



The Coal  
Authority

Test Report

# CON29M Residential Mining Report

SAMPLE ADDRESS



Date of enquiry: 18 January 2019  
Date enquiry received: 18 January 2019  
Issue date: 18 January 2019

Our reference: 51003302757001  
Your reference: Sample report

# CON29M Residential Mining Report

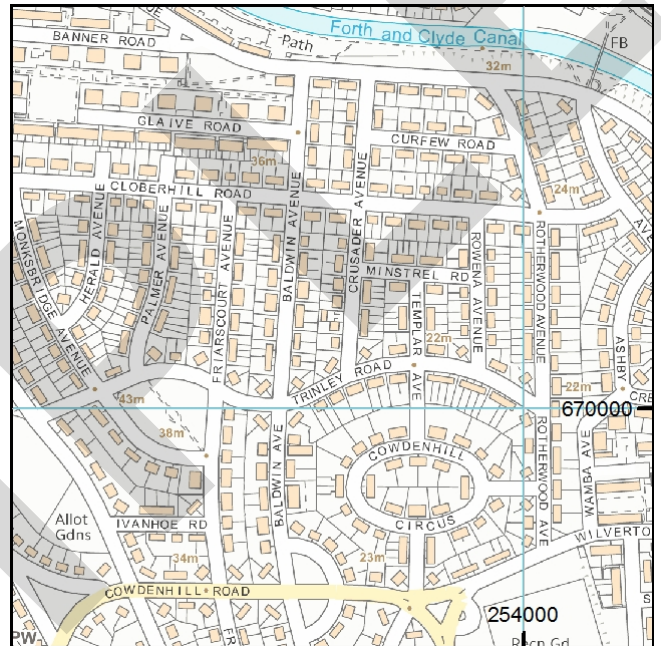
This report is based on, and limited to, the records held by the Coal Authority, at the time we answer the search.

## Client name

The Coal Authority

## Enquiry address

SAMPLE ADDRESS



Approximate position of property

## How to contact us

0345 762 6848 (UK)  
+44 (0)1623 637 000 (International)

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Nottinghamshire  
NG18 4RG

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# Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	Yes
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	Yes
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	Yes
10	Mine gas	No
11	Hazards related to coal mining	No

Further recommended reports
Mine entry interpretive report
Mine entry plan and data sheets
Subsidence claims history
Subsidence claims 50m buffer report

**For detailed findings, please go to page 4.**

# Detailed findings

## 1. Past underground coal mining

The property is in a surface area that could be affected by underground mining in 2 seams of coal at 50m depth, and last worked in 1893.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

In addition the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Comments on the Coal Authority information section of the report.

The property is in a surface area that could be affected by underground mining in 2 seams of ironstone at 110m to 130m depth, and last worked in 1882.

## 2. Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

## 3. Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

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

## 4. Mine entries

Within, or within 20 metres of, the boundary of the property there are 2 mine entries, the approximate positions of which are shown on the enquiry boundary plot.

Our records disclose the following information:

253670-003. under H.6997 shaft drilled to the full extent and grouted from the base.

253670-002. under H.6997 shaft drilled to the full extent and then grouted from the base.

For an additional fee, the Coal Authority can provide a Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry/entries referred to in this report. It gives an opinion on the likelihood of mining subsidence damage caused from ground movement as a consequence of the mine entry/entries. It also gives details of the remedies available for subsidence damage where the mine entry was sunk in connection with coal mining.

Please note that it may not be possible to produce a report if the main building to the property cannot be identified from Coal Authority plans (ie for development sites and new build).

For further advice on how to order this additional information please visit [www.groundstability.com](http://www.groundstability.com).

## **5. Coal mining geology**

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

## **6. Past opencast coal mining**

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

## **7. Present opencast coal 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.

## **8. Future opencast coal mining**

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

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

## **9. Coal mining subsidence**

A damage notice or claim for alleged subsidence damage was made in October 2011 for . The claim was settled by a compensation payment totalling .

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

A damage notice or claim for alleged subsidence damage was made in October 2011 for . The claim was settled by a compensation payment totalling .

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

A damage notice or claim for alleged subsidence damage was made in September 2011 for . The claim was settled by a compensation payment totalling .

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

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There is no current Stop Notice delaying the start of remedial works or repairs to the property.

There are a further 5 claims within 50 metres of the property boundary that do not match the property address. These are shown on the enquiry boundary plot.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

If further subsidence damage claims information is required, please visit [www.groundstability.com](http://www.groundstability.com).

## **10. Mine gas**

The Coal Authority has no record of a mine gas emission requiring action.

## **11. Hazards related 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.

# Comments on the Coal Authority information

The Coal Authority own the copyright in this report and the information used is protected by our database right.

The boundary plot shows the approximate location of the disused mine entry/entries referred to in this report. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

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 leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by visiting [www.groundstability.com](http://www.groundstability.com).

If you wish to discuss the relevance of any of the information contained in this report, you should seek the advice of a qualified mining engineer or surveyor. If you or your advisor wish to examine the source plans from which the information has been taken, these are available to view, free of charge, at our Head Office in Mansfield. To book an appointment please ring 01623 637225. Should you or your advisor wish to carry out a physical investigation that may enter, disturb or interfere with any disused mine entry, prior permission of the owner must be sought. For coal mine entries, the owner will normally be the Coal Authority.

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). Our emergency telephone number is 01623 646333.

\*Note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/ former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

## Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. This report is prepared in accordance with the Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

Insurance is included as part of this residential report to cover loss in property value arising from any changes in the information contained in this report. Please refer to the attached Certificate of Insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or further recommended reports.

## Disclaimer

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## Alternative formats

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email [communications@coal.gov.uk](mailto:communications@coal.gov.uk).



# Enquiry boundary

## Key

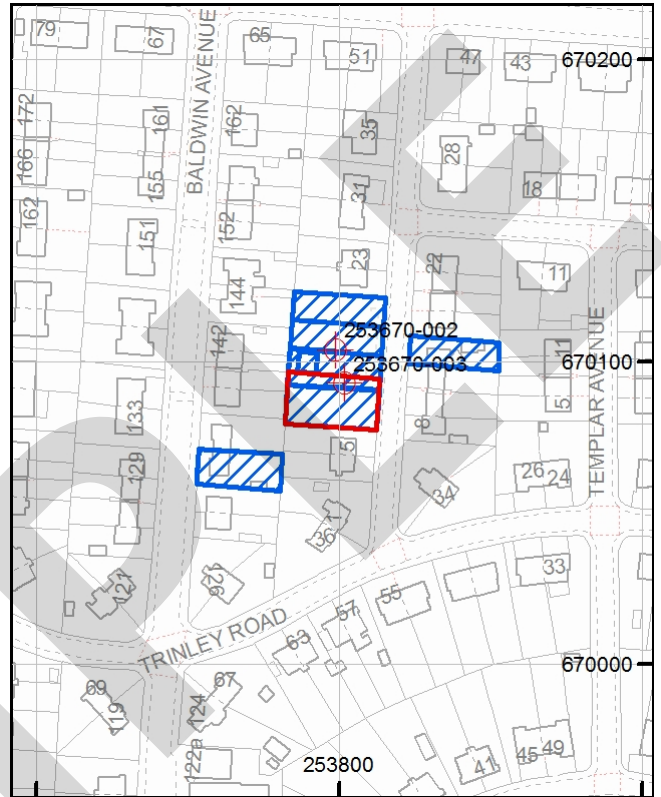
Approximate position of enquiry boundary shown



Disused mineshaft



Coal claims



## How to contact us

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On behalf of the insurer

# Coal Search Report Insurance Policy

## Schedule

Policy number: **26590565**

The insurer: **Liberty Legal Indemnities – underwritten by Liberty Mutual Insurance Europe SE**

Binding Authority contract number: **RNMFP1903841**

Property: **SAMPLE ADDRESS**

Report reference number: **51003302757001**

Limit of cover: **£50,000.00**

Dated: **18 January 2019**

This policy and schedule shall be read together and any word or expression to which a specific meaning has been attached in either shall bear such meaning wherever it may appear.

Where a Coal Search Report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a Coal Search Report, cover is provided for the benefit of the owner and their lender.

The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent Coal Search Report which were not revealed by the original report to which the policy was attached.

The insured shall at all times comply with the requirements of the Conditions of this Policy.

Coal Search Report Terms and Conditions can be viewed online at this link:

<https://testing.groundstability.com/insurance/terms/20190124/terms.html>