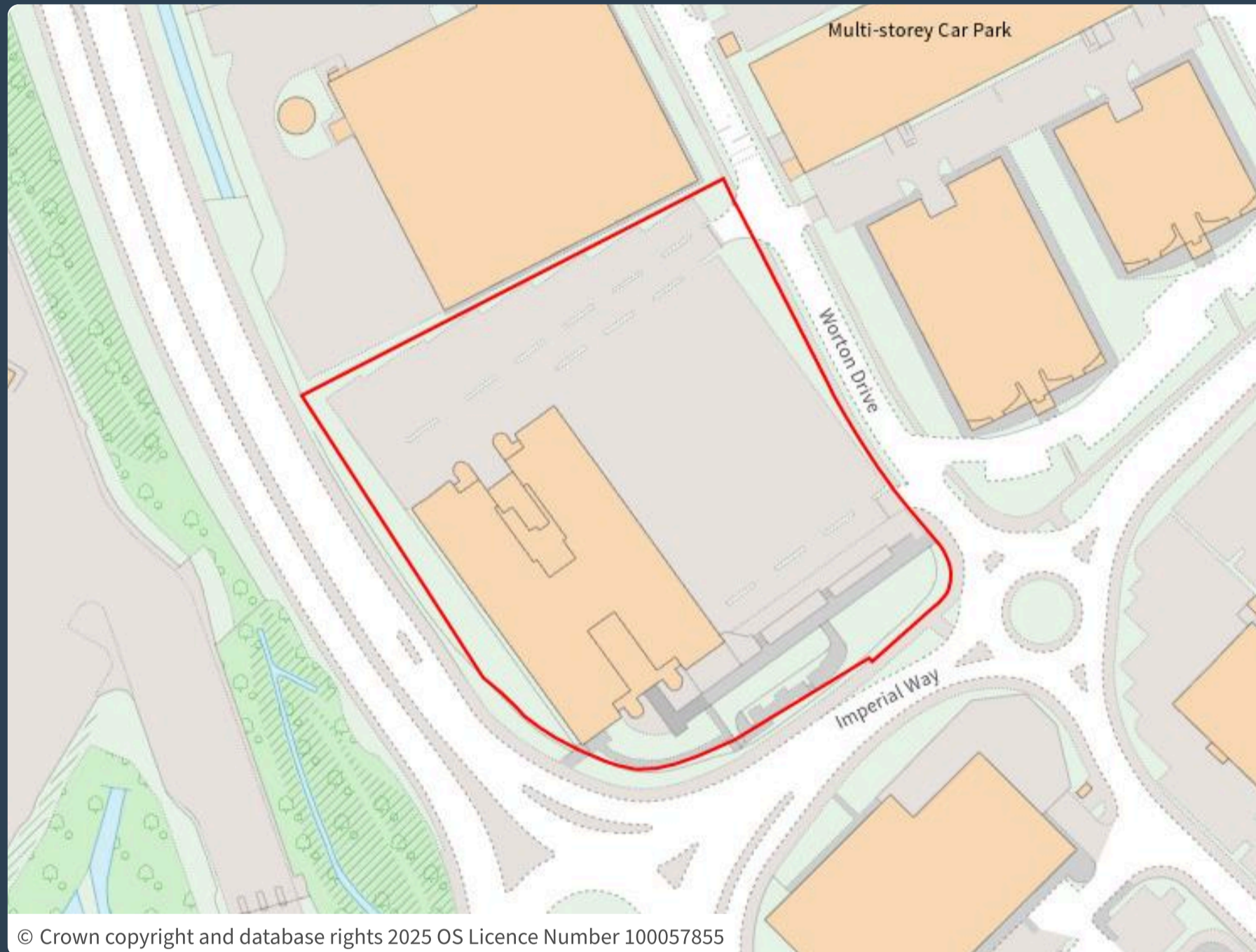


# Sample Site, Sample Street, Sample Town, XX1 1XX, England

Site area: 3420 m<sup>2</sup>



### 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](http://www.pinpointinformation.co.uk/landmark-coal-certificate-v1).

Reports are also supported by £10 million Professional Indemnity Insurance: details available on request.

### Underground mining

↖ Past underground mining	<a href="#">Page 2</a>	None identified
↑ Current underground mining	<a href="#">Page 2</a>	None identified
↗ Future underground mining	<a href="#">Page 2</a>	None identified

### Opencast mining

↖ Past opencast mining	<a href="#">Page 3</a>	None identified
↑ Current opencast mining	<a href="#">Page 3</a>	None identified
↗ Future opencast mining	<a href="#">Page 3</a>	None identified

### Mining (other)

🏠 Mine entries	<a href="#">Page 4</a>	None identified
📄 Mining geology	<a href="#">Page 4</a>	None identified
💧 Mine gas	<a href="#">Page 4</a>	None identified

### Other considerations

🏠 Subsidence claims	<a href="#">Page 5</a>	None identified
🚧 Surface hazards	<a href="#">Page 5</a>	None identified
⊕ Withdrawal of support	<a href="#">Page 5</a>	None identified
🏢 Working facilities	<a href="#">Page 5</a>	None identified
📄 Payments to owners of former copyhold land	<a href="#">Page 5</a>	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 ✓

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 ✓

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

## Future underground mining

Not identified ✓

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.

## Opencast mining

### Past opencast mining

Not identified ✓

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 ✓

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 ✓

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.

## Mining (other)

### Mine entries

Not identified ✓

There are no known or recorded coal mine entries within, or within 20 metres of, the boundary of the property

### Mining geology

Not identified ✓

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.

### Mining gas

Not identified ✓

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.

## Other considerations

### Subsidence claims

Not identified ✓

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.

### Surface hazards

Not identified ✓

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 ✓

The property is not in an area for which a notice of entitlement to withdraw support has been published.

### Working facilities

Not identified ✓

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.

### Payments to owners of former copyhold land

Not identified ✓

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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Useful information	08
Important consumer protection information	09
Terms and conditions and copyright	10



# Understanding the data

## 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](http://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](http://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 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.

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. RESIDENTIAL

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](http://www.bgs.gov.uk).

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

**Landmark**  
Information Group

This search has been produced by:

**Landmark Information Group Limited**

Imperium  
Imperial Way  
Berkshire  
RG2 0TD

✉ [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

☎ 0330 036 6619

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

## TPOs

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

🌐 [www.tpos.co.uk](http://www.tpos.co.uk)

✉ [admin@tpos.co.uk](mailto: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](mailto: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

## Scheme (TPOs)

✉ [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

☎ 01722 333306

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## Landmark Standard Terms and Conditions

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