



The Coal  
Authority

# CON29M

## coal mining report

We can confirm that the location is **on the coalfield**



### Potential coal mining risks

Past underground coal mining

Page 3

Mine entries

Page 4



### Recommended reports

These additional reports can give further detail on the potential risks identified:

- Mine entry interpretive report

For more information please see our **Recommended reports** on page 12



### Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see **page 7** for further details on **Future development**.

Your reference:

Our reference: **71009835553001**

Date:

**17 February 2026**

Client name:

**The Coal Authority**

If you require any further assistance please contact our experts on:

**0345 762 6848**

**reports@miningremediation.gov.uk**



**The Law  
Society**

# Enquiry boundary

## Key

Approximate position of enquiry boundary shown

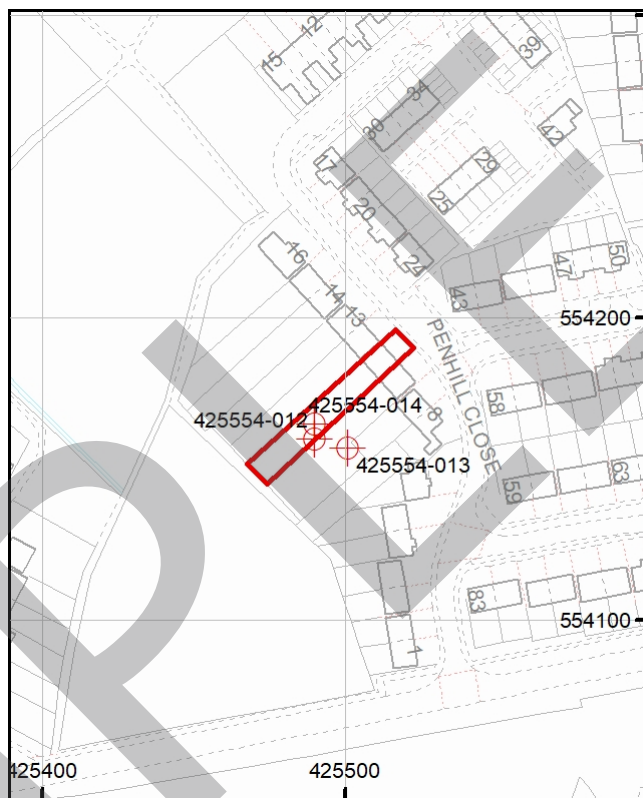


Disused mineshaft



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2018. All rights reserved.

Ordnance Survey Licence number: AC0000820577



## Coal Mining Subsidence Act 1991

In the unlikely event that any damage were to occur resulting from coal mining then the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994) requires the mine owner to make good any such damage, with **no costs falling on the property owner, mortgage lender or insurer**. In most cases the mine owner is the Coal Authority, except a small number of cases that are owned by private landowners or relate to minerals other than coal.



## Ground stability and mine entries – reassurance for homeowners and lenders

Since our records began in 1994, fewer than 600 residential properties have experienced ground stability issues linked to mine entries. That is just **0.3%** of the 176,000 mine entries recorded in our database. This demonstrates how **rare** these occurrences are, offering reassurance to homeowners and property professionals alike.

Your reference:

Our reference: **71009835553001**

Date:

**17 February 2026**

Client name:

**The Coal Authority**

If you require any further assistance please contact our experts on:

**0345 762 6848**

**reports@miningremediation.gov.uk**



## What if this information changes?

If this report is for a residential property, insurance is included to cover any loss in property value caused by any changes in the information contained in this report. Please see the attached certificate of insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or other recommended reports.

# Detailed findings

This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

## 1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 8 seams of coal at shallow to 210m depth, and last worked in 1958.

## 2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

## 3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

Your reference:

Our reference: **71009835553001**

Date: **17 February 2026**

Client name:

**The Coal Authority**

If you require any further assistance please contact our experts on:

**0345 762 6848**

[reports@miningremediation.gov.uk](mailto:reports@miningremediation.gov.uk)

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

## 4 Mine entries

Within, or within 20 metres of, the boundary of the property there are 3 mine entries, the approximate positions of which are shown on the enquiry boundary plot. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Our records disclose the following information:

425554-014. The shaft was originally left open and capped in 1978. Subsequently the shaft was filled with hardcore to within 30m of the surface and topped up with inert minestone during February 1989. The original cap was then restored to NCB spec in August 1989.

Mine entry 425554-014 was conveyed to Mr @ Mrs I. Ross in 1993.

425554-013. This entry has been filled to an unknown specification.

Mine entry 425554-013 was conveyed to Mr @ Mrs C.A. McAllister in 1993.

425554-012. The shaft was originally left open and capped in 1978. Subsequently the shaft was filled with hardcore to within 30m of the surface and topped up with inert minestone during February 1989. The original cap was then restored to NCB spec in August 1989.

Mine entry 425554-012 was conveyed to Mr @ Mrs C.A. McAllister in 1993.

For an additional fee, the Coal Authority can provide a Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry/entries referred to in this report. It gives an opinion on the likelihood of mining subsidence damage caused from ground movement as a consequence of the mine entry/entries. It also gives details of the remedies available for subsidence damage where the mine entry was sunk in connection with coal mining.

Please note that it may not be possible to produce a report if the main building to the property cannot be identified from Coal Authority plans (i.e. for development sites, new builds and blocks of flats).

For further advice on how to order this additional information please visit [www.miningremediation.co.uk](http://www.miningremediation.co.uk).

Your reference:

Our reference: **71009835553001**

Date: **17 February 2026**

Client name:

**The Coal Authority**

If you require any further assistance please contact our experts on:

**0345 762 6848**

[reports@miningremediation.gov.uk](mailto:reports@miningremediation.gov.uk)

## 5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

## 6 Past opencast coal mining

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

## 7 Present opencast coal mining

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

## 8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

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

## 9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

## 10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

Your reference:

Our reference: **71009835553001**

Date:

**17 February 2026**

Client name:

**The Coal Authority**

If you require any further assistance please contact our experts on:

**0345 762 6848**

[reports@miningremediation.gov.uk](mailto:reports@miningremediation.gov.uk)

## 11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

SAMPLE

Your reference:  
Our reference: **71009835553001**  
Date: **17 February 2026**

Client name:  
**The Coal Authority**

If you require any further assistance please  
contact our experts on:  
**0345 762 6848**  
[reports@miningremediation.gov.uk](mailto:reports@miningremediation.gov.uk)

# Professional opinion



## Mine entries

The enquiry boundary shows the approximate location of the disused mine entry/entries referred to in this report. Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage caused by disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by visiting [www.coal.gov.uk](http://www.coal.gov.uk). Please note this Act is not valid where coal was worked or extracted by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you wish to discuss the relevance of any of the information contained in this report, you should seek the advice of a qualified mining engineer or surveyor. If you or your advisor wishes to examine the source plans from which the information has been taken, these are available to view, at our Coal Authority head office in Mansfield. To book an appointment please call **0345 762 6848**. Should you or your advisor wish to carry out a physical investigation that may enter, disturb or interfere with any disused mine entry, prior permission must be sought from the owner. For coal mine entries, the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency, 24 hour call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). To report an emergency you can call **0800 288 4242**.



## Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

**MINE GAS:** Please note, if there are no recorded instances of mine gas within the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Your reference:

Our reference: **71009835553001**

Date:

**17 February 2026**

Client name:

**The Coal Authority**

If you require any further assistance please contact our experts on:

**0345 762 6848**

[reports@miningremediation.gov.uk](mailto:reports@miningremediation.gov.uk)

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email [cmra@miningremediation.gov.uk](mailto:cmra@miningremediation.gov.uk).

SAMPLE

Your reference:  
Our reference: **71009835553001**  
Date: **17 February 2026**

Client name:  
**The Coal Authority**

If you require any further assistance please  
contact our experts on:  
**0345 762 6848**  
[reports@miningremediation.gov.uk](mailto:reports@miningremediation.gov.uk)

# Statutory cover



## Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

[www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form](http://www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form)



## Coal mining hazards

Our Public Safety & Subsidence and Resilience teams provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **0800 288 4242**. Further information can be found on our website: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority).



On behalf of the insurer

# Coal Mining Report Insurance Policy Schedule

Policy number: 30541127

The insurer: Liberty Legal Indemnities – underwritten by Liberty Mutual Insurance Europe SE

Binding Authority contract number: RNMFP2603841

Property:

Report reference number: 71009835553001

Limit of cover: £100,000.00

Dated: 17 February 2026

This policy and schedule shall be read together and any word or expression to which a specific meaning has been attached in either shall bear such meaning wherever it may appear.

Where a Coal Mining Report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a Coal Mining Report, cover is provided for the benefit of the owner and their lender.

The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent Coal Mining Report which were not revealed by the original report to which the policy was attached.

The insured shall at all times comply with the requirements of the Conditions of this Policy.

Coal Mining Report Terms and Conditions can be viewed online at this link: <https://dev-reports.miningremediation.co.uk//insurance/terms/20190404/terms.html>

Your reference:

Our reference: **71009835553001**

Date: **17 February 2026**

Client name:

**The Coal Authority**

If you require any further assistance please contact our experts on:

**0345 762 6848**

**reports@miningremediation.gov.uk**

# Glossary



## Key terms

**adit** - horizontal or sloped entrance to a mine

**coal mining subsidence** - ground movement caused by the removal of coal by underground mining

**Coal Mining Subsidence Act 1991** - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

**coal mining subsidence damage** - damage to land, buildings or structures caused by the removal of coal by underground mining

**coal seams** - bed of coal of varying thickness

**future opencast coal mining** - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

**future underground coal mining** - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

**mine entries** - collective name for shafts and adits

**mine gas** - reports of alleged mine gas emissions received by the Coal Authority within the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded

**payments to owners of former copyhold land** - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

**shaft** - vertical entry into a mine

**site investigation** - investigations of coal mining risks carried out with the Coal Authority's permission

**stop notice** - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

**subsidence claim** - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

**withdrawal of support** - a historic notice informing landowners that the coal beneath their property was going to be worked

**working facilities orders** - a court order which gave permission, restricted or prevented coal mine workings

Your reference:

Our reference: **71009835553001**

Date: **17 February 2026**

Client name:

**The Coal Authority**

If you require any further assistance please contact our experts on:

**0345 762 6848**

**reports@miningremediation.gov.uk**



## Recommended reports

**Mine entry interpretive report** - assesses the risk of ground movement from mine entries in, or within 20 metres of, the property boundary. To order this report, use the same boundary as the CON29M report, then draw the building on the additional map screen.

For more information and to order this report please visit:  
<https://www.miningremediation.co.uk/mine-entry-interpretive>



## Accessibility

If you would like this information in an alternative format, please contact us on 0345 762 6848 or email [communityresponse@miningremediation.gov.uk](mailto:communityresponse@miningremediation.gov.uk)

SAMPLE