



The Coal  
Authority

Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG  
Website: [www.groundstability.com](http://www.groundstability.com) Phone: 0345 762 6848 DX 716176 MANSFIELD 5

**HEATHER NASH  
THE SKYPARK  
8 ELLIOT PLACE  
GLASGOW  
G3 8EP**

Our reference: **01234567890123**  
Your reference: **A01234567**  
Date of your enquiry: **09 September 2015**  
Date we received your enquiry: **09 September 2015**  
Date of issue: **09 September 2015**

This report is for the property described in the address below and the attached plan.

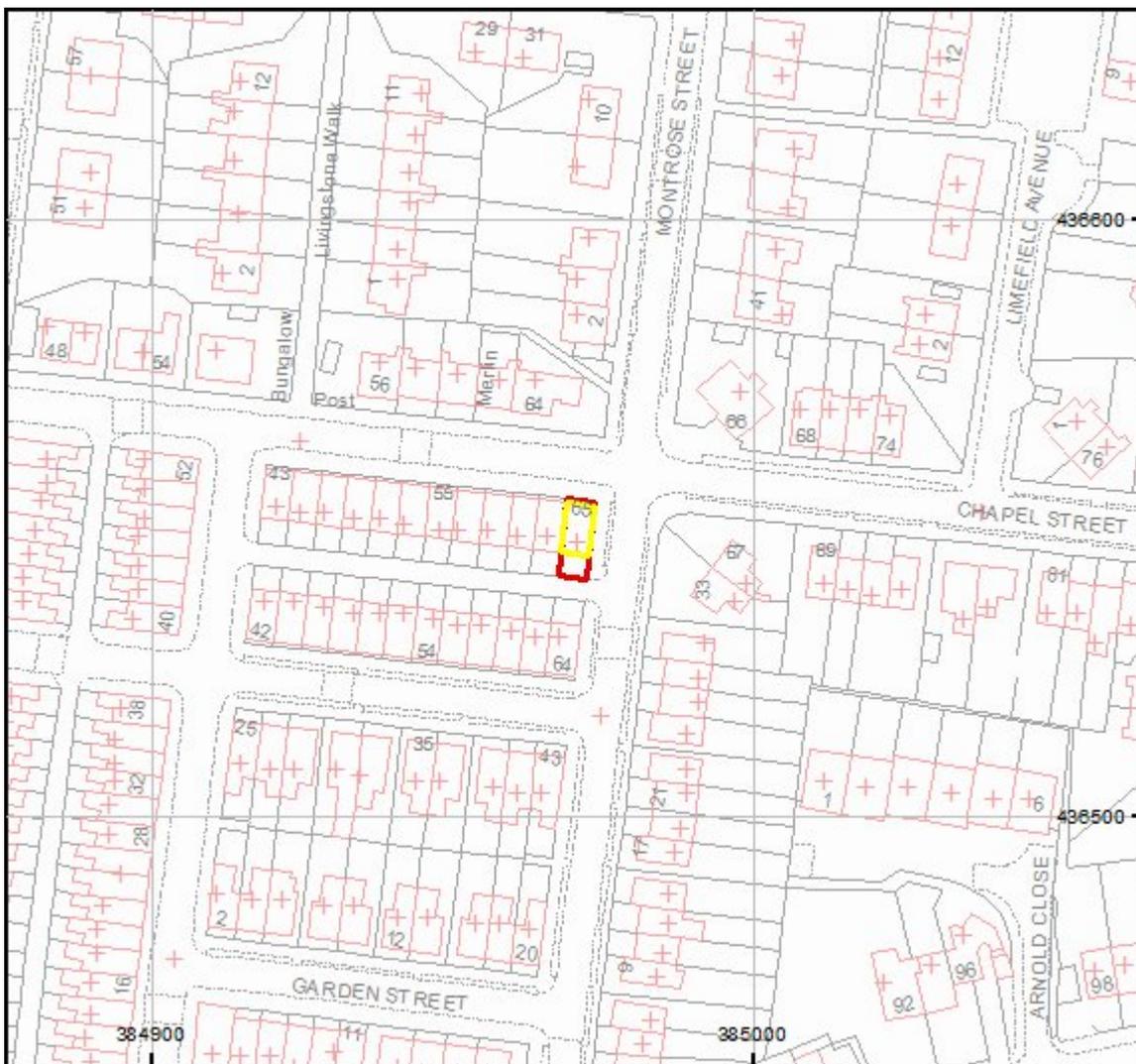
**Mine Entry Interpretive Report**

**123 Sample Road, Sampletown, Anywhere. AB1 2CD**

I refer to the enquiry dated 09 September 2015, received 09 September 2015, in connection with the above.

The Coal Authority has no record of coal mine entries within, or within 20 metres of, the boundary of the property.

Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	09 September 2015
Issued to:	A SEARCHER THE SKYPARK 8 ELLIOT PLACE GLASGOW G3 8EP
Property Search for:	123 Sample Road, Sampletown Anywhere. AB1 2CD
Reference Number:	01234567890123
Date of Issue:	09 September 2015
Cost:	£75.00
VAT @ 20%:	£15.00
Total Received:	£90.00
VAT Registration	598 5850 68



**Not to scale.**

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This is a plan of the boundaries of the property in respect of which this report has been prepared. It is the responsibility of the user to ensure that the boundaries shown correspond with those of the property.

APPROXIMATE POSITION OF PROPERTY BOUNDARY SHOWN



APPROXIMATE POSITION OF SUBJECT BUILDING SHOWN



## EXPLANATORY NOTES

1. The Authority has made assumptions about mining information and its application. Where this has happened, the assumptions are explained in these notes.
2. There can be several source documents for the same mining information and in many instances these documents are very old. As a general principle, older sources are not as accurate as more recent records. Furthermore, the different types of plans can have varying standards of accuracy. As a consequence, the plotted positions of mine entries can be different, to varying degrees, to their actual positions on site. The assumptions made for these variances are explained in 10 below.
3. The thickness of superficial deposits has been taken from the records of the Authority and/or those of the British Geological Survey. © NERC All rights reserved.  
Where the Authority has information about activities such as infill operations or excavation, which may have affected the thickness of deposits above rockhead, this will also be taken into account.
4. The Authority will only provide the depth of a mine entry where this is known.
5. Where information about the diameter of a shaft is not known, it will be assumed. The assumption will be based upon comparison with other shafts in the vicinity, the likely date it was sunk and any other relevant information, e.g. the depth of seams the shaft is thought to have accessed.  
Where a shaft is not circular, the maximum diagonal dimension will be used.
6. The zone of possible ground movement of an adit will be calculated for the conjectured position of the mouth of the adit. It will not apply to the underground length of the adit. The approximate adit direction, where applicable, will be quoted in degrees from North.
7. Where treatment details are recorded, this information will be given. Where records are not available, "Unknown" will be reported.
8. The issue of ownership of mine entries is extremely complicated. Where details of the sale of a mine entry by the Coal Authority, or its predecessors in title, are known these will be provided. Where no sale details are available, in most instances, ownership will rest in the Coal Authority. Whatever the position with ownership, if coal mining subsidence damage does occur, statute provides for the "responsible person" to provide a remedy. The "responsible person" is either the Coal Authority or a licensed mining operator.
9. If the Authority holds other relevant information about the mine entry which is not referred to elsewhere, it will be provided as additional information in the report.
10. The zone of possible ground movement of a mine entry is that area of ground which might be affected by coal mining subsidence if the mine entry becomes unstable.  
The calculated zone of possible ground movement is a circle whose centre point is the centre of the plotted position of the mine entry and which has a radius equivalent to the aggregate of:-
  - a. the radius or assumed radius of the mine entry (for non circular mine entries the maximum distance from the centre of the opening to its edge will be taken as the radius)
  - b. the thickness of the deposits overlying rockhead (i.e. an assumed angle of draw of 45°)
  - c. an assumed distance representing the potential difference between a mine entry's plotted position and its true position. This assumed distance will be between 0-10m and will depend, inter alia, on the age, scale, condition and status of the source plan from which the position of the mine entry is taken.  
The above criteria will be applied also where the mine entry is an adit.  
There will be some instances where the variances will be greater than the assumed distances but the Authority consider that the range applied is a reasonable and representative basis for its reports.  
Where special circumstances apply in calculating the zone of possible ground movement, e.g. where the plotted position of a mine entry lies within an area where opencast mining has taken place and the mine entry no longer exists, the opinion in the Stability Report will take this into account.
11. The Authority's records demonstrate that the statistical risk of a house suffering physical damage as a consequence of coal mining subsidence from ground movement associated with a coal mine entry is very small. This includes houses which are within a zone of possible ground movement related to a mine entry. Typically only one or two houses are so affected each year, out of the tens of thousands of houses which have mine entries within 20m of their property boundaries.  
On those rare occasions where physical damage to a house does occur, the Authority will attend quickly to deal with any matters of an urgent or emergency nature. Thereafter, the responsible person, usually the Coal Authority, will treat the mine entry and arrange for property repairs to be carried out. It is important that any evidence of ground movement around a mine entry or any physical damage is reported to the Coal Authority immediately it is observed. The 24 hour call out number is 01623 646333.
12. The statutory remedies for coal mining subsidence damage available to property owners are powerful. The nature of remedies provided by statute includes:-
  - i) a right to have property repaired
  - ii) payments in lieu of repairs
  - iii) depreciation payments for residual physical damage
  - iv) home loss payments where a house is purchased by the responsible person
  - v) payments for inconvenience (in certain circumstances)
  - vi) compensation for loss of chattels or moveable property.  
Note: The statutory remedies provided by the Coal Mining Subsidence Act 1991 are not available in respect of subsidence damage caused by extraction of minerals other than coal.

### General note

The Authority's opinion and advice is based upon its interpretation of the facts in its possession at the date of the report and on the Ordnance Survey's (O.S) improved data (OSPA). A site inspection has not been carried out. The report has been prepared by experienced mining surveyors with knowledge in the management and interpretation of coal mining information. Notwithstanding this, because of the nature of old mining records and the uncertainties about their preparation and accuracy, it is possible that others might apply different assumptions or interpretations to the facts. Please note that any insurance given with earlier standard mining reports does not extend to cover this Mine Entry Interpretive Report.