

Coal Mining Search Passed

Search Administrator
Company
Address
City
County Post Code

Mining Searches UK

Highburrow Lane
Wilson way
Pool Industrial Estate
Redruth
Cornwall TR15 3RN
United Kingdom

T 01209 218861

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Website: www.miningsearchesuk.com

Date: November 02 2016
Our Reference: PR/84629
Your Reference:

A Property Street City County Post Code

OPINION

Mining Searches UK considers the property to be acceptably free from coal mining related risk.

No further action is required with regards to past coal mining.

PAST UNDERGROUND COAL MINING

The property does not lie within a surface area that could be affected underground coal mining.

CURRENT UNDERGROUND MINING

The property does not lie within the boundary of an underground site from which coal is being removed by underground methods.

FUTURE UNDERGROUND MINING

The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.

No notices have been given, under Section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

MINE ENTRIES

Mining Searches UK have no evidence of any known coal mine entries within, or within 20 metres of the boundary of the property.

COAL MINING GEOLOGY

Mining Searches UK have no evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

PAST OPENCAST MINING

The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.

CURRENT OPENCAST MINING

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

FUTURE OPENCAST MINING

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

COAL MINING SUBSIDENCE

Mining Searches UK have no evidence of a damage notice or subsidence claim for the property since 31st October 1994.

Mining Searches UK have no record of damage notices or subsidence claims within 50 meters of the property boundary recorded since 31st October 1994.

MINE GAS

No mine gas emissions are recorded within the boundary of the property.

HAZARDS RELATING TO COAL MINING

The property has not been subject to remedial works, by or on behalf of The Coal Authority, under its Emergency Surface Hazard Call Out procedures.

NOTES AND GUIDANCE

This search is based on, and limited to, the data supplied by the Coal Authority at the time of production.

As with all mining records there is no guarantee or assurance of reliability or accuracy. Mining Searches UK cannot be held responsible for any omissions or errors in the information upon which our interpretation has been based.

Mining records vary in document age, reliability, reproduction, quality of the original record, the reason for the production of the original document, skill of the original surveyor and accounting for the accuracy of the available surveying equipment at the time of production. It must be accepted that the information is subject to interpretation. Alternative interpretations may be possible.

In any area, sporadic, un-surveyed and ancient mine workings can exist, and unrecorded mine workings can never be ruled out. Mining Searches UK cannot be held responsible for any settlement or subsidence problems as a result of a property being affected by unrecorded mining features.

If the property is subject to development, a suitable mining investigation may be required to satisfy planning or building regulation conditions. If development is being considered, contact Mining Searches UK for further advice.

Unless otherwise expressly stated, nothing in this mining search shall create or confer any rights or other

benefits pursuant to the Contracts (Rights of Third Parties) Act 1999 in favour of any person other than the person commissioning this mining search.

This mining search only considers the coal extraction risk. It is not considered to be an environmental, ecological, contaminated land, archaeological survey or natural ground hazard assessment.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A DTI leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0845 762 6848.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries).

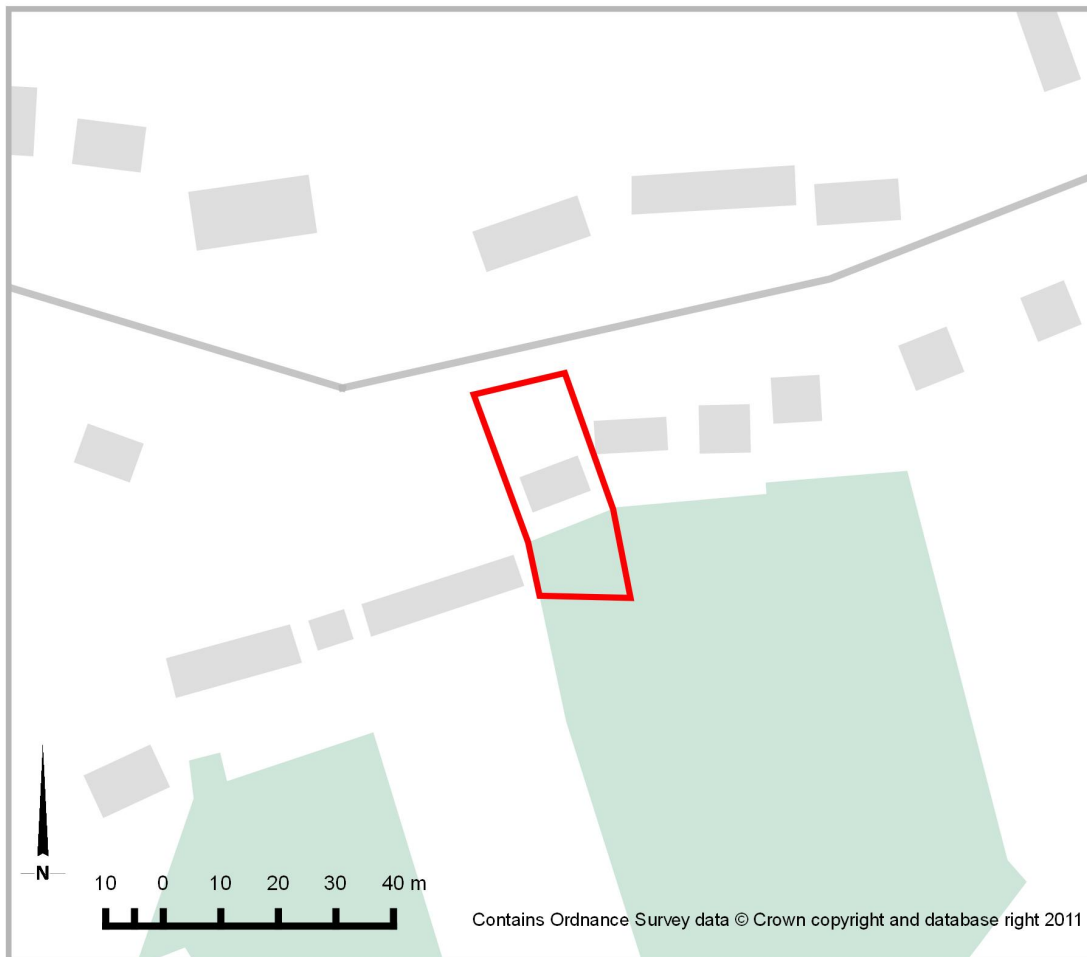
The Coal Authority emergency telephone number at all times is 01623 646333



Address:

Property: 00
Street: Street
Town: Town
City:
County : West Midlands
Postcode: Post code

Search information:

Reference: 00000
Author:
Date:
Scale: 1:1,250

**Legend:**

-  Property
-  Subsidence claim

Mine entries:

-  Adit
-  Shaft

CONSUMER INFORMATION WITH COMPLAINTS PROCEDURE

Important Consumer Protection Information

This search has been produced by Cornwall Mining Services Limited, trading as Mining Searches UK, Highburrow Lane, Wilson Way, Pool Industrial Estate, Redruth, Cornwall, TR15 3RN, 01209 218861, search@miningsearchesuk.com 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.

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

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 compensation of up to £5,000 to you if he finds that you have suffered actual loss 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

You can get more information about the PCCB from www.propertycodes.org.uk.

Please ask your search provider if you would like a copy of the search code 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.
- 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: Paul Raglan, Managing Director, Mining Searches UK, Highburrow Lane, Wilson Way, Pool Industrial Estate, Redruth, Cornwall, TR15 3RN, Tel: 01209 218861, Email: search@miningsearchesuk.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 his final decision. Highburrow Lane, Wilson Way, Pool Industrial Estate, Redruth, Cornwall, TR15 3RN, 01209 218861, search@miningsearchesuk.com