

Sample Site, Sample Street, Anytown, UK

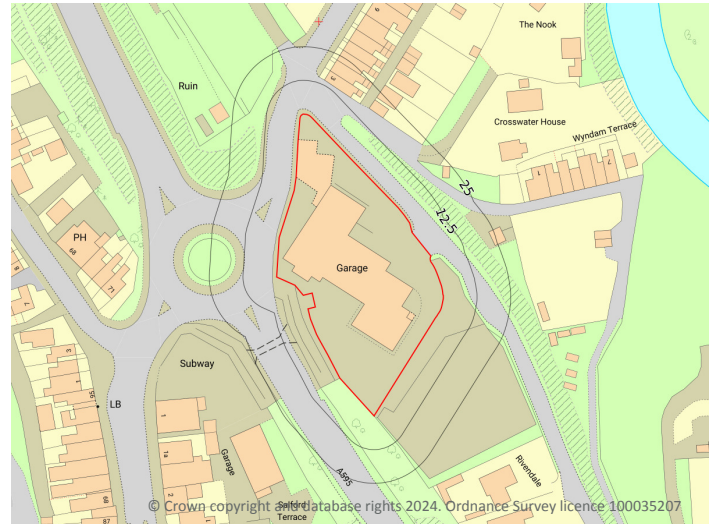
Professional opinion

Site plan



**ACTION
REQUIRED**

There is an identified mining risk and further action is recommended. See guidance on [page 2](#) >.



Search results



Non-coal mining

Further action

[page 4](#) >



Infilled land

Not identified



Historical features

Identified

[page 4](#) >



Sinkholes

Not identified



Geological features

Not identified



Coal mining alert

Not identified



Oil and gas

Not identified



Cheshire brine alert

Not identified



Natural instability

Information

[page 5](#) >

Assesses mining risk from; **Stone, Clay, Metals, Evaporites and Hydrocarbons**

To save you time when assessing the report, we only provide maps and data tables of features we have identified to be of note.

You can view a full list of the information we have searched on [page 12 >](#).

Non-coal mining assessment



We consider there to be a non-coal mining-related risk to the property. Please refer to the assessment of mining experts Groundsure below for further details.

Non-coal mining

Mining types: Metals, Unspecified

Past mining activity

The property lies within a former metalliferous mining lease boundary.

The property is underlain by ironstone workings at a depth of approximately approximately 55 metres below surface. Mining Searches UK have not confirmed the precise depth, stability and extent of these workings. There is the possibility of ground movement associated with these workings within the property.

Current and future mining

According to our archive the property does not presently lie within an area with planning permission for non-coal mineral development. We are not aware of any planned future mining activity.

Next steps for consideration:

- Unless there is already a detailed survey available, a prudent purchaser may wish to consider obtaining a visual inspection looking for visible defects and signs of mining-related settlement or subsidence effects. This inspection should be carried out by a suitably qualified and experienced person, who could be sought through www.ricsfirms.com ↗.

Contact our geology department at geology@groundsure.com ↗ or 01209 218861 to discuss options.

Other considerations

Other ground hazards have been identified at the site. Please refer to the findings and recommendations below for further details. If the property is to be redeveloped, these findings should be used to inform geotechnical investigations at the site. Please also note, recommendations assume structures are present within the site boundary. If there are no structures or multiple structures present these recommendations should be treated appropriately.



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Ground stability

Natural instability features or areas of susceptibility have been found in proximity to the property which have the potential to cause ground instability. However, we have determined that these features should not cause any significant issues. A prudent purchaser may wish to conduct a visual inspection of the property, looking for any evidence of cracks and other signs of subsidence if a full structural survey is not conducted.



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Non-coal mining summary



Mining records

Records relating to recorded mining areas or activity have been identified in the vicinity of the site.

See [page 6](#) > for details. The Non-coal mining assessment on [page 2](#) > will cover any next steps relating to these features, if applicable.

Mining features	Identified
Mine plans	Identified
Researched mining	Not identified
BritPits	Not identified
Mineral Planning Areas	Not identified
Non-coal mining areas	Not identified
Mining cavities	Identified
Coal mining areas	Not identified
Brine areas	Not identified
Gypsum areas	Not identified
Tin mining areas	Not identified

Historical features

Historical mapping has identified mining features in the vicinity of the site.

See [page 9](#) > for details. The Non-coal mining assessment on [page 2](#) > will cover any next steps relating to these features, if applicable.

Non-coal mining	Identified
Coal and associated mining	Not identified
Industry associated with mining	Not identified

Geological features

No geological features indicative of mining activity or other sources of ground instability have been identified in the vicinity of the site.

Artificial and made ground	Not identified
Mineral veins	Not identified

Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas	Not identified
Oil and gas wells	Not identified



Ground stability summary



Natural instability

Searches of natural ground stability data have identified potential ground stability risks.

See [page 11](#) > for details and [page 3](#) > for recommended next steps.

Shrink-swell hazard	Low
Natural ground subsidence	Information
Landslides	Not identified
Natural cavities	Not identified
Coastal erosion	Not identified



Infilled land

No recorded areas of infilled land or landfill have been identified in the vicinity of the site.

Infilled land	Not identified
Historical landfill sites	Not identified



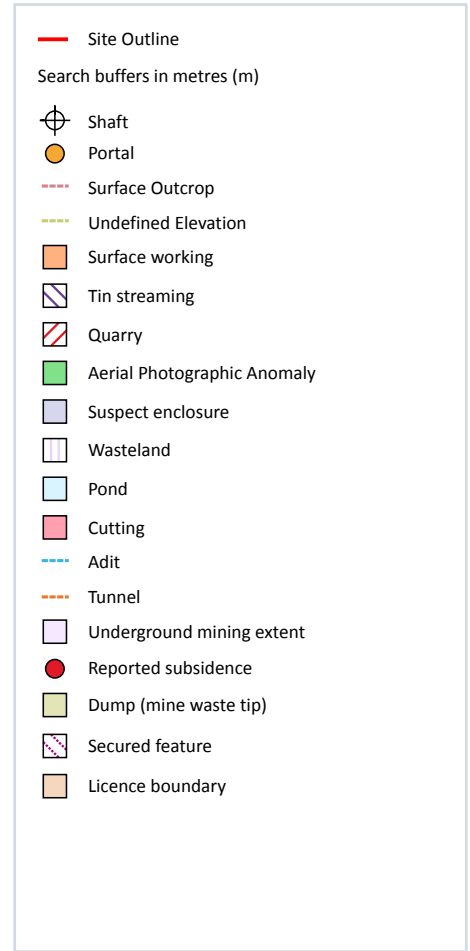
Sinkholes

No records of sinkholes have been identified in the vicinity of the property.

Reported recent incidents	Not identified
Recorded incidents (BGS)	Not identified
Recorded incidents (Stantec)	Not identified
Historical incidents	Not identified



Non-coal mining / Mining features



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Surface features

Surface features, including suspect enclosures and wasteland, identified from OS, BGS Geological mapping, Lidar data, and mine plans sourced from the BGS and various collections and sources.

Location	Feature	Mineral	Mining type
33m NW	Cutting	-	Unspecified

This data is sourced from Groundsure

Underground mine workings

Underground mine workings presenting a potential risk, including adits and seam workings, identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

Location	Feature	Mineral	Mining type
On site	Underground mining extent	Iron ore	Metals
On site	Underground mining extent	-	Unspecified
48m SE	Underground mining extent	-	Unspecified

This data is sourced from Groundsure

Mining Record Office plans

The property has been found to be either within or in proximity to areas defined on Mining Record Office plans. This dataset is representative of Mining Record Office plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured. Any such risk areas or features in the vicinity of the property are presented on the 'Mining features' map and within the detailed sections on Mine entries, Mineralised veins, Surface workings, Surface features, Underground mine workings or Mine waste tips.

This data is sourced from Groundsure

BGS mine plans

The property has been found to be either within or in proximity to areas defined on BGS mine plans. This dataset is representative of BGS mine plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk depicted have been captured. Any such risk areas or features in the vicinity of the property are presented on the Mining features map and within detailed sections on Mine entries, Mineralised veins, Surface workings, Surface features, Underground mine workings or Mine waste tips.

This data is sourced from Groundsure.



Non-coal mining / Mining records



— Site Outline

Search buffers in metres (m)

- BritPits
- Historical Mineral Planning Areas
- Mining Cavities

Non Coal Mining

- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

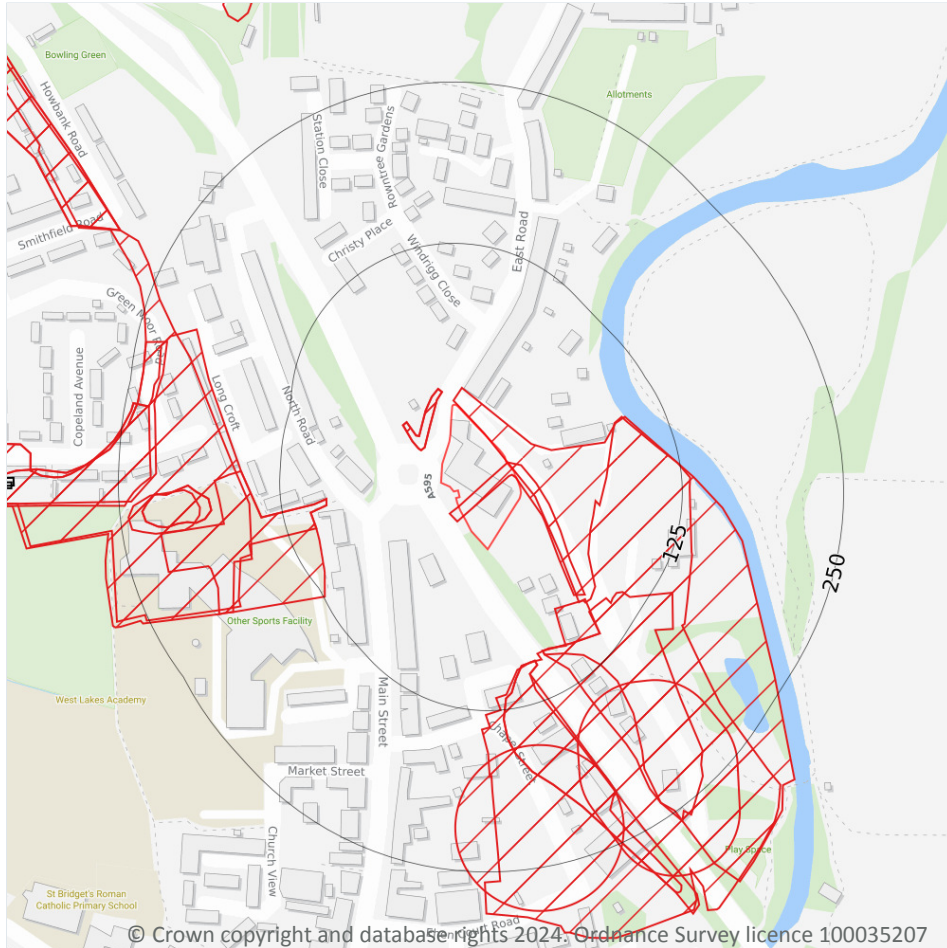
Mining cavities

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

Location	Mine Address	Mineral	Data source	Publisher
243m W	Helder, Cumbria	Hematite	LISTING OF NEW MINERAL RECORDS OFFICE CATALOGUE.	UNPUBLISHED/DRAFT

This data is sourced from Stantec UK Ltd.

Non-coal mining / Historical features



- Site Outline
- Search buffers in metres (m)
- Non-coal mining
- Coal and associated mining
- Industry associated with mining

Non-coal mining

Historical land uses identified from Ordnance Survey mapping that involved mining for substances other than coal.

Location	Land use	Date
On site	Ground Workings	1969
On site	Unspecified Mine	1898
13m NW	Ground Workings	1961
13m NW	Ground Workings	1969
58m E	Iron Ore Mine	1899
89m S	Unspecified Mine	1926

Location	Land use	Date
90m W	Unspecified Pit	1899
90m W	Iron Ore Mine	1899
94m S	Unspecified Pit	1898
94m S	Unspecified Pit	1926
144m SE	Unspecified Disused Mine	1948
149m W	Unspecified Mine Quarry	1898
155m S	Unspecified Disused Pit	1948
179m W	Unspecified Heap	1926
179m W	Unspecified Pit	1898
188m W	Unspecified Heap	1948
221m W	Unspecified Pit	1898
225m W	Unspecified Pit	1899

This data is sourced from Groundsure.

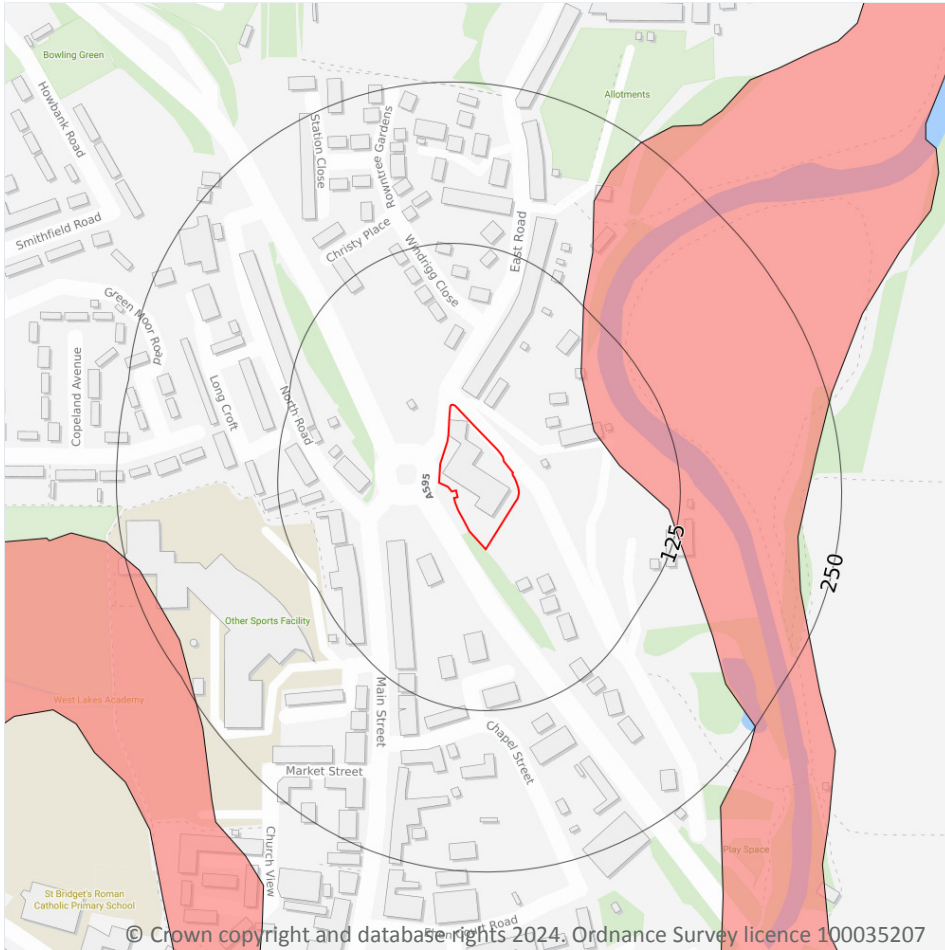


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Ground stability / Compressible deposits



— Site Outline

Search buffers in metres (m)

- Moderate
- High

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Compressible deposits

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Location	Hazard rating	Details
71m E	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

This data is sourced from the British Geological Survey.

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow. Please note: if a GeoRisk + report, the CON29M and Cheshire Salt Search content is not covered in the below.

Mining features		Historical Features	
Mine entries	Not identified	Non-coal mining	Identified
Mineralised veins	Not identified	Coal and associated mining	Not identified
Surface workings	Not identified	Industry associated with mining	Not identified
Surface features	Identified	Geological features	
Underground mine workings	Identified	Artificial and made ground (10k)	Not identified
Reported subsidence	Not identified	Linear features - mineral veins (10k)	Not identified
Mine waste tips	Not identified	Artificial and made ground (50k)	Not identified
Secured features	Not identified	Linear features - mineral veins (50k)	Not identified
Licence boundaries	Not identified	Oil and gas	
Researched mining	Not identified	Oil or gas drilling well	Not identified
Mining Record Office plans	Identified	Proposed oil or gas drilling well	Not identified
BGS mine plans	Identified	Licensed blocks	Not identified
Mining records		Potential future exploration areas	Not identified
BritPits	Not identified	Natural instability	
Mineral Planning Areas	Not identified	Property shrink-swell assessment	Not identified
Non-coal mining areas	Not identified	Shrink-swell clays	Not identified
Mining cavities	Identified	Landslides	Not identified
Coal mining areas	Not identified	National landslide database	Not identified
Brine areas	Not identified	Running sands	Not identified
Gypsum areas	Not identified	Compressible deposits	Identified
Tin mining areas	Not identified	Collapsible deposits	Not identified
		Dissolution of soluble rocks	Not identified



Natural instability

Natural cavities	Not identified
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Coastal Erosion

Complex cliffs	Not identified
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Projections with intervention measures in place	Not identified
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Projections with no active intervention	Not identified
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Infilled land

Infilling from historical mapping	Not identified
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Active landfill sites	Not identified
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Historical landfill (from Environment Agency records)	Not identified
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Historical landfill (from Local Authority and historical mapping records)	Not identified
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Sinkholes

Reported recent incidents	Not identified
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Recorded incidents (BGS)	Not identified
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Recorded incidents (Stantec)	Not identified
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Historical incidents	Not identified
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Notes and guidance

Summary of potential report outcomes

Action required

There is an identified mining risk and further action is recommended.

- based on all available mining data further mining investigation is required
- the client should be informed of the recommended actions
- depending on the outcome of recommended actions, the identified issues may need to be reported to the lender if stipulated in their particular requirements

Potential risk

There is an identified risk but no further investigation is recommended.

- data indicates the potential for coal mining related issues (GeoRisk + only) or the property is at risk of coastal erosion
- the client should be informed of the recommended actions

Please note, there are niche scenarios within the CON29M element of the GeoRisk + report for which a Potential risk outcome may be presented for which further action may be required.

Pass with guidance

There is an identified potential for ground movement but it is unlikely to impact the transaction.

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Pass

No ground hazards have been identified at the site within the scope and limitations of the report.

Non-coal mining assessment

This mining search has been compiled from the archive information held by Groundsure. As with all historic mining records, there is no guarantee or assurance of reliability or accuracy of these records. Not all mining activities were recorded or are publically available. Groundsure can't be held responsible for any omissions or errors in the information upon which our interpretation has been based.

Historical mining records vary in document age, reliability, reproduction, quality of the original record, the reason to produce the original document, the skill of the original surveyor and 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 or mineralised veins can never be ruled out. Groundsure cannot be held responsible for any settlement or subsidence associated with unrecorded mining features, or from mining plans that are not publically available.

If the property or site is subject to future development, we recommend that the ownership of the minerals below the site's surface, and whether the area is in a Mineral Consultation and/or Safeguarding Area, is established. This information may be sought from a legal adviser, or via the Land Registry and a CON290 respectively. This will help determine whether any mineral safeguarding restrictions apply at the property or site.

In addition, a mining site investigation may be required to satisfy planning or building regulation conditions. Contact Groundsure for



further advice.

Coal Authority data

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National Coastal Erosion Risk Mapping (NCERM)

The National Coastal Erosion Risk Mapping (2018-2021) shows the coastal baseline. This baseline is split to 'frontages'. These are defined as lengths of the coast with consistent characteristics based on the cliff behaviour characteristics and the defence characteristics. It is intended as an up-to-date and reliable benchmark dataset showing erosion extents and rates for three periods:

- Short Term (0 – 20yr);
- Medium Term (20 – 50yr); and
- Long Term (50 – 100yr).

For the 5th, 50th and 95th percentile confidence levels (degrees of certainty, where 95th percentile equates to 95% certainty) for:

- No Active Intervention Policy Scenario; and
- With the implementation of Shoreline Management Plan (SMP) 2 Policies.

Defence type and SMP policies for each of the three periods described above are included.

The data and associated information is intended for guidance - it cannot provide details for individual properties. The NCERM information considers the predominant risk at the coast, although flooding and erosion processes are often linked, and data on the erosion of foreshore features are, in general, not included.

The data describes the upper and lower estimates of erosion risk at a particular location, within which the actual location of the coastline is expected to lie. The data does not estimate the absolute location of the future coastline. Details of geologically complex areas, known as "complex cliffs" are, in general, not included within the estimates of erosion risk due to the inherent uncertainties associated with predicting the timing and extent of erosion at these locations.

This dataset succeeds National Coastal Erosion Risk Mapping (NCERM) - National (2012 - 2017) Attribution statement: © Environment Agency copyright and/or database right

BGS Property Shrink Swell Assessment

This dataset uses OS Open Maps building polygons to derive its assessment. These are often representative of more than one building and so the score assigned is representative of the highest risk found within the connected building units e.g. a pair of semi-detached properties or a terraced row. The baseline mapping used to derive the assessment will be updated at least annually.

The assessment does not cover any man-made hazards and is based on, and limited to the input datasets including OS Open Buildings, Office for National Statistics data, Bluesky Tree Map and BGS GeoSure shrink-swell. An indication of natural ground instability related to shrink-swell does not necessarily mean that a location will definitely be affected by ground movement or subsidence. Such an assessment can only be made by inspection of the area by a qualified professional.



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