

Homecheck Mining & Subsidence

A desktop report designed to highlight any potential mining and subsidence hazards at your property. The presence of a hazard could mean that your property is at risk of structural damage from subsidence or heave. The report covers a wide range of hazards from man-made and natural sources and, uniquely, provides information on real cases insurance claims from subsidence.



What's included



Potential hazards from former mining operations



Potential hazards from former brine pumping and salt mining



Potential hazards from areas of former landfill and infilling



Potential hazards from natural sources



Insurance claims from subsidence



Subsidence insurance claims as a result of former coal mining

Key features

- A clear front page summary of identified hazards
- Uniquely reports on real case subsidence insurance claims at or close to the property which could be evidence of these hazards existing
- A detailed professional opinion and next steps (which can be copied into your client documentation) provided for each section, where a hazard has been identified

Designed for:

Residential property transactions

Use this report to understand:

- If there are man-made or natural hazards in the area that could cause damage to your property
- If we have identified any insurance claims from subsidence in your postcode
- If there have been any insurance claims in the immediate vicinity of your property that have been handled by the Coal Authority

Why you need it:

Subsidence (downward movement of the ground) and heave (upward movement of the ground) can be caused by man-made factors (e.g. mining and infilled ground) and natural factors (e.g. landslides and sink holes). Different parts of the country will be more prone to these hazards than others. This report will identify where hazards exist and provide additional information and guidance with clear next steps.



Subsidence can result in extensive damage to a property and should be considered when purchasing property. This report will allow you to effectively identify if hazards exist and provide information to allow further investigation of these hazards.



Ground stability hazards

The first section of the report identifies the main types of mining and subsidence hazards that could affect a property such as former mining, former brine extraction and salt mining, landfill/infilled land, and natural ground instability hazards.

Insurance claims

This section focuses on real case insurance claims. Successful insurance claims in the property postcode are identified, providing evidence that local subsidence hazards exist. We provide a rating based on the number of valid claims, if any, that have been identified in your postcode. Claims made to the Coal Authority associated with suspected damage to property from coal mining in the area are also included.

Expert recommendations and professional opinion

The Mining & Subsidence report provides clear identification of potential property hazards. Recommendations and next steps are provided to allow further investigation if required. All of this is written so that it can be copied into client reports.

Follow on services

If you do require any help with any of the recommendations in the report or if you would like us to purchase any follow-up report (e.g. a full regulated coal mining report) our customer service team would be happy to assist you. They can be contacted on **0844 844 9966** or by email at helpdesk@landmark.co.uk

These other residential reports may be relevant to your site:

Homecheck Flood

A comprehensive desktop analysis of flood risk, taking into account flood defences and the availability of insurance. It comes complete with an online map viewer to examine risks further and meets the needs of the Law Society Flood Risk Practice Note.



Included in the report:

Flood information covering risks from river, coastal, groundwater, surface water and other sources.

Plansearch Plus

Complete the planning picture with details of planning applications and potential developments nearby - keeping your client informed of any potential changes within the surrounding area.



Included in the report:

Planning applications, details of Local Authority planning policy (Local Development Plans) and neighbourhood information including: schools, population demographics, housing types and average prices and key local amenities.

If you require any assistance please contact our customer services team on **0844 844 9966** or by email at helpdesk@landmark.co.uk



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<http://www.lawagents.co.uk>

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