

 **Coal Mining Search**
Residential with Professional Opinion

 **Passed**

This search is issued for the property described as:

**A Property
Nottingham
NG16**

Search reference:

MSUKCoal2A

Date of issue:

14 October 2016

Official data provided by:

The Coal Authority

Professional opinion provided by:



Professional indemnity insurance:

£10 million

 **Information**

MiningCheck™ has identified the following other mining activities at this location:

Non-Coal Mining

We recommend that you also obtain the appropriate professional opinions for these activities.

The property lies outside the Cheshire Brine Compensation District

We also recommend the following other searches with Professional Opinion are carried out for this location:

**Planval Planning Search
Planval Highways Search**

 **Contact Details**

If you require any assistance please contact our customer service team at:

<http://orders.planval.com/helpdesk/>

-or-

contact your reseller

website:

www.planval.com

Planval Reference: 191692/285990



Links to other **PlanVal** products with Professional Opinions:

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Passed

| Grid Reference | Mining Searches UK Reference | Address |
|----------------|------------------------------|------------------------------|
| 443709,351973 | SOL-191692-285990-0022 | A Property, Nottingham, NG16 |

This search includes the following:

| | |
|-------------|----------------|
| Coal mining | Bideford black |
|-------------|----------------|



- Q. Is there a coal mining related settlement or subsidence risk to the property/plot at 'A Property, Nottingham, NG16' ?
- A. Mining Searches UK considers it to be acceptably free from coal mining and related subsidence risk.



- Q. Which categories have been detected?
- A. None of the following were detected.

Key: = Not detected = Detected

| | |
|-------------------------|--------------------------------|
| Underground coal mining | Coal mining geology |
| Coal mining subsidence | Hazards related to coal mining |
| Mine entries | Opencast coal mining |
| Mine gas | Other |

Professional opinion continues on next page

Additional Notes and Disclaimer

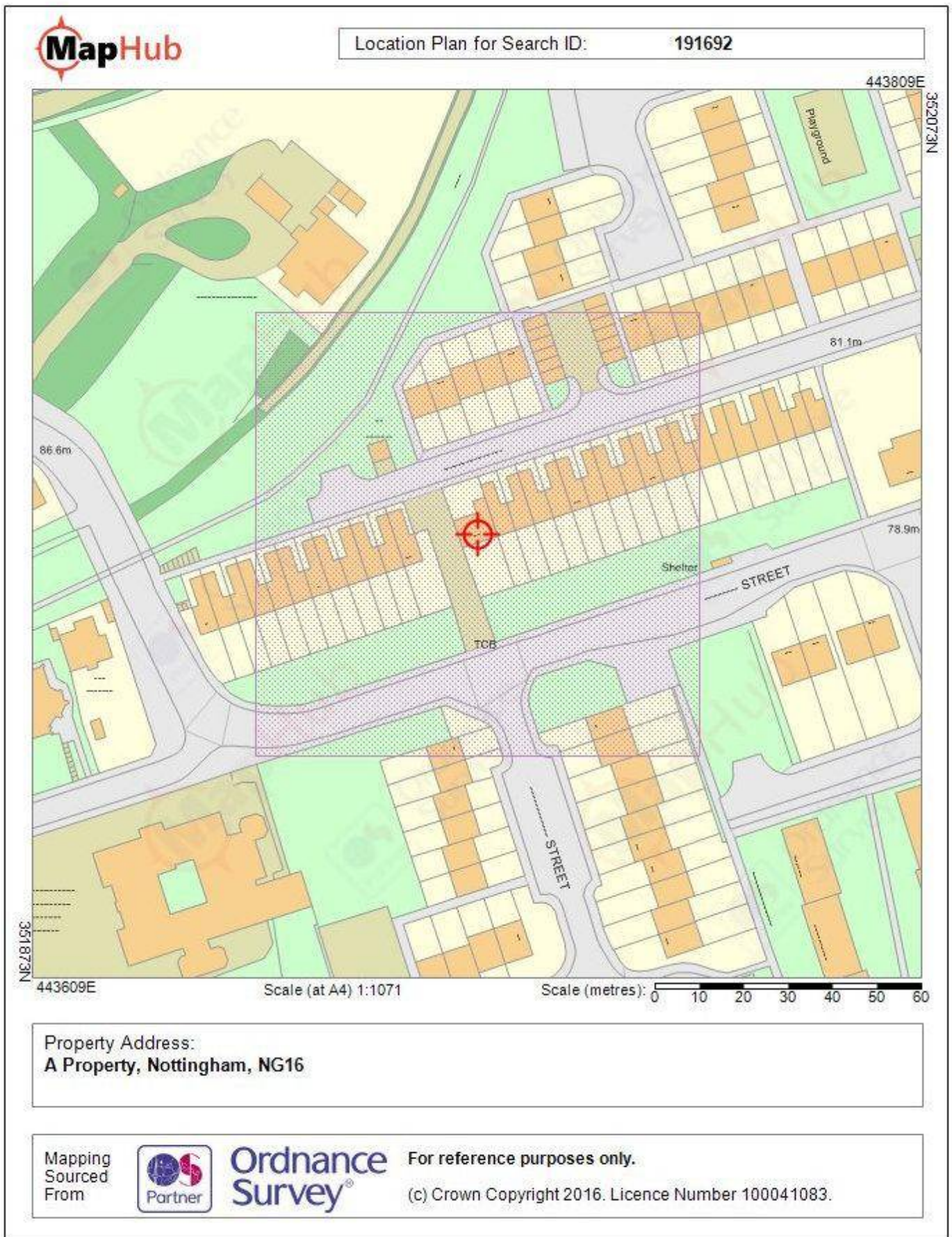
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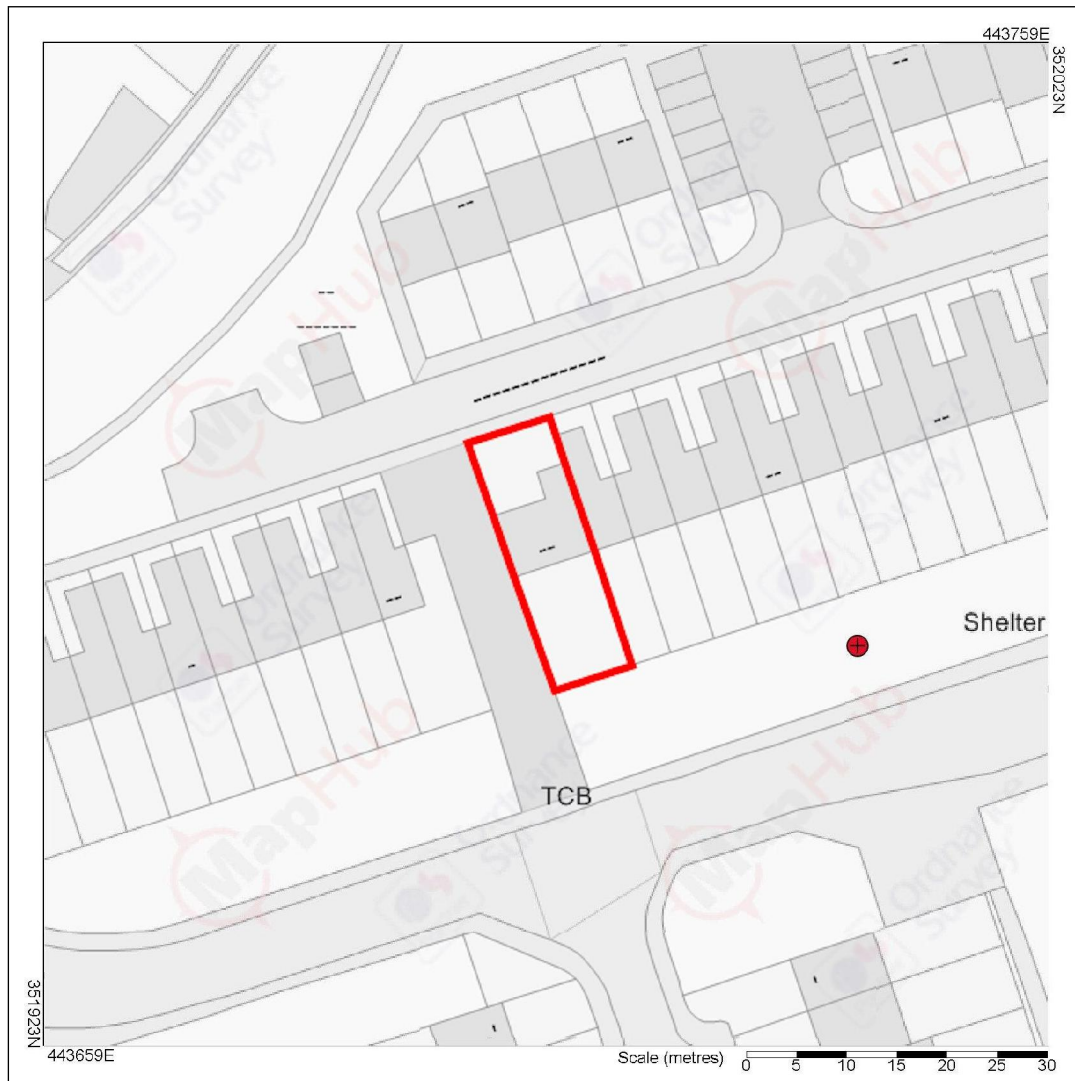
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Shaded 1 hectare square in centre is expanded on Mining Activity Plan over page





Expanded 1 hectare square from centre of location plan




Data provided by: **The Coal Authority**

Legend:

-  Property
-  Subsidence Claim

Mine Entries:

-  Shaft
-  Adit Portal

Mapping Sourced From



Ordnance Survey[®]

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Coal Mining Search

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Date: October 14 2016
Our Reference: PR/84629-08
Your Reference: 191692-285990

A Property Nottingham Nottinghamshire NG16

SCOPE

This mining search is an assessment of official data supplied by The Coal Authority to determine the risk of coal mining settlement and/or subsidence. It is undertaken on behalf of the client, their mortgagees and legal advisers.

It is based on official data supplied by The Coal Authority at the time of production. This assessment is only relevant to the property delineated on the supplied location plan.

PAST UNDERGROUND COAL MINING

The property is in the likely zone of influence from workings in 1 seam of coal at 100 metres depth, last worked in 1925.

Any ground movement from these workings should have stopped by now.

PRESENT UNDERGROUND COAL MINING

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

FUTURE UNDERGROUND COAL MINING

The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using 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.

MINE ENTRIES

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

COAL MINING GEOLOGY

Mining Searches UK are not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

PAST OPENCAST COAL MINING

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

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.

FUTURE OPENCAST 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.

COAL MINING SUBSIDENCE

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31st October 1994.

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

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.

MINE GAS

Mining Searches UK has no record of a mine gas emission requiring action.

HAZARD RELATED TO COAL MINING

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

CHESHIRE BRINE

The property lies outside the Cheshire Brine Compensation District.

NOTES AND GUIDANCE

This search is based on, and limited to, the data supplied by the Coal Authority at the time of production.

As with all mining records there is no guarantee or assurance of reliability or accuracy. Mining Searches UK cannot be held responsible for any omissions or errors in the information upon which our interpretation has been based.

Mining records vary in document age, reliability, reproduction, quality of the original record, the reason for the production of the original document, skill of the original surveyor and accounting for 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 can never be ruled out. Mining Searches UK cannot be held responsible for any settlement or subsidence problems as a result of a property being affected by unrecorded mining features.

If the property is subject to development, a suitable mining investigation may be required to satisfy planning or building regulation conditions. If development is being considered, contact Mining Searches UK for further advice.

Unless otherwise expressly stated, nothing in this mining search shall create or confer any rights or other benefits pursuant to the Contracts (Rights of Third Parties) Act 1999 in favour of any person other than the person commissioning this mining search.

This mining search only considers the coal extraction risk. It is not considered to be an environmental, ecological, contaminated land, archaeological survey or natural ground hazard assessment.

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 DTI leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0845 762 6848.

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).

The Coal Authority emergency telephone number at all times is 01623 646333

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

The opinion in this search has been produced by Mining Searches UK, Cornwall Mining Services Limited, trading as Mining Searches UK, Highburrow Lane, Wilson way, Pool Industrial Estate, Redruth, Cornwall TR15 3RN. Tel: 01209 218861. Email: search@miningsearchesuk.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if they find that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme

Milford House

43-55 Milford Street

Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306 Fax: 01722 332296

Email: admin@tpos.co.uk Website: <https://www.tpos.co.uk/>

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

COMPLAINTS PROCEDURE

If you want to make a complaint, 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: Paul Raglan, Mining Searches UK, Cornwall Mining Services Limited, trading as Mining Searches UK, Highburrow Lane, Wilson way, Pool Industrial Estate, Redruth, Cornwall TR15 3RN. Tel: 01209 218861. Email: search@miningsearchesuk.com

Independent dispute resolution

If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website: www.tpos.co.uk, email: admin@tpos.co.uk). We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.