

# Residential Coal Mining Reports

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## Residential Coal Mining Report: Helping you keep your feet on firm ground

Coal mining has a long and important role in our industrial history, and even today around 30 million tons of coal are mined each year. So if your client's planning to move to a mining area, they'll want to make sure they're not going to be at risk from subsidence.

Arranged by Severn Trent Searches and provided by The Coal Authority, who hold and maintain the national coal mining database, the Residential Coal Mining Report is an accurate, extremely cost-effective means of determining whether or not a property is likely to be affected.

Your Coal Mining Report will include details such as:

- **Past underground coal mining**  
Detailing whether or not the property falls within an area likely to be affected by subsidence as a result of past coal mining activity.
- **Present underground coal mining**  
Detailing whether or not the property falls within an area likely to be affected by subsidence as a result of present coal mining activity.
- **Future underground coal mining**  
Giving details of any licenses or applications to carry out coal mining activity in the area, that may affect the property.
- **Shafts and adits**  
Detailing the approximate locations and details of any shafts, adits or other entries to underground coal mine workings within 20 metres of the site boundary.
- **Surface geology**  
Information as to the existence of any fault or line of weakness known by The Coal Authority to affect the stability of the property.
- **Past opencast coal mining**  
Detailing whether or not the property is situated within the boundary of a past opencast coal mining site.
- **Present opencast coal mining**  
Detailing whether or not the property is situated within 200 metres of an opencast coal mining site.
- **Future opencast mining**  
Providing details of any licenses or applications to carry out opencast mining within 800 metres of the site boundary.
- **Subsidence**  
Providing details of any coal mining-related subsidence notice or claim made since 1 January 1984.

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## The Residential Coal Mining Report

Although in some parts of the UK coal mining may feel like little more than a distant memory, it's still having a very real impact on homes across the country. So it's no wonder that property professionals consider coal mining searches to be vital in any area of the UK where mining has taken place.

The Coal Authority hold and maintain the national coal mining database, putting them at the forefront of mining-subsidence risk assessment.

Your report will give a full picture of all nearby mining activity past and present, answering the following questions:

- Is the property within the zone of likely physical influence on the surface from past or present underground coal working?
- Is the property within a geographical area for which a license to extract coal by underground methods has been granted or is awaiting determination by The Coal Authority?
- Is the property within the zone of likely physical influence on the surface from plans of future workings in The Coal Authority's possession?
- Do any mine entries (shafts and adits) exist within, or within 20 metres of, the boundary of the property?
- Have any faults or lines of weakness at the surface affected the stability of the property in any way?
- Is the property located within the geographical boundary of a site from which coal has been, or is being, extracted by opencast methods?
- Is the property within 800 metres of the geographical boundary of an opencast site for which a license to extract coal by opencast methods has been granted or is awaiting determination?
- Has any damage notice or claim been given, made or pursued in respect of the property since 1 January 1984?
- Is the property affected by a current 'Stop Notice'?
- Have any requests been made to execute preventative works under S.33 of the Coal Mining Subsidence Act 1991?