

Mr A Tillotson
Orion Homes Limited
5 Benton Office Park
Bennett Avenue
Horbury
Wakefield WF4 5RA

BY EMAIL

Our Ref: ORH/20/AJjcl1

5th September 2023

Dear Anthony

Whitehall Road West, Birkenshaw
Intrusive Coal Mining Investigation

In accordance with our commission, we visited the above site on 23rd August 2023 to undertake a rotary borehole investigation. The purpose was to investigate the possible presence of shallow underground coal mine workings which had been identified as a potential risk by the ARP Combined Stage 1/Stage 2 Geo-environmental Report (Reference ORH/20r1 dated 11th August 2023) and a CON29M Coal Mining Report. The results from the investigation are summarised below, and a location plan and borehole logs are enclosed.

Background

The site, which is centred on Ordnance Survey Grid Reference 420220, 427720 is located off Whitehall Road West, in Birkenshaw, Kirklees. A site location plan and aerial photograph are attached. The site has overall dimensions of approximately 80m (north - south) by 80m (east - west). The majority of the site is currently occupied by overgrown vegetation and a grassed garden area. In the east of the site is a relatively large two-storey detached house with hardstanding access road and grassed garden to the rear.

The geological map (1:10,000 series Sheet SE22NW) shows the majority of the site to be underlain by the Lepton Edge Rock (sandstone) with the far northeastern corner of the site underlain by the Pennine Lower Coal Measures (sandstone, siltstone and mudstone). No superficial/drift deposits are shown to exist on the site.

The Second Brown Metal coal seam (2BM) is shown to outcrop/subcrop just to the north of the site but is displaced by a fault before it encroaches into the site. The 2BM coal seam is recorded as 0.4m to 0.8m thick.

A CON29M Coal Mining Report was obtained from Terrafirma and states that 'The site is in the likely zone of influence of recorded workings in two seams of coal at 91m to 149m depth, and last worked in 1969. Any associated ground movement should by now have ceased. However, the site is recorded to be situated within 20 metres of a known coal seam outcrop. This coal is suspected to have been historically worked at a depth of less than 30 metres beneath the surface, within the vicinity of the site'.



Part of the site is recoded as within a Development High Risk Zone. This high risk zone is marked on the 'Coal Mining Site Investigation Plan' which is attached to this letter (it should be noted there is some slight discrepancy of the high risk zone location between different sources of information).

A main site investigation for contaminated land and geotechnical purposes was undertaken and was reported in ARP's Combined Stage 1/Stage 2 Geo-environmental Report, which is referenced above. This investigation comprised eight trial pits, all of which identified a persistent intact thin (0.2m to 0.4m thick) weathered coal seam in the clay (likely coal measures) above the intact bedrock. The top of the coal seam was encountered at depths of between 0.8m and 3.1m.

Rotary Boreholes

Three rotary boreholes were drilled on 23rd August 2023, under the instruction of an Engineer from ARP. The boreholes used rotary open hole water flush techniques and were drilled by Ground Support Services (UK) Ltd to depths of between 11m and 25m. The boreholes are numbered BH1 to BH3 and their locations are shown on the enclosed plan. The investigation was designed, organised and supervised by ARP Geotechnical Ltd, and the driller's borehole logs are attached.

Ground Conditions and Stability Assessment

The main site investigation and additional rotary investigation revealed overburden (natural soils, above the shallow coal seam) to depths of between 0.8m and 3.1m.

A thin intact coal seam was identified in both phases of investigation across the entire site (the rotary investigation confirmed what was found in the main site investigation). The coal seam was encountered at depths of between 0.8m and 3.1m, with a thickness of between 0.2m and 0.4m.

The rotary borehole investigation encountered a second thin intact coal seam (0.1m to 0.2m thick) at depths of between 7.3m and 8.0m. No other coal seams were identified, to a depth of up to 25m, and no workings were found. The driller's logs are attached to this letter.

It is difficult to confirm if the coal seam found at shallow depth on site is the 2BM coal, but it is considered likely that it is. The geology identified by the main site investigation was typical of undifferentiated Coal Measures and not the Lepton Edge Rock sandstone (which is recorded on the map as present over much of the site). Therefore, it is considered likely that the fault located adjacent to the northwest of the site, which displaces the 2BM coal seam, is not correctly located and is likely further to the southeast, so that the northern edge of the Lepton Rock is south of the site, rendering the Lepton Rock absent from the site.

This slight ambiguity does not matter in practical terms, as the thin persistent coal seam present across the site was always intact and no evidence of historical coal mining was identified. The second (deeper) thin coal seam was also intact, and not of significant thickness. No other coal seams were encountered down to a depth of 25m and no coal seams located close to the 2BM Coal in the stratigraphic column have thicknesses that could cause a risk from this depth or deeper.

As such, drilling and grouting works are not required for the site. Because shallow coal mine workings were not identified, or any significant unweathered coal, there was considered to be no requirement to install gas monitoring apparatus and undertake gas monitoring (there are no other sources of ground gas identified). It should be noted that basic radon protection is required for the site, however.



Conclusion

Based on the original trial pit investigation and the later rotary drilling investigation, no evidence of shallow historical coal mining activity has been identified under the site and, as such, the site is not at risk from shallow coal mining activities. No drilling and grouting works are therefore required to allow development of the site.

Because shallow coal mine workings were not identified, or significant unweathered coal, there was considered to be no requirement to install gas monitoring apparatus and undertake gas monitoring (there are no other sources of ground gas identified). It should be noted that basic radon protection is required for the site, however.

There is a very slight theoretical risk of unrecorded mine entries. In the unlikely event that a suspicious feature (such as dark circle present within natural looking ground) is encountered, then an engineer should be contacted to attend site for inspection purposes.

These conclusions are subject to the approval of the regulatory authorities.

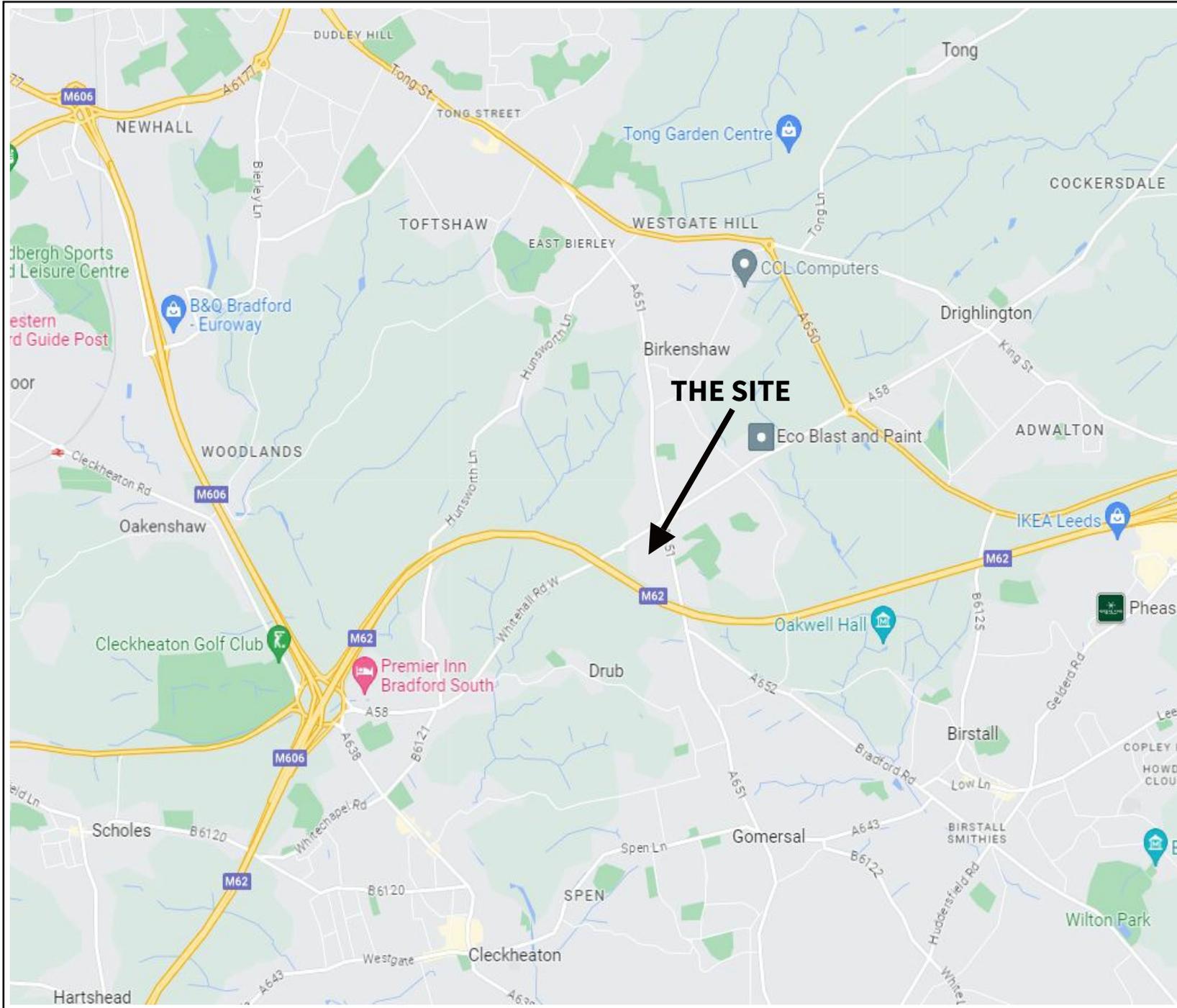
We trust the above information and enclosures meet your requirements. However, if you have any queries, please do not hesitate to contact us at your convenience.

Yours sincerely
for ARP GEOTECHNICAL LTD

A handwritten signature in black ink, appearing to be 'A M Jones'.

A M Jones

Encs



Approximate Scale



ARP GEOTECHNICAL LTD
CHARTERED CONSULTING ENGINEERS
 Northwest House 5-6 Northwest Business Park Servia Hill Leeds LS6 2QH
 Telephone : 0113 245 8498 Fax : 0113 244 3864 E-Mail : leeds@arpassociates.co.uk

Project
**WHITEHALL ROAD WEST
 BIRKENSHAW**

Client
ORION HOMES LTD

Title
SITE LOCATION PLAN

Date
AUGUST 2023

Drawn	Scale
AMJ	AS SHOWN

Job No.
ORH/20



0m 25m

Approximate Scale

ARP

ARP GEOTECHNICAL LTD
CHARTERED CONSULTING ENGINEERS

Northwest House 5-6 Northwest Business Park Servia Hill Leeds LS6 2QH
Telephone : 0113 245 8498 Fax : 0113 244 3864 E-Mail : leeds@arpassociates.co.uk

Project
**WHITEHALL ROAD WEST
BIRKENSRAW**

Client
ORION HOMES LTD

Title
**AERIAL PHOTO
PLAN**

Date
AUGUST 2023

Drawn AMJ	Scale AS SHOWN
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Job No.
ORH/20



0m 20m
 Approximate Scale

KEY

- Trial Pit Location
- Rotary Borehole Location

ARP GEOTECHNICAL LTD
 CHARTERED CONSULTING ENGINEERS

Northwest House, 5-6 Northwest Business Park, Servia Hill, Leeds LS6 2QH
 Telephone: 0113 245 8498 Fax: 0113 244 3864 E-Mail: leeds@arpassociates.co.uk

Project **WHITEHALL ROAD WEST
BIRKENSRAW**

Client **ORION HOMES LTD**

Title **COAL MINING SITE
INVESTIGATION PLAN**

Date **SEPTEMBER 2023**

Drawn AMJ	Scale AS SHOWN
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Job No. **ORH/20**

Project Name: Whitehall Road West, Birkenshaw	Project No. ORH/20	Co-ords: 420182.54 - 427737.49 Level:	Date 29/06/2023
Location: Birkenshaw	Pit Dimensions (m) Length: 1.80 m Width: 0.60 m Depth: 2.80 m	Machine Type: JCB 3CX	Scale 1:25
Client: Orion Homes Ltd			Logged: AMJ

Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
Depth	Type	Results					
0.20 - 0.45	ES		0.20			Dark brown slightly sandy clayey TOPSOIL.	
			0.45			POSSIBLE MADE GROUND. Soft to firm dark brown slightly sandy silty CLAY (reworked natural ground).	
0.80		HSV=110				High strength (stiff) light brown slightly sandy silty CLAY.	
1.00		HSV=120	1.00			High strength (stiff) dull yellow/buff slightly sandy silty CLAY.	1
1.20	D						
			1.80			Weathered Coal Seam.	2
			2.10			Medium strength (firm to stiff) dull grey slightly sandy silty CLAY.	
2.50		HSV=70					
			2.70			Extremely weak SILTSTONE (recovered as cobble and gravel sized pieces).	
			2.80			End of Pit at 2.800m Bedrock encountered. Difficult to excavate any further.	3
							4
							5

Groundwater: None Encountered.
 Backfill: Backfilled with arisings upon completion.
 Stability: Stable throughout.
 Remarks: None

Project Name: Whitehall Road West, Birkenshaw	Project No. ORH/20	Co-ords: 420209.54 - 427752.79 Level:	Date 29/06/2023
Location: Birkenshaw	Pit Dimensions (m) Length: 1.80 m Width: 0.60 m Depth: 3.60 m	Machine Type: JCB 3CX	Scale 1:25
Client: Orion Homes Ltd			Logged: AMJ

Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
Depth	Type	Results				
0.00 - 0.30	ES					Dark brown slightly sandy clayey TOPSOIL.
			0.30			Soft to firm light brown slightly sandy silty CLAY.
0.60		HSV=70	0.60			Medium strength (stiff) dull yellow/buff slightly sandy silty CLAY.
			1.80			Medium strength (firm to stiff) dull grey slightly sandy silty CLAY.
			2.70			Weathered Coal Seam.
			3.00			Extremely weak SILTSTONE (recovered as cobble and gravel sized pieces).
			3.60			End of Pit at 3.600m Bedrock encountered. Difficult to excavate any further.

Groundwater: None Encountered.

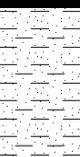
Backfill: Backfilled with arisings upon completion.

Stability: Stable throughout.

Remarks: None

RrTP_v1.053

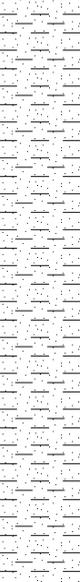
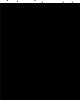
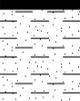
Project Name: Whitehall Road West, Birkenshaw	Project No. ORH/20	Co-ords: 420187.38 - 427721.98	Date: 29/06/2023
Location: Birkenshaw	Pit Dimensions (m) Length: 1.70 m Width: 0.70 m Depth: 2.90 m	Machine Type: JCB 3CX	Scale: 1:25
Client: Orion Homes Ltd			Logged: AMJ

Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
Depth	Type	Results					
0.00 - 0.30	ES					Dark brown slightly sandy clayey TOPSOIL.	
			0.30			High strength (firm to stiff) dull yellow/buff slightly sandy silty CLAY.	
0.80		HSV=76	1.00			Mudstone band.	1
			1.10			High strength (stiff) dull yellow/buff slightly sandy silty CLAY.	
1.40		HSV=130	1.90			Weathered Coal Seam.	2
			2.10			Stiff dull grey slightly sandy silty CLAY.	
			2.60			Extremely weak SILTSTONE (recovered as cobble and gravel sized pieces).	
			2.90			End of Pit at 2.900m Bedrock encountered. Difficult to excavate any further.	3
							4
							5

Groundwater: None Encountered.
 Backfill: Backfilled with arisings upon completion.
 Stability: Stable throughout.
 Remarks: None

RrTP_v1.053

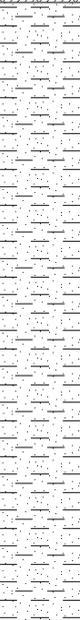
Project Name: Whitehall Road West, Birkenshaw	Project No. ORH/20	Co-ords: 420209.78 - 427737.43 Level:	Date 29/06/2023
Location: Birkenshaw	Client: Orion Homes Ltd	Pit Dimensions (m) Length: 1.90 m Width: 0.70 m Depth: 3.10 m	Machine Type: JCB 3CX
			Scale 1:25 Logged: AMJ

Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
Depth	Type	Results				
0.00 - 0.20	ES		0.20			Dark brown slightly sandy clayey TOPSOIL.
0.80		HSV=76				High strength (stiff) dull yellow/buff slightly sandy silty CLAY.
1.30		HSV=106				
			2.20			Weathered Coal Seam.
2.70	D		2.55			Firm to stiff dull grey slightly sandy silty CLAY (recovered as cobble and gravel sized pieces).
			2.90			Extremely weak SILTSTONE (recovered as cobble and gravel sized pieces).
			3.10			End of Pit at 3.100m Bedrock encountered. Difficult to excavate any further.

Groundwater: None Encountered.
 Backfill: Backfilled with arisings upon completion.
 Stability: Stable throughout.
 Remarks: None

RrTP_v1.053

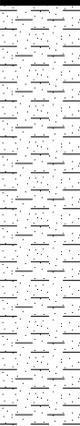
Project Name: Whitehall Road West, Birkenshaw	Project No. ORH/20	Co-ords: 420206.32 - 427719.42 Level:	Date 29/06/2023
Location: Birkenshaw	Pit Dimensions (m) Length: 1.80 m Width: 0.60 m Depth: 3.10 m	Machine Type: JCB 3CX	Scale 1:25
Client: Orion Homes Ltd			Logged: AMJ

Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
Depth	Type	Results				
0.30	ES		0.25			Dark brown slightly sandy clayey TOPSOIL.
0.70		HSV=120				High strength (stiff) dull yellow/buff slightly sandy silty CLAY.
1.20		HSV=124				Weathered Coal Seam.
			2.30			Firm to stiff dull grey slightly sandy silty CLAY (recovered as cobble and gravel sized pieces).
			2.60			Extremely weak SILTSTONE (recovered as cobble and gravel sized pieces).
			2.90			End of Pit at 3.100m Bedrock encountered. Difficult to excavate any further.
			3.10			

Groundwater: None Encountered.
 Backfill: Backfilled with arisings upon completion.
 Stability: Stable throughout.
 Remarks: None

RrTP_v1.053

Project Name: Whitehall Road West, Birkenshaw	Project No. ORH/20	Co-ords: 420206.09 - 427690.48 Level: 160.50	Date 29/06/2023
Location: Birkenshaw	Client: Orion Homes Ltd	Pit Dimensions (m) Length: 1.80 m Width: 0.70 m Depth: 2.80 m	Machine Type: JCB 3CX
			Scale 1:25 Logged: AMJ

Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
Depth	Type	Results				
0.00 - 0.30	ES	HSV=130	0.30	160.20		Dark brown slightly sandy clayey TOPSOIL.
0.70			0.80	159.70		High strength (stiff) dull yellow/buff slightly sandy silty CLAY.
			1.20	159.30		Weathered Coal Seam.
2.20 - 2.50	D		2.60	157.90		Firm to stiff dull grey slightly sandy silty CLAY (recovered as cobble and gravel sized pieces).
			2.80	157.70		Extremely weak MUDSTONE (recovered as cobble and gravel sized pieces).
						End of Pit at 2.800m Bedrock encountered. Difficult to excavate any further.

Groundwater: None Encountered.

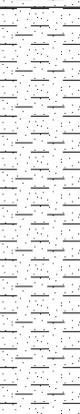
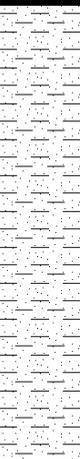
Backfill: Backfilled with arisings upon completion.

Stability: Stable throughout.

Remarks: None

RrTP_v1.053

Project Name: Whitehall Road West, Birkenshaw	Project No. ORH/20	Co-ords: 420227.05 - 427710.68 Level: 160.70	Date 29/06/2023
Location: Birkenshaw	Client: Orion Homes Ltd	Pit Dimensions (m) Length: 1.90 m Width: 0.60 m Depth: 4.30 m	Machine Type: JCB 3CX
		Scale 1:25	Logged: AMJ

Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
Depth	Type	Results					
0.00 - 0.20	ES					Dark brown slightly sandy clayey TOPSOIL.	
			0.30	160.40		Stiff dull yellow/buff slightly sandy silty CLAY.	
			0.80	159.90		High strength (stiff) dull yellow/buff and grey slightly sandy silty CLAY.	1
1.30		HSV=130					2
			2.20	158.50		Weathered Coal Seam.	
			2.50	158.20		Firm to stiff dull grey slightly sandy silty CLAY (recovered as cobble and gravel sized pieces).	3
			4.10	156.60		Extremely weak SILTSTONE (recovered as cobble and gravel sized pieces).	4
			4.30	156.40		End of Pit at 4.30m Bedrock encountered. Difficult to excavate any further.	5

Groundwater: None Encountered.
 Backfill: Backfilled with arisings upon completion.
 Stability: Stable throughout.
 Remarks: None

Project Name: Whitehall Road West, Birkenshaw	Project No. ORH/20	Co-ords: 420226.55 - 427745.45 Level: 159.50	Date 29/06/2023
Location: Birkenshaw	Client: Orion Homes Ltd	Pit Dimensions (m) Length: 1.90 m Width: 0.70 m Depth: 3.90 m	Machine Type: JCB 3CX
			Scale 1:25 Logged: AMJ

Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
Depth	Type	Results				
0.00 - 0.30	ES		0.30	159.20		Dark brown slightly sandy clayey TOPSOIL.
1.20 1.20	D	HSV=80				High strength (stiff) dull yellow/buff slightly sandy silty CLAY.
1.50		HSV=130				
			3.10	156.40		Weathered Coal Seam.
			3.40	156.10		Firm to stiff dull grey slightly sandy silty CLAY (recovered as cobble and gravel sized pieces).
			3.70	155.80		Extremely weak SILTSTONE (recovered as cobble and gravel sized pieces).
			3.90	155.60		End of Pit at 3.900m Bedrock encountered. Difficult to excavate any further.

Groundwater: None Encountered.
 Backfill: Backfilled with arisings upon completion.
 Stability: Stable throughout.
 Remarks: None

RrTP_v1.053

Drillers log	Site: Whitchall Rd west	Sheet: 1/1
Rig:	Crew: SG TP	Date: 23/8/23

Equipment used: **Smis - Rotary**

BH	Depth	Strata Description	BH	Depth	Strata Description
BH1	0.00-0.50	soil			
	0.50-2.00	clay			
	2.00-2.30	coal			
	2.30-7.40	mudstone			
	7.40-7.60	coal			
	7.60-14.00	mudstone			
	14.00-15.30	siltstone (hard)			
	15.30-25.00	mudstone			
BH2	0.00-1.00	soil			
	1.00-2.50	clay			
	2.50-2.80	coal			
	2.80-8.00	mudstone			
	8.00-8.10	coal			
	8.10-14.50	mudstone			
	14.50-16.00	siltstone (hard)			
BH3	0.00-0.50	soil			
	0.50-1.50	clay			
	1.50-1.70	coal			
	1.70-7.30	mudstone			
	7.30-7.50	coal			
	7.50-9.00	mudstone			
	9.00-11.00	siltstone (hard)			
	no water left				

Casing / Water level details

BH	Casing		Strike	Water		Totals	BH's	Drill	Case	Core
	Die	Depth		Rise	Sealed					
						Today	3	SG		
						Previous	/	/	/	
						To date	3	SG		

Signed.....  Driller

Overall Result:

PASSED

Expert Opinion:

Within the scope of this assessment, the Site is not considered to be susceptible to coal mining-related ground instability. Any identified coal mining features are considered unlikely to impact the value or security of the Site for normal lending purposes and there is no reason for them to impact upon the completion of this transaction.

Will coal mining activity impact the value of the property?

UNLIKELY TO IMPACT VALUE



Are there any adverse mine entries or surface hazards that should be brought to the lender's attention?

NO NEED TO NOTIFY LENDER



Are there mining hazards that should be brought to the purchaser's attention?

HAZARDS IDENTIFIED



Within Coal Mining Reporting Area

YES

Report Address:

15, Birkenshaw, West Yorkshire,

CON29M Questions

Assessment

CON29M Questions	Assessment	Icon
Q1. Past underground coal mining	YES ADVISORY	
Q2. Present underground coal mining	NO PASSED	
Q3. Future underground coal mining	NO PASSED	
Q4. Shafts and adits (mine entries)	NO PASSED	
Q5. Coal mining geology	YES PASSED	
Q6. Past opencast coal mining	NO PASSED	
Q7. Present opencast coal mining	NO PASSED	
Q8. Future opencast coal mining	NO PASSED	
Q9. Coal mining subsidence claims	NO PASSED	
Q10. Mine gas emissions	NO PASSED	
Q11. Emergency surface hazard call-out incidents	NO PASSED	
Q12. Withdrawal of support	NO PASSED	
Q13. Working facilities orders	NO PASSED	
Q14. Payments to owners of former copyhold Land	NO PASSED	
Non-Coal Mining	NO PASSED	

Report Details:

Report Reference:

TFC20230627151015L1-ORH20

Client Reference:

ORH/20

Date: 27/06/2023



User Key:

- Lender Attention
- Conveyancer Further Action
- Purchaser Advisory
- Passed - No Further Action

Official Coal Authority Licensed Data: V1_338_20230619_F | 23-06-2023

Please see below our expert opinion and next steps with regards to the property. These may be copied into your Report on Title. No physical site inspection has been carried out. This official CON29M report highlights only the information which we have determined should be drawn to your attention however, other risks may be present. Relevant prudent enquiries for the purchaser are highlighted within the Next Steps section.

Report Conclusions:

Mining features have been identified within the physical influence of the Site, resulting in a susceptibility to past, present and/or future ground movement. Below exist relevant interpreted conclusions based on the findings of this report (where applicable):

A coal seam has been identified within 20 metres of the Site and associated shallow unrecorded coal mine workings are suspected to have been historically worked beneath/within the immediate vicinity of the Site. Historical 'shaft-like' features, called 'Bell Pits', are also particularly common at/near coal outcrops, often occurring in clusters and being typically unrecorded in nature. Given the shallow depth of suspected coal mine workings (e.g., 'Bell Pits') beneath the Site, any movement within the worked coal seams may cause ground instability at the surface. Any previous movement in the ground should already be present in pre-existing structural defects; please see the report recommendations for further information.

Next Steps:

It is considered prudent that an appropriate commercial RICS Structural and/or Building Survey is acquired for any properties/structures present on the Site in question to assess, amongst other important considerations, their structural condition. This report will highlight any subsidence-related defects, which may relate to ground instability, while also noting any serious or dangerous issues that may require attention. This survey will also include advice on any defects, repairs or maintenance decisions. Should any future signs of subsidence or collapse be identified, then we recommend you seek further expert assistance, however currently, no further reporting on ground instability is required. Our team can be contacted using the information supplied on the front page of this report.

In the event subsidence has previously occurred or occurs in the future, it is recommended our team are contacted immediately for advice on practical and appropriate next steps, including how one can make a compensation claim to the Coal Authority. For detailed information on the statutory cover available in coal mining areas, please see the back of this report.

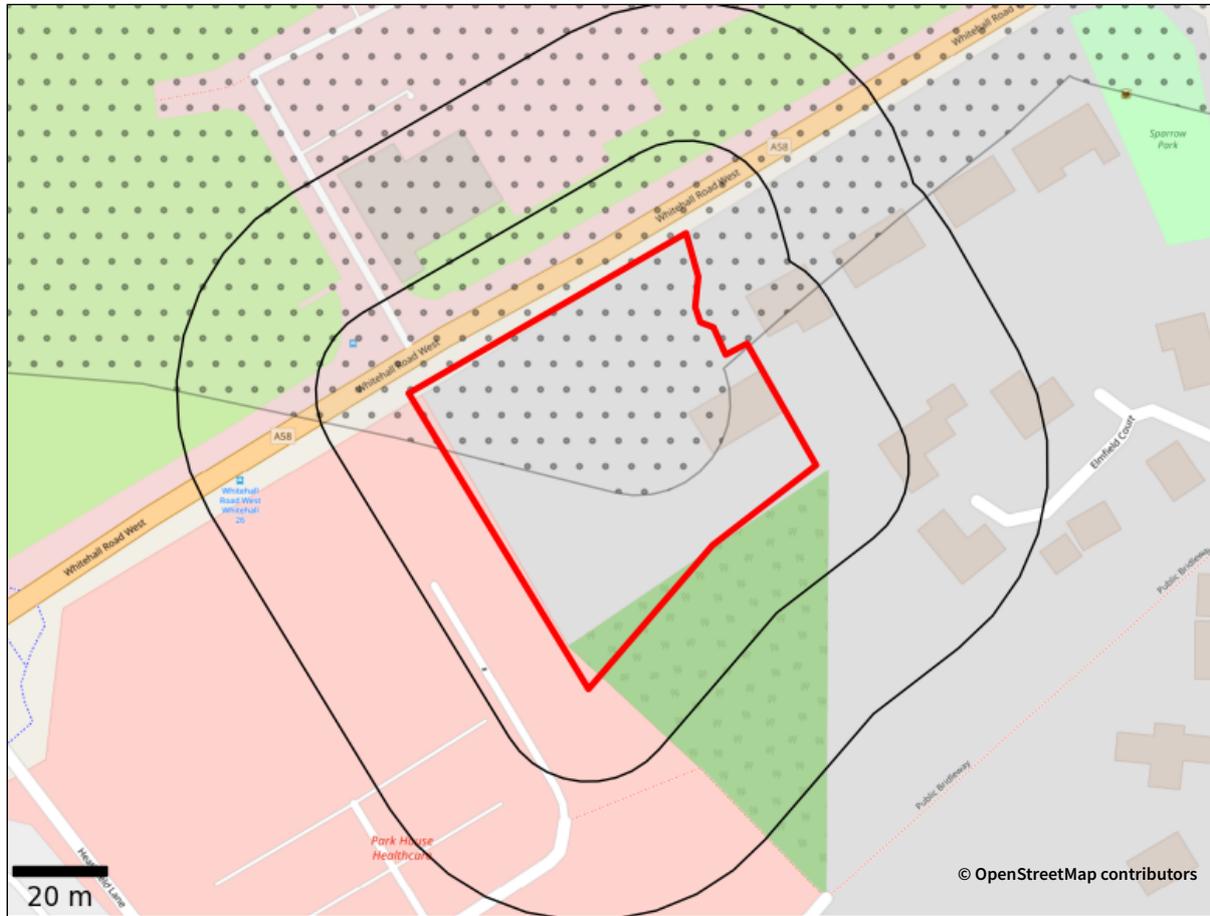
If you are planning on altering or developing the Site

The Site is likely located within a 'High Development Risk Zone', as defined by the Coal Authority. Due to the presence of recorded and/or unrecorded coal mining activity, any future development of the Site may trigger ground collapse and/or subsidence. It should be noted that prior to site works or future development, your local planning authority may require you to commission a full Coal Mining Risk Assessment (CMRA) or Site Investigation by a qualified mining geologist/engineer. In the event, you require further professional support, please contact our team directly to discuss the appropriate further steps.

Contact the report author by calling our team on: 0330 900 7500

This official CON29M Non-Residential Coal Mining Report is a site-specific interpretation of coal mining activity. These enquiries are The Law Society CON29M Coal Mining search enquiries and are used with permission of the Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. Dye & Durham (UK) Limited's (formerly Terraforma IDC Limited)'s Terms and Conditions are applicable at the time the report was produced.

Mining Hazard Map



Site Address: 15 , Birkenshaw, West Yorkshire,

Coal Authority Data	Coal Authority Subsidence Claims	Other Data
Adit	01 – Awaiting Decision	Coal Affected Areas
Shaft	02 – Rejected	Site Boundary
Zone of Influence	03 – Admitted	20m 50m Scales
Zone of Influence, Factoring for Record Accuracy	05 - Settled	
	06 - Withdrawn	

The enquiries below are The Law Society CON29M Coal Mining search enquiries and are used with permission of The Law Society. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes and ScotForm 2006: Coal mining search in Scotland; under which all replies to these enquiries are made. These fourteen questions and their answers are relevant to a non-residential property and should not be relied upon in a residential transaction.

Detailed findings of coal mining activity:

1. Past underground coal mining

ADVISORY 

Q. Is the property within the zone of likely physical influence on the surface of past underground coal workings?

A:

The Site is recorded to be within the surface area of underground coal mine workings of 2 seams of coal. Coal has been mined at an approximate depth of 91 to 149 metres beneath the surface. The last known working date is recorded as 1969.

The Site is not within a surface area that could be affected by historic, known shallow underground coal mining.

The Site is recorded to be situated within 20 metres of a known coal seam outcrop. This coal is suspected to have been historically worked at depth of less than 30 metres beneath the surface, within the vicinity of the Site. Please see the report conclusions for further information.

2. Present underground coal mining

PASSED 

Q. Is the property within the zone of likely physical influence on the surface of present underground coal workings?

A:

The Site is not situated within an area which could be affected by currently active underground coal mining.

3. Future underground coal mining

PASSED 

Q. (a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove by underground methods?

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?

A:

The Site is not situated within an area which could be affected by any future underground coal mining. However, reserves of coal exist in the local area which could be worked at some time in the future.

The Site is not situated within the influence of a Section 46 Notice.

4. Shafts and adits (mine entries)

PASSED 

Q. 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?

A:

There are no recorded mine entries within 20 metres of the Site.

5. Coal mining geology

PASSED 

Q. 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?



A:

Deep (over 30 metres) underground coal mine workings are recorded beneath the Site and there is a recorded fault within the influence of the Site. Please see the report conclusions for further information.

6. Past opencast coal mining

PASSED 

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

A:

The Site is not situated within any past licence areas for the opencast extraction of coal.

There are no unlicensed opencast pits or extraction sites beneath the Site.

7. Present opencast coal mining

PASSED 

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

A:

The Site is not situated within an area which could be affected by currently active opencast coal mining.

8. Future opencast coal mining

PASSED 

Q. (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?

A:

There are no plans by the Coal Authority to grant a licence to extract coal using opencast methods within 800 metres surrounding the Site.

9. Coal mining subsidence claims

PASSED 

Q. (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?

(b) Does any current 'Stop Notice' delaying the start of remedial works or repairs affect the property?

(c) Has any request been made under section 33 of the 1991 Act to execute preventive works before coal is worked?

A:

There is no record of any coal mining-related damage notices or subsidence claims for the Site or for any Site within 50 metres of the Site.

There is no record of a request that has been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10. Mine gas emissions

PASSED 

Q. Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

A:

There are no records of any Mine Gas hazards within the influence of the Site and there is no record of any Mine Gas emissions requiring



action.

11. Emergency surface hazard call-out incidents

PASSED 

Q. 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?

A:

The Site is not situated within the influence of a coal mining-related hazard.

12. Withdrawal of support

PASSED 

Q. (a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?
(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?

A:

The property is not in an area where notices to withdraw support have been given. The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13. Working facilities orders

PASSED 

Q. 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?

A:

The property is not in an area for which any orders have 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

PASSED 

Q. Has any relevant notice, which may affect the property, been given?

A:

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Non-Coal Mining

PASSED 

Q. Is the property within the zone of likely physical influence on the surface of past non-coal workings?

A:

Based on Coal Authority data, the Site is not within a surface area that could be affected by historic, known underground non-coal mining.

Based on Coal Authority data, the Site is not within a surface area that could be affected by historic, known shallow underground non-coal mining.

Based on Coal Authority data, the Site is not within a surface area that could be affected by historical unrecorded shallow underground non-coal mining.



FURTHER INFORMATION

Key and Colour Information

The below key provides further guidance on the colours used throughout this report.

Lender Attention	This colour is applied when the report has identified mining hazards within the vicinity of the Site, including features (e.g., mine shafts/adits) that could affect the future value of the Site. A lender may want to be alerted to this adverse entry, due to requirements of UK Finance (formerly the Council of Mortgage Lenders), before deciding on whether to proceed with the transaction. The conveyancer is advised to follow the terms of the UK Finance Mortgage Lenders' Handbook and any additional instructions from the prospective lender in its consideration and determination of whether to refer any part of this report to the lender.
Conveyancer Further Action	This colour is applied when the report has concluded that further expert analysis of the Site is required. It is recommended that further actions are undertaken to quantify the risk of subsidence or collapse to the Site prior to purchase. It is recommended that the conveyancer liaises with all necessary parties regarding the report's findings.
Purchaser Advisory	This colour is applied when the purchaser's attention should be drawn to the prudent recommendations and advice outlined in the report. The report results should not hinder the transaction and Dye & Durham (UK) Limited's (formerly Terraforma IDC Limited) Terms & Conditions are valid for the Site. However, it is recommended that the purchaser(s) read this report carefully.
Passed No Further Action	This colour is applied when the report has not identified any mining features that influence the ongoing use or value of the Site. Our expert team does not believe that any further actions are required for this transaction and Dye & Durham (UK) Limited's (formerly Terraforma IDC Limited) Terms & Conditions are valid for the Site.

Additional Remarks

These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of the Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise. This report is prepared in accordance with The Law Society Guidance Notes 2018 and ScotForm 2006: coal mining search in Scotland; under which all replies to these enquiries are made. Dye & Durham (UK) Limited's (formerly Terraforma IDC Limited) Terms and Conditions are applicable at the time the report was produced.

Future Development

In scenarios where mining activity has been identified, a prudent developer would seek appropriate technical advice before any works are undertaken.

In these areas, 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.



Notice of Statutory Cover

In the unlikely event of any future damage, the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994) may apply*, and the Coal Authority / Licensee has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land and/or property in connection with lawful coal-mining operations. Typically, these actions will not need to involve either your insurance company or mortgage lender and therefore the end user(s) should not incur any costs or liability.

*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 addition to the above, it should also be noted that the Coal Authority offer a Public Safety and Subsidence Department that provides a 24-hour 7 day a week call out service (Tel: 01623 646 333) to take remedial action in respect of hazards associated with the movement or collapse of any coal mineshaft or entrances to coal mines and from other coal mining related surface hazards. Further information can be found on their website: <https://www.groundstability.com/>.

Limitations

This CON29M Coal Mining Report has been carried out with reference to all available official Coal Authority licensed data, an extensive collection of abandoned mine plans, maps, and records. From this material, we have endeavoured to provide as accurate a report as possible. Any and all analysis and interpretation of licensed Coal Authority data in this report is made by Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited).

Information provided by Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) in this report is compiled in response to The Law Society CON29M Coal Mining search enquiries and ScotForm 2006 coal mining search in Scotland. The scope of the assessment is concerned only with the interpretation of past, present and future extraction of coal minerals. This report does not consider the impact from non-coal mining hazards and/or natural ground stability hazards, such as subsidence, landslip or coastal erosion. For an expert opinion on all mining and ground hazards and in order to meet the requirements of Law Society Guidance Notes (2018) and best practice guidance in the 25th Edition Conveyancing Handbook (2018), you may choose to obtain a Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) Ground Report by contacting a member of the team.

This report is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The report does not include a Site Investigation, nor does Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) make 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 adjacent properties as only relevant known mining features have been mentioned and any known features that could potentially have a direct influence upon the target Site. Other features which may be present in the general area may have been omitted for clarity.

The report is based upon the Site boundaries as shown on the supplied location plan. This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) & TerraSearch® terms & conditions, and as such may be used by them for conveyancing or related purposes. We have no liability toward any person or organisation not party to commissioning this report. This report or any part of it is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.



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This search has been produced by Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) – Address: Imperium, Imperial Way, Reading, RG2 0TD; Email: insight-info@dyedurham.com; Telephone: 0330 900 7500, 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.

This report meets the principles and requirements of the Property Codes Compliance Board Compliance Note CN02J in respect of Coal Mining Searches.

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 Search Code

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

CONTACT OUR TEAM IF YOU WOULD LIKE A COPY OF THE SEARCH 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 up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience 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, Web site: www.tpos.co.uk.

You can get more information about the PCCB from www.propertycodes.org.uk or from our website at <https://www.terrafirmidc.co.uk>.

Complaints Procedure

If you want to make a complaint directly to Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited), 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: Senior Executive, Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) - Address: Imperium, Imperial Way, Reading, RG2 0TD; Email: insight-info@dyledurham.com; Telephone: 0330 900 7500.

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, E-mail: admin@tpos.co.uk. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

WE TRUST THIS REPORT PROVIDES THE INFORMATION YOU REQUIRE. PLEASE CONTACT US IF YOU HAVE ANY QUERIES OR IF WE CAN BE OF ANY FURTHER ASSISTANCE.



CON29M Coal Report Insurance Backed Guarantee

In the unlikely event that the coal data used by Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) in order to compile their report is later found to be inaccurate, the purchaser of the report benefits from Loss of Value Protection of up to £100,000 and should the purchaser later suffer a financial loss, following their reliance on the report, are protected by Dye & Durham (UK) Limited (formerly Terraforma IDC Limited).

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Policy Number: GESI 0035553CV	
Insurer	Great Lakes Insurance SE, UK Branch Great Lakes Insurance SE is a German insurance company with its headquarters at Königinstrasse 107, 80802 Munich. Great Lakes Insurance SE, UK Branch, is authorised and regulated by Bundesanstalt für Finanzdienstleistungsaufsicht. Deemed authorised by the Prudential Regulation Authority. Subject to regulation by the Financial Conduct Authority and limited regulation by the Prudential Regulation Authority. Details of the Temporary Permissions Regime, which allows EEA-based firms to operate in the UK for a limited period while seeking full authorisation, are available on the Financial Conduct Authority's website.
Insured	Dye & Durham (UK) Limited (formerly Terraforma IDC Limited)
Purchaser	The person who buys the Search Report from the Insured, and/or any of the following: <ol style="list-style-type: none"> 1. The person who asked for the Search Report in connection with the purchase of the Property (and their mortgagee). 2. The person who purchased the Property (and their mortgagee) if the person selling the Property has asked for a Search Report for the benefit of the Purchaser as part of a seller's pack or if the Property has been purchased by way of auction. 3. The owner of the Property (and their mortgagee) if they are re-mortgaging the Property or the owner of the Property who has chosen to obtain a Search Report. 4. Their estate and beneficiaries, to whom the benefit of the Policy will pass in the event of their death during the Period of Insurance.
Property	Any commercial property for which a Search Report is provided by the Insured for the benefit of the Purchaser during the Period of Insurance.
Search Report	The Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) CON29M Coal Report (or relevant Coal assessment section of any attached Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) report).
Limit of Indemnity	£100,000.00 in the aggregate in respect of any one Property
Effective Date	The date of the Search Report, provided by the Insured to the Purchaser being the date that cover will commence.
Period of Insurance	Cover for each individual Property will be from the Effective Date until the Purchaser of the Search Report either; <ol style="list-style-type: none"> 1. no longer has an interest in the Property, or, 2. until the date of a Subsequent Search Report is obtained by the Purchaser after the Effective Date, whichever is the sooner.
Insured Use	The continued use of the Property as a commercial property not exceeding 25 hectares as constructed and used at the Effective Date.
Cover	Subject to the terms and conditions of this Policy and provided the Property has been declared to the Insurer and the Premium inclusive of Insurance Premium Tax has been paid to the Administrator, the Insurer will indemnify the Insured during the Period of Insurance in respect of Loss arising from any claim by a Purchaser made against the Insured resulting from inaccurate data having been incorporated into such Search Report.
Market Value	The value of the Purchaser's interest in the title to the Property as determined by a surveyor appointed by agreement between the Insurer and the Insurer, but subject to General Condition 11.
Loss	<ol style="list-style-type: none"> 1. The loss in Market Value of the Property directly attributable to any changes in the information revealed in a subsequent Search Report obtained by the Purchaser, which was not revealed in the Search Report provided to the Purchaser, which was carried out on the Effective Date, such loss in Market Value to be calculated at the date of the subsequent Search Report, and 2. All other costs and expenses which have been agreed in advance by the Insurer.
Exclusions	The Insurer will not be liable to indemnify the Insured for: <ol style="list-style-type: none"> 1. Loss which is or would otherwise be recoverable under a building's insurance policy. 2. Loss arising wholly or partly because of the wilful act or neglect of the Insured. 3. Loss if at the date of a claim the Purchaser is not the legal or beneficial owner of the Property. 4. Loss in relation to loss of a transaction for the sale or for the purchase of the Property and any costs incurred by the Purchaser in relation to the loss of such transaction.

	<ol style="list-style-type: none"> 5. Loss in respect of structural or other physical damage caused to the Property by subsidence or flooding after the Effective Date. 6. Loss as a result of any change in information in response to sections 3 – Future underground coal mining and 8 – Future opencast coal mining of the Search Report carried out at the Effective Date. 7. Loss in respect of the information in any subsequent Search Report after the Effective Date if this information also appears on the Search Report issued to the Purchaser on that date. 8. Loss in relation to any change to the CON29M (2018) Search form and/or the Search Report made after the Effective Date which affects the Insurer’s responsibility under this Policy, if Insurers would not have been responsible for the Loss before such change. 9. Loss in relation to the contents of any brine data whatsoever contained within the standalone Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) CON29M Coal Report. 10. Loss in relation to any change in the interpretation of information upon which Search Report was produced provided such information remains unchanged. 11. Loss arising from claims made under this Policy by any party other than the Insured.
<p>Claims Conditions</p>	<ol style="list-style-type: none"> 1. It is a condition precedent of the Insurer’s liability under this Policy that the Policyholder and/or the Purchaser will give written notice to the Administrator at the address shown under “Making a Claim”, below, as soon as reasonably practicable, of any circumstances likely to give rise to a claim for which the Insurer may be liable under this Policy and provide the Administrator with such information and documentation as may reasonably be requested. 2. The Insurer will be entitled to decide how to defend or settle a claim. 3. The Insurer will be entitled to participate fully in any defence, negotiation or settlement of a claim or circumstance and in any such event the Policyholder and/or the Purchaser will (to the extent reasonably practicable in the circumstances, but without limitation): <ol style="list-style-type: none"> (i) not incur any cost or expense without first consulting with and receiving written consent from the Insurer. (ii) not make any admission of liability, offer, settlement, promise, payment or discharge without first consulting with and receiving written consent from the Insurer. (iii) give the Insurer access to and provide the Insurer with copies of all correspondence and documentation available to the Insured in relation to the claim or circumstance and afford the Insurer sufficient time in which to review and comment on such documentation. (iv) inform the Insurer of any proposed meeting with any third party in relation to a claim or circumstance and allow the Insurer to attend such meeting and, if the Insurer so requests, provide a detailed written account of the subject and outcome of any such meeting or discussion at which the Insurer was not present. (v) conduct all negotiations and proceedings in respect of any claim or circumstance with advisers of which the Insurer has approved in writing and take such action as the Insurer may reasonably require to contest, avoid, resist, compromise or otherwise defend any claim or circumstance. (vi) provide the Insurer with such other information and assistance in connection with any claim or circumstance as the Insurer may reasonably request. 4. The Insurer will be entitled to all rights and defences it may have in respect of a claim by a Purchaser against any successor to that Purchaser. 5. If at the time of any claim made under this Policy, there is any other insurance in place whether effected by the Purchaser or by any other person under which the Purchaser may be entitled to make a claim the Insurer will be liable to pay or contribute in respect of a claim under this Policy only rateably with such other insurance. 6. If the Purchaser makes any claim knowing it to be false or fraudulent as regards amount or otherwise, this Policy will become voidable and all claims under it may be forfeited. 7. In the event of any claim under this Policy from a Purchaser where the Policyholder has failed to make the required declaration and/or has failed to pay the Premium due to the Insurer via the Administrator but the Insurer is still required to deal with the claim from the Purchaser, the Insurer will be entitled to seek recovery from the Policyholder of all claims monies paid to the Purchaser together with the amount of the Insurer’s costs incurred in the handling of the claim.
<p>Additional Information</p>	<p>This is a summary of the policy and does not contain its full terms and conditions. A copy of the general conditions is available on request. In the event of a claim, please contact Dye & Durham (UK) Limited (formerly Terraforma IDC Limited) (the ‘Insured’) in the first instance. Dye & Durham (UK) Limited (formerly Terraforma IDC Limited)’s terms and conditions (https://www.terrafirmaidc.co.uk/terms_and_conditions) provide an assurance (section 3.8) that in the event of any successful claim, the award will be paid, in full, to the Customer/Purchaser.</p>
<p>Administrator</p>	<p>CLS Property Insight Limited, 26 Kings Hill Avenue, West Malling, Kent, ME19 4AE. CLS Property Insight Limited can be contacted by email at info@clspropertyinsight.co.uk or by telephone on 01732 753 910.</p>  <div style="text-align: right;">  R P Partington Director  Signed by CLS Property Insight Limited on behalf and with the authority of the Insurer </div>

Geology 1:50,000 Maps Legends

Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	MGR	Made Ground (Undivided)	Artificial Deposit	Not Supplied - Holocene
	WMGR	Infilled Ground	Artificial Deposit	Not Supplied - Holocene

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Not Supplied - Holocene
	TILLD	Till, Devensian	Diamicton	Not Supplied - Devensian

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	PMCM	Pennine Middle Coal Measures Formation	Mudstone, Siltstone and Sandstone	Not Supplied - Westphalian
	TR	Thornhill Rock	Sandstone	Not Supplied - Westphalian
	PMCM	Pennine Middle Coal Measures Formation	Sandstone	Not Supplied - Westphalian
	LPE	Lepton Edge Rock	Sandstone	Not Supplied - Westphalian
	PLCM	Pennine Lower Coal Measures Formation	Mudstone, Siltstone and Sandstone	Not Supplied - Westphalian
	PLCM	Pennine Lower Coal Measures Formation	Sandstone	Not Supplied - Westphalian
	FHR	Falhouse Rock	Sandstone	Not Supplied - Westphalian
	ER	Emley Rock	Sandstone	Not Supplied - Westphalian
	BRSR	Birstall Rock	Sandstone	Not Supplied - Westphalian
	CLRK	Clifton Rock	Sandstone	Not Supplied - Westphalian
		Faults		
		Rock Segments		

Geology 1:50,000 Maps

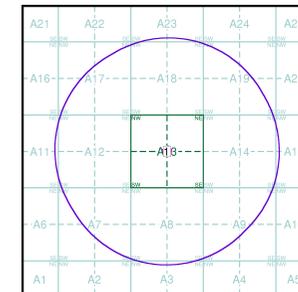
This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.

The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

Map ID:	1
Map Sheet No:	077
Map Name:	Huddersfield
Map Date:	2003
Bedrock Geology:	Available
Superficial Geology:	Available
Artificial Geology:	Available
Faults:	Not Supplied
Landslip:	Available
Rock Segments:	Not Supplied

Geology 1:50,000 Maps - Slice A

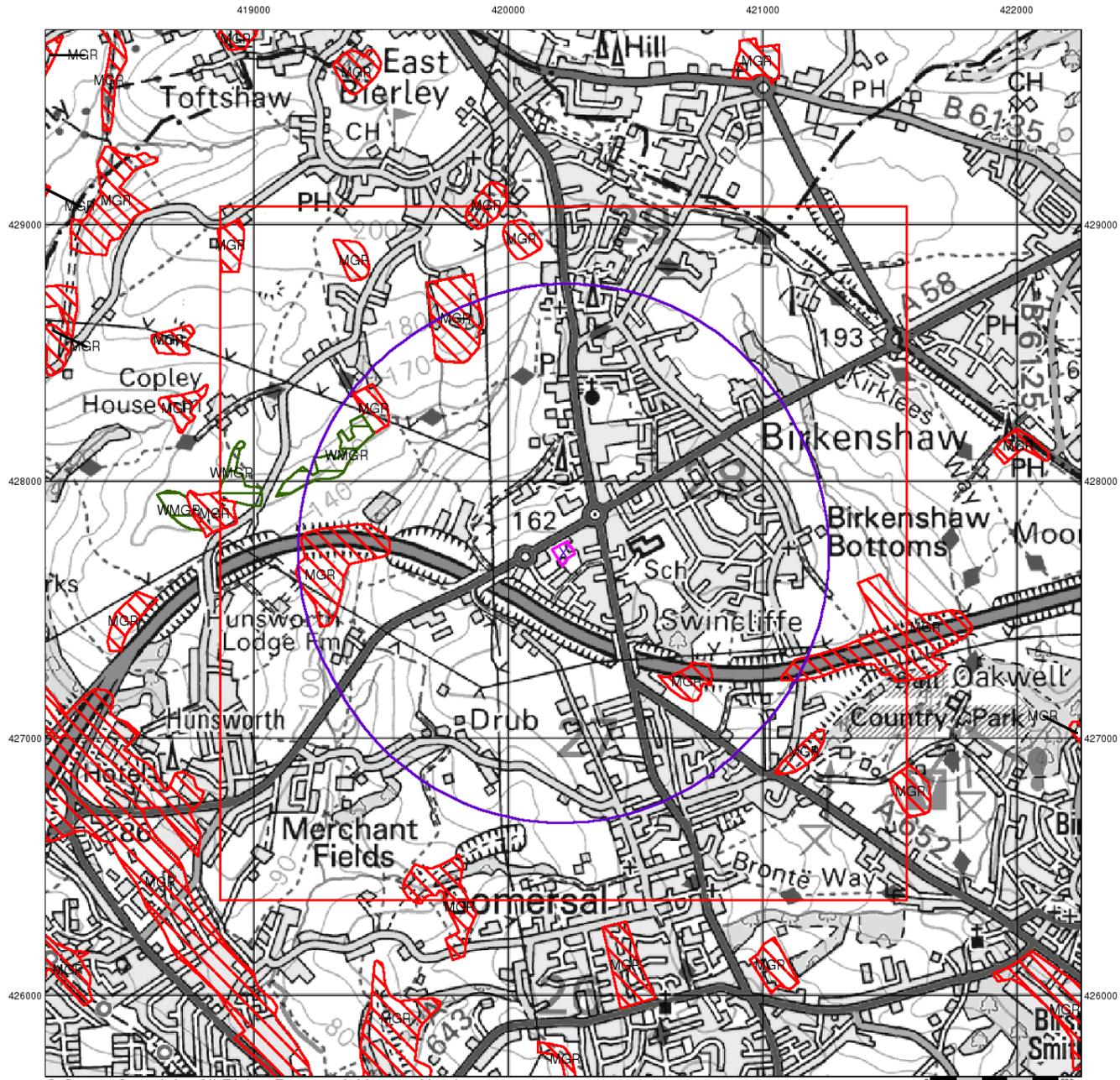


Order Details:

Order Number:	313377718_1_1
Customer Reference:	ORH/20
National Grid Reference:	420220, 427720
Slice:	A
Site Area (Ha):	0.43
Search Buffer (m):	1000

Site Details:

Site at, Whitehall Road West, Birkenshaw, Kirklees



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Artificial Ground and Landslip

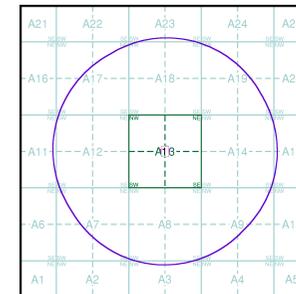
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A

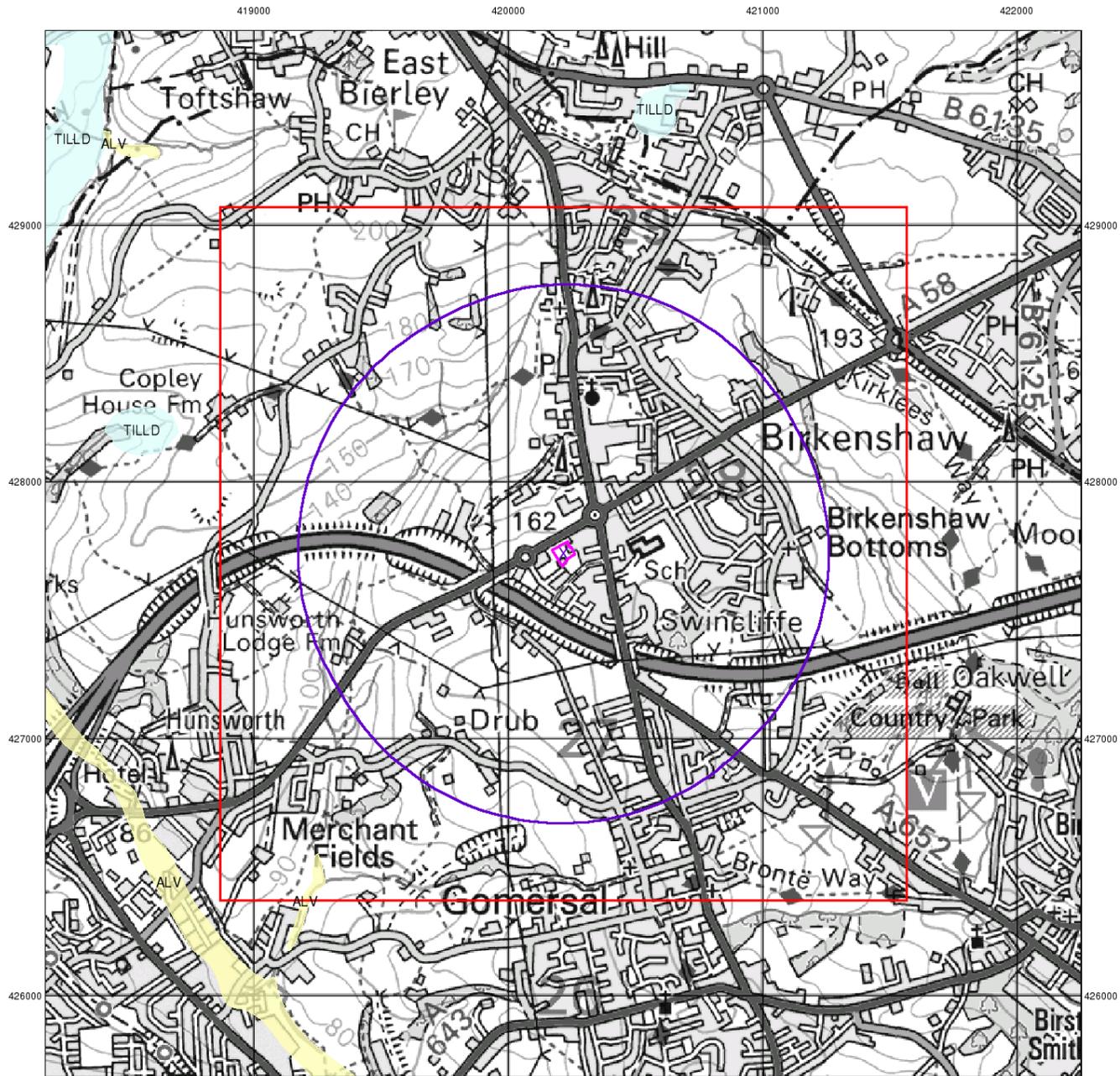


Order Details:

Order Number: 31337718_1_1
 Customer Reference: ORH/20
 National Grid Reference: 420220, 427720
 Slice: A
 Site Area (Ha): 0.43
 Search Buffer (m): 1000

Site Details:

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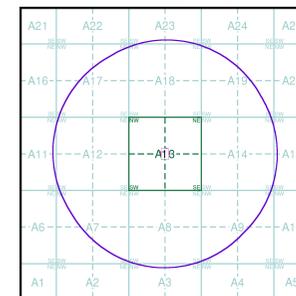
Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A



Order Details:

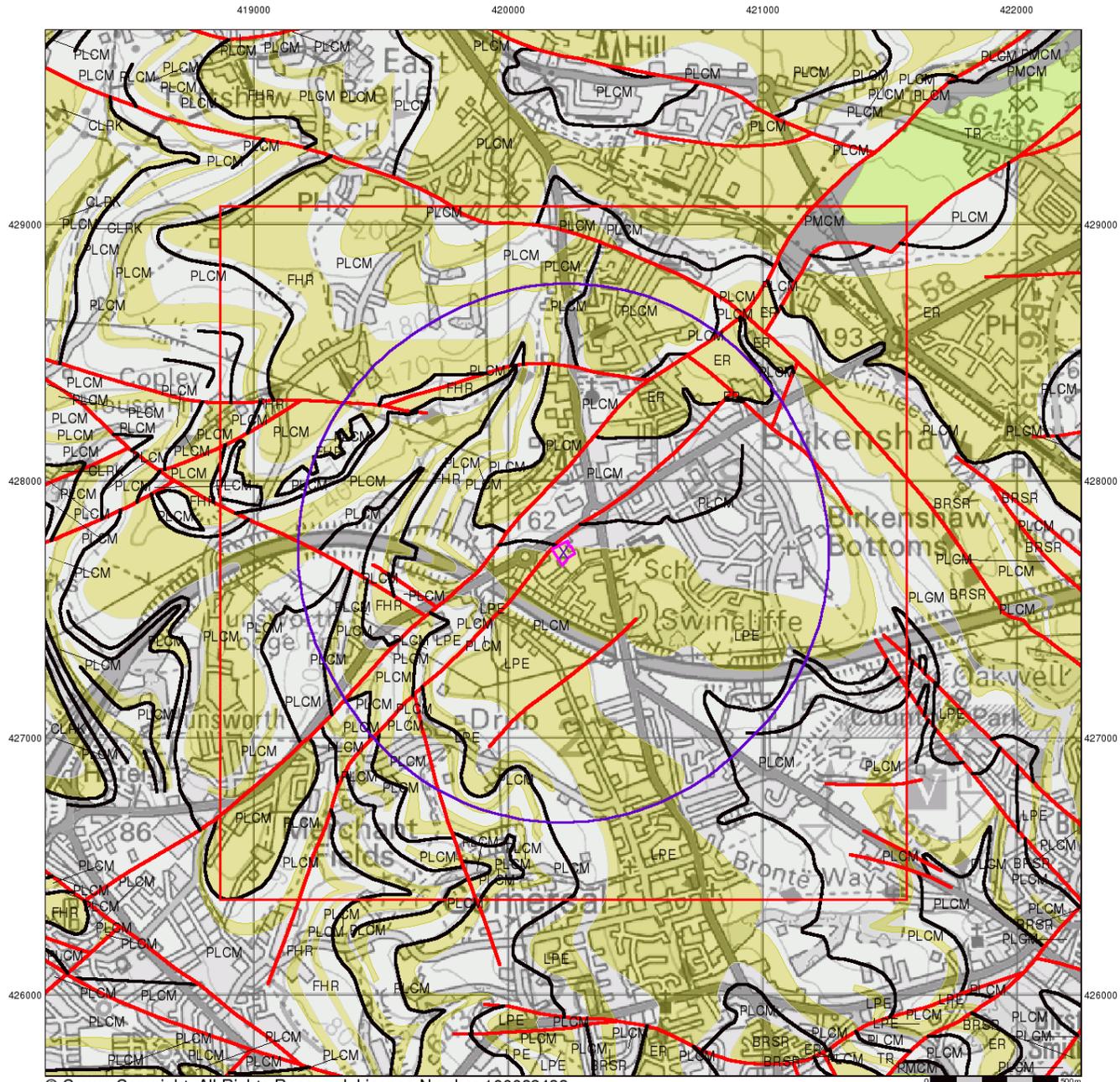
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Bedrock and Faults

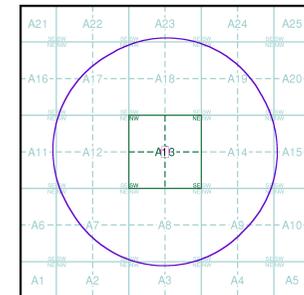
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults (e.g. normal, thrust), and thin beds mapped as lines (e.g. coal seam, gypsum bed). Some of these are linked to other particular 1:50,000 Geology datasets, for example, coal seams are part of the bedrock sequence, most faults and mineral veins primarily affect the bedrock but cut across the strata and post date its deposition.

Bedrock and Faults Map - Slice A



Order Details:

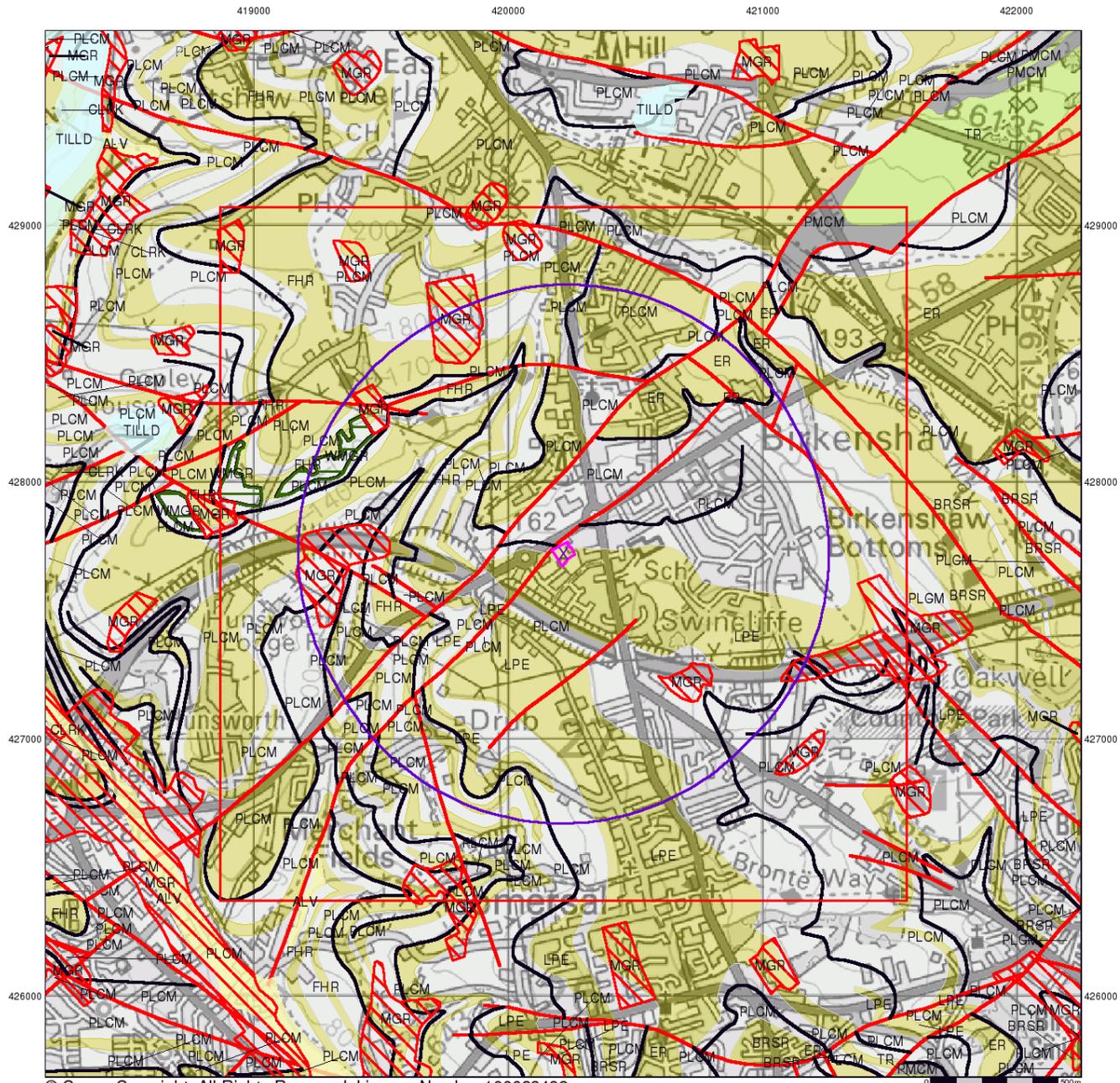
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Combined Surface Geology

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

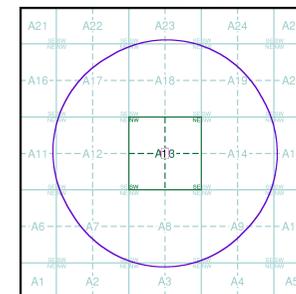
Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

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 website: www.bgs.ac.uk

Combined Geology Map - Slice A



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