

Sample

Coal Mining & Ground Stability

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Person dealing with this matter: Keith Moody
 Our reference: 00521219-06
 Your reference: ABC987xzy
 Electronic reference: 010101010
 RRUID:
 Date of your enquiry: 26 Feb 2006
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SAMPLE NON-RESIDENTIAL GSR ON COALFIELD

This report is for the property described in the address below and the attached plan. The report is issued subject to the terms and conditions attached, which you are strongly advised to read.

Ground stability report

Site at Any Street, Any Town, Any Where, AA1 1AA

This report is based on and limited to the records held by the Coal Authority, the records and geological interpretation of The British Geological Survey (BGS), and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

This table summarises whether the following conditions that may affect the ground stability at the location above are present. A fuller explanation of the condition and its potential to result in ground movement are given below.

Coal mining	Yes
Shrinkable clay	Yes
Running sand	Yes
Compressible deposits	No
Collapsible deposits	No
Landslide potential	Yes
Soluble rocks	No
Brine Extraction	No

Information from the Coal Authority

Underground Coal Mining

Past

The property is in the likely zone of influence from workings in three seams of coal. The seams are at between 60 metres to 360 metres depth, and were last worked in 1900.

Any ground movement from these coal workings should have stopped by now.

However, the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

There is coal in the local area which could be worked at some time in the future. However, it is unlikely that the coal will be worked.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

There are no known coal mine shafts or adits within the property or within 20 metres of the boundary of the property.

Coal-mining geology

At the surface there are no known faults or other lines of weakness due to coal mining that have made the property unstable.

Opencast coal mining

Past

The property is within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal-mining subsidence

The Coal Authority has not received a damage notice or claim for the property since 1 January 1984.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority has not received a request to carry out preventive work before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

The Coal Authority has not carried out any work under their Emergency Surface Hazard Call Out procedures within the boundary of the property.

Withdrawal of support

The property lies within a geographical area in respect of which a notice of entitlement to withdraw support was published in 1999.

The property does not lie within a geographical area in respect of which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working facilities orders

The property is not within a geographical area that is the subject of an Order made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereto.

Payments to owners of former copyhold land

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

Comments on Coal Authority information

Where development proposals are being considered technical advice 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 seam or working without the permission of Coal Authority.

Information from the British Geological Survey on potential for natural ground movement

Shrinkable Clay

The property is in an area underlain by clay. Clay can swell or shrink if the moisture content changes.

However, the clay deposits in this area are considered to be mainly "low plasticity". This means it is unlikely that they will lead to ground movement.

Running sand

The property is in an area underlain by sand. Some sands, if voids are present, may flow if they **come into contact with water.**

However, the sand deposits in this area are unlikely to lead to ground movement.

Deposits which could compress

The property is not in an area underlain by deposits which could be compressed and cause ground movement.

Deposits which could collapse

The property is not in an area underlain by deposits which could collapse and cause ground movement.

Natural landslide activity

The property is in an area where the local geology and steepness of slope could combine to create the likelihood of landslide activity.

However, landslide activity is unlikely to occur.

Soluble rocks

The property is not in an area underlain by soluble rocks.

Comments on the British Geological Survey information

These features should not necessarily give cause for concern.

Whether or not a property is affected by ground movement can depend on a number of factors such as its age, type of construction, and on its surroundings and such matters as drainage and nearby trees.

Since 1992 buildings should have been designed and constructed according to buildings regulations to ensure natural ground movement will not cause damage to a building.

However, you should consider the possible consequences and take specialist advice before you:

- carry out any building or excavation work;
- alter the ground surface or drainage of surface or ground water; or
- plant or remove large shrubs or trees.

There may be uneven damage or subsidence if the property is on ground that moves.

Developers should always carry out an appropriate risk assessment before starting any work on, or around, a property.

If you own the property and it is damaged by ground movement: You should contact your insurance company and any one else who has an interest in the property, for example, the mortgage lender.

If you are considering buying the property and BGS has identified that ground movement could occur, you should tell your professional advisers.

Additional remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority, British Geological Survey and the Cheshire Brine Subsidence Compensation Board's Terms and Conditions 2006. These are available to view at www.groundstability.com or by contacting the Coal Authority's customer service team on 0845 762

6848 or by email to miningreports@coal.gov.uk. These terms and conditions apply regardless of the method used to order and receive reports. The report is compliant with Home Information Pack and Purchaser Information Pack requirements.

The Coal Authority and British Geological Survey own the copyright in this report. The information we have used to write this report is protected by our database right. All rights are reserved and unauthorised use is prohibited. If we provide a ground stability report for you, this does not mean that copyright and any other rights will pass to you. However you can use the report for your own purposes.

To the best of our knowledge and belief, the Coal Authority, British Geological Survey and the Cheshire Brine Subsidence Compensation Board, as provider of the search report, are not aware of any connection, either personal or financial, with any other person involved in the sale of the subject property.

Ordnance Survey (OS) is carrying out a Positional Accuracy Improvement Programme to make sure that the maps it produces are accurate. We have no control over when Ordnance Survey will provide the new maps or over who will use the information. In some cases, the position of surface features and coal-mining features on the map may change because of this programme. We will update our database in line with Ordnance Survey's improved maps. However, at the moment we are producing mining reports using Ordnance Survey's maps from before the improvement programme.

Complaints procedure

We aim to provide an excellent service. If you have any cause for complaint you should, in the first instance, contact the Coal Authority's Customer Service Team, 200 Lichfield Lane, Mansfield, Nottingham, NG18 4RG
Telephone: 0845 762 6848
Fax: 01623 637 338
Email: miningreports@coal.gov.uk.

Please quote the property search reference number.

If the matter is not resolved to your satisfaction, please write to us at: Ground Stability Reports, 200 Lichfield Lane, Mansfield, Nottingham, NG18 4RG.

You may also have a right to referral to the Parliamentary Ombudsman who can be contacted on 0845 015 4033
or by email at phso.enquiries@ombudsman.org.uk
or [make a complaint online](http://www.ombudsman.org.uk) at www.ombudsman.org.uk
or by fax on 020 7217 4000
or write to:
The Parliamentary Ombudsman
Millbank Tower
Millbank
London
SW1P 4QP

Location map



Approximate position of property



Enquiry boundary

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These plans show the location and boundaries of the property this report is for. You are responsible for making sure that the boundaries shown are correct.

Key

Approximate position of enquiry boundary shown



Coal mining subsidence claim boundary shown



Coal-mining faults, fissures and breaklines shown



Disused Mineshaft or Adit

