

Regulated Coal Mining Search

Commercial with Professional Opinion

Passed

This search is issued for the property described as:

**Former British Legion Premises
Hill Top Road
Whitehaven, CA28 9ED**

Search reference:
19841228

Date of issue:
01 October 2019

Report Compiled by:



Professional indemnity insurance £10 million

Official Data provided by:

The Coal Authority

Professional opinion provided by:



Professional indemnity insurance £10 million

Information

The property lies outside the Cheshire Brine Compensation District.

The property lies inside the current official coal mining reporting risk area provided by the Coal Authority.

MiningCheck™ has identified the following other mining activities at this location:

Non-Coal Mining

Contact Details

If you require any assistance please contact our customer service team at:

<http://orders.planval.co.uk/helpdesk/>

-or-

contact your reseller

website:

www.planval.co.uk

Planval Reference: **274236/389697**



Links to other **PlanVal** products with Professional Opinions:

Table of Contents

	Page
Quick Reference Report Summary	1
Professional Opinion	3
Plan Provided	5
Location Plan	6
Coal Mining Risk Area Plan	7
Mining Activity Plan	8
Data Response	9
Terms and Conditions	11

Passed

Grid Reference	Mining Searches UK Reference	Address
296967,516986	SOL-274236-389697-0000	Former British Legion Premises, Hill Top Road, Whitehaven, CA28 9ED

This search includes the following:

Coal mining	Bideford black
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Q. Is there a coal mining related settlement or subsidence risk to the property/plot at 'Former British Legion Premises, Hill Top Road, Whitehaven, CA28 9ED' ?











A. Mining Searches UK considers the property/plot to be acceptably free from coal mining related settlement and subsidence risk.



Q. Which categories have been detected?

A. None of the following were detected.

Key:  = Not detected  = Detected (advisory)  = Detected

 Underground coal mining	 Coal mining geology
 Coal mining subsidence	 Hazards related to coal mining
 Mine entries	 Opencast coal mining
 Mine gas	 Coal Crop
 Previous site investigation	 Other

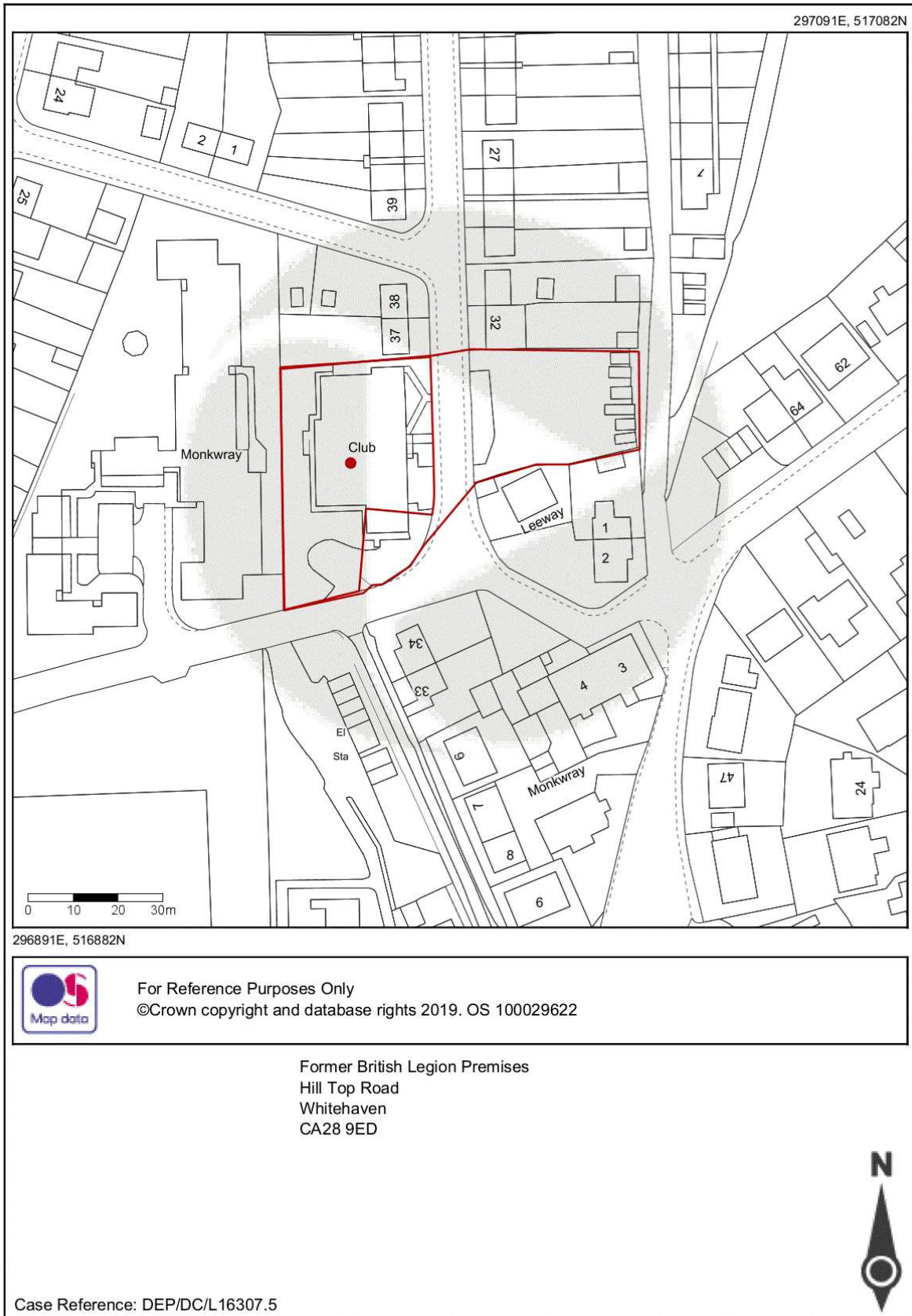
Professional opinion continues on next page

Additional Notes and Disclaimer

NOTE: This opinion is provided by Mining Searches UK on the basis of archive information and data at the time of writing this report and is valid for 12 months from the date of issue.

Whilst Mining Searches UK makes every effort to ensure that data is sourced from reliable providers, it is unable to ensure that the information is accurate complete or up to date. Mining Searches UK shall not be liable for any losses or damages incurred by the client or any beneficiary, or third party, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Mining Searches UK materials where such part is based on any third party content or any reasonable interpretation of third party content. Ancient workings can exist, and unrecorded workings can never be ruled out with absolute certainty. Mining Searches UK cannot be held responsible for any settlement or subsidence problems as a result of the property being affected by unrecorded mining features. The certificate relates to the subject property only and is not transferable to other properties. Mining Searches UK is the trading name of Cornwall Mining Services Limited.

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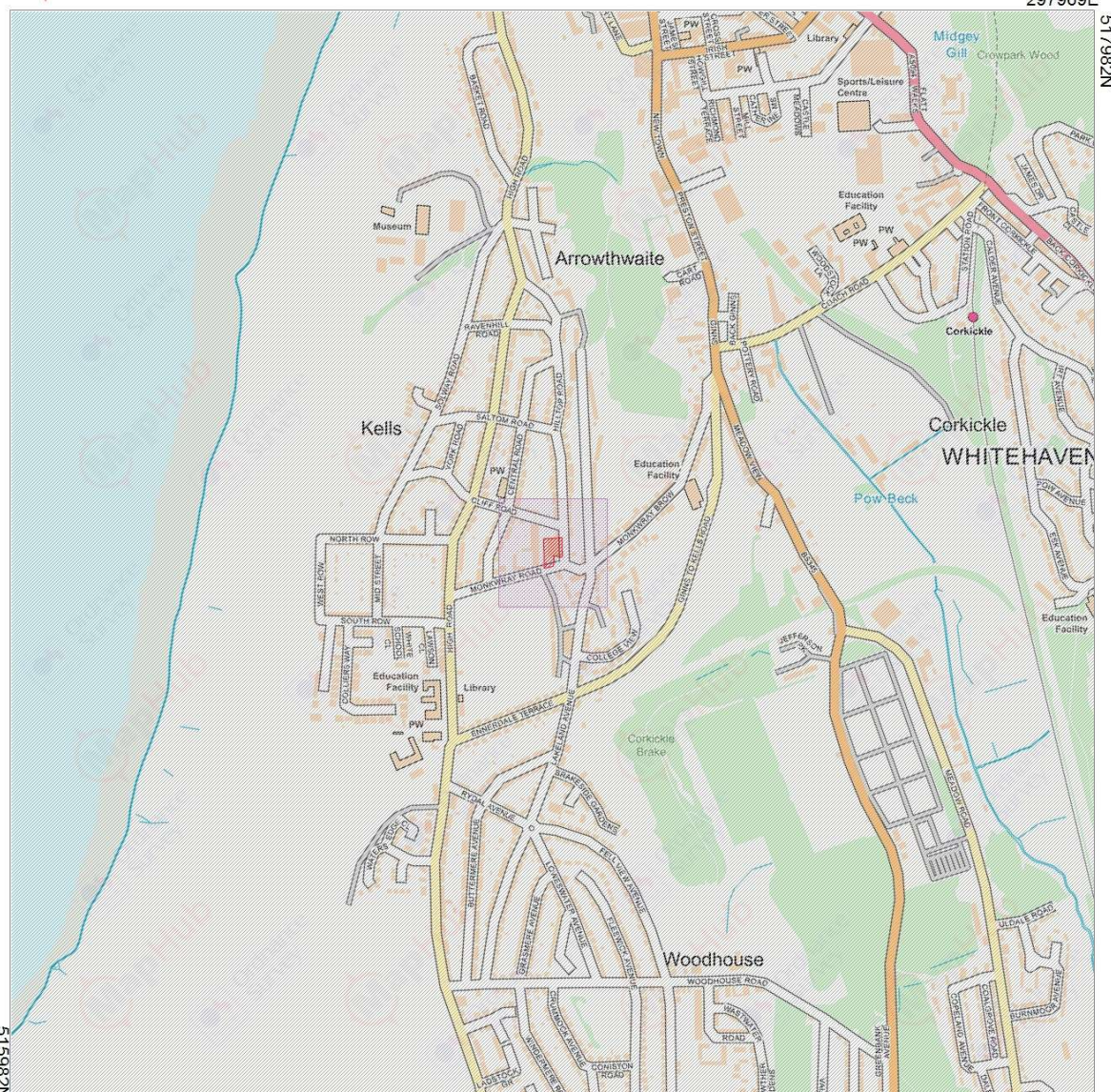


Shaded 4 hectare square in centre is expanded on Mining Activity Plan over page





Coal Mining Risk Area Plan for Search ID: **274236**



295969E

Scale (at A4) 1:10714



Scale (metres):

0 100 200 300 400 500 600

Property Address:

Former British Legion Premises, Hill Top Road, Whitehaven, CA28 9ED

Legend: Property Centre/Boundary and Buffers

 Property Boundary  100m

Coal Mining Risk Areas

 Coal Mining

Mapping
Sourced
From



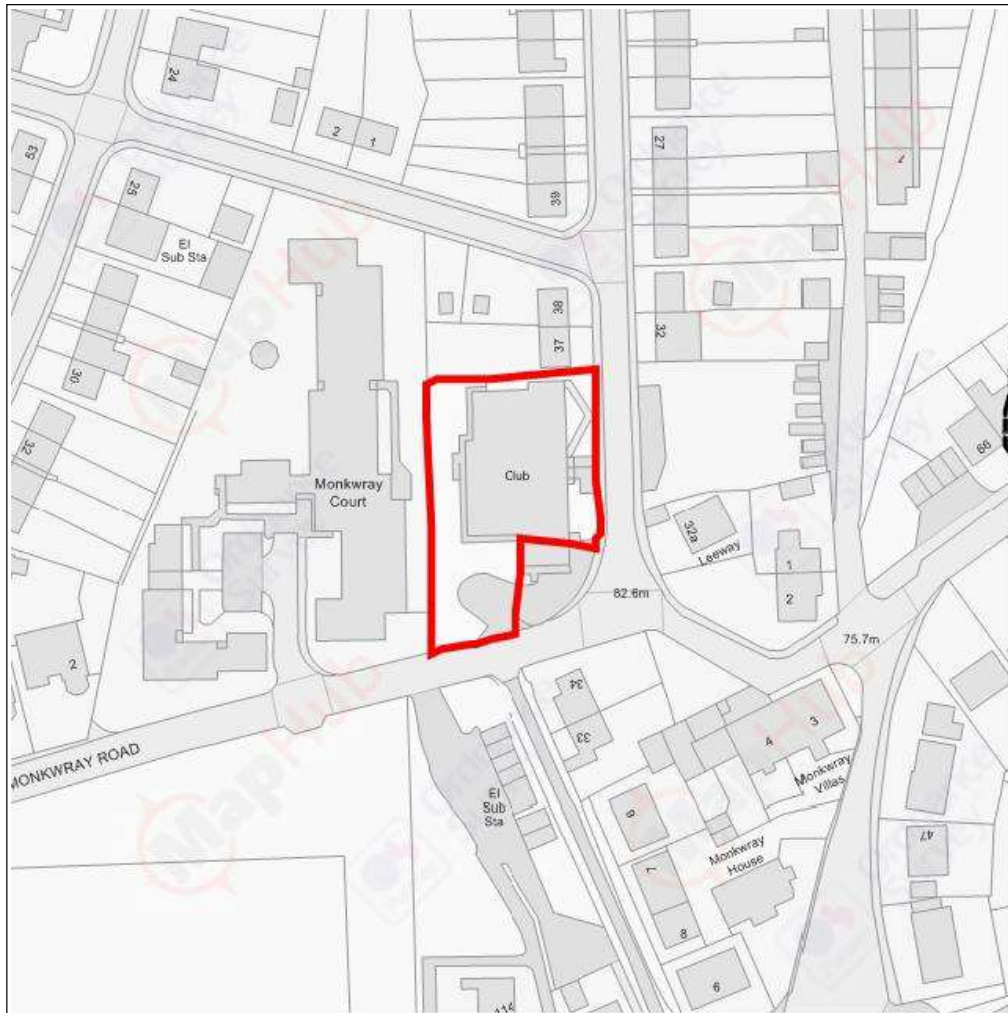
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Expanded 4 hectare square from centre of location plan



Mining features based on official data
from the Coal Authority, added by:



Legend:


 Property

Coal Mining Data

 Subsidence Claim


 Coal Crop


Mine Entry

 Shaft

 Adit Portal

Underground Coal Mining

 Recorded shallow underground coal workings

 Indicated shallow underground coal workings

Mapping
Sourced
From



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PAST UNDERGROUND COAL MINING

The property lies within a surface area that could be affected by underground coal mining in 2 seam(s) of coal.

The most recent underground working in the area was in 1930.

These workings lie between approximately 90 and 125 metres below surface. Any movement in the ground due to this coal mining activity should have stopped.

CURRENT UNDERGROUND MINING

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

FUTURE UNDERGROUND MINING

The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.

No notices have been given under Section 46 of the Coal Mining Subsidence Act 1991 stating that the land is at risk of subsidence.

MINE ENTRIES

Mining Searches UK have no evidence of any known coal mine entries within, or within 20 metres of the boundary of the property.

COAL MINING GEOLOGY

Mining Searches UK have no evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

PAST OPENCAST MINING

The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.

CURRENT OPENCAST MINING

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 OPENCAST MINING

The property does not lie 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

Mining Searches UK have no evidence of a damage notice or subsidence claim for the property since 31st October 1994.

Mining Searches UK have no record of damage notices or subsidence claims within 50 meters of the property boundary recorded since 31st October 1994.

MINE GAS

No mine gas emissions are recorded within the boundary of the property.

HAZARDS RELATING TO COAL MINING

The property has not been subject to remedial works, by or on behalf of The Coal Authority, under its Emergency Surface Hazard Call Out procedures.

COURT ORDERS, LEGAL NOTICES AND ADDITIONAL REMARKS

The property is not in an area where a court order has been issued.

No legal notices have been served.

NOTES AND GUIDANCE

This search is based on, and limited to, the data supplied by the Coal Authority at the time of production.

As with all mining records there is no guarantee or assurance of reliability or accuracy. Mining Searches UK cannot be held responsible for any omissions or errors in the information upon which our interpretation has been based.

Mining records vary in document age, reliability, reproduction, quality of the original record, the reason for the production of the original document, skill of the original surveyor and accounting for the accuracy of the available surveying equipment at the time of production. It must be accepted that the information is subject to interpretation. Alternative interpretations may be possible.

In any area, sporadic, un-surveyed and ancient mine workings can exist, and unrecorded mine workings can never be ruled out. Mining Searches UK cannot be held responsible for any settlement or subsidence problems as a result of a property being affected by unrecorded mining features.

If the property is subject to development, a suitable mining investigation may be required to satisfy planning or building regulation conditions. If development is being considered, contact Mining Searches UK for further advice.

Unless otherwise expressly stated, nothing in this mining search shall create or confer any rights or other benefits pursuant to the Contracts (Rights of Third Parties) Act 1999 in favour of any person other than the person commissioning this mining search.

This mining search only considers the coal extraction risk. It is not considered to be an environmental, ecological, contaminated land, archaeological survey or natural ground hazard assessment.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A DTI leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0845 762 6848.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries).

The Coal Authority emergency telephone number at all times is 01623 646333

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Mining Searches UK, Cornwall Mining Services Limited, trading as Mining Searches UK, Highburrow Lane, Wilson way, Pool Industrial Estate, Redruth, Cornwall TR15 3RN. Tel: 01209 218861. Email: search@miningsearchesuk.com 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.

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 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

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 compensation of up to £5,000 to you if they find 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 Website: <https://www.tpos.co.uk/>

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE.

COMPLAINTS PROCEDURE

If you want to make a complaint, 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: Paul Raglan, Mining Searches UK, Cornwall Mining Services Limited, trading as Mining Searches UK, Highburrow Lane, Wilson way, Pool Industrial Estate, Redruth, Cornwall TR15 3RN. Tel: 01209 218861. Email: search@miningsearchesuk.com

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.