



Issued by:

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SW1 1SW

Person dealing with this matter: **Keith Pennington**
Our reference: **00521219-03**
Your reference: ABC987xzy
Electronic reference: 010101010
RRUID:007.00025487130001
Date of your enquiry:
Date we received your enquiry:
Date of issue:

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

18 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.

Coal mining	See comments below
Shrinkable clay	See comments below
Running sand	See comments below
Compressible deposits	No
Collapsible deposits	No
Landslide potential	See comments below
Soluble rocks	No
Brine Compensation District	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 believe 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 are 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, or within 20 metres of, the boundary of the property.

Coal-mining geology

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

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 are 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 is not in an area for which a notice of entitlement to withdraw support has been published.

The property is not in an area for 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 in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to Owners of Former Copyhold Land

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/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 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.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District

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 7626848 or by email to groundstability@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 Home Report (Scotland) requirements.

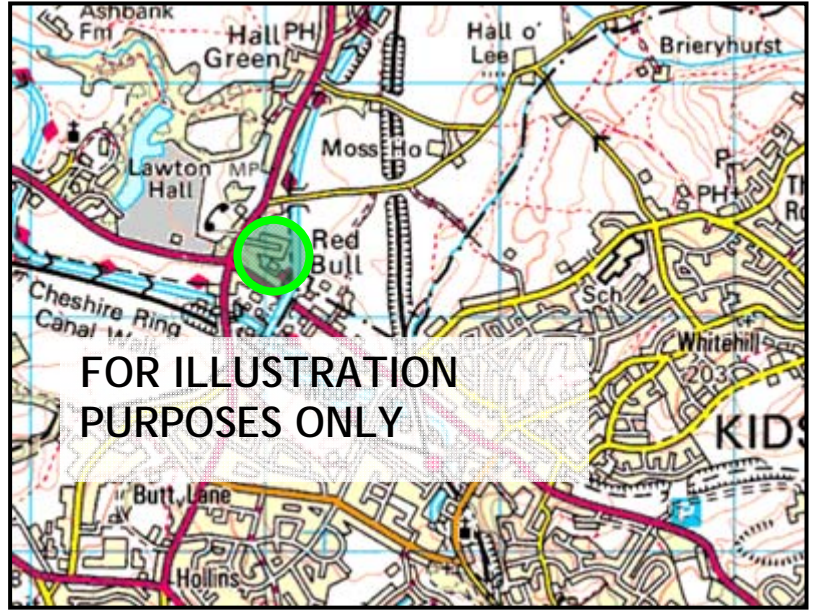
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Location map



Approximate position of property



Enquiry boundary Plan

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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

