

Landmark Coal Mining Con29M Report

COMMERCIAL

Underground Mining

| | | |
|--|---------------------------------|----------------|
|  | Past Underground Coal Mining | NOT IDENTIFIED |
|  | Present Underground Coal Mining | NOT IDENTIFIED |
|  | Future Underground Coal Mining | NOT IDENTIFIED |

Opencast Mining

| | | |
|--|------------------------------|----------------|
|  | Past Opencast Coal Mining | NOT IDENTIFIED |
|  | Present Coal Opencast Mining | NOT IDENTIFIED |
|  | Future Opencast Mining | NOT IDENTIFIED |

Other Considerations

| | | |
|--|---|----------------|
|  | Shafts and Adits (mine entries) | NOT IDENTIFIED |
|  | Coal Mining Geology | NOT IDENTIFIED |
|  | Coal Mining Subsidence Claims | NOT IDENTIFIED |
|  | Mine Gas Emissions | NOT IDENTIFIED |
|  | Emergency Surface hazard Call Out incidents | 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:
PP00905306

National Grid Reference:
471303.11 169396.18

Customer Reference:
339409237-1004906188-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

POWERED BY
PINPOINT COAL

This report raises no coal mining related issues.



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

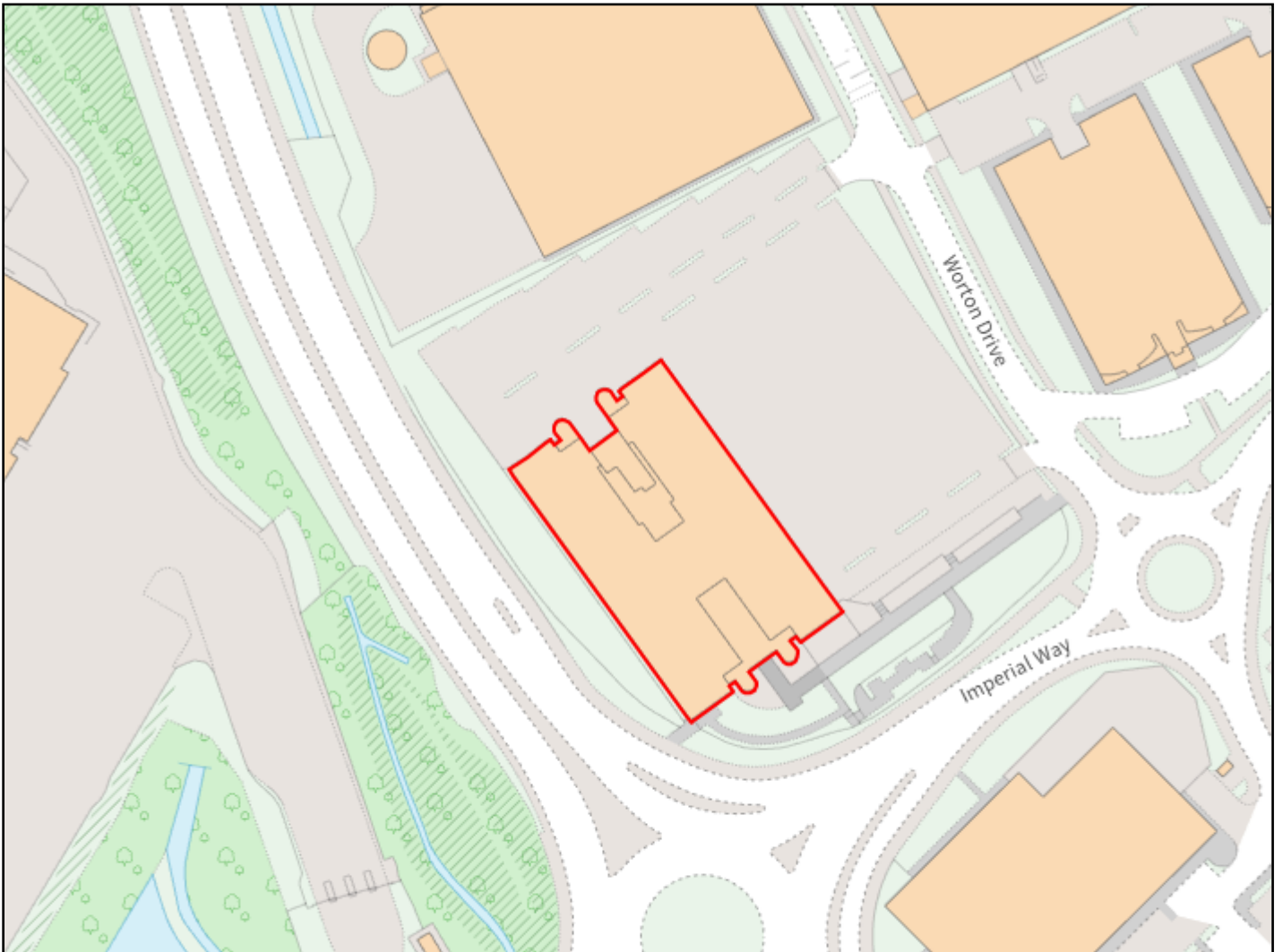


Search Address:

.....
Sample

National Grid centroid of property:

.....
471303.11, 169396.18



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— Property/Site boundary



1. Past underground coal mining

Is the property within the zone of likely physical influence on the surface of past underground coal workings? If yes, indicate the number of seams involved, their depth and approximate last date of working.
For the purpose of this enquiry "zone of likely physical influence" will be based on the principle of 0.7 times the depth of the working allowing for seam inclination.



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.



2. Present underground coal mining

Is the property within the zone of likely physical influence on the surface of present underground coal workings? If yes, indicate the seams involved.



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



3. Future underground coal mining

(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?
(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted? If yes, when was the licence granted?
(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings? If yes, indicate the seams involved and approximate date of working.
(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991? If yes, supply the date and details of the last such notice.

For the purpose of this enquiry "geographical area" means the surface area directly above a licence being determined or granted.



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.



4. Shafts and adits (mine entries)

Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property? If yes, supply a plan showing the approximate recorded location and any relevant information, where available, regarding any treatment carried out to such shafts, adits or entries.



4. Mine Entries

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



5. Coal mining geology

Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?



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.



6. Past opencast coal mining

Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?



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



7. Present opencast coal mining

Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?



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



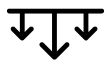
8. Future opencast coal mining

- (a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?
 (b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted? If yes, when was the licence granted?



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.



9. Coal mining subsidence claims

- (a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 1st January 1994? If yes, supply the date of such notice or claim.
 (b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against him?
 (c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged? If yes, state whether such remedial obligation or claim was discharged by repair or payment, or a combination thereof.
 (d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property? If yes, supply the date of the notice.
 (e) Has any request been made under section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?



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.



10. Mine gas emissions

Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?



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.



11. Emergency Surface Hazard Call Out incidents

Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?



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.



12. Withdrawal of support

(a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published? If yes, supply the date of the notice.
(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994? If yes, supply the date of the notice.



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



13. Working facilities orders

Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof? If yes, supply the date and title of the order.



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.



14. Payments to owners of former copyhold land

- (a) Has any relevant notice, which may affect the property, been given?
(b) If yes, has any notice of retained interests in coal and coal mines been given?
(c) If yes, has any acceptance notice or rejection notice been served?
(d) If any such acceptance notice has been served, has any compensation been paid to a claimant?



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.

NOTES

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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 Con29M 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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Reports are also supported by £10 million Professional Indemnity Insurance: details available on request.

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

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Fax: 0844 844 9980

Email: helpdesk@landmark.co.uk

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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

Landmark Complaints Procedure

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