

REGULATED NON-RESIDENTIAL COAL MINING REPORT

+ Subsidence Buffer Report

+ UK Brine (Inc. Cheshire) Mining Risk Assessment

PASSED**Professional Opinion:**

Within the scope of this assessment, the Site is not considered to be susceptible to coal mining-related ground instability. Any identified coal mining features are considered unlikely to impact the value or security of the Site for normal lending purposes and there is no reason for them to impact upon the completion of this transaction.

It is important to be fully informed of all coal mining risks associated with a property before completing your purchase.
Please read the professional recommendations carefully.

Report on: Aunt Marys Day Nursery, Taylor Street, Heywood, OL101EF

Within Coal Mining Reporting Area		YES	
Within Brine Mining Area		NO	
Coal Mining Features*		Assessment**	
Past underground	YES	ADVISORY	■
Present underground	NO	PASSED	■
Future underground	NO	PASSED	■
Mine shafts & Adit Entries	NO	PASSED	■
Geological Conditions	NO	PASSED	■
Past opencast	NO	PASSED	■
Present opencast	NO	PASSED	■
Future opencast	NO	PASSED	■
Coal subsidence claims	NO	PASSED	■
Mine gas	NO	PASSED	■
Hazards	NO	PASSED	■
Withdrawal of Support	NO	PASSED	■
Working Facilities Orders	NO	PASSED	■
Payments to Copyhold Land	NO	PASSED	■
Brine Mining	NO	PASSED	■

*Coal Mining Features are identified solely from The Coal Authority licensed data.

**Assessment is the risk of subsidence or impact to the Site based on TerraFirma's interpretation of Coal Authority licensed data and third-party data.

Official Coal Authority Licensed Data: V1_204_20201119_F | 22-11-2020

Date:**24/11/2020****Our Ref:****TFC20201124130444-OL101EF****Client Ref:****2193701**

TerraSearch® Coal is a 'Con29m-Compliant' and site-specific evaluation of coal and brine mining hazards. The report comprehensively reviews available records, allowing us to expertly conclude the impact to the site from past, present and planned coal and brine mining hazards, before providing practical next steps, based on the hazards identified.

TerraFirma's terms & conditions provide liability cover of £10m per report. All TerraSearch® Coal reports adhere to The Search Code and are regulated by the Council of Property Search Organisations.

Professional Opinion & Report Conclusions:

PASSED

Mining features have been identified within the physical influence of the Site, resulting in a susceptibility to past, present and/or future ground movement. Below exist relevant interpreted conclusions based on the findings of this report (where applicable):

A coal seam has been identified within 20 metres of the Site and associated shallow unrecorded coal mine workings are suspected to have been historically worked beneath/within the immediate vicinity of the Site. Historical 'shaft-like' features, called 'Bell Pits', are also particularly common at/near coal outcrops, often occurring in clusters and being typically unrecorded in nature.

Given the shallow depth of suspected coal mine workings (e.g., 'Bell Pits') beneath the Site, any movement within the worked coal seams may cause ground instability at the surface.

Any previous movement in the ground should already be present in pre-existing structural defects; please see the report recommendations for further information.

Professional Recommendations:

Terrafirma consider it prudent that an appropriate commercial RICS Structural and/or Building Survey is acquired for any properties/ structures present on the Site in question to assess, amongst other important considerations, their structural condition. This report will highlight any subsidence-related defects, which may relate to ground instability, while also noting any serious or dangerous issues that may require attention. This survey will also include advice on any defects, repairs or maintenance decisions. Should any future signs of subsidence or collapse be identified, then we recommend you seek further expert assistance, however currently, no further reporting on ground instability is required. Terrafirma can be contacted using the information supplied on the front page of this report.

In the event subsidence has previously occurred or occurs in the future, it is recommended Terrafirma are contacted immediately for advice on practical and appropriate next steps, including how one can make a compensation claim to the Coal Authority. For detailed information on the statutory cover available in coal mining areas, please see the back of this report.

Considering any future development of the Site:

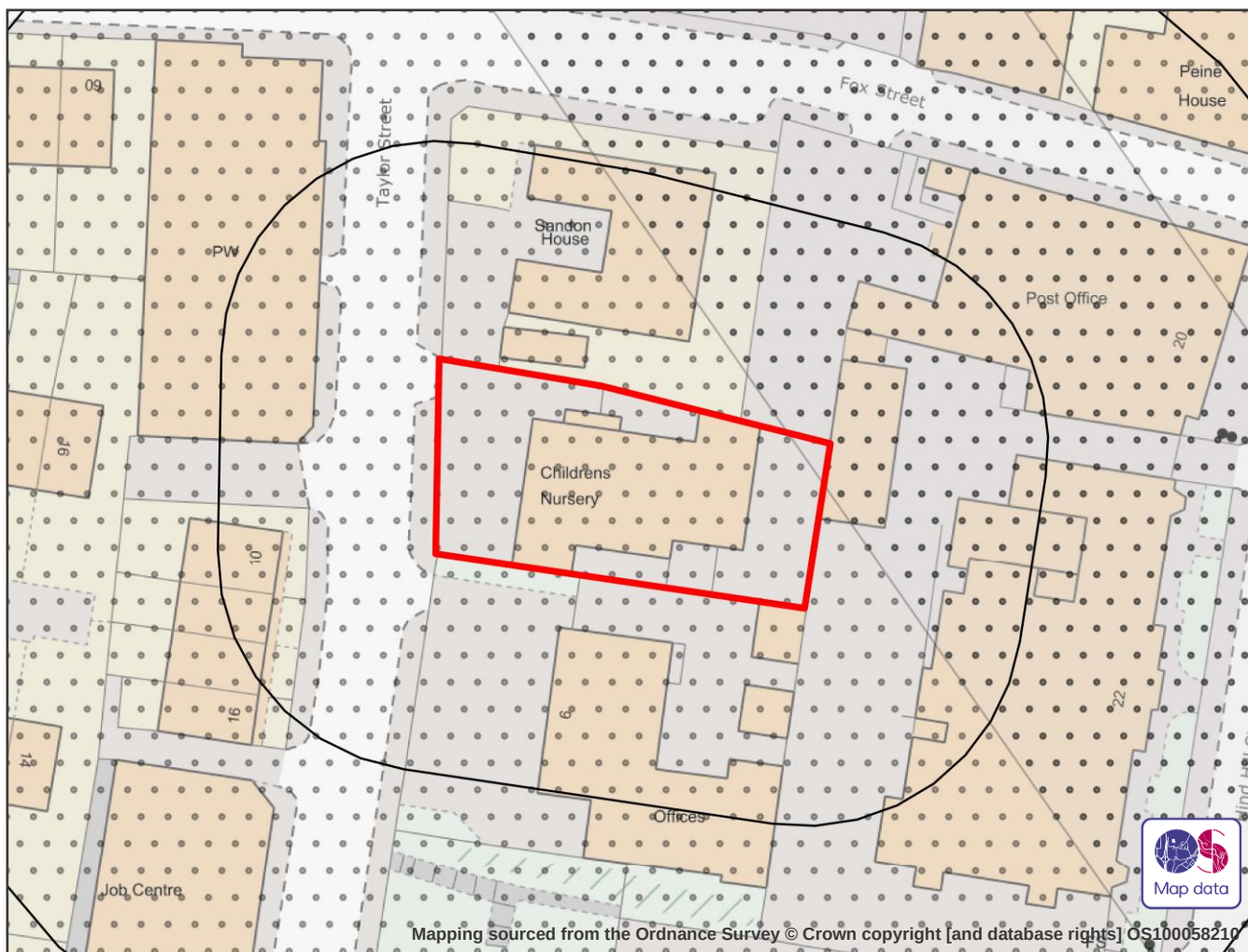
The Site is likely located within a 'High Development Risk Zone', as defined by the Coal Authority. Due to the presence of recorded and/or unrecorded coal mining activity, any future development of the Site may trigger ground collapse and/or subsidence.

It should be noted that prior to site works or future development, your local planning authority may require you to commission a full Coal Mining Risk Assessment (CMRA) or Site Investigation by a qualified mining geologist/engineer.

In the event, you require further professional support, please contact Terrafirma directly to discuss the appropriate further steps.

Contact the report author by calling the Terrafirma team on: 0330 900 7500

Mining Hazard Map



Site Address: Aunt Marys Day Nursery, Taylor Street, Heywood, OL101EF

Hazard Map Key

Coal Authority Data

Mine Entries

-  Adit
-  Shaft

Subsidence Claims

-  01 – Awaiting Decision
-  02 – Rejected
-  03 – Admitted
-  05 - Settled
-  06 - Withdrawn

Hazard Zones

-  Zone of Influence
-  Affected Areas

-  Site Boundary
-  20m 50m Scales

Mapping sourced from the Ordnance Survey © Crown copyright [and database rights] OS100058210

Detailed Findings of Coal Mining Hazards:	
Past underground	ADVISORY 
The Site is not within a surface area that could be affected by historic, known underground coal mining. The Site is not within a surface area that could be affected by historic, known shallow underground coal mining. The Site is recorded to be situated within 20 metres of a known coal seam outcrop. This coal is suspected to have been historically worked at depth of less than 30 metres beneath the surface, within the vicinity of the Site. Please see the report conclusions for further information.	
Present underground	PASSED 
The Site is not situated within an area which could be affected by currently active underground coal mining.	
Planned underground	PASSED 
The Site is not situated within an area which could be affected by any future underground coal mining. However, reserves of coal exist in the local area which could be worked at some time in the future. The Site is not situated within the influence of a Section 46 Notice.	
Mine Shafts & Adit Entries	PASSED 
There are no recorded mine entries within 20 metres of the Site.	
Geological conditions	PASSED 
There are no recorded faults, fissures or breaklines that occur within the influence of the Site.	
Past opencast	PASSED 
The Site is not situated within any past licence areas for the opencast extraction of coal. There are no unlicensed opencast pits or extraction sites beneath the Site.	
Present opencast	PASSED 

The Site is not situated within an area which could be affected by currently active opencast coal mining.

Planned opencast

PASSED 

There are no plans by the Coal Authority to grant a licence to extract coal using opencast methods within 800 metres surrounding the Site.

Subsidence Claims

PASSED 

There is no record of any coal mining-related damage notices or subsidence claims for the Site or for any Site within 50 metres of the Site.

There is no record of a request that has been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine Gas

PASSED 

There are no records of any Mine Gas hazards within the influence of the Site and there is no record of any Mine Gas emissions requiring action.

Hazards

PASSED 

The Site is not situated within the influence of a coal mining-related hazard.

Withdrawal of Support

PASSED 

The property is not in an area where notices to withdraw support have been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Working Facilities Order

PASSED 

The property is not in an area for which any orders have 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 Copyhold Land	PASSED 
The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.	
Brine Mining	PASSED 
The Site is not located within a Brine Mining Area.	

Additional Remarks

TerraSearch® Coal is a 'Con29m-Compliant' and site-specific evaluation of coal and brine mining hazards. The report comprehensively reviews official licensed coal authority data and other available records, allowing us to expertly interpret hazards from past, present and planned coal and brine mining hazards, before providing practical next steps, based on the level of risk identified. Terraforma's terms & conditions provide liability cover of £10m per report and TerraSearch® Coal reports adhere to The Search Code as regulated by the Council of Property Search Organisations (see below for further information).

Notice of Statutory Cover

In the unlikely event of any future damage, the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994) apply, and the Coal Authority / Licensee has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land and/or property in connection with lawful coal-mining operations. Typically, these actions will not need to involve either your insurance company or mortgage lender and therefore the end user(s) should not incur any costs or liability.

In addition to the above, it should also be noted that the Coal Authority offer a Public Safety and Subsidence Department that provides a 24-hour 7 day a week call out service (Tel: 01623 646 333) to take remedial action in respect of hazards associated with the movement or collapse of any coal mineshaft or entrances to coal mines and from other coal mining related surface hazards. Further information can be found on their website: <https://www.groundstability.com/>.

For more information on the on whether the provisions of the 1952 and 1964 Cheshire Brine Pumping (Compensation for Subsidence) Acts apply to this Site, please refer to www.cheshirebrine.com.

Contact Terraforma

In the event you require any further information about this report, you can contact Terraforma's expert geologists and mining engineers at: info@terrafirmasearch.co.uk; Tel: 0330 900 7500. For further information regarding ground hazards you can visit: <https://www.terrafirmidc.co.uk>.

Report Limitations

This TerraSearch® Report has been carried out with reference to Terraforma's bespoke GIS, an extensive collection of abandoned mine plans, maps, records and archives in our possession. **This report does not consider non-coal or brine mining, or natural ground stability hazards, such as subsidence, landslip or coastal erosion.**

From this material, we have endeavoured to provide as accurate a report as possible. It should be realised that totally unrecorded or unindicated workings can exist between known workings and therefore Terraforma cannot be held responsible for any settlement or subsidence problems as a result of a Site being affected by unrecorded mining features or natural ground cavities. The assessment of the 'risk' of ground instability arising from existing or planned mineral exploration or extraction is based on extant mineral planning or safeguarding areas as defined by the relevant Mineral Planning Authority (MPA) policies at the time of writing. Terraforma cannot be held liable for any updates or changes in existing mineral operations or policies.

It is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The Certificate does not include a Site Investigation, nor does Terraforma make specific information requests of the regulatory authorities for any relevant information they may hold. This report is concerned solely with the Site searched and should not be used in connection with adjacent properties as only relevant known mining features have been mentioned and any known features that could potentially have a direct influence upon the target Site. Other features which may be present in the general area may have been omitted for clarity.

The report is based upon the Site boundaries as shown on the supplied location plan. This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the TerraSearch® terms & conditions, and as such may be used by them for conveyancing or related purposes. We have no liability toward any person or organisation not party to commissioning this report. This report or any part of it is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

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Report Licensing

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This report may contain plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data.

This report provides an assessment of brine mining and where so, any and all assessment of brine mining hazards/risk is made by Terraforma IDC Ltd only. The report may include information relating to Cheshire Brine Subsidence claims and is provided by the Cheshire Brine Subsidence Compensation Board (CBSCB) within an, unaltered, attached search (Cheshire Salt Search). The use of the information is restricted to the terms and provisions contained in this report.

Important Consumer Information

This search has been produced by **TERRAFIRMA IDC LTD** – Address: 2440 The Quadrant, Aztec West Business Park, Almondsbury, Bristol, BS32 4AQ; Email: info@terrafirmasearch.co.uk; Telephone: 0330 900 7500, 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. This report meets the principles and requirements of the Property Codes Compliance Board Compliance Note CN02J in respect of Coal Mining Searches.

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

CONTACT TERRAFIRMA IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

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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 up to £5,000 to you if the Ombudsman finds 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, Web site: www.tpos.co.uk.

You can get more information about the PCCB from www.propertycodes.org.uk or from our website at <https://www.terrafirmaidc.co.uk/>.

Complaints Procedure

If you want to make a complaint directly to Terrafirma, 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: Senior Executive, Terrafirma IDC - Address: 2440 The Quadrant, Aztec West Business Park, Almondsbury, Bristol, BS32 4AQ; Email: info@terrafirmasearch.co.uk; Telephone: 0330 900 7500.

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 their final decision.

WE TRUST THIS REPORT PROVIDES THE INFORMATION YOU REQUIRE. PLEASE CONTACT US IF YOU HAVE ANY QUERIES OR IF WE CAN BE OF ANY FURTHER ASSISTANCE.