



Agents to the Legal, Property & Accountancy Professions

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COAL MINING SEARCH REPORT

HomeInfo UK Limited
The One Stop Shop for Conveyancing Reports

Local Authority | Drainage and Water | Mining
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HOMEINFO UK LIMITED

COAL MINING SEARCH REPORT

Search Ref. No 135544

Peter Lynn & Partners
22 Windsor Place
CARDIFF
SOUTH GLAMORGAN
CF10 3BY

Contact name **Jordan Martin**

Your reference **DL.16479.02**

Date of Search **06/11/2015**

Description of land or property address

Address **R A O B Social Club**
Heol-y-Groes
Pencoed
BRIDGEND
MID GLAMORGAN
CF35 5PE

In accordance with your instructions our agents have inspected the plans and records of mine workings in possession of and made available by the Coal Authority and their current licensees in relation to the above property and report as follows :

1. The undermentioned seam has been worked:

Seam	Depth M	Section cm	Date	Remarks
See Remarks				No previous recorded coal workings

2. Coal remains unworked in the undermentioned seams:

Seam	Depth M	Section cm	Date	Remarks
				Coal in reserve - no workings currently planned

3. Examination of published geological data reveals the property is situated in an area of:
Alluvium over Millstone Grits

4. Opencast Workings:
None in the vicinity of the property

5. Additional Comments:
There are no known shafts or adits within 20 metres of the property or the boundary of the property
There are no tips or lagoons in the vicinity of the property

6. **Coal Industry Act 1975, Section 2 Notice Published:**
Coal Mining (Subsidence) Act 1991, Section 35 Notice Published:
Coal Industry Act 1994, Section 34 Notice Published:
Coal Industry Act 1994, Section 38 Notice Published:
None of the above
7. **Existing & Previous Subsidence Claims:**
No evidence of coal mining related subsidence claims in relation to the property in the past ten years
8. **In the light of the above facts we conclude:**
It is unlikely that coal will be worked in the foreseeable future

And we recommend that the transaction be treated as:
Normal mining risk

Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.

If development of the property is being considered then all necessary enquiries and investigations should be completed prior to the commencement of works to ensure that proposals follow good engineering practice for development in mining areas. The Coal Authority has ownership of in situ coal, coal mines (both current and disused) and coal mine shafts and adits. Activities that intersect, enter or disturb and of the Coal Authority's interests require the written permission of the Authority.

Any development proposals should consider risks to the development, or adjacent property, of generating or displacing underground gases where coal seams or former mining works are disturbed. The need for effective measures to prevent gases entering public properties should be assessed and properly addressed. These actions are necessary due to the public safety implications of development in these circumstances.

There is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their Licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information or amplification, please let us know.

Note :

This search report is based upon the plans & records currently available from the Coal Authority Mining Records Office and Licensees of the Coal Authority.

The Coal Authority reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (Subsidence) Act 1991 and the Coal Industry Act 1994.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of information provided to us by the Coal Authority and their Licensees.

The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

Important Consumer Protection Information

This search has been produced by Homeinfo UK Limited, t/a Search Direct South Wales, GWS Legal Services, Property-Searches.co.uk & BIRR Legal Services, ConveyIT House, 28 Coity Road, Bridgend, CF31 1LR, tel 01656 651234, fax 01656 664010, email mail@homeinfo.co.uk 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.



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 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 all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

Complaints

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 compensation of up to £5,000 to you if he finds that you have suffered actual loss 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

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE