

P Dews
Croft House Farm
67 Northorpe Lane
Mirfield
West Yorkshire
WF14 0QN

BY EMAIL

Our Ref: PWS/01/WWlel3

21st March 2024

Dear Pamela

Jill Lane, Mirfield
Shaft Investigation Results

In accordance with our commission, we attended site on Friday 1st March 2024, to carry out a shaft investigation to investigate the presence of a mine entry (referenced 421421-021, as recorded within the attached CON29M Coal Mining Report and site location plan). Further details are provided below.

Background

A Coal Mining Risk Assessment Report was undertaken by ARP Geotechnical Ltd (reference, PWS/01/JRjcl1 dated 4th September 2023) and should be read in conjunction with this report. Our report concluded that an attempt should be made to locate the mine shaft recorded to be present on site, along with determining its depth and diameter at rockhead, in order that a reinforced concrete cap can be designed, or some other form of remediation. It was noted that the position of the shaft may deviate as much as 8m from the position indicated by The Coal Authority. This area is shown on the attached Shaft Investigation Plan.

HSE Guidance for working near Overhead Power Lines

A 11kV overhead power line runs north south over the location of the recorded mine entry. HSE Guidance Note GS6 (Fourth edition), *Avoiding danger from overhead power lines*, states in *Working underneath overhead lines* (Chapter 25, Page 7) where: 'short-duration, ground-level work where there is a risk of contact' cannot be avoided then: 'you should carefully assess the risks and precautionary measures'.

These measures involve referring to the Energy Networks Association (ENA) publication, *Look Out Look Up! A Guide to the Safe Use of Mechanical Plant in the Vicinity of Electricity Overhead Lines*. Which advises establishing exclusion zones around the line. The minimum extent of the exclusion zone stated for an 11kV line is stated as: '11 kV and 33 kV lines – 3 m'.

Following this guidance, it was not considered possible to undertake a search of two thirds of the mine shafts error radius, as works would fall within the exclusion zone now established by ARP as per the above HSE Guidance.



ARP Shaft Investigations

The investigation to determine the location and dimensions of the mine entry (under Coal Authority Permit 27938) was undertaken using an excavator, comprising the excavation of two trenches with approximate dimensions of 0.9m x 12m within the error radius of the shaft location. Photographs taken during the shaft search are attached.

During the shaft investigation, an area was excavated, covering roughly a third of the shaft error radius, with no evidence of a mine shaft encountered. It was not possible to undertake a search of the remaining two thirds of the error radius due to the works exclusion zone created around the overhead power line. In addition, the search area was restricted by the presence of the existing building and a vegetated bank along the southern boundary.

Potential zone of influence of mine shaft

During the site investigation, bedrock across the shaft search area was encountered at depth of 1.4m. An additional trial pit (TP01) was undertaken 2m north of the existing building to obtain information of depth to rock beneath the proposed building. Rockhead in TP01 was encountered at 1.7m bgl. Its location is shown on the attached Shaft Investigation Plan.

Therefore, using a worst-case depth to bedrock of 1.7m, the general zone of influence of the mine shaft is assumed to be 1.7m.

Records from the Coal Authority indicate that the mine shaft is 2m in diameter. As shown on the attached Shaft Investigation Plan, the features potentially within the zone of influence of the shaft include the proposed drive and the western end of the proposed building.

Client Shaft Investigation

Following the shaft investigations carried out by ARP, the Client under their own accord undertook an excavation across the center of the error radius at the recorded location of the mine entry (see shaft investigation plan).

ARP were neither present for the excavation or observed the open pit, however a photo has been provided by the client which has been interpreted by ARP as showing apparent natural rockhead at its base, a photograph taken upon completion of the excavation is attached.

Depression Feature

A semicircular depression down into the embankment of a minor beck along the sites western boundary was noted by ARP upon initial inspection of the site, see shaft investigation plan. The depression was 1.5m in diameter with a slope gradient to the center of 1(V): 4(H).

ARP did not investigate this depression for the following reasons:

- The depression is underneath the canopy of the existing trees; ARP considers this a precautionary zone where the use of mechanical excavation plant should be prohibited unless specific authorisation to do so is given.



- The depression is outside of the given error radius of the recorded shaft and therefore not within the area of concern and unlikely to be associated with the shaft.
- The 1855 OS map depicts the field boundary of the western boundary of the site to be the same as present, showing the beck to be running roughly along its current course. Given the location of the depression this would have put any underlying shaft almost directly under the beck which seemed improbable.

Potential mitigation measures

If, during the site preparation/excavations, the mine shaft is uncovered within the proposed building footprint, then the shaft will need to be grouted and capped. The cap dimensions will be twice the shaft diameter. The proposed building foundations will be designed by a Structural Engineer and will avoid imposing any load on the shaft cap, where this is possible. The precise location of the shaft, the depth to rockhead, and diameter at rockhead, will be taken into account, along with the position of the building foundations, to form a bespoke design. The shaft cap detail and foundation detail will need to be approved by the Coal Authority and Building Control.

If, during site preparation/excavation, the mine shaft is uncovered and found to be within the proposed parking area, then the shaft will be capped. The cap dimensions will be twice the shaft diameter. The capping detail will be finalised once the shaft is located, to reflect the actual dimensions and proposed makeup of the drive. Approval for this detail will be required from the Coal Authority.

If the mine shaft is not located anywhere during the site preparation/excavations, then mitigation measures could be required for the foundations. In the case of the proposed building, this 1.7m zone would not apply if the building is founded on intact rock.

However, if the footprint of the proposed building and up to 1.7m beyond the western end is stripped and no evidence of a mine shaft is encountered then no mitigation measures will be considered necessary for the building.

The parking area within the affected zone would need mitigation measures in the form of a double geogrid system. These measures would need to be approved by the Coal Authority and building control.

Further Investigation

As previously mentioned in the ARP Geotechnical Coal Mining Risk Assessment Report, the site is in the likely zone of influence of recorded underground workings in two seams of coal, with the shallowest at 15m beneath the site.

In addition to the recorded workings, the site is suspected to be underlain by shallow (defined as less than 30m depth) unrecorded workings.

The Middleton Eleven Yard Coal was estimated to be approximately 6m below the Wheatley Line coal seam; as a result, the seam may be present at very shallow depth (estimated to be around 4m). The seam is indicated to be between 0.3m and 1.1m thick.



It is a generally accepted rule of thumb that, unless there is at least 10 times the seam thickness of rock cover above any underground workings (as measured from the top of the original seam/extraction roof), they have the potential to adversely affect ground stability on the site. It is anticipated, therefore, that the Middleton Eleven Yard coal seam poses a risk to ground stability on the site. The seams below this are likely to have sufficient cover, but this is given the listed thicknesses on the geological maps are correct, and this is not certain.

In the light of the above, it is recommended that a rock drilling investigation is carried out to check for any evidence of workings in both the Blocking coal seams and the Middleton 11 Yard coal seams. The investigation should determine the depths, seam thicknesses, and extraction thickness. Such borehole investigations are usually carried out following grant of planning permission, but before commencement of development. The planning permission will usually include a condition relating to the investigation and possible future treatment of mine workings.

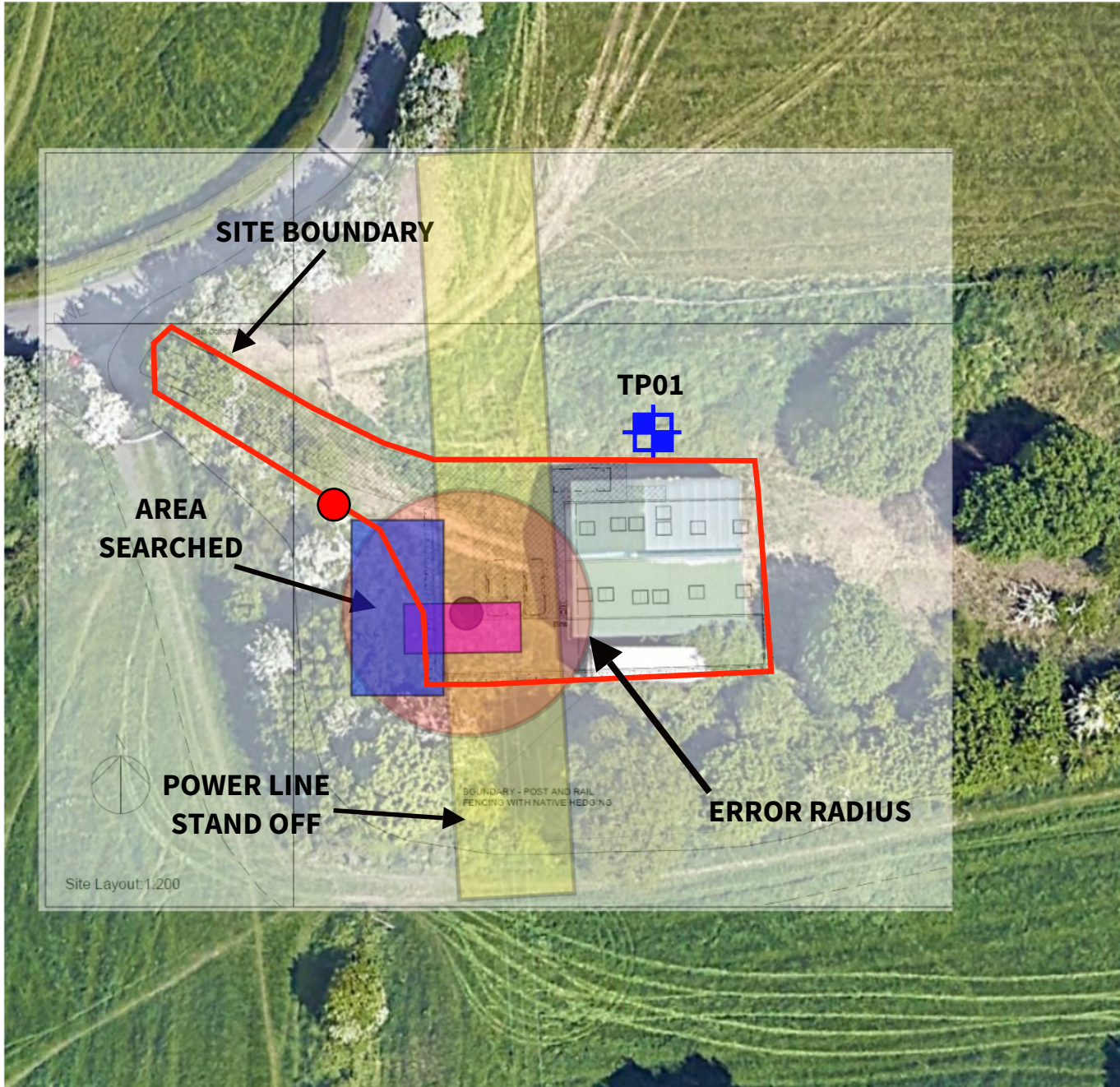
The presence of mine workings is not a significant obstacle to development, and there are economical engineering solutions available. ARP provides advice on, and designs, such treatment solutions on a regular basis. Prior to the design of any ground treatment, it is recommended that the relevant abandonment plans are obtained from the Coal Authority.

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

W Watkins

Encs



KEY

- Area Independently Searched by Client
- Depression Identified by Client
- Power Line Stand off
- Area Searched by ARP March 2024
- Error Radius
- CA Shaft Location 421421-021

A
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P

Error Radius
 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 JILL LANE, MIRFIELD	
Client PAMELA DEWS	
Title SHAFT INVESTIGATION PLAN	
Date MARCH 2024	
Drawn WW	Scale NOT TO SCALE
Job No. PWS/01	



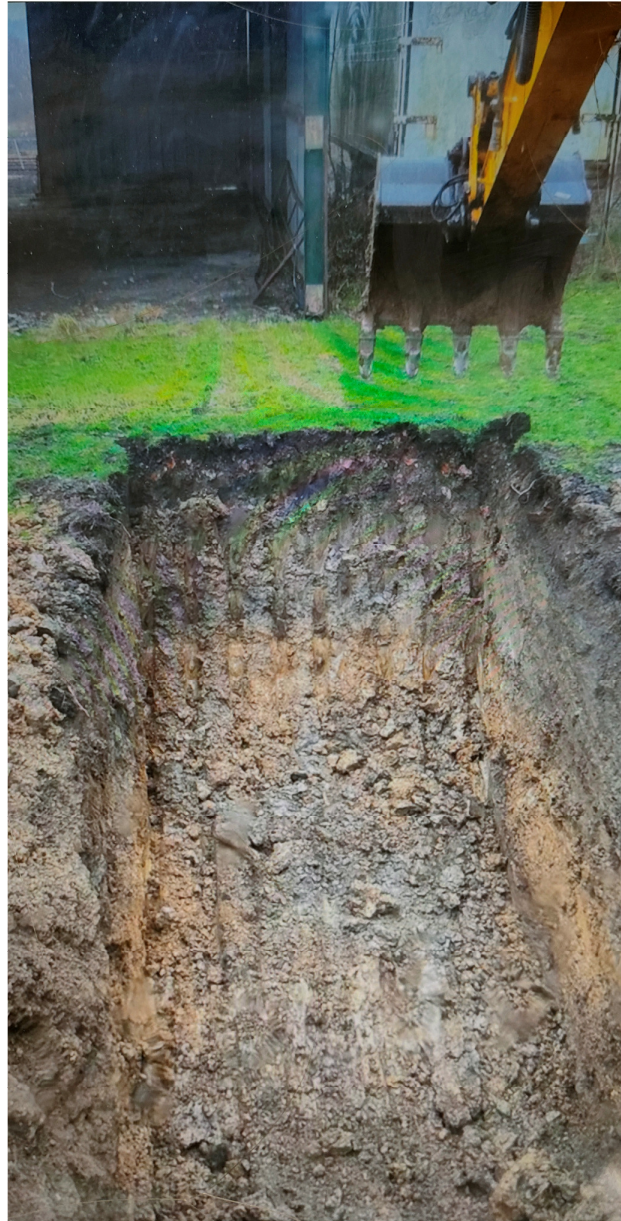
Photograph 1: Looking north, from southern boundary, shaft scrape excavated to rockhead.



Photograph 2: Looking north, from southern boundary, shaft scrape excavated to rockhead.



Photograph 3: Looking west, from north of existing building, across TP01, excavated to rockhead.



Photograph 1: Looking east, from near western boundary, shaft scrape excavated to apparent rockhead over recorded position of CA recorded mine entry reference 421421-021.

PWS/01 – JILL LANE, MIRFIELD –DEPRESSION PHOTOGRAPHS - March 2024



Photograph 1: Looking West, at the western boundary, at depression highlighted.



Photograph 2: Looking south, along western boundary, at depression highlighted. Tree canopy extent highlighted to left of photo.

Overall Result:

FURTHER ACTION

Expert Opinion:

Within the scope of this assessment, the Site is considered to be susceptible to coal mining-related ground instability. Coal mining hazards have been identified that may restrict the completion of the transaction or impact the value or security of the Site for normal lending purposes. Prior to purchase, further actions are required to appropriately quantify the hazards identified.

Will coal mining activity impact the value of the property?

POTENTIAL IMPACT ON VALUE



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

LENDER ATTENTION REQUIRED



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

HAZARDS IDENTIFIED



Within Coal Mining Reporting Area

YES

CON29M Questions

Assessment

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)	YES	FURTHER ACTION	
Q5. Coal mining geology	NO	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 Address:

4, Mirfield,

Report Details:

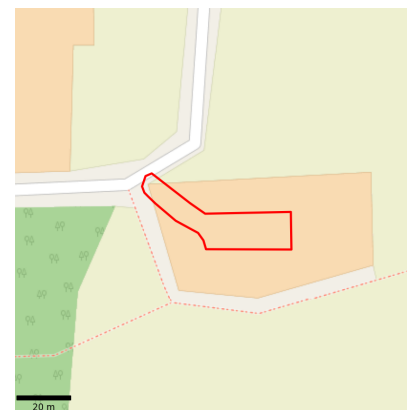
Report Reference:

TFC20230703091059TE-PWS01

Client Reference:

PWS/01

Date: 03/07/2023



User Key:

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

Official Coal Authority Licensed Data: V1_339_20230627_F | 30-06-2023



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:

Within the scope of this assessment, the Site is considered to be susceptible to mining-related ground instability. Prior to purchase, further actions are required to appropriately quantify the hazards identified.

A mine entry is recorded within 20 metres of the Site. See Mine Entry Interpretive Report for detailed findings and an expert interpretation of the risk of instability.

Next Steps:

Please see the attached Mine Entry Interpretive Report for further information.

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.





Mine Entry Interpretive Report

This report has been prepared using licensed data from the Coal Authority at the time produced.

Mine Entry Information

If you are situated or live in a mining area, there is a small risk that your property or land may be affected by ground movement associated with mine entries.

To identify if your property is within an area of possible ground movement, The Geohazard Risk Team expertly model the actual or plotted position of the mine entry, its known or assumed diameter, the local geological conditions (including depth to rockhead, rock and soil properties and hydrogeological factors), historical land use and key attributes of the mine entry such as its age and depth. Using official Coal Authority and British Geological Survey data, The Geohazard Risk Team have calculated a Zone of Influence (ZOI) for each individual mine entry to provide an accurate representation of the risk to your property.

In the unlikely event of your property being damaged by coal mining subsidence, you can, under the provisions of the Coal Mining Subsidence Act 1991, make a claim against the mine owner. The mine owner will treat the mine entry and arrange for repairs to the property to be carried out to reasonable satisfaction of the property owner. The mine owner may also be liable to pay compensation for damage to moveable property such as furniture.

Please note - The Coal Mining Subsidence Act 1991 does not cover damage caused by extraction of minerals other than coal. It is recommended that an expert opinion that considers the risk of ground movement associated with non-coal mining and other ground perils is obtained prior to property purchase.

Expert Opinion:



The mine entry ZOI could extend beneath the building footprint.



The mine entry ZOI extends beneath the property boundary.



The mine entry poses a risk of ground instability and requires further investigation.

Any insurance given within this mining report is also applicable to this Mine Entry Interpretive Report.

The following 1 mine entries have been identified within 20 metres of the Site and are shown on the Mining Hazard Map:

Mine Entry Reference:	421421-021
Entry type	Shaft
Mineral extracted	Coal
Source of entry	Ab plans M273 M277. 1st Ed. Geological.
Mine entry name	NOTTS
Depth of shaft (m)	5.5
Diameter of shaft (m)	2
Is the entry treated?	FALSE
Treatment details	
Treatment date	None
Who owns the entry?*	CA
Distance (m)	0.0

* If result is not 'Coal Authority (CA)', further enquiries should be made with the Mine Entry Owner to identify subsidence liability.

Risk of Instability:

A mine entry is recorded within the southern part of the Site boundary. There is no evidence that the mine entry has been treated within the mine entry record. The 'Zone of Influence' of the mine entry has been calculated based on the depth and composition of superficial deposits, and the mine entry diameter. According to the calculation, the mine entry 'Zone of Influence' would extend within the Site boundary, however, not beneath the footprint of the existing building (location of buildings/structures within Site boundary based on current OS mapping).

The mine entry is recorded from a historical source and its precise location has therefore not been confirmed. A potential error radius of 8 metres has therefore been applied to its location. Taking this potential deviation into account, the existing building could be within the influence of the mine entry.

Next Steps:

It is recommended that the location of the mine entry is monitored for any changes that may be indicative of subsidence.

It would be prudent to commission a qualified mining geologist/engineer to undertake a walkover survey to inspect the mine entry location for any signs of mining-related subsidence.

It is recommended 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 may also include advice on any defects, repairs or maintenance decisions.

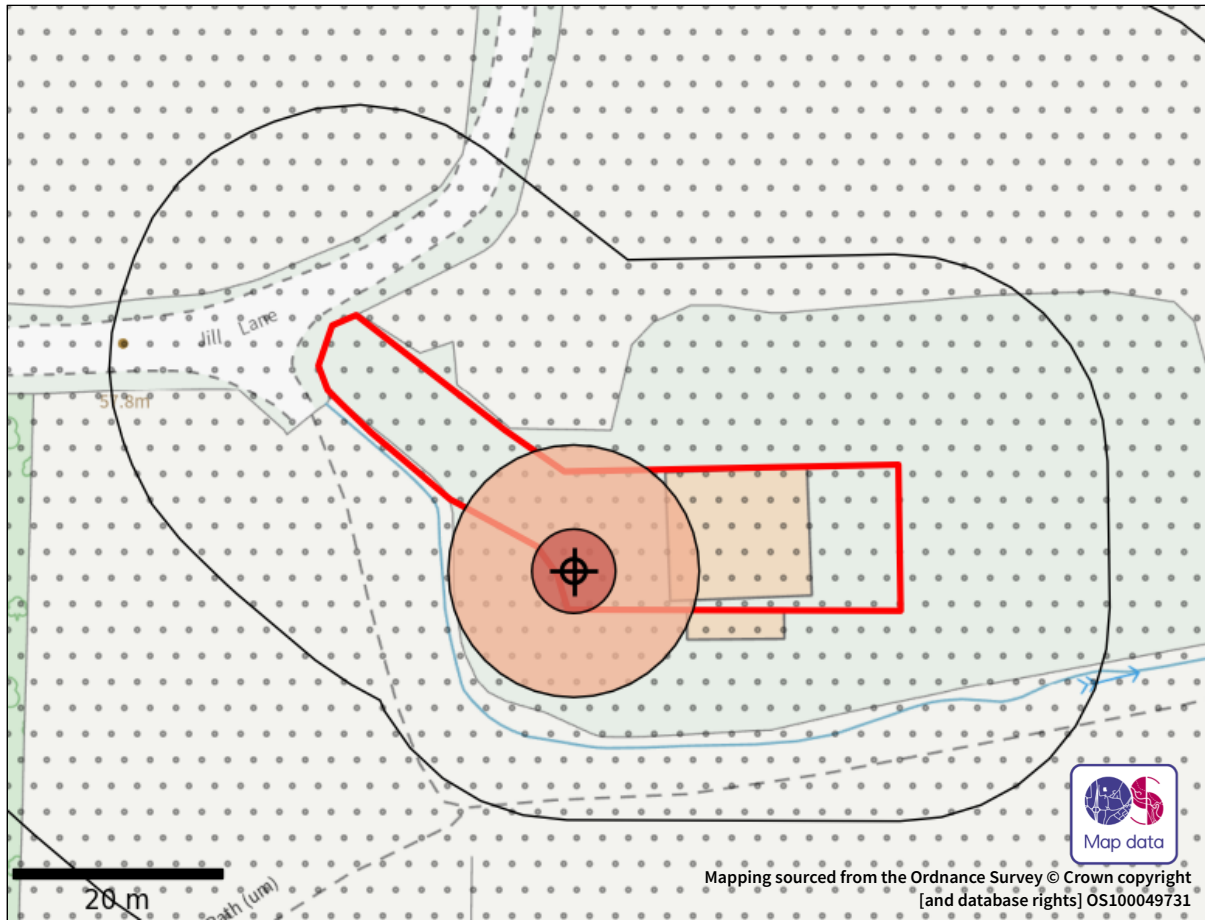
In the event of future subsidence:















In the unlikely event of your property being damaged by coal mining subsidence, you can, under the provisions of the Coal Mining Subsidence Act 1991, make a claim against the mine owner. The mine owner will treat the mine entry and arrange for repairs to the property to be carried out to reasonable satisfaction of the property owner. The mine owner may also be liable to pay compensation for damage to moveable property such as furniture.



Mining Hazard Map



Site Address: 4 , Mirfield,


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 16 metres beneath the surface. The last known working date is recorded as 1900.

The Site is recorded to be within the surface area of historic, shallow coal mine workings.

The Site is suspected to be underlain by shallow coal mine workings. Coal may have been historically worked within at least one seam of coal at depths less than 30 metres beneath the surface. Therefore, shallow unrecorded mine workings may exist beneath or 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)

FURTHER ACTION 


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:

A mine entry is recorded within 20 metres of the Site. Please see the attached Mine Entry Interpretative Report for more information.

reference	type	depth	treated	treatment_date	distance	diameter
421421-021	Shaft	5.5	FALSE	None	0.00	2

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:

There are no recorded faults, fissures or breaklines that occur within the influence of the Site.

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 incidentsPASSED 

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 supportPASSED 

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 ordersPASSED 

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 LandPASSED 

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 MiningPASSED 

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

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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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- 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

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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 Terrafirma 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 Terrafirma IDC Limited).




Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) are protected by an indemnity policy through CLS Property Insight Limited through their insurer Great Lakes Insurance SE, UK Branch. Please note that claims are subject to the terms and conditions of the policy that Dye & Durham (UK) Limited (formerly Terrafirma IDC Limited) hold with CLS Property Insight Limited. Terms of this policy can be found below:

Policy Number: GESI 0035553CV	
Insurer	Great Lakes Insurance UK Limited Great Lakes Insurance UK Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.
Insured	Dye & Durham (UK) Limited (formerly Terrafirma 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 Terrafirma IDC Limited) CON29M Coal Report (or relevant Coal assessment section of any attached Dye & Durham (UK) Limited (formerly Terrafirma 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. 12. This Policy does not cover any Loss and/or any legal liability caused by or arising out of or in connection with any of the following: <ol style="list-style-type: none"> a) any malicious or non-malicious electronic data activity (including computer system failure and/or a cyber incident), including but not limited to any action taken in controlling, preventing, suppressing, or remediating any cyber act or incident. b) Radioactivity, including but not limited to contamination by radioactivity from any nuclear fuel, waste, weaponry, or equipment. c) War, invasion, civil war, rebellion, revolution, or a similar event. d) any act of terrorism, meaning an act including but not limited to the use of force, violence and/or threat, of any person(s), whether acting alone or on behalf of or in connection with any organisation(s) or government(s), committed for political, religious, ideological or similar purposes including the intention to influence any government or to put the public, or any section of the public, in fear. 13. The Insurer will not provide any insurance cover or benefit and will not pay any sum if doing so would mean that the Insurer is in actual or potential contravention of any sanction, prohibition or restriction imposed by any law or regulation applicable to the Insurer.
<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</p>



	<p>(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>
Administrator	<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> <p></p> <p> R P Partington Director</p> <p></p> <p><i>Signed by CLS Property Insight Limited on behalf and with the authority of the Insurer</i></p>

