



# Non-Coal Mining Search

# Passed

This search is issued for the property described as:

A Property Bishops Stortford CM23

Search reference: NonCoalBS1A

Date of issue:

17 October 2016

Date of expiry: 17 October 2017

Professional opinion and data provided by:



Professional indemnity insurance: **£10 million** 

# Information

MiningCheck<sup>™</sup> has not identified any other mining activities at this location.

We 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: 191695/285993



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Planning Search

Environmental Search



## **Planval Contents**



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# **Professional Opinion**



### Passed

Grid Reference	Mining Searches UK Reference	Address
549954,221989	SOL-191695-285993-0022	A Property, Bishops Stortford, CM23

This search includes the following:

#### **Metalliferous Mining:** Alum Arsenic Barium Cobalt Copper Gold Iron Lead Manganese Ochre Silver Silver-lead Tin Tungsten Umber Zinc **Stone Mining:** Ash Ball clay Barite Bath stone Building stone Calcite Celestite Chalk Chert China clay Clay Coprolite Diatomite Dolerite Dolomite Fireclay Flagstone Flint Fluorspar Fullers Earth Ganister Hornstone Limestone Igneous and metamorphic rock Marble Marl Mica Sandstone Sand and/or gravel Serpentine Silica rock and/or sand Slate Sulphur Tufa Whetstone Witherite Hydrocarbon Mining: Graphite Jet Oil Oil-shale Peat **Evaporite Mining:** Alabaster Anhydrite Brine Gypsum Halite Langbeinite Potash Salt

### Professional opinion continues on next page



### **Professional Opinion**

Continued



Q. Is there a non-coal mining related settlem Property, Bishops Stortford, CM23' ?	ent o	r subsidence risk to the property/plot at 'A
A. Mining Searches UK considers the prope mining related settlement and subsidence		ot to be acceptably free from non-coal
Q. Which categories have been detected?		
A. None of the following were detected.		
Key: 🥑 = Not detected 🛕 = Detecte	d	
Mine Shaft		Mining tunnel
<ul> <li>Adit portal</li> </ul>		Adit
<ul> <li>Mine waste tip</li> </ul>		Quarry/Worked Ground
<ul> <li>Mineralised Vein</li> </ul>		Surface working
<ul> <li>Suspect enclosure</li> </ul>		Aerial photographic anomaly
<ul> <li>Hydrocarbon well</li> </ul>		Level portal
Underground mining		Wasteland
Made Ground		Other

- Q. Is the property situated within a current or potential Petroleum Exploration and Development Licence block which may include hydraulic fracturing (e.g. Fracking)?
- A. The property is not situated within a Petroleum Exploration and Development Licence block under offer (14th round) or already licensed.

### Additional Notes and Disclaimer

NOTE: This opinion is provided by Mining Searches UK on the basis of archive information and data at the time of writing this report and is valid for 12 months from the date of issue.

Whilst Mining Searches UK makes every effort to ensure that data is sourced from reliable providers, it is unable to ensure that the information is accurate complete or up to date. Mining Searches UK shall not be liable for any losses or damages incurred by the client or any beneficiary, or third party, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Mining Searches UK materials where such part is based on any third party content or any reasonable interpretation of third party content. Ancient workings can exist, and unrecorded workings can never be ruled out with absolute certainty. Mining Searches UK cannot be held responsible for any settlement or subsidence problems as a result of the property being affected by unrecorded mining features. The certificate relates to the subject property only and is not transferable to other properties. Mining Searches UK is the trading name of Cornwall Mining Services Limited.







### **Plan Provided**







# MapHub Location Plan for Search ID: 191695 550054E 222089N Stane Stree ROMAN ROAD 221889N 549854E Scale (at A4) 1:1071 Scale (metres): 5 10 30 50 20 40 60 Property Address: A Property, Bishops Stortford, CM23 Ordnance For reference purposes only. Mapping Sourced Survey From (c) Crown Copyright 2016. Licence Number 100041083. Partner

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

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### **Mining Activity Plan**





### Expanded 1 hectare square from centre of location plan

### Mining Searches UK Data Response







Search Administrator PlanVal Limited Kao Hockham Building Edinburgh Way Harlow Essex CM20 2NQ SearchCode<sup>™</sup>

Mining Searches UK Highburrow Lane Wilson way Pool Industrial Estate Redruth Cornwall TR15 3RN United Kingdom T 01209 218861 E search@miningsearchesuk.com Website: www.miningsearchesuk.com

Date: October 06 2016 Our Reference: PR/84631 Your Reference: 191589-285868

#### A Property Bishops Stortford Hertfordshire CM23

#### SCOPE

This mining search is an assessment of information to determine the risk of mine settlement and/or subsidence. It provides an assessment of the metalliferous, stone, evaporite and hydrocarbon mining risk, as summarised in the Notes and Guidance, for the property.

This is based on the documentary evidence held by Mining Searches UK at the time of production and is undertaken on behalf of the client, their mortgagees and legal advisers.

#### PAST MINING ACTIVITY

#### Stone

Mining Searches UK have no evidence of any stone mining features potentially affecting the property.

#### Metalliferous

Mining Searches UK have no evidence of any metalliferous mining features potentially affecting the property.

#### Evaporite

Mining Searches UK have no evidence of any evaporite mining features potentially affecting the property.

#### Hydrocarbon

Mining Searches UK have no evidence of any hydrocarbon mining features potentially affecting the property.

Mining Searches UK is the trading name of Cornwall Mining Services Ltd. Registered Office: As above Company Registered In London No. 138 1067 Director: P. Raglan, BSc Hons, F.G.S. Associates: I. Curnow, BA Hons; B. Poole, BSc Hons





#### PRESENT AND FUTURE MINING ACTIVITY

#### Stone

The property does not lie within an area that has planning permission for stone mineral development. Mining Searches UK are not aware of any planned future mining activity.

#### Metalliferous

The property does not lie within an area that has planning permission for metalliferous mineral development. Mining Searches UK are not aware of any planned future mining activity.

#### Evaporite

The property does not lie within an area that has planning permission for evaporite mineral development. Mining Searches UK are not aware of any planned future mining activity.

#### Hydrocarbon

The property is not recorded to lie within a licence area for hydrocarbon extraction.

#### NOTES AND GUIDANCE

Within this assessment the following terms include the extraction of:

Stone: ash, ball clay, barite, bath stone, calcite, celestite, chalk, chert, china clay, clay, coprolite, diatomite, dolerite, dolomite, fireclay, flagstone, flint, fluorspar, fullers earth, ganister, hornstone, igneous and metamorphic rock, limestone, marble, marl, mica, sandstone, sand and/or gravel, serpentine, silica rock and/or sand, slate, sulphur, tufa, whetstone and witherite.

Metalliferous: alum, arsenic, barium, cobalt, copper, gold, iron, lead, manganese, ochre, silver, silver-lead, tin, tungsten, umber and zinc.

Evaporite: alabaster, anhydrite, brine, gypsum, halite, langbeinite, potash and salt.

Hydrocarbon: peat, graphite, jet, oil and oil-shale.

This mining search has been compiled from the archive information held by Mining Searches UK. As with all historic 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.

Historical 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 or mineralised veins 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 future development, a suitable mining investigation may be required to satisfy planning or building regulation conditions. If future 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.

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### Mining Searches UK Data Response



This mining search is only considered to be related to metalliferous, stone, evaporite and hydrocarbon mining risk. It is not considered to be an environmental, ecological, contaminated land, archaeological survey or natural ground hazard assessment.

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# **Terms and Conditions**



To see our full terms and conditions of use, please refer to the following page: http://orders.planval.com/publications/terms.pdf

### **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.

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