

Campbell Hooper & Co
Solicitors
DX36401
Ascot

This matter is being dealt with
by J.Dearden
Survey Dept. (Tel. 0283-550606 Extn. 31236)

Our Ref: 44/1817 SR034034-94

Your Ref: SA SJ DAVIES

Date: 10th March 1994



Dear Sir,

Coal Mining Report
Whinney Close Farm, Cockley Hill, Kirkheaton, West Yorkshire

I refer to your enquiry dated 25th February 1994 in connection with the above.

Past Underground Coal Mining

One seam of coal has been mined at shallow to approximately 40m depth under or within the vicinity of the property, the last date of working being 1836.

Present Underground Coal Mining

There are no workings presently taking place within influencing distance of the property.

Future Underground Coal Mining

Coal exists unworked in this locality although there are no present plans for future workings. Such coal could be worked at some time in the future depending on feasibility and on obtaining the necessary planning consents.

British Coal reserves the right to alter and amend its working proposals at any time should it be deemed necessary to do so.

British Coal have no record of having issued any notice of proposals relating to underground coal mining operations under S.46 of the Coal Mining Subsidence Act 1991.

Shafts and Adits

The property is believed to be clear of disused mine shafts and adits shown on plans and records held by British Coal.

Surface Geology

This office is unaware of any fault, fissure or breakline at the surface which is known to affect the stability of the property.

Opencast Coal Mining

In addition to underground mining operations, British Coal also prospect for and work coal by opencast methods. The property subject of the enquiry is within the general area of current opencast interest.

It is possible that reserves of coal capable of being worked by opencast methods may exist in the area. British Coal has no proposal for opencast working at the present time but it may be necessary for local drilling operations to be carried out as part of British Coal's prospecting programme to determine the extent of opencast coal reserves. Should it be necessary at any time in the future to work coal by opencast methods, then British Coal's proposals will be advertised locally and further

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information about their plans will be made available for inspection by the public.

Claims for Subsidence Damage

British Coal have no such record of a claim having been made or pursued in respect of this property.

There is no "Stop Notice" under Section 16(2) of the Coal Mining Subsidence Act, 1991.

Blight Payments

British Coal have no record of any payment having been made under the Coal Mining Subsidence Act 1991 equivalent to the difference between the value of the property and its unblighted value.

Preventive Works to Existing Buildings

British Coal have no record of asking any person to execute preventive works under S.33 of the Coal Mining Subsidence Act 1991.

Preventive Measures to New Buildings

British Coal's records indicate that the property lies within an area in respect of which a notice dated 1954 has been published under Paragraph 6 of the 2nd schedule to the Coal Act 1938.

The Secretary of State has issued an Order under S.35(1) of the Coal Mining Subsidence Act on the 30th November 1991 for the whole of the Country relating to Section 2 notices published before that date.

British Coal have no record of the land lying within an area in respect of which a notice has been published under S.35(2) of the Coal Mining Subsidence Act 1991.

British Coal have no record of being notified of any proposal relating to the construction of the property under S.34(2)(a) of the Coal Mining Subsidence Act 1991.

British Coal have no record of making any proposals under S.34 of the Coal Mining Subsidence Act 1991 as to the materials for and the method of construction of any buildings, structures or works as appear to them to be desirable for minimising damage in the event of subsidence.

This report has been prepared under the Law Society Scheme for Coal Mining Searches. Guidance on the operation of the Scheme is given on the reverse of Search Form Con29 and in the publication "Coal Mining Enquiries - Law Society's Guidance Notes and Directory." It is important to note that the December 1991 editions of both the Search Form and Directory should be used (as opposed to earlier editions) to reflect the changes made to the Scheme and under the Coal Mining Subsidence Act 1991. Current editions of the forms and Directory are available from Oyez Stationery Group and other leading law stationery outlets.

We acknowledge receipt of your remittance in payment of our fee.

Yours faithfully



K. Leighfield
Chief Surveyor and Minerals Manager