

Sample Site, Sample Street, Sample Town, XX1 1XX, England

Site area: 14842 m²



PinPoint certification

PinPoint Certifies the accuracy of the data in these reports. This Certification is supported by a £1M per claim Indemnity, provided by Aviva. What is within scope of the Certification can be found at www.pinpointinformation.co.uk/landmark-coal-certificate-v1.

Underground mining

↗ Past underground mining	Page 2	None identified
↑ Current underground mining	Page 2	None identified
↖ Future underground mining	Page 2	None identified
🏠 Mine entries	Page 2	None identified
🏠 Mining geology	Page 3	None identified

Opencast mining

🔗 Past opencast mining	Page 4	None identified
🔗 Current opencast mining	Page 4	None identified
🔗 Future opencast mining	Page 4	None identified

Other considerations

🏠 Coal mining subsidence claims	Page 5	None identified
💧 Mine gas	Page 5	None identified
🚨 Emergency surface hazard call out incidents	Page 5	None identified
⊕ Withdrawal of support	Page 5	None identified
🏠 Working facilities	Page 5	None identified
📄 Payments to owners of former copyhold land	Page 6	None identified

This Report identifies potential risk(s). Details of the risk(s) and suggested further steps are reported overleaf. Please Note: The risk assessments are based on licensed Coal Authority and PinPoint data as interpreted by PinPoint Coal Ltd

Phil Huddleston MRICS, Chartered Minerals Surveyor Director of PinPoint Coal Ltd

Underground mining

Past underground mining

Not identified ✓

Is the property within the zone of likely physical influence on the surface of past underground coal workings? If yes, indicate the number of seams involved, their depth and approximate last date of working.

For the purpose of this enquiry “zone of likely physical influence” will be based on the principle of 0.7 times the depth of the working allowing for seam inclination.

The property is not in an area where there are any maps to show that workings having taken place within influencing distance of the property.

Present underground mining

Not identified ✓

Is the property within the zone of likely physical influence on the surface of present underground coal workings? If yes, indicate the seams involved.

The property is not in the likely zone of influence of any present underground coal workings.

Future underground mining

Not identified ✓

(a) Is the property within any geographical area for which the oal Authority is determining whether to grant a licence to remove coal by underground methods?

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted? If yes, when was the licence granted?

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings? If yes, indicate the seams involved and approximate date of working

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991? If yes, supply the date and details of the last such notice.

For the purpose of this enquiry “geographical area” means the surface area directly above a licence being determined or granted.

The Coal Authority has not granted a licence to extract coal using underground methods in the area of this property.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

No notices under section under 46 of the Coal Mining Subsidence Act 1991 have been served which affect this property.

Mine entries)

Not identified ✓

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? If yes, supply a plan showing the approximate recorded location and any relevant information, where available, regarding any treatment carried out to such shafts, adits or entries.

Coal Authority records indicate mine entries to be present within the boundary of the property or within 20M surrounding it: The property boundary and the above-mentioned mine entries are shown on the plan

Underground mining

Coal mining geology

Not identified 

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?

No geological fissures, breaklines and/or other lines of weakness are present in the area that may have been affected or created by coal mining.

Opencast mining

Past opencast mining

Not identified ✓

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 inside the boundary of an opencast site from which coal has been removed by opencast methods.

Present opencast mining

Not identified ✓

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 within 200 metres of an opencast site from which coal is being removed by opencast methods.

Future opencast mining

Not identified ✓

- (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? If yes, when was the licence granted?

The property does not fall within 800 metres of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property does not fall within 800 metres of an opencast site for which a licence to remove coal by opencast methods has been granted.

Other considerations

Coal mining subsidence claims

Not identified ✓

(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? If yes, supply the date of such notice or claim.

(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? If yes, state whether such remedial obligation or claim was discharged by repair or payment, or a combination thereof.

(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 not received a damage notice or claim for the property since 1 January 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

Mine gas emissions

Not identified ✓

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?

There is no record of any action being required by the Coal Authority as a result of a mine gas emission within the boundary of the property.

Emergency surface hazard call out incidents

Not identified ✓

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?

There is no record of any action being required by the Coal Authority as a result of a surface hazard within the boundary of the property.

Withdrawal of support

Not identified ✓

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?

There is no record of any action being required by the Coal Authority as a result of a surface hazard within the boundary of the property.

Working facilities

Not identified ✓

Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof? If yes, supply the date and title of the order.

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

Other considerations

Payments to owners of former copyhold land

Not identified 

- (a) Has any relevant notice, which may affect the property, been given?
- (b) If yes, has any notice of retained interests in coal and coal mines been given?
- (c) If yes, has any acceptance notice or rejection notice been served?
- (d) If any such acceptance notice has been served, has any compensation been paid to a claimant?

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

Appendices

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Understanding the data

NOTES

- This official CON29M Residential Coal Mining Report is a site-specific interpretation of coal mining activity. These enquiries are The Law Society CON29M Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL.
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Coal

Underground coal mining

Underground mining creates spaces (or voids). The intense pressures set up by deep mining make these voids compress resulting in subsidence at the surface. Where the mining has been nearer to the surface, as is the case here, the pressures are less and the voids can remain for a longer period of time. When and where or if these voids might collapse and result in surface subsidence is difficult to predict but there is clearly an enhanced risk.

Pinpoint Zone of Influence

Landmark reports use a bespoke methodology to determine the zone of influence that is unique to them and highly accurate. The average depths of underground workings within the Zone Of Influence are reported by indicating the percentage depths for shallow workings (those less than 30M or 50M where the seam is unusually thick), moderate (depth ranges from 30M to 500M) and considerable (workings deeper than 500M). A count of the number of seams worked and the last date of mining from these is also reported.

Mine entries

Shafts and adits are the means by which coal is accessed from the surface. Shafts are vertical excavations sunk from the surface to the coal seams worked. Adits are tunnels that start at the surface and extend into the seams worked. The approximate location of any mine entries within 20M of the property boundary are referred to and shown on the plan

Summary

The report has identified what, if any, treatment is known to have been provided to the mine entries disclosed. Where treatment is unknown this does not mean none has taken place but simply that the Coal Authority does not have any record of it. This is because before the formation of the National Coal Board

there was no centralised recording facility and the treatment was reliant upon private operators and landowners.

If after reading this you are concerned about any of the issues raised here and wish to obtain further advice other than our Consultants Report, you will need to have a further detailed investigation undertaken and a report prepared by a suitably qualified professional; then follow any guidance given in that report.

Subsidence claims

The individual details of each claim are listed above. Further actions are recommended based on the particular status of a claim

- Claim Withdrawn: No Action generally but if damage was identified in the property there may be other causes than mining subsidence. Advise making further enquiry with the vendor.
- Claim Ongoing: make further enquiries of the Seller, their Solicitors or the Coal Authority
- Claim Settled: Where further detail is required seeking a Subsidence Claims History report from the Coal Authority might provide useful information as to for example, why the compensation was so high/low.

The existence of nearby claims does not necessarily mean that damage has been caused to other properties in the locality or will do so in the future. While there may not have been damage there most certainly will have been subsidence. The only method by which you can be sure no damage has been caused is to have an inspection undertaken.

Useful information

Statutory support

Under the Coal Mining Subsidence Act 1991, property owners have statutory protection. This provides that (save for coal worked through the Grant of Gale in the Forest of Dean, or any part of the Hundreds of St Briavels) damage caused by lawful disused coal mine workings or coal mine entries, shall be made good by the Coal Authority/Licensee to the reasonable satisfaction of the property owner. These sort of claims, need not usually involve either the home insurance company or mortgage lender. Further information can be obtained at www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form

The Coal Authority provides an emergency call out facility in coalfield areas to assess the public safety implications of mining feature. These include disused coal mine entries, shafts and coal related surface hazards. More information can be found at www.groundstability.com The Public Safety and Subsidence Department can be contacted through the Coal Authority's emergency telephone number is 01623 646333.

Report limitations

This Landmark Mining report has been carried out via the GIS of PinPoint Information Ltd, using a combination of TCA licensed data, British Geological Survey licensed data © NERC (2016), and PinPoint Information Ltd's digital collection of abandoned mine plans, maps, records and archives. Only in the case of a PinPoint Ground Stability report/module, does the report consider natural ground stability hazards, such as subsidence, landslip or coastal erosion. Only in the case of a PinPoint Minerals report/module and the combined coal and minerals report/module is ground stability through the extraction of minerals fully considered.

Some of the responses contained in this report are based on data and information provided by the United Kingdom Research and Innovation (UKRI) or its component body the British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither UKRI nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law.

Whilst Landmark has endeavoured to provide as accurate a report as possible, it should be realised that unrecorded or suspected workings can be discovered between known workings and therefore neither Landmark Information Group nor PinPoint Information Products Ltd can be held responsible for any settlement or subsidence problems as a result of a Site being affected by unrecorded feature relating to mining or natural underground cavities.

The Report is created by a remote investigation and reviews only information provided by the client (address/

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 PinPoint Information Products Ltd 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 features that could potentially have a direct influence upon the Site searched are considered relevant, with other (non-relevant) features present in the general area being omitted for ease of reference.

Landmark reports assess the risk posed in relation only to objectively identifiable criteria. For example, in the case of a Landmark Regulated Report, the assessment relates only to the type of hazards typically outlined in a Coal mining report answering Con29M questions as agreed from time to time by the Coal Authority and the Law Society of England & Wales. In this regard, from June of 2018, content relating to the activities of the Cheshire Brine Compensation Board ceased to be a requirement of a Con29M. As such, it is beyond the scope of this report to provide any information relating to the activities of the Cheshire brine Compensation Board. Landmark recommends that should a location be identified as being within the Cheshire Brine Compensation Area a Cheshire Salt report should be secured from your search provider.

It is beyond the scope of this Report to assess the potential loss amenity or aesthetic impact of certain hazards. For example, current or proposed open cast workings, despite their existence possibly affecting the Site's resale value.

This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the Landmark terms & conditions, and as such may be used by them for conveyancing or related purposes.

If you wish to discuss the relevance of any of the risk information contained in this report you should seek the advice of a qualified mining engineer or surveyor. If you or your adviser wish to examine the source plans from which the information has been taken these are normally available at the Coal Authority's offices: 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire NG1 4RG. They are viewable, by prior appointment, telephone 01623 637235 or in the case of minerals via the on-line facility afforded by British Geological Survey

Should you or your adviser wish to carry out any physical investigations that may enter, disturb or interfere with any disused mine entry or shallow workings, the prior permission of the owner must be sought. For coal mine entries and workings the owner will normally be the Coal Authority. With other Minerals, do not assume that the owner is the surface land owner, as ownership might previously have been severed.

Important consumer protection information



This search has been produced by:

Landmark Information Group Limited

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Imperial Way
Berkshire
RG2 0TD

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☎ 03300 366 619

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TPOs

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

🌐 www.tpos.co.uk

✉ admin@tpos.co.uk

☎ 01722 333306

Complaints procedure

If you want to make a complaint to Landmark, 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:

Customer Services Manager

Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

✉ helpdesk@landmark.co.uk

☎ 0330 036 6619

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

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Landmark Standard Terms and Conditions

Landmark Standard Terms and Conditions can be found here: https://www.landmark.co.uk/wpcontent/uploads/2022/07/landmark_terms_and_conditions_299431_8.0_content.pdf. Should you experience difficulties, please call our Customer Service Team on 0330 036 6619.

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