







Homecheck Mining & Subsidence

Ground Stability Hazards

	Former Mining	IDENTIFIED
	Brine Extraction and Salt Mining	NONE IDENTIFIED
	Landfill Sites and Infilled Ground	IDENTIFIED
	Natural Ground Stability Hazards	NONE IDENTIFIED

Insurance

	Coal Mining Subsidence Damage Claims	NONE IDENTIFIED
	Insurance Claims from Subsidence	NONE IDENTIFIED

This report is issued for the property described as:
The Crooked House, Coppice Mill, Off the Himley Road, Himley, South Staffordshire, DY3 4DA

Report Reference:
120093241

National Grid Reference:
389750 290810

Customer Reference:
The Crooked House_HCS

Report Date:
23 August 2017

CONTACT DETAILS

If you require any assistance please contact our customer support team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

Professional Opinion and Next Steps

Please see below our Professional Opinion and Next Steps with regards to the property. These may be copied into your Report on Title if you wish.



Former Mining

IDENTIFIED

Professional Opinion

Landmark Information have identified the following former mining features:

The property has been identified in an area that might have been used for coal mining in the past.

Historical maps indicate that the site formed part of a mine or quarry. The property is located on land that was used as Mining of coal & lignite, Extraction.

The property has been identified in an area that might have been used for mining other than coal in the past.

Next Steps

You should obtain a full coal mining report from the Coal Authority to better understand the nature of coal mining operations at and close to your property. Our customer services team would be happy to assist you with getting this. You can call them on 0844 844 9966 or email at helpdesk@landmark.co.uk. Further information is also available from www.gov.uk/government/organisations/the-coal-authority

As the property has been identified in an area that may have been used for mining you may want to consult a local RICS accredited surveyor and/or review any available geotechnical surveys. Further information may be available from the Minerals and Waste Officer at the County Council and the Local Building Controls Officer.



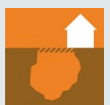
Brine Extraction and Salt Mining

Professional Opinion

Landmark Information have not identified any areas of former brine pumping or salt mining at the property.

Next Steps

None Required.



Landfill Sites and Infilled Ground

IDENTIFIED

Professional Opinion

Landmark Information have identified the following areas of infilled ground:

A search of historical mapping indicates that there is some unknown infilled ground at the property.

Next Steps

As the property has been built on an area of infilled ground you should contact Building Control at the Local Authority in order to check whether the property was constructed to a standard that will minimize the risk of structural damage. Alternatively, you may want to contact a RICS accredited surveyor to find out if there are known to be problems in the area or to conduct an assessment of your house.

Professional Opinion and Next Steps



Natural Ground Stability Hazards

Professional Opinion

Landmark Information have not identified any natural ground stability hazards at or close to the property.

Next Steps

None Required.



Coal Mining Subsidence Damage Claims

Professional Opinion

Landmark Information have not identified any damage claims on-site or within 50m of the property that have been handled by the Coal Authority.

Next Steps

None Required.



Insurance Claims from Subsidence

Professional Opinion

Landmark Information have not identified any insurance claims in the area that could indicate that there is a risk of subsidence.

Next Steps

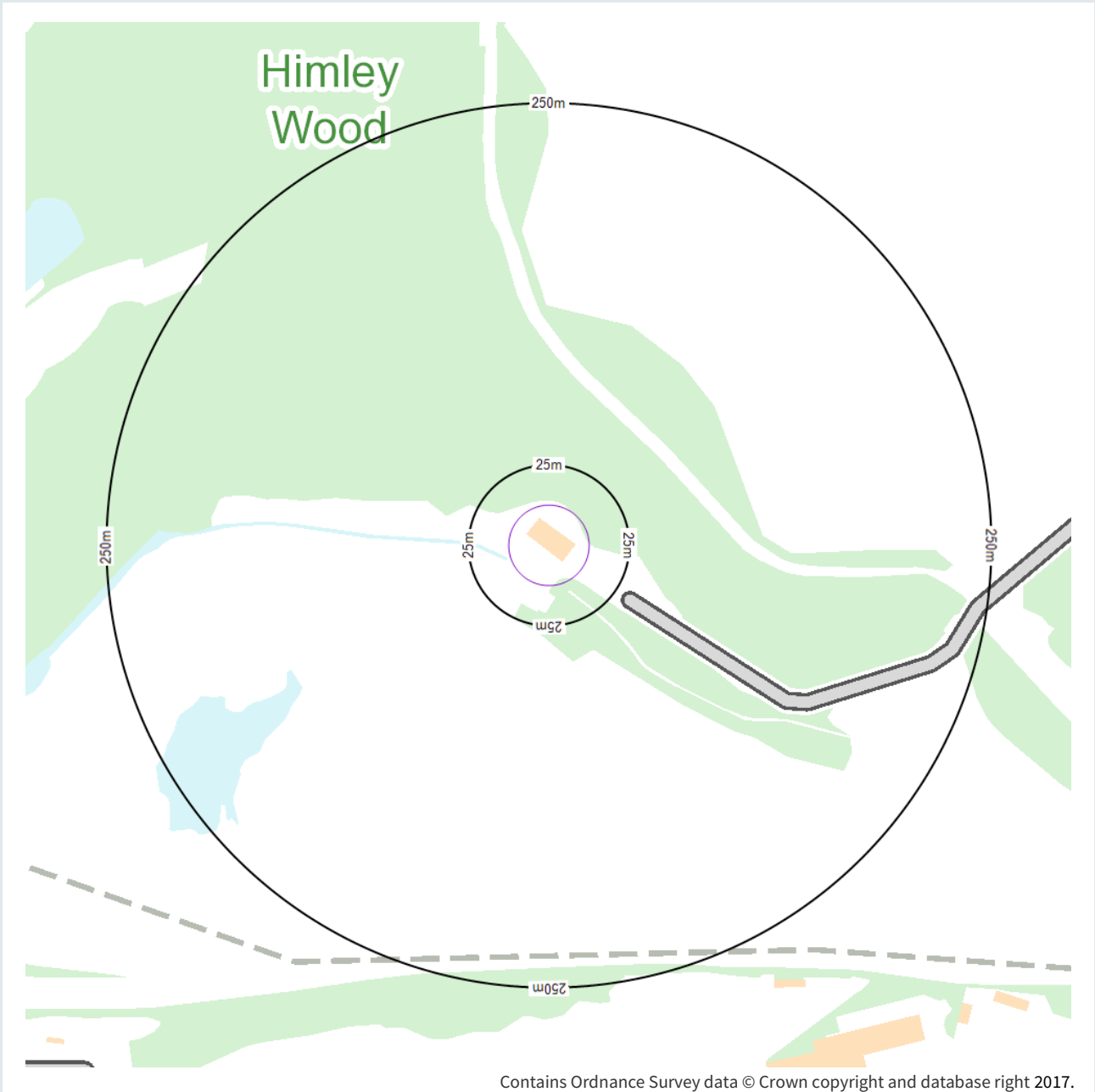
None Required.



Property Location



Location Plan

The map below shows the location of the property.



-  Site
-  Search Radii

Property Purchaser Guide



Understanding this report

The purpose of this report is to highlight any potential mining and subsidence hazards in your area. The presence of a hazard could mean that your property is at risk of structural damage from subsidence or heave.

We will state 'NONE IDENTIFIED' on the front page if no hazards have been identified. If we do identify a potential hazard we will state 'IDENTIFIED'. Further guidance about each hazard can be found in the Professional Opinion and Next Steps section as well as throughout the main body of the report.

Former Mining

We search a number of different sources of information to identify areas of past mining. Old mine shafts and tunnels can collapse and damage properties above them. Disturbed ground and spoil tips can also be prone to settlement which could cause structural damage to buildings.

Former Brine Extraction and Salt Mining

We identify areas of historical salt and brine extractions. This type of mining leaves large cavities in the ground which could collapse and cause problems for properties built in the area.

Landfill Sites and Infilled Ground

We identify areas formerly used for landfill and areas of other infilling indicated from historical mapping such as ponds, drains and small pits. Infilled land can be susceptible to settling so any houses that have been built on these areas could experience ground stability problems and subsidence resulting in damage to your property.

Natural Ground Stability Hazards

We identify areas of land that could be prone to ground instability and subsidence as a result of the natural underlying geology. Examples include areas of the UK at a higher risk of landslides or where sink holes could occur.

Insurance Claims from Subsidence

We look at the ratio of valid insurance claims there are in your postcode compared with the rest of Great Britain. Based on this, we will indicate if there is a very high, high, moderate to high or moderate risk of subsidence in the area. We also report on Coal Mining Subsidence Damage Claims. These are claims that have been handled by the Coal Authority.

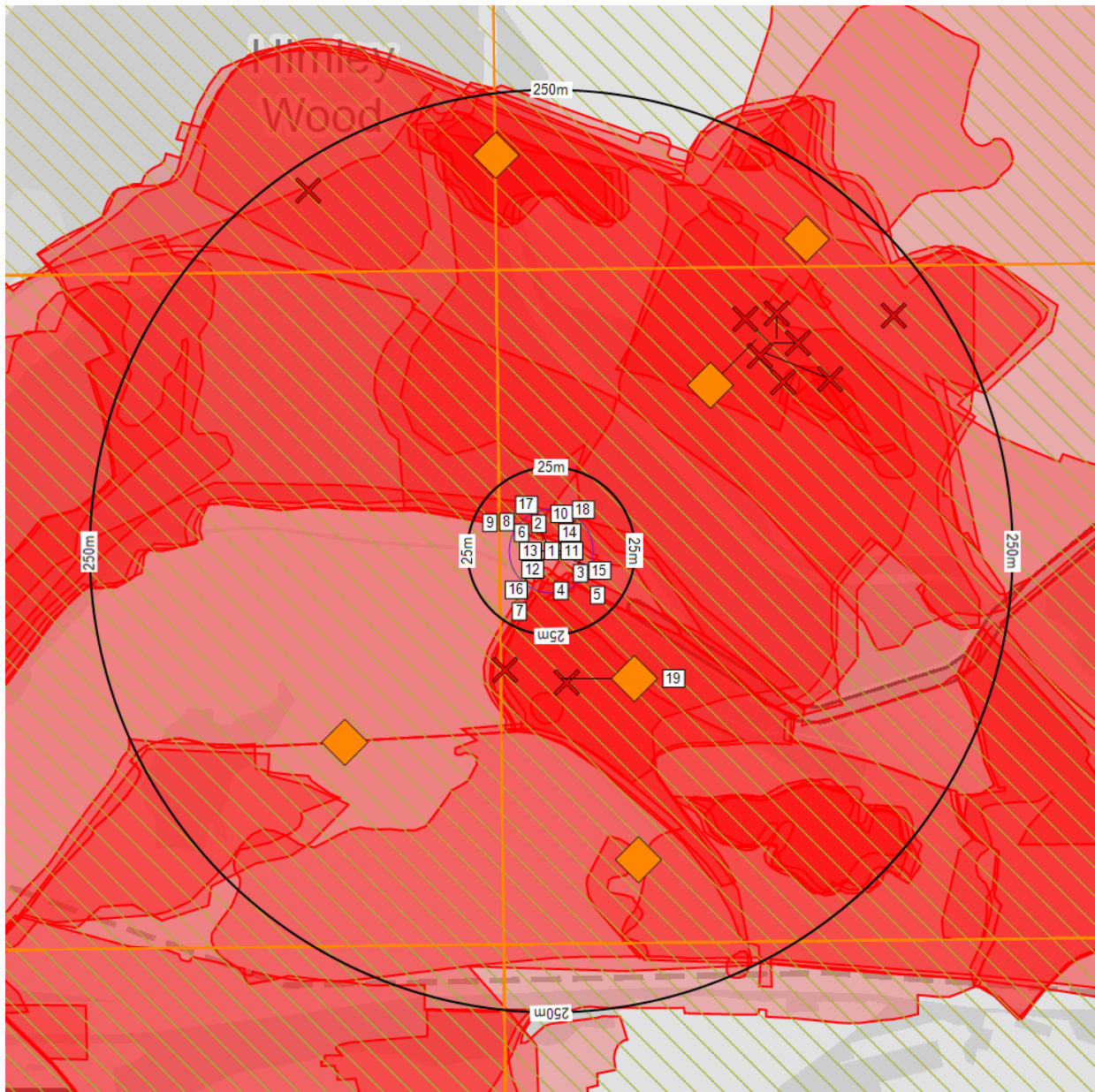
Note: If no features have been found in a section we will not display a map or data table for that section.

Ground Hazards



Former Mining

The map below shows the locations of any areas of potential former mining. We detail the information we believe requires further attention in the tables on the following page and also in the Professional Opinion and Next Steps section.



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4 Map ID	Coalfield Consultation Area *	Mining Cavities
Multiple Features Present	} Mining from Historical Maps	} Other Mining
	} Mining from Historical Maps	
	} Mining from Historical Maps	

* Data will not be shown on the map unless it intersects the site boundary.

Ground Hazards



Former Mining

The tables below present the findings of all the data that has been searched as part of this section of the assessment.

Question	Response
Is the property within an area where a full coal mining report should be obtained?	Yes

Map ID	Details	Distance	Contact
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Coalfield Consultation Areas

1	Name: The Coal Authority	On Site	1
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Question	Response
Is the property within an area where historical mapping indicates that mining activities have taken place?	Yes

Map ID	Details	Distance	Contact
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Potentially Contaminative Industrial Uses (Past Land Use)

10	Class: Mining of coal & lignite Map Published Date: 1886	On Site	2
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Map ID	Details	Distance	Contact
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Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping

4	Industry Type: Extraction Description: Colliery Map Published Date: 1882	On Site	2
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5	Industry Type: Extraction Description: Colliery Map Published Date: 1882	On Site	2
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Map ID	Details	Distance	Contact
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Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping

6	Industry Type: Extraction Description: Colliery Map Published Date: 1903	On Site	2
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7	Industry Type: Extraction Description: Colliery Map Published Date: 1903	On Site	2
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Map ID	Details	Distance	Contact
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Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping

8	Industry Type: Extraction Description: Colliery Map Published Date: 1919	On Site	2
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Map ID	Details	Distance	Contact
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Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping

Ground Hazards

Map ID	Details	Distance	Contact
9	Industry Type: Extraction Description: Unspecified Disturbed Land Map Published Date: 1937	On Site	2

Map ID	Details	Distance	Contact
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Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping

2	Industry Type: Extraction Description: Unspecified Disturbed Land Map Published Date: 1962	On Site	2
3	Industry Type: Extraction Description: Unspecified Disturbed Land Map Published Date: 1962	On Site	2

Question	Response
Are there any mineral extraction sites as recorded by the British Geological Survey?	Yes

Map ID	Details	Distance	Contact
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BGS Recorded Mineral Sites

19	Name: Oakfarm Colliery Pit No. 4 Type: Underground Periodic Type: Carboniferous Geology: Pennine Coal Measures Group Commodity: Coal - Deep Location: , Oak Farm, Dudley, Dudley, Staffordshire Status: Ceased Reference: 65964 Positional Accuracy: Located by supplier to within 10m	52m	3
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Question	Response
Is the property within an area where there has been recorded mining activity?	Yes

Map ID	Details	Distance	Contact
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Mining Instability

11	Mining Evidence: Inconclusive Coal Mining Mining Type: Coal Source: Ove Arup & Partners Boundary Quality: As Supplied	On Site	4
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Question	Response
Are there any Man-Made Cavities identified within 250m of the property?	No

Question	Response
Is the property identified in an area where there is the potential for mining to have happened in the past?	Yes

Map ID	Details	Distance	Contact
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Potential Mining Areas

Ground Hazards

Map ID	Details	Distance	Contact
12	Reference: 1318 Name: Stourbridge Extension Alternate Name/Mine: Commodity: Coal; Thick; Fireclay Ceased Operation: 1881 Custodian: Not Supplied	On Site	5
13	Reference: Not Supplied Name: Oak Farm Alternate Name/Mine: Commodity: Coal; Thick; New Mine; Heathen; Flying Reed; Brooch; Ironstone; White; Gubbin; Fireclay Ceased Operation: 1898 Custodian: Hy. Johnson, Son and Bloomer, Priory Street, Dudley.	On Site	5
14	Reference: 2729 Name: Himley and Firtree Alternate Name/Mine: Commodity: Coal; Brooch Ceased Operation: 1892 Custodian: Not Supplied	On Site	5
15	Reference: Not Supplied Name: Himley Alternate Name/Mine: Nos. 2, 4, 7, 10, 11, 12, 17, 18, 20, 23, 50, 51A Commodity: Coal; Thick (Bottom); Fireclay; Brooch; Heathen; Flying Reed; Thick; Ironstone; White; Fireclay Ceased Operation: 1921 Custodian: The Earl of Dudley's Settled Estates, Dudley.	On Site	5
16	Reference: 2122 Name: Stourbridge Extension Alternate Name/Mine: Commodity: Coal; Thick Ceased Operation: 1888 Custodian: Not Supplied	On Site	5
17	Reference: 2836 Name: Himley Alternate Name/Mine: No. 1 Commodity: Coal; Brooch Ceased Operation: 1892 Custodian: Not Supplied	On Site	5
18	Reference: Not Supplied Name: Oak Farm Alternate Name/Mine: Commodity: Coal; Thick; Heathen; Brooch; Fireclay; Ironstone; White Ceased Operation: 1887 Custodian: The Earl of Dudley's Settled Estates, Dudley.	On Site	5

Question	Response
Is the property within an area where there has been mining activities other than coal mining?	No

What are the potential impacts on my property?

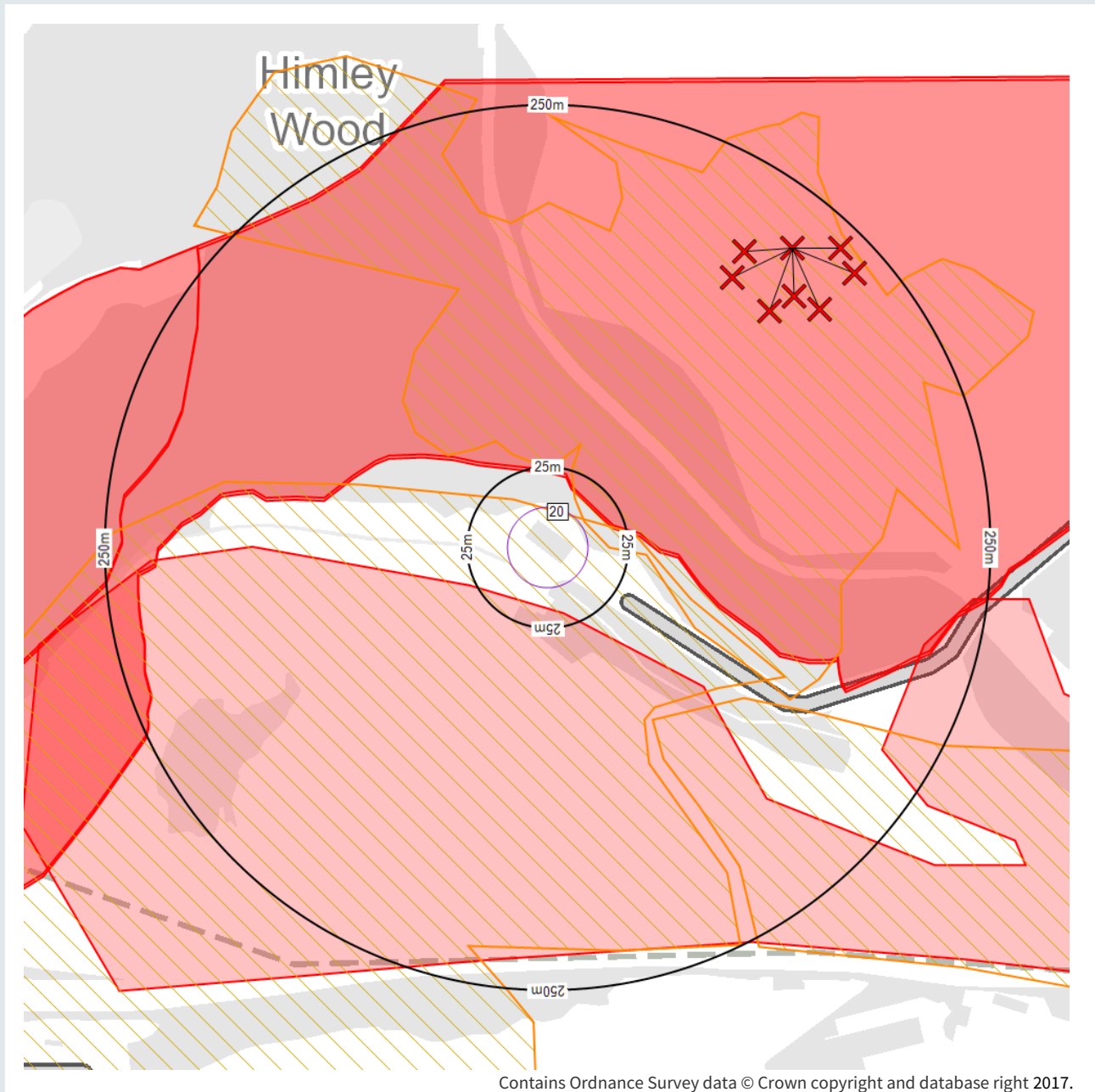
Former mining operations, depending on the method of mining used, have the potential to cause ground instability issues from the collapse of old mine shafts and tunnels. Areas of mining spoil or infilling may also be prone to settling which could result in subsidence.

Ground Hazards



Landfill Sites and Infilled Ground

The map below shows the locations of areas of potential landfill and other infilled and made ground. We detail the information we believe requires further attention in the tables on the following page and also in the Professional Opinion and Next Steps section.



4

Map ID



Multiple Features Present



Landfills



Infilled Land

Ground Hazards



Landfill Sites and Infilled Ground

The tables below present the findings of all the data that has been searched as part of this section of the assessment.

Question	Response
Are any landfill sites identified in the locality of the property?	No

Question	Response
Have any other areas of infilled land been identified in the locality of the property?	Yes

Map ID	Details	Distance	Contact
Potentially Infilled Land (Non-Water)			
20	Details: Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1990	On Site	2

What are the potential impacts on my property?

Infilled land or made ground can settle and move if appropriate structural works were not carried out prior to properties being built. Ground compaction or settling could cause subsidence resulting in damage to your property.

Insurance Claims



Insurance Claims from Subsidence

There is no map associated with this section. The tables below present the findings of all the data that has been searched as part of this section of the assessment.

Question	Response
What is the subsidence risk rating based on the ratio of valid subsidence claims history of your postcode compared with the rest of Great Britain?	No Claims

What do the risk ratings mean?

The risk ranking represents the ratio of valid subsidence claims located in a postcode expressed as a percentage of the total number of properties found within that postcode as compared to the rest of Great Britain.

Where a notified subsidence claim has been repudiated it is not considered as a valid subsidence claim so is not included in the risk ranking calculation. The analysis is sourced from Crawford and Company Ltd.

Very High: The risk rank of this postcode is within the top 25% of all postcodes that have a recorded history of valid subsidence claims.

High: The risk rank of this postcode falls between 50% and 75% of all postcodes that have a recorded history of valid subsidence claims.

Moderate to High: The risk rank of this postcode falls between 25% and 50% of all postcodes that have a recorded history of valid subsidence claims.

Moderate: The risk rank of this postcode is within the lowest 25% of all postcodes that have a recorded history of valid subsidence claims.

No Claims: No valid subsidence claims have been recorded against this postcode.

Useful Information

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Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

If you require assistance please contact our customer services team on:

0844 844 9966

Or by email at:

helpdesk@landmark.co.uk

Contact	Name	Address	Contact Details
1	The Coal Authority, Property Searches	200 Lichfield Lane Nottinghamshire NG18 4RG	T: 0345 762 6848 E: groundstability@coal.gov.uk W: www2.groundstability.com
2	Landmark Information Group Limited	Imperium Imperial Way Berkshire RG2 0TD	T: 0844 844 9966 E: helpdesk@landmark.co.uk W: www.landmark.co.uk
3	British Geological Survey, Enquiry Service	British Geological Survey Kingsley Dunham Centre Keyworth Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk
4	Ove Arup & Partners	Central Square Forth Street Tyne and Wear NE1 3PL	T: 0191 261 6080
5	Landmark Information Group Limited	Imperium Imperial Way Berkshire RG2 0TD	T: 0844 844 9960 E: customerservice@promap.co.uk W: www.landmarkinfo.co.uk

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TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Web site www.tpos.co.uk
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

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If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt
- Liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Tel: 0844 844 9966

Email: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306,

Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.