

Regulated Coal Mining Search

Commercial with Professional Opinion

Advisory Information

This search is issued for the property described as:

**Frazer Ashworth
Higher Ainsworth Road
Radcliffe
Manchester, M26 4AF**

Search reference:

PV-13104/SLS/M26 4AF/13

Date of issue:

19 October 2020

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 not identified any other mining activities at this location.

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: **304427/423156**



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

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Advisory Information

Grid Reference	Mining Searches UK Reference	Address
377685,408934	SOL-304427-423156-0013	Frazer Ashworth, Higher Ainsworth Road, Radcliffe, Manchester, M26 4AF

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 'Frazer Ashworth, Higher Ainsworth Road, Radcliffe, Manchester, M26 4AF' ?

A. Mining Searches UK consider there to be a potential risk to the property from past coal mining activity. Refer to Past Underground Coal Mining for further details.

If coal mining subsidence damage has occurred, as determined by the appropriate persons/bodies, the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

The Coal Authority provide a call out service on 01623 646 333 to take remedial action concerning the movement or collapse of any coal entries or coal mining surface hazards. Further details can be found on www.groundstability.com.



Q. Which categories have been detected?

A. The following were detected, and you may wish to advise your client.

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



Q. What further actions are recommended?

A. Within, or within 20 metres of the property boundary, there are 2 mine entries. It is recommended that a Mine Entry Report is obtained from Mining Searches UK to clarify this risk.

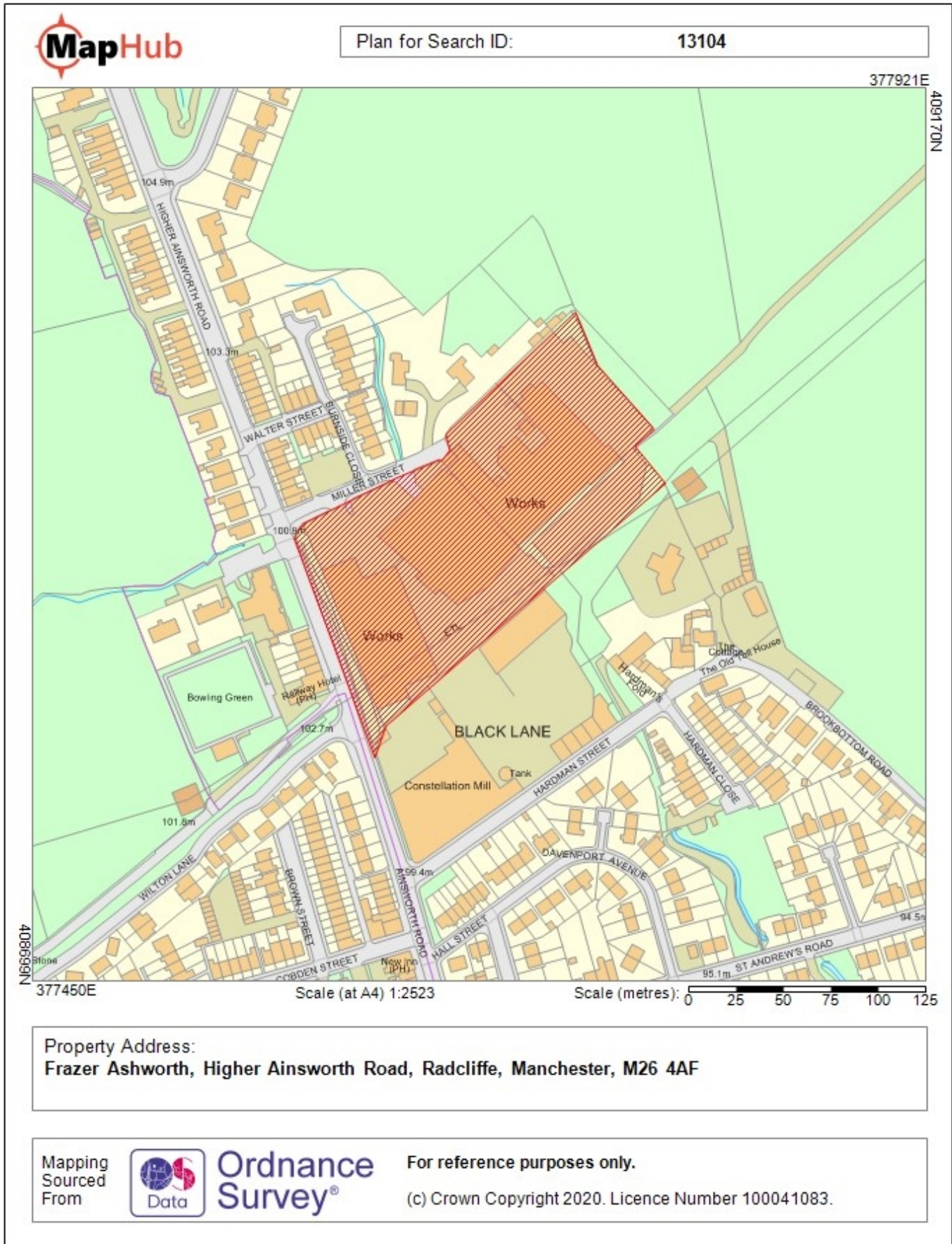
Professional opinion continues on next page

Additional Notes and Disclaimer

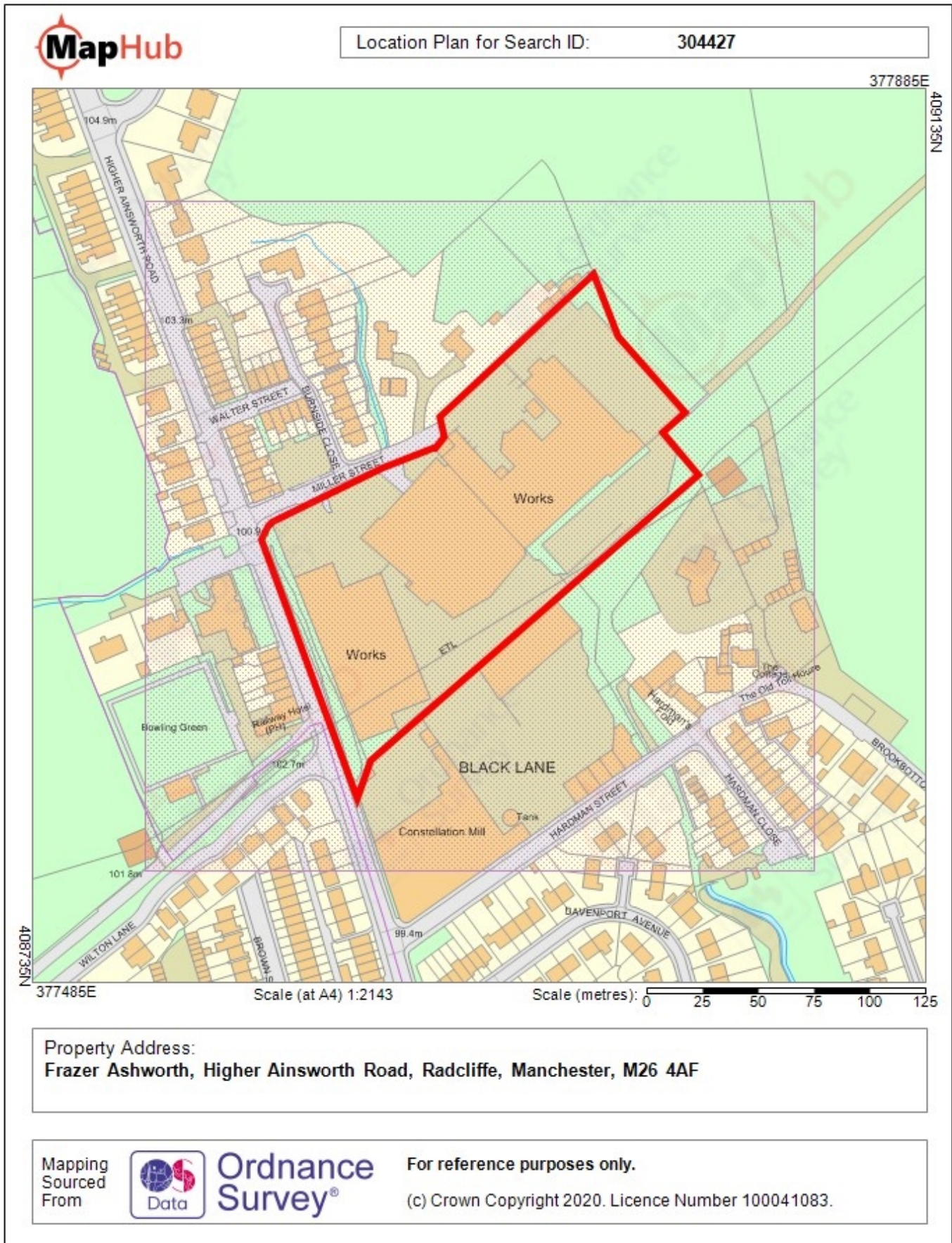
NOTE: This opinion is provided by Mining Searches UK on the basis of archive information and data at the time of writing this report and is valid for 12 months from the date of issue.

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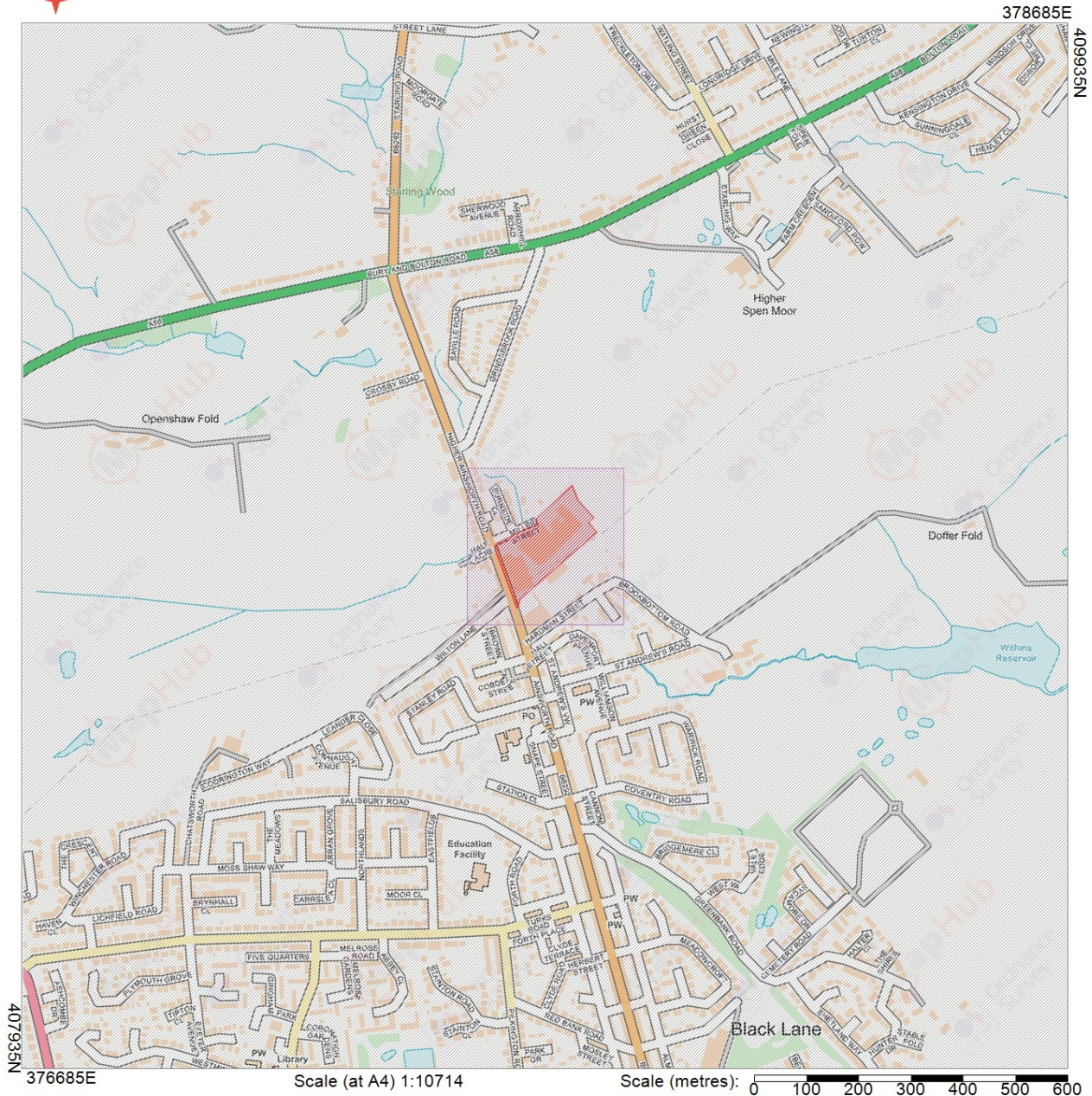


Shaded 9 hectare square in centre is expanded on Mining Activity Plan over page





Coal Mining Risk Area Plan for Search ID: **304427**



Property Address:
Frazer Ashworth, Higher Ainsworth Road, Radcliffe, Manchester, M26 4AF

Legend: Property Centre/Boundary and Buffers

- Property Boundary
- 150m
- Coal Mining

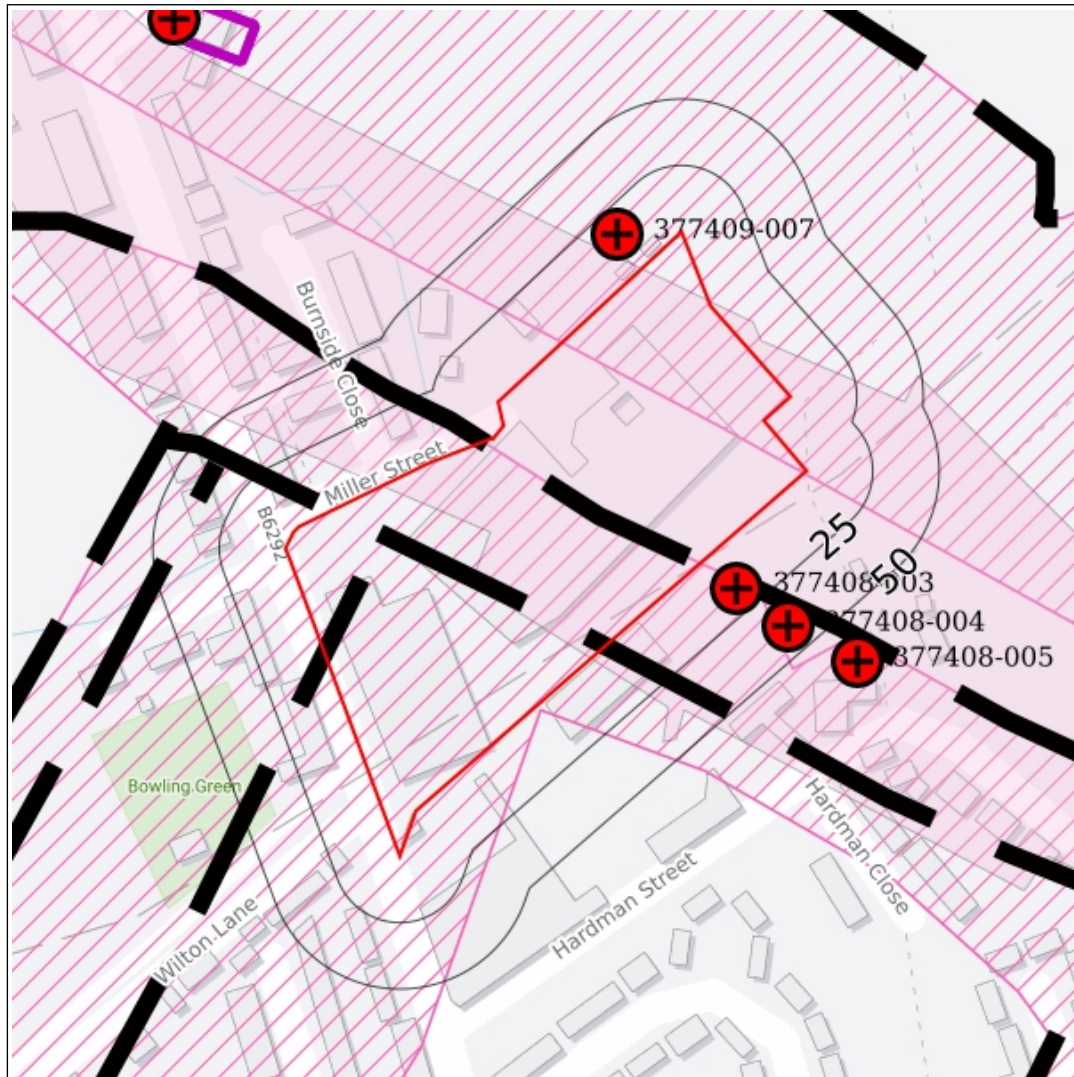
Mapping
Sourced
From



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Expanded 9 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 the potential zone of influence of recorded workings in 2 seam(s) of coal. The most recent underground working in the area was in 1908. These workings lie between shallow depth and approximately 75 metres below surface. The property is indicated to lie in an area where coal deposits have been worked at shallow depth in the past but for which no plan exists. A coal crop is recorded to pass through the property. There is a possibility of unrecorded mining features associated with this coal crop within the property.

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

2 coal mine entries are recorded to lie within 20 metres 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.

Development Risk In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken. Therefore if development proposals are being considered, technical advice relating both to 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 area. 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 gasses and these risk 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.

NOTES AND GUIDANCE

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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.