



Coal Mining Risk Report

Address:
12, Sample Street
Sample Town

Your reference:
Sample Coal Mining Risk Report

Our reference:
PP01427547

Date of order:
19/02/2026



1.1. Past Underground Mining
For further detail see Informative under Section 1 of the report



1.2. Current Underground Mining



1.3. Future Underground Mining



2. Mine Entries



3. Mining Geology



4.1. Past Opencast Mining



4.2. Current Opencast Mining



4.3. Future Opencast Mining



5. Subsidence claims



6. Mine gas



7. Surface hazard



8. Minerals other than coal

This Report identifies potential risks listed in brief above. A more detailed explanation of risks and suggested further steps can be found in the relevant section of the report.

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Section 1: Underground coal mining

Yes

1.1. Past underground coal mining

The property is within an area where Coal has been mined below or within a zone of influence that includes the property. In total 1 seams have been worked, of these 0.00 percent are at shallow depths. 100.00 percent are at moderate depths and 0.00 percent are at considerable depths. This mining was last active in 1925.

Any ground movement from these coal workings should have stopped by now.

Informative

Underground mining creates spaces (or voids). The intense pressures set up by deep mining make these voids compress resulting in subsidence at the surface.

Professional Opinion

Although there is little risk of any current coal mining subsidence affecting this property there may have been damage caused by past settlement.

Recommendations

If you are concerned about this possibility you should consult with a suitably qualified surveyor who would be able to provide a report to identify any defects in the property enabling a benchmark to be established.

PinPoint Coal Zone of Influence

PinPoint Coal reports use a bespoke methodology to determine the zone of influence that is unique to them and highly accurate. The average depths of underground workings within the Zone Of Influence are reported by indicating the percentage depths for shallow workings (those less than 30M or 50M where the seam is unusually thick), moderate (depth ranges from 30M to 500M) and considerable (workings deeper than 500M). A count of the number of seams worked and the last date of mining from these is also reported.

No

1.2. Present underground coal mining

The property is not in the likely zone of influence of any present underground coal workings.

No

1.3. Future underground coal mining

The Coal Authority has not granted a licence to extract coal using underground methods in the area of this property.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

No notices under section under 46 of the Coal Mining Subsidence Act 1991 have been served which affect this property.

Coal Mining activity is regulated and licensed by the Coal Authority. This property is located within a known coalfield area and as such the possibility of future activity from either opencast or underground extraction exists. This report gives information on the current known position and any actual workings or proposed are disclosed within it, along with any know licence applications.



Section 2: Mine Entries

No

2.1. Mine Entries

Coal Authority records indicate that there are no known or recorded mine entries present within the boundary of the property, or within 20M surrounding it.



Section 3: Mining Geology

No

3.1. Mining Geology

No geological fissures, breaklines and/or other lines of weakness are present in the area that may have been affected or created by coal mining.



Section 4: Opencast Mining

No

4.1. Past Opencast Mining

The property is not inside the boundary of an opencast site from which coal has been removed by opencast methods.

No

4.2. Present Opencast Mining

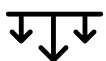
The property is not within 200 metres of an opencast site from which coal is being removed by opencast methods.

No

4.3. Future Opencast Mining

The property does not fall within 800 metres of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property does not fall within 800 metres of an opencast site for which a licence to remove coal by opencast methods has been granted.



Section 5: Coal Mining Subsidence

No

5.1. Claims

The Coal Authority records do not reveal any request having been made under S33 (Preventative Works) of the Coal Mining Subsidence Act 1991.

No damage notice or claim for this property has been received by the Authority since 1.1.1994 There is no extant Stop Notice delaying the start of remedial works or repairs to the property.



Section 6: Mine Gas

No

6.1. Mine gas

There is no record of any action being required by the Coal Authority as a result of a mine gas emission within the boundary of the property.



Section 7: Surface Hazards

No

7.1. Surface Hazards

There is no record of any action being required by the Coal Authority as a result of a surface hazard within the boundary of the property.



Section 8: Minerals other than coal

No

8.1. Other Minerals

British Geological Survey records reveal no known mining in this area.

Statutory Support

Under the Coal Mining Subsidence Act 1991, property owners have statutory protection. This provides that (save for coal worked through the Grant of Gale in the Forest of Dean, or any part of the Hundreds of St Briavels) damage caused by lawful disused coal mine workings or coal mine entries, shall be made good by the Coal Authority/Licensee to the reasonable satisfaction of the property owner. These sort of claims, need not usually involve either the home insurance company or mortgage lender. Further information can be obtained at

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form

The Coal Authority provides an emergency call out facility in coalfield areas to assess the public safety implications of mining feature. These include disused coal mine entries, shafts and coal related surface hazards. More information can be found at www.groundstability.com The Public Safety and Subsidence Department can be contacted through the Coal Authority's emergency telephone number is 01623 646333.

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Compensation Area a Cheshire Salt report should be secured from Groundsure at <https://www.groundsure.com/cheshire-salt-search>

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Should you or your adviser wish to carry out any physical investigations that may enter, disturb or interfere with any disused mine entry or shallow workings, the prior permission of the owner must be sought. For coal mine entries and workings the owner will normally be the Coal Authority. With other Minerals, do not assume that the owner is the surface land owner, as ownership might previously have been severed.

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