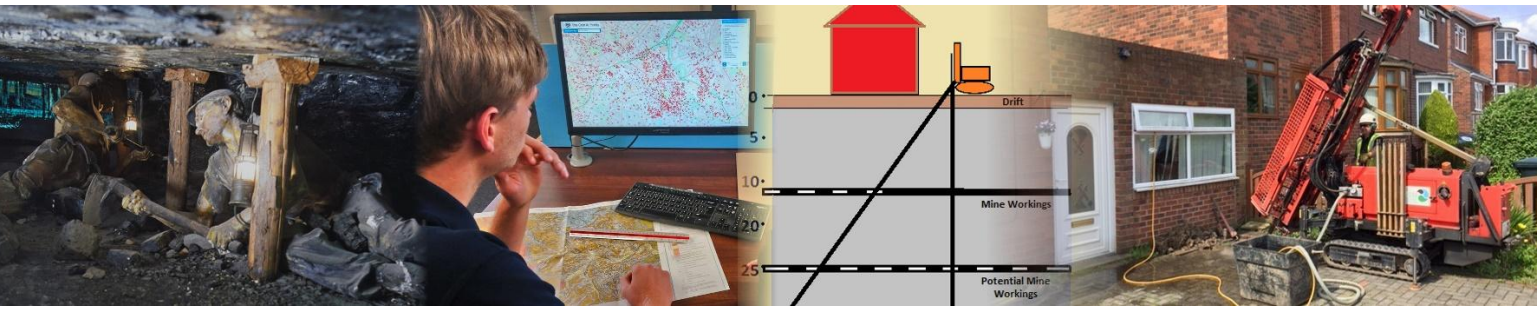
GEOLOGICAL
GEOTECHNICAL
GEOENVIRONMENTAL
DATA ACQUISITION
CONSULTANCY



Rotary Drilling Report

LOCATION	Healey Farm, Healey Lane, Dewsbury WF12 0NT
ISSUE DATE	August 2026
FOR	J & M Worsley
CLIENT REF.	
OUR REF.	G26161

Prepared by

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1. Introduction

In accordance with your instruction, Geoinvestigate Limited carried out a coal drilling investigation at the land adjacent to Healey Farm, Healey Lane, Dewsbury WF12 0NT on 17th August 2026.

It is proposed to construct a large, agricultural cattle shed and small yard extension. The existing access will be utilised for the development.

Geoinvestigate's previous Coal Mining Risk Assessment (CMRA, G25118, April 2025), did identify past underground mining at the site, the most recent being in 1964 at 191m depth, and the shallowest recorded workings being at 32m depth in 1835. It also did identify the site to be in an area of probable unrecorded shallow workings, that is, within 30m of the surface. Three named coal outcrops are located within 50m of the site boundary, plus eight adits and three mine shafts within 100m. The adits are within 40m to 50m and all have potential to exist beneath the site.

The purpose of the drilling investigation was to establish if the proposed development is at risk from surface ground instability arising from historical mineworking.

2. Scope of Investigation

The following scope of investigation was carried out:

- Sinking of six (6) rotary open hole boreholes (RH1 to RH6) without core sample recovery to depths of 20m to probe for shallow mine-workings. The boreholes were driven by Geoinvestigate's proprietary Microdrill® system using small volume water flush. The works were carried out under CA permit 31781 and under the site supervision of a competent person.
- Gas monitoring carried out during drilling.
- Provision of a technical report including site plan, photographs and borehole logs and technical discussion.

A site plan and borehole logs are provided in Appendix 1.

3. Findings

Superficial deposits were encountered to a depth of 0.80m to 1.60m followed by rockhead comprising light grey and brown mudstone to depths of 2.40m to 3.40m, underlain by a coal seam then alternating layers of grey mudstone and light orange sandstone to the base of the boreholes at 20.00m bgl, plus a second coal seam. The two coal seams were noted in all six boreholes and all were found to be intact. The shallower seam was encountered at depths between 1.50m and 3.40m with thicknesses between 0.10m and 0.20m. The lower seam was encountered at depths between 18.60m and 19.30m with thicknesses of between 0.30m and 0.40m.

The former, shallow coal seam can be seen within the photographic record provided for the site, during groundworks to form a level base for the proposed barns. No visual evidence of any surface working was present at the site.

Full water flush was maintained throughout all six boreholes.

It is surmised that the initial circa 0.20m thick coal seam recorded at similar depth, and intact, in all boreholes is considered to be unworked beneath the site, and at 0.20m would be considered too thin to have been workable through underground methods. Based on the geological cross section in the CMRA, this seam is likely to be the New Hards / Middleton Main Coal, which is shown to have a similar thickness (0.20m to 0.40m) on the cross section.

The deeper, intact coal seam encountered below 18.6m to 19.3m is likely to represent the un-named coal seam shown on the cross section between the New Hards / Middleton Main Coal and the underlying, deeper Wheatley Lime Coal, based on the limited thickness of 0.30m and 0.40m, in comparison to the Wheatley Lime Coal at a thickness noted between 0.70m and 1.20m. The latter seam also is shown to have recorded workings beneath the site, and no workings / voids or mining disturbances were noted in any of the six boreholes at the site, suggesting that this has not been subject to extraction.

In the case of the basal seam of circa 400mm in thickness, even if the coal had been subject to working and despite its shallow depth, using the 10x seam thickness in rock cover above then the site would be deemed safe from any future collapse of these workings.

Similarly, any workings present in the Wheatley Lime Coal would (considering the reported thickness of between 0.70m to 1.20m). The nearby abandonment plan (ref no 13070) shows a thickness of 0.81m of coal workings within the Wheatley Lime Coal to the south west of the site, in the same seam as is present beneath the base of the boreholes, further indicating that the reported workings at 32m depth would have sufficient competent rock cover, so as not to be of hazard to the surface.

No hazardous ground gas concentrations were recorded on completion of the boreholes.

4. Conclusions

This CMRA follow on drilling investigation has confirmed that although two coal seams are present at shallow depths beneath the site, mine workings appear absent within shallow depth below the new development. NO further mitigation neither drilling investigation, special foundation design or drilling and grouting is considered warranted in the design of the new building with respect to coal mining legacy issues.

END OF REPORT

The findings and contents of this (intrusive) Site Investigation Report pertain solely to the study area(s) outlined herein and are based solely on the findings of the excavations undertaken as part of the current exercise unless otherwise stated. The findings and/or recommendations of this report do not take into account any ground conditions that may be present but have hitherto not been encountered and as such further investigation and/or a reconsideration of the findings of this report should be undertaken if such conditions are subsequently encountered or an alternative development plan or land use is subsequently proposed.

This report considers various environmental and/or geological risks posed to the site and/or proposed development and offers advice accordingly as guidance only. The findings of this report will remain valid provided no change of ground or groundwater conditions, either natural or anthropogenic, take place and no warrantee is offered or implied.

No copying of this report or any part of its contents is permitted without written permission of Geoinvestigate Ltd. nor should the report be made available to any third party without similar prior arrangement.

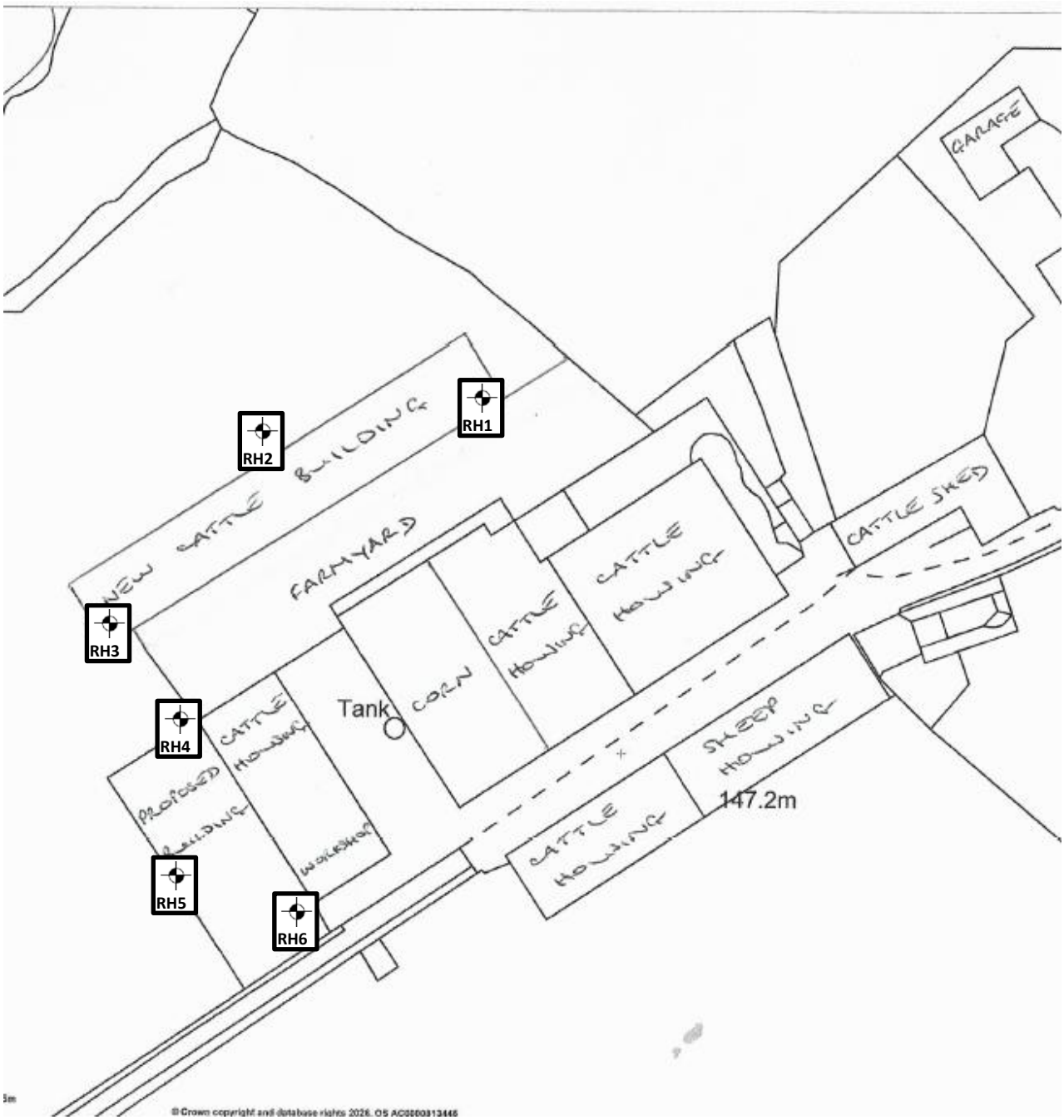
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APPENDIX 1

SITE PLAN & BOREHOLE LOGS

OUR REF: G26161	YOUR REF:	SITE PLAN (NOT TO SCALE)
DATE: AUGUST 2026	LOCATION: HEALEY FARM, HEALEY LANE, DEWSBURY WF12 0NT	



RH5 Rotary Borehole location

GEO INVESTIGATE

Rotary Borehole Log

Client Ref:
Our Ref: G26161
Date: 17/08/2026
Location: Healey Farm, Dewsbury WF12 0NT
Comments:

RH 1

Sheet No 1 of 1

Depth (m)	Description of Strata	Thick -ness	Legend	Flush	Depth (m)
0.80	Brown DRIFT.	800			
2.40	Light grey and brown MUDSTONE.	1,600			2.50
2.60	Black COAL.	200			
4.90	Grey MUDSTONE.	2,300			5.00
12.50	Light orange SANDSTONE.	7,600			7.50 10.00 12.50
19.10	Grey MUDSTONE.	6,600			15.00 17.50
19.50	Black COAL.	400			
20.00	Grey MUDSTONE.	500		Full Flush	20.00
	Rotary hole terminated at 20.00m				

Remarks:

Casing to 2.00m
Microdrill rotary open hole borehole to 20.00 m
No cores recovered from borehole
No gas detected from borehole on completion
Full flush maintained. No voids encountered.

RH 1

Drilled by: AM
Logged by: AM

GEO INVESTIGATE

Rotary Borehole Log

Client Ref:
Our Ref: G26161
Date: 17/08/2026
Location: Healey Farm, Dewsbury WF12 0NT
Comments:

RH 2

Sheet No 1 of 1

Depth (m)	Description of Strata	Thick -ness	Legend	Flush	Depth (m)
1.60	Brown and orange DRIFT - edge of raised platform.	1,600			
2.90	Light grey and brown MUDSTONE.	1,300			2.50
3.10	Black COAL.	200			
5.70	Grey MUDSTONE.	2,600			5.00
12.90	Light orange SANDSTONE.	7,200			7.50 10.00 12.50
18.80	Grey MUDSTONE.	5,900			15.00 17.50
19.20	Black COAL.	400			
20.00	Grey MUDSTONE.	800		Full Flush	20.00
	Rotary hole terminated at 20.00m				

Remarks:

Casing to 2.00m

Microdrill rotary open hole borehole to 20.00 m

No cores recovered from borehole

No gas detected from borehole on completion

Full flush maintained. No voids encountered.

RH 2

Drilled by: AM

Logged by: AM

GEO INVESTIGATE

Rotary Borehole Log

Client Ref:
Our Ref: G26161
Date: 17/08/2026
Location: Healey Farm, Dewsbury WF12 0NT
Comments:

RH 3

Sheet No 1 of 1

Depth (m)	Description of Strata	Thick -ness	Legend	Flush	Depth (m)
1.10	Brown DRIFT.	1,100			
2.70	Light grey and brown MUDSTONE.	1,600			2.50
2.80	Black COAL.	100			
5.10	Grey MUDSTONE.	2,300			5.00
12.10	Light orange SANDSTONE.	7,000			7.50 10.00
19.30	Grey MUDSTONE.	7,200			12.50 15.00 17.50
19.70	Black COAL.	400			
20.00	Grey MUDSTONE.	300		Full Flush	20.00
	Rotary hole terminated at 20.00m				

Remarks:

Casing to 2.00m

Microdrill rotary open hole borehole to 20.00 m

No cores recovered from borehole

No gas detected from borehole on completion

Full flush maintained. No voids encountered.

RH 3

Drilled by: AM

Logged by: AM

GEO INVESTIGATE

Rotary Borehole Log

Client Ref:
Our Ref: G26161
Date: 18/08/2026
Location: Healey Farm, Dewsbury WF12 0NT
Comments:

RH 4

Sheet No 1 of 1

Depth (m)	Description of Strata	Thick -ness	Legend	Flush	Depth (m)
1.50	Light grey and brown MUDSTONE.	1,500			
1.60	Black COAL.	100			
4.40	Grey MUDSTONE.	2,800			2.50
11.30	Light orange SANDSTONE.	6,900			5.00 7.50 10.00
18.60	Grey MUDSTONE.	7,300			12.50 15.00 17.50
19.00	Black COAL.	400			
20.00	Grey MUDSTONE.	1,000		Full Flush	20.00
	Rotary hole terminated at 20.00m				

Remarks:

Casing to 1.00m

Microdrill rotary open hole borehole to 20.00 m

No cores recovered from borehole

No gas detected from borehole on completion

Full flush maintained. No voids encountered.

RH 4

Drilled by: AM

Logged by: AM

GEO INVESTIGATE

Rotary Borehole Log

Client Ref:
Our Ref: G26161
Date: 18/08/2026
Location: Healey Farm, Dewsbury WF12 0NT
Comments:

RH 5

Sheet No 1 of 1

Depth (m)	Description of Strata	Thick -ness	Legend	Flush	Depth (m)
0.90	Brown and grey DRIFT.	900			
3.40	Light grey and brown MUDSTONE.	2,500			2.50
3.60	Black COAL.	100			
5.60	Grey MUDSTONE.	2,000			5.00
12.70	Light orange SANDSTONE.	7,100			7.50 10.00 12.50
18.90	Grey MUDSTONE.	6,200			15.00 17.50
19.20	Black COAL.	300			
20.00	Grey MUDSTONE.	800		Full Flush	20.00
	Rotary hole terminated at 20.00m				

Remarks:

Casing to 2.00m

Microdrill rotary open hole borehole to 20.00 m

No cores recovered from borehole

No gas detected from borehole on completion

Full flush maintained. No voids encountered.

RH 5

Drilled by: AM

Logged by: AM

GEO INVESTIGATE

Rotary Borehole Log

Client Ref:
Our Ref: G26161
Date: 18/08/2026
Location: Healey Farm, Dewsbury WF12 0NT
Comments:

RH 6

Sheet No 1 of 1

Depth (m)	Description of Strata	Thick -ness	Legend	Flush	Depth (m)
0.80	Brown and grey DRIFT.	800			
3.10	Light grey and brown MUDSTONE.	2,300			2.50
3.20	Black COAL.	100			
5.20	Grey MUDSTONE.	2,000			5.00
12.50	Light orange SANDSTONE.	7,300			7.50 10.00 12.50
18.60	Grey MUDSTONE.	6,100			15.00 17.50
18.90	Black COAL.	300			
20.00	Grey MUDSTONE.	1,100		Full Flush	20.00
	Rotary hole terminated at 20.00m				

Remarks:

Casing to 2.00m

Microdrill rotary open hole borehole to 20.00 m

No cores recovered from borehole

No gas detected from borehole on completion

Full flush maintained. No voids encountered.

RH 6

Drilled by: AM

Logged by: AM

APPENDIX 2

SI PHOTOS & DRILLING PERMIT









Mining Remediation Authority

Permit to enter or disturb Mining Remediation Authority interests

Permit number: 31781

Site Location:

Land at, Healey Farm, Dewsbury, WF12 0NT

Name and Address of Permit Holder:

J & M Worsley, Healey Farm, Briestfield, Dewsbury, WF12 0NT

This certificate hereby grants the above named Permit Holder a Permit to carry out:
Ground investigation by six boreholes to 20m to determine presence of shallow mine workings within the Mining Remediation Authority's interests at the identified site location above as shown on the Granted Permit Boundary (overleaf) for the period of **12 months** from the granted date shown below. *The granting of this Permit does not constitute advice given by the Mining Remediation Authority in relation to the proposed operations. It is the Permit Holder's responsibility to obtain appropriate health, safety, environmental, technical and legal advice.*

Conditions:

- Manned entry (i.e., into mine entries/workings) is **strictly prohibited**.
- Water flush
- Gas Monitoring (i.e., CO, CH4, CO2, O2, H2S) at borehole and rig
- Operators undertaking the work must be in possession of this certificate and the Permit boundary plan at the time of works
- Appropriate borehole sealing without delay and to withstand site level changes

Signed:_____ **Permit Granted Date:**_

Permit Expiry Date:_

For and on behalf of the Mining Remediation Authority
Nominated Representative: William Hopkins Permitting Manager.
Mining Remediation Authority, Permitting Office, 200 Lichfield Lane, Mansfield, Notts, NG18 4RG. Tel: 01623 637450;
E-Mail: LicensingAndPermissions@MiningRemediation.gov.uk

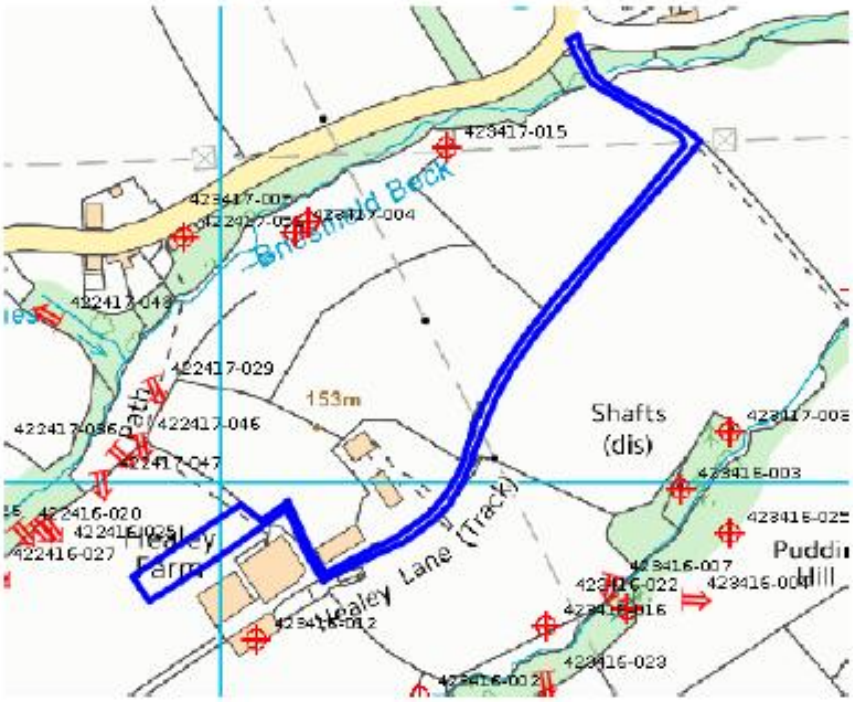


Mining Remediation Authority

Granted Permit Boundary

Permit number: 31781

Permit boundary:



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