

CON29M

OFFICIAL COAL MINING SEARCH

The professional opinion on commercial risk from coal mining activity



Delivery: <24hrs

Reliance: £10m*

Our CON29M Official Coal Mining Search - brought to you under Law Society licence using official Coal Authority data.

The history of coal mining in the UK has resulted in a potential risk of coal-mining related ground subsidence in areas affected. In 2000, the Law Society produced the CON29M form to assist solicitors in identifying issues relating to coal mining. Law Society Guidance Notes (2018) state that a CON29M Report is a mandatory requirement for property and land purchase in coal mining areas.

The commercial report answers all of the official 14 questions requested in the Guidance Notes (2018), provides a mine entry interpretive assessment as standard and has additional information should the property fall within the Cheshire Brine Compensation area.

Key Datasets

Detailed answers on all 14 CON29M questions.

-  1. Past underground coal mining
-  2. Present underground coal mining
-  3. Future underground coal mining
-  4. Shafts and adits (mine entries)
-  5. Coal mining geology
-  6. Past opencast coal mining
-  7. Present opencast coal mining
-  8. Future opencast coal mining
-  9. Coal mining subsidence claims
-  10. Mine gas emissions
-  11. Emergency Call Out incidents
-  12. Withdrawal of support
-  13. Working facilities order
-  14. Payments to owners of former copyhold land

Mine entry interpretive assessment included as standard

 Also includes a Cheshire Brine alert

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Key Features

- Front page summary of the 14 question responses set out by the Law Society, with clear signposting to detailed information, answers and expert opinion
- Official data licensed from the Coal Authority, interpreted and analysed by our industry experts
- Inclusive mine entry interpretive assessment - includes zone of influence (ZOI) data for each mine entry as standard
- Offers protection and security via a comprehensive £100k Coal Search Report Insurance Policy
- A unique additional alert highlights the Cheshire Brine Compensation Area – where applicable
- Uses an OS MasterMap plan of the site and an additional coal mining risk map identifying hazards in relation to the property
- £10m Professional Indemnity Insurance* (any one claim)
- Helpful next steps included for all potential mine entry scenarios
- Guidance on next steps in the event of subsidence damage
- Connecting underground roadways included, where appropriate

Key Benefits

- Clear and focused risk advice and next step recommendations supporting transaction progression and completion
- Easy to understand client ready copy – accessible to everyone involved in the transaction
- Streamlined layout compared to other available reports enabling a clearer workflow resulting in smarter and faster decisions
- Supports your professional requirements and is accepted by all major UK lenders
- It gives unrivalled data analysis delivering expert insight and understanding for you and your clients
- Inclusive mine entry interpretive assessment - no need to delay the transaction for a follow-up report
- A calculated zone of influence (ZOI) for each mine entry (the physical extent to which they could pose a risk) included as standard
- ZOI data built into the report and risk calculation intelligence and recommendations of the report
- Goes above and beyond official Law Society CON29M guidance by flagging a risk whenever a mine entry ZOI encroaches on a property - even when there is no mine entry within 20m

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Coal mining in Scotland

In Scotland, this is a 'Regulated' search rather than 'Official'. This is because the Law Society (of England and Wales) and their CON29M form and Guidance Notes do not apply in Scotland. If the property is located in Scotland you will still be able to order the CON29M product (for either Residential or Commercial transactions) and the Groundsure team will generate the appropriate version for Scottish transactions.

The Cheshire brine alert is removed for Scotland.

**Reliance: £10m Professional Indemnity Insurance. Can be relied upon by all professional parties within a property transaction, first purchasers/tenants and their advisers. Please refer to Groundsure terms & conditions.*



If you have any further questions about this our in house experts are always available!

Download the CON29M
Commercial sample report

