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](mailto:admin@tpos.co.uk). We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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