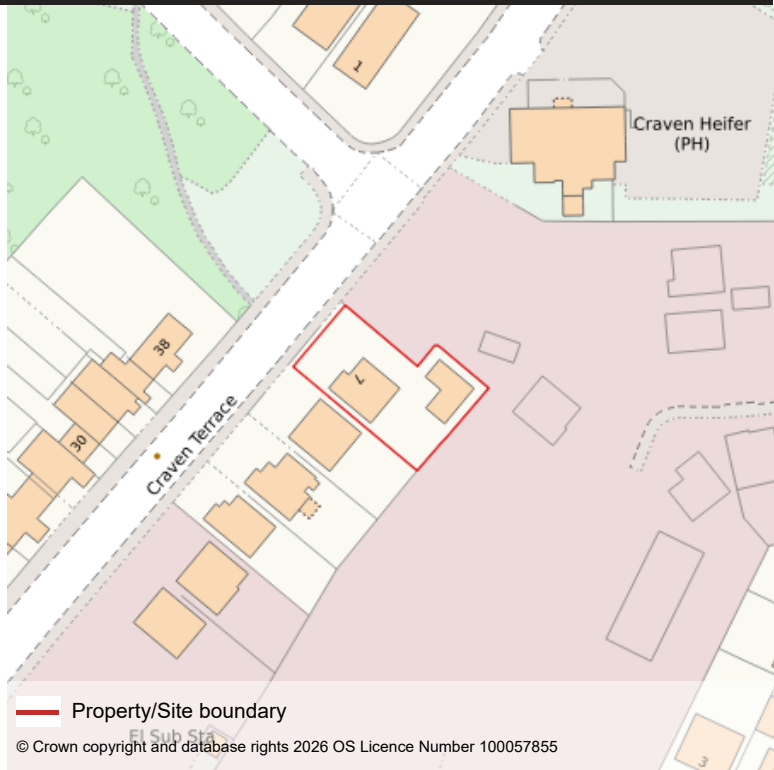


# Mineral Mining Risk Report

**Address:**  
12, Sample Street  
Sample Town

Your reference: Sample PinPoint Mineral Mining Risk Report  
Our reference: PP00014456  
Order date: 19/02/2026



**1. Past underground mining**  
(see section 1)

**2. Mine Entries**

**3. Past and Current Mine Site Locations**

**4. Future Mining Sites**

**5. Wider area considerations**

**6. Brine Extraction**

**7. Coal mining activity**

## PinPoint Certificate

- This risk screen meets extensive due diligence requirements of national search companies
- Includes an Information Accuracy Certificate backed by an Aviva £1m Indemnity
- All reports are signed off by Phil Huddleston MRICS, Chartered Mineral Surveyor, former Head of Mining Information at the Mining Remediation Authority.
- For full terms & conditions [click here](#)

This report identifies potential risks listed in brief (above) and also includes an **Ai Executive Summary**, developed to help streamline the review process. A more detailed explanation of risks and suggested further steps can be found in the relevant section of the report.

**Phil Huddleston MRICS**  
Chartered Minerals Surveyor

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## Executive Summary

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This report identifies potential mining risks for the property located at **12, Sample Street, Sample Town**. Here's an executive summary:

### Key Findings:

#### 1. Past Underground Mining:

- The property is within an area where Flagrock mining occurred, last active in 1902.
- Mining activities can cause surface subsidence, indicating potential damage risks.

#### 2. Mine Entries:

- No mine entries are present within the property boundary or within 20 metres surrounding it.

#### 3. Past and Current Mine Site Locations:

- No past surface mining sites are found within the property boundary.
- Several past mining sites, primarily for sandstone and fireclay, are located within an 800-metre radius, all thought to have ceased production.

#### 4. Future Mining Sites:

- The potential for future mining exists, including brick clay and coal, pending economic evaluation and necessary permissions.

#### 5. Wider Area Considerations:

- No additional reportable issues are identified in the wider area.

#### 6. Brine Extraction:

- The property does not fall within the Cheshire Brine Subsidence Compensation district.

#### 7. Coal Mining Activity:

- The property is located in an area where coal mining has occurred or is proposed, with a high risk of subsidence. Further detailed coal reports are advised for comprehensive information.



This **AI generated Executive Summary** has been developed to help streamline the review process and improve efficiencies, enabling legal and property professionals to identify any mining risks that potentially affect the report's address. Whilst this page is AI generated it is important to note that the contents of this report uses unique PinPoint proprietary data and risk models with expert analysis to identify and calculate risks.

**Phil Huddleston**  
MRICS, Chartered  
Minerals Surveyor



## Section 1: Past Underground mining

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Yes

The property is within an area where Flagrock has been mined below or within a zone of influence that includes the property. This mining was last active in 1902.

### **Informative**

Where mining has taken place it can cause subsidence at the surface, and there is therefore a potential for damage from this cause.

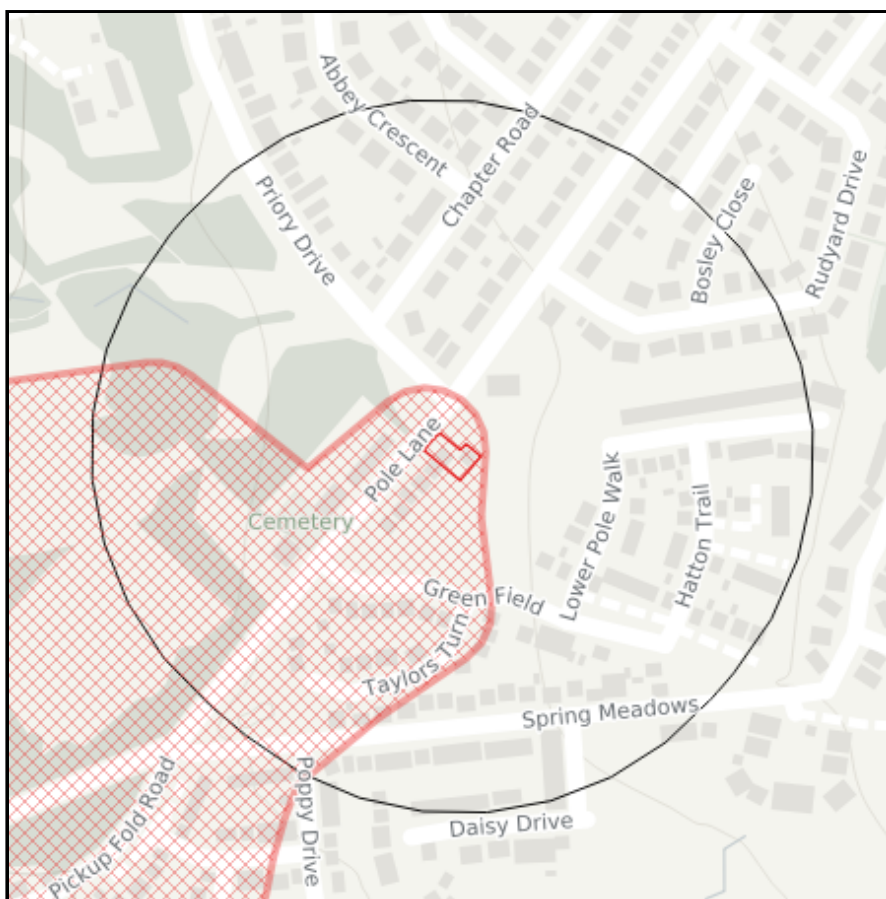
### **Recommendations**

If you are concerned about any of the issues raised here and wish to obtain further advice you will need to have a detailed investigation undertaken and a report prepared by a suitably qualified professional and follow any guidance given in that report.

- A mining surveyor would be able to look into detailed records to say more precisely what, if any, risks are present.

A structural surveyor would be able to provide a report to identify any structural defects in the property enabling a benchmark and identifying any existing defects.

THE PLAN BELOW SHOWS THE PROPERTY AND SURROUNDING AREA TOGETHER WITH ZONED MINING HAZARD AREAS



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— Property boundary      — 200m buffer around property

	DESCRIPTION
	Sporadic underground mining of restricted extent may have occurred.
	Localised small scale underground mining may have occurred.
	Small scale underground mining may have occurred; mine adits, shafts and tunnels may be present
	Underground mining is known or considered likely to have occurred within or close to the area.
	Underground mining is known to have occurred within or very close to the area.
	Specific underground workings



## Section 2: Mine Entries



Records used to compile this report have not found any mine entries present within the boundary of the property, or within 20 metres surrounding it.



### Section 3: Past and Current Mine Site Locations

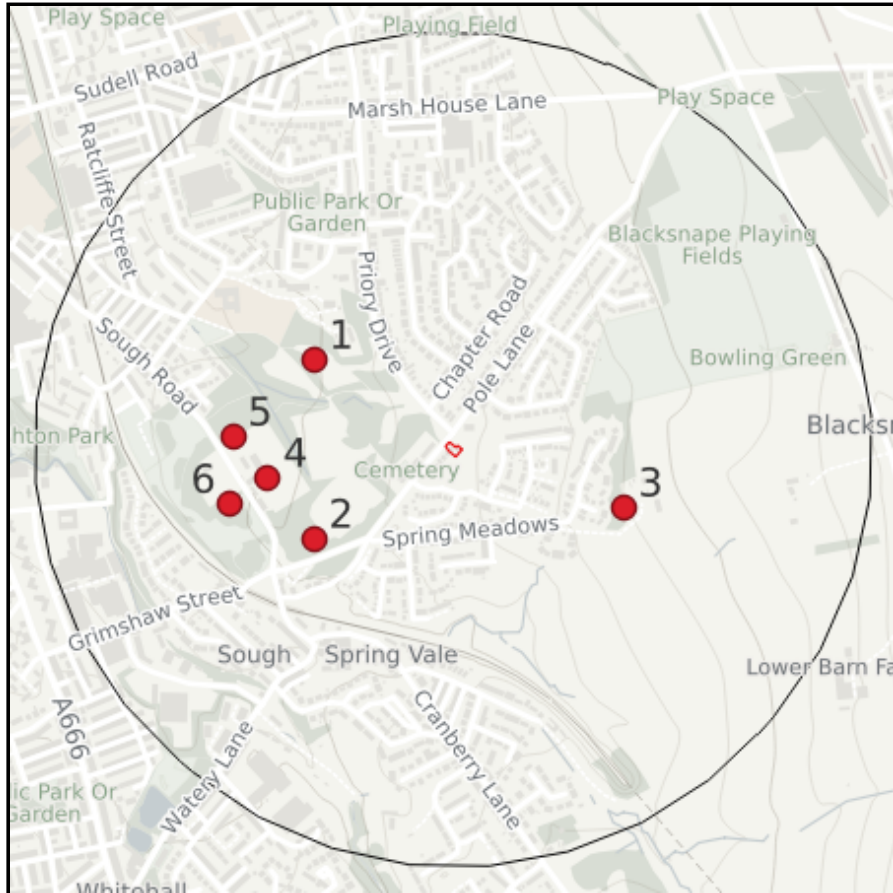


Records used to compile this report have not found any past Surface Mining sites present within the boundary of the property.

The following source locations have been identified within a radius of 800m from the property. These are location point only. The areas worked will be greater in extent.

Number	Location	Type of mining	Mineral	Operational status	Distance (metres)
1	Rosehill	Open-pit or surface workings	Sandstone	The site is thought to have ceased production	305.18
2	Rosehill	Open-pit or surface workings	Sandstone	The site is thought to have ceased production	311.02
3	Taylor's Green Colliery & Fireclay Works	Underground workings	Fireclay	The site is thought to have ceased production	333.80
4	Rosehill	Open-pit or surface workings	Sandstone	The site is thought to have ceased production	349.31
5	Rosehill	Open-pit or surface workings	Sandstone	The site is thought to have ceased production	413.43
6	Rosehill	Open-pit or surface workings	Sandstone	The site is thought to have ceased production	433.16

PLAN SHOWING LOCATIONS OF PAST AND CURRENT SITES WITHIN 800 METRES



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— Enquiry boundary ● Past and current Site locations

— 800m reporting zone



## Section 4: Future Mining Sites

Yes

Although no active mining has been identified the possibility of future mining exists from either the above-mentioned operations re-starting or new mining operations being established .

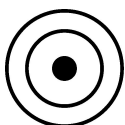
Additional records identify the property is within an area where Brick clay is present. Before this could be worked a full process of evaluation would be required to ascertain whether the mineral had economic value. Before any extraction could take place a full process of obtaining working rights and planning permission would be required.

Additional records identify the property is within an area where Coal is present. Before this could be worked a full process of evaluation would be required to ascertain whether the mineral had economic value. Before any extraction could take place a full process of obtaining working rights and planning permission would be required.

Additional records identify the property is within an area where Brick clay is present. Before this could be worked a full process of evaluation would be required to ascertain whether the mineral had economic value. Before any extraction could take place a full process of obtaining working rights and planning permission would be required.

Additional records identify the property is within an area where Superficial sand/gravel is present. Before this could be worked a full process of evaluation would be required to ascertain whether the mineral had economic value. Before any extraction could take place a full process of obtaining working rights and planning permission would be required.

Additional records identify the property is within an area where Sandstone is present. Before this could be worked a full process of evaluation would be required to ascertain whether the mineral had economic value. Before any extraction could take place a full process of obtaining working rights and planning permission would be required.



## Section 5: Wider area considerations

No

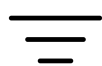
The are no other issues reportable.



## Section 6: Brine Extraction

No

This property does not fall within the Cheshire Brine Subsidence Compensation district. The Cheshire Brine Pumping (Compensation for Subsidence) Act, 1952 set up a single Compensation District covering the areas of Cheshire where there was the potential for subsidence resulting from the pumping of brine.



## Section 7: Coal mining activity

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This property is located within an area where coal mining has taken place or is proposed and the risk from subsidence is considered high. Other than this screening, and any generalised locations given in the report, the working of coal is not considered in this report. We would advise you obtain a PinPoint Coal report for this locality. The coal report will contain full information on past, present and future coal mining activity.

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The report focuses only on the searched site, omitting nearby features unless they directly affect it. It assesses risks based on objective criteria, such as those in a Coal Authority Con29M report. Since June 2018, Cheshire Brine Compensation Board data is excluded; for sites in this area, obtain a Cheshire Salt report from Groundsure at <https://www.groundsure.com/cheshire-salt-search>

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