




Landmark Regulated Coal

COMMERCIAL

Underground Mining

	Past Underground Mining	NOT IDENTIFIED
	Current Underground Mining	NOT IDENTIFIED
	Future Underground Mining	NOT IDENTIFIED

Opencast Mining

	Past Opencast Mining	NOT IDENTIFIED
	Current Opencast Mining	NOT IDENTIFIED
	Future Opencast Mining	NOT IDENTIFIED

Mining (Other)

	Mine Entries	NOT IDENTIFIED
	Mining Geology	NOT IDENTIFIED
	Mine gas	NOT IDENTIFIED

Other Considerations

	Subsidence claims	NOT IDENTIFIED
	Surface hazard	NOT IDENTIFIED
	Withdrawal of support	NOT IDENTIFIED
	Working facilities	NOT IDENTIFIED
	Payments to Owners of Former Copyhold Land	NOT IDENTIFIED

This report is issued for the property described as:
Sample

Report Reference:
PP00905307

National Grid Reference:
471303.11 169396.18

Customer Reference:
339409237-1004906187-Sample Commercial

Report Date:
15/03/2024

CONTACT DETAILS

If you require any assistance please contact our customer services team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

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PINPOINT COAL

This report raises no coal mining related issues.



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

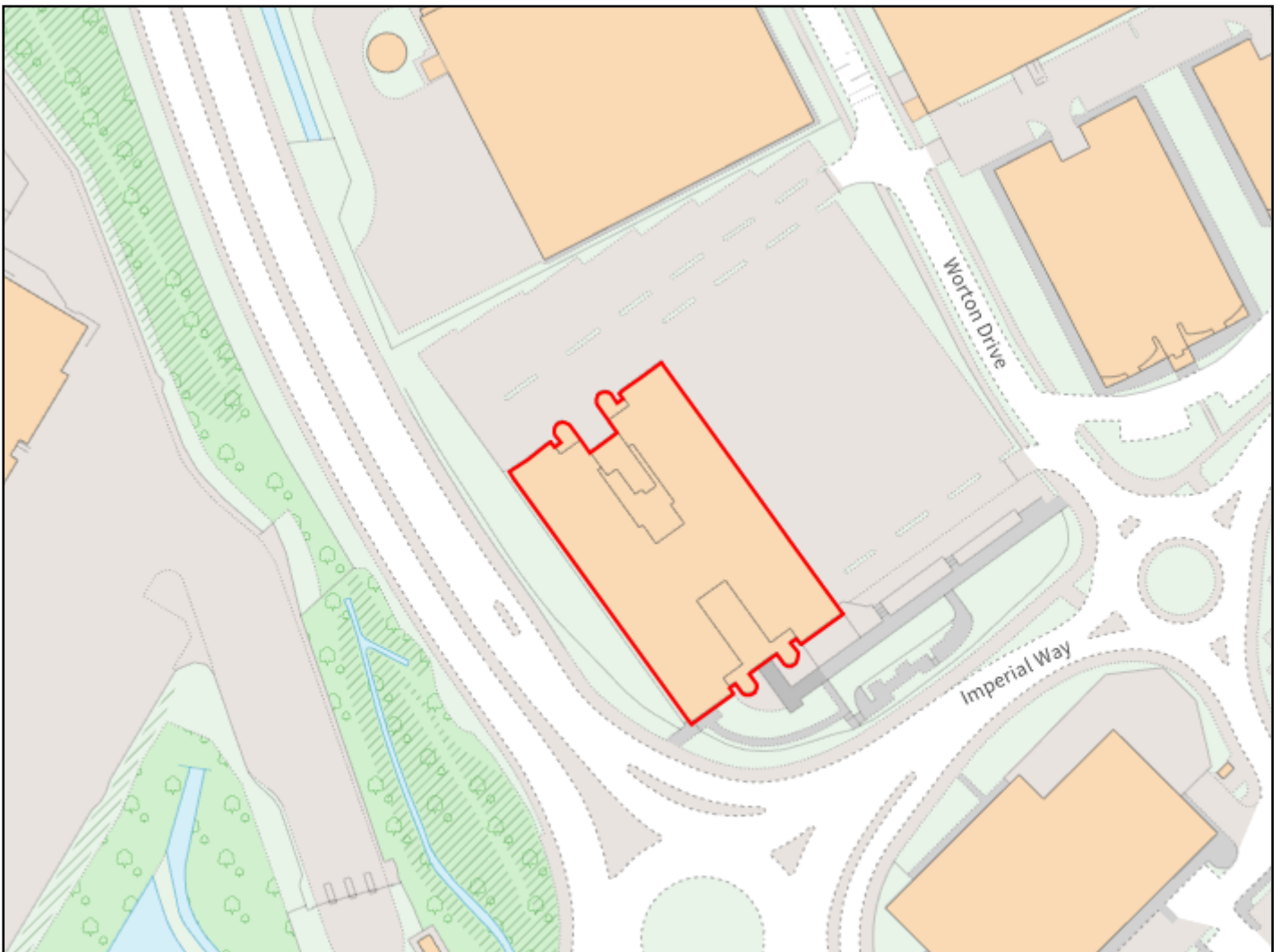


Search Address:

.....
Sample

National Grid centroid of property:

.....
471303.11, 169396.18



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— Property/Site boundary



Section 1: Underground coal mining



1.1. Past underground coal mining

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.



1.2. Present underground coal mining

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



1.3. Future underground coal mining

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.



Section 2: Mine Entries



2.1. Mine Entries

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



Section 3: Mining Geology



3.1. Mining Geology

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.



Section 4: Opencast Mining



4.1. Past Opencast Mining

The property is not inside the boundary of an opencast site from which coal has been removed by opencast methods



4.2. Present Opencast Mining

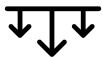
The property is not within 200 metres of an opencast site from which coal is being removed by opencast methods.



4.3. Future Opencast Mining

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.



Section 5: Coal Mining Subsidence



5.1. Claims

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.



Section 6: Mine Gas



6.1. Mine gas

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.



Section 7: Surface Hazards



7.1. Surface Hazards

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.



Section 8: Withdrawal of support



8. Withdrawal of support

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



Section 9: Working Facilities



9. Working Facilities

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.



Section 10: Payments to owners of former copyhold land



10. Payments to owners of former copyhold land

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.

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.

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Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD

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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 Contact Details:

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

Tel: 01722 333306

Fax: 01722 332296

Web site: www.tpos.co.uk

Email: admin@tpos.co.uk

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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 Relationships Manager
Landmark Information
Imperium Imperial Way Reading RG2 0TD
Tel: 0844 844 9966
Email: helpdesk@landmark.co.uk
Fax: 0844 844 9980

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
Email: admin@tpos.co.uk

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

End of Report