

existing on a site, which may utilise the same or different sources, pathways and receptors, which may change over the passage of time.

A3.1.7 Each pollutant linkage that exists in respect of the land in question must fulfil one or more of the following criteria:

- significant harm is being caused to the receptor in the pollutant linkage,
- there is a significant possibility of significant harm being caused to that receptor,
- there is (significant) pollution of controlled waters (the water environment) which constitute the receptor, or
- pollution of controlled waters is likely to be caused
- (there is a significant possibility of such pollution being caused).

A3.1.8 A pollutant linkage indicates that all three elements have been identified. The site can only be defined as 'Contaminated Land' under Part IIA if a pollutant linkage exists and the criteria above are met.

A3.1.9 The main potential receptors include:

- 1) Humans – current site occupants, construction workers, future site users and neighbouring site users.
- 2) Controlled Waters – surface water and groundwater resources
- 3) Property – including buildings, crops, livestock and pets
- 4) Ecological systems – including current/future site and neighbouring vegetation

A3.1.10 The main potential pathways to be considered include:

- a) Ingestion and/or inhalation.
- b) Uptake of contaminants via cultivated vegetables.
- c) Dermal contact
- d) Migration through permeable strata
- e) Drains or services
- f) Direct contact with building materials and services
- g) Fire and explosion

A3.2 ASSESSMENT METHODOLOGY

A3.2.1 The guidance proposes a four-stage assessment process for identifying potential pollutant linkages on a site. These stages are set out in the table below:

No.	Process	Description
1	Hazard Identification	Establishing contaminant sources, pathways and receptors (the conceptual model).
2	Hazard Assessment	Analysing the potential for unacceptable risks (what linkages may be present and what could be the effects?).
3	Risk Estimation	Trying to establish the magnitude and probability of the possible consequences (what degree of harm might result and to what receptors, and how likely is it).
4	Risk Evaluation	Deciding whether the risk is unacceptable.

A3.2.2 Stages 1 and 2 develop a *'conceptual model'* based upon information collated from desk based studies, and reconnaissance of the site (a walkover survey). The walkover survey should be conducted in general accordance with CLR 2. The formation of a conceptual model is an iterative process and as such, it should be updated and refined throughout each stage of the project to reflect any additional information obtained.

A3.2.3 The extent of the desk based research and enquiries to be conducted should be in general accordance with CLR 3. The information from these enquiries is presented in a preliminary investigation report with recommendations, if necessary, for further work based upon the conceptual model. In the absence of specific information on contamination anticipated to be encountered, specific DoE 'Industry Profiles' provide guidance on the nature of contaminants relating to a variety of industrial processes and should be used as the basis for determining which contaminants are more likely to be present on a site.

A3.2.4 If potential pollutant linkages are identified within the conceptual model, an intrusive ground investigation and report will be recommended. The investigation should be planned in general accordance with CLR 4, and BS10175. The number of exploratory holes and samples collected for analysis should be consistent with the size of the site and the level of risk envisaged. This will enable a generic quantitative risk assessment (GQRA) to be conducted, at which point the conceptual model can be updated and relevant pollutant linkages can be identified.

A3.2.5 A two-stage investigation may be more appropriate where time constraints are less of an issue. The first stage investigation may be conducted as an initial assessment for the presence of potential sources, with the second being more refined in order to delineate or further characterise any contamination or the physical properties of the site.

A3.3 RISK EVALUATION

A3.3.1 The risk evaluation is a qualitative method for interpreting the data from the hazard estimation stage. It involves the classification of the:

- magnitude of the potential 'consequence' (severity) of the risk occurring and;
- magnitude of the 'probability' (likelihood) of the risk occurring.

A3.3.2 These are defined in the following sections:

A3.4 CLASSIFICATION OF CONSEQUENCE

Classification	Definition	Examples
Severe	Short-term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part II. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	High Concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. Explosion, causing building collapse can also equate to a short-term human health risk if buildings are occupied.
Medium	Chronic damage to Human Health ('significant harm' as defined in DETR, 2000). Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem, or organism forming part of such ecosystem, (note: the definitions of ecological systems within Draft Circular on Contaminated Land, DETR, 2000).	Concentrations of a contaminant from site exceed the generic, or site-specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer. Death of a species within a designated nature reserve.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in the <i>Draft Circular on Contaminated Land</i> , DETR 2000). Damage to sensitive buildings/ structures/services or the environment.	Pollution of non-classified ground water. Damage to building rendering it unsafe to occupy (eg foundation damage resulting in instability).
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.	The presence of contaminants at such concentrations that protective equipment is required during site works. The loss of plants in landscaping scheme. Discoloration of concrete

A3.4.1 In theory, both severe and medium classification can result in death. The differential is that severe relates to short term risk while medium relates to long-term risk. Therefore, the classification of severe requires urgent action while medium may require urgent action but usually long term action would be sufficient.

A3.6.2 The action required for the classified risks are as follows:

<p>Very high risk</p>	<p>There is a high probability that severe harm could a risk to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening.</p> <p>This risk, if realised, is likely to result in a substantial liability.</p> <p>Urgent investigation (if not undertaken already) and remediation are likely to be required</p>
<p>High risk</p>	<p>Harm is likely to arise to a designated receptor from an identified hazard.</p> <p>Realisation of the risk is likely to present a substantial liability.</p> <p>Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term</p>
<p>Moderate risk</p>	<p>It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild</p> <p>Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term</p>
<p>Low risk</p>	<p>It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.</p>
<p>Very low risk</p>	<p>There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.</p>

Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0845 762 6848 DX 716176 MANSFIELD 5

**OAKDALE DESIGN WALES
REGENCY BUILDINGS
NORTH ROAD
NEWBRIDGE
GWENT
NP11 4AB**

Our reference: **51000338124001**
Your reference: **graig cottage**
Date of your enquiry: **01 August 2013**
Date we received your enquiry: **01 August 2013**
Date of issue: **01 August 2013**

This report is for the property described in the address below and the attached plan. The report is issued subject to the terms and conditions attached, which you are strongly advised to read.

Non-Residential Ground Stability Report - On Coalfield

GRAIG COTTAGE, THE GRAIG, CWMCARN, CAERPHILLY, NP11 7FA

This report is based on and limited to the records in the possession of the Coal Authority; the records and geological interpretation of The British Geological Survey (BGS) and the records of the Cheshire Brine Subsidence Compensation Board, at the time the search is answered.

Coal mining	See comments below
Shrinkable clay	See comments below
Running sand	See comments below
Compressible deposits	No
Collapsible deposits	No
Landslide potential	See comments below
Soluble rocks	No
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

The property is in the likely zone of influence from workings in 3 seams of coal at 50m to 290m depth, and last worked in 1960.

Any ground movement from these coal workings should have stopped by now.

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

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

The property is not in an area that is likely to be affected at the surface from any planned future workings.

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

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

Within, or within 20 metres of, the boundary of the property there is 1 mine entry, the approximate position of which is shown on the attached plan.

Our records disclose the following information:

322193-001. This entry was filled by the NCB..

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

For an additional fee, the Coal Authority will provide a supplementary Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry (entries) referred to in this report. It will give details based on information in the Coal Authority's possession, together with an opinion on the likelihood of mining subsidence damage arising from ground movement as a consequence of the existence of the mine entry/entries. It will also give 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 (ie. for development sites and new build).

For further advice on how to order this additional information visit www.groundstability.com or telephone 0845 7626 848.

Coal mining geology

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

Opencast coal mining

Past

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

Present

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

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

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.

Coal mining subsidence

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

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

The 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.

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

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

Withdrawal of support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working facilities orders

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to owners of former copyhold land

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Comments on Coal Authority information

The attached plan shows the approximate location of the disused mine entry/entries referred to in this report. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

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 from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and the obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0845 762 6848 or online at www.coal.decc.gov.uk/en/coal/cms/services/claims.

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 adviser wish to examine the source plans from which the information has been taken these are normally available at our Mansfield office, free of charge, by prior appointment, telephone 01623 637235. Should you or your adviser wish to carry out any physical investigations that may enter, disturb or interfere with any disused mine entry the prior permission of the owner must be sought. 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 call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). Our emergency telephone number at all times is 01623 646333.

*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.

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore 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 good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after

development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Information from the British Geological Survey on potential for natural ground movement

Shrinkable clay

The property is in an area underlain by clay. Clay can swell or shrink if the moisture content changes.

However, the clay deposits in this area are considered to be mainly of "low plasticity". This means it is unlikely that they will cause ground movement.

Running sand

The property is in an area underlain by sand. Some sands, if voids are present, may flow if they come into contact with water.

However, the sand deposits in this area are unlikely to cause ground movement.

Deposits which could compress

The property is not in an area underlain by deposits which could compress and cause ground movement.

Deposits which could collapse

The property is not in an area underlain by deposits which could collapse and cause ground movement.

Natural landslide activity

The property is in an area where the local geology and steepness of slope could combine to create the likelihood of landslide activity.

Because of the nature of the geology in this area landslide activity could occur.

Soluble rocks

The property is not in an area underlain by soluble rocks.

Comments on the British Geological Survey information

These features should not necessarily give cause for concern.

Whether or not a property is affected by ground movement can depend on a number of factors such as its age, type of construction, and on its surroundings and such matters as drainage and nearby trees.

Since 1992 buildings should have been designed and constructed according to buildings regulations to ensure natural ground movement will not cause damage to a building.

However, you should consider the possible consequences before you:

- carry out any building or excavation work;
- alter the ground surface or drainage of surface or ground water; or
- plant or remove large shrubs or trees

Ground movement can cause uneven damage or subsidence to a property.

Developers should always carry out an appropriate risk assessment before starting any work on, or around, a property.

If you own the property and it is damaged by ground movement: You should contact your insurance company and anyone else who has an interest in the property, for example, the mortgage lender.

If you are considering buying the property and BGS has identified that ground movement could occur you should tell your professional advisers.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority, British Geological Survey and the Cheshire Brine Subsidence Compensation Board's Terms and Conditions 2006. These are available to view at www.groundstability.com or by contacting the Coal Authority's customer service team on 0845 762 6848 or by email to groundstability@coal.gov.uk. These terms and conditions apply regardless of the method used to order and receive reports.

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

Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	01 August 2013
Issued to:	OAKDALE DESIGN WALES REGENCY BUILDINGS NORTH ROAD NEWBRIDGE GWENT NP11 4AB
Property Search for:	GRAIG COTTAGE, THE GRAIG, CWMCARN, CAERPHILLY, NP11 7FA
Reference Number:	51000338124001
Date of Issue:	01 August 2013
Cost:	£88.00
VAT @ 20%:	£17.60
Total Received:	£105.60
VAT Registration	598 5850 68

TERMS

DEFINITIONS

In these Terms the following words have the following meanings:

"BGS" means the British Geological Survey of Kingsley Dunham Centre, Keyworth, Nottingham, NG12 5GG, a component organisation of the Natural Environment Research Council.

"CA" means the Coal Authority of 200 Lichfield Lane, Mansfield Nottinghamshire, NG18 4RG;

"Cheshire Brine" means the Cheshire Brine Subsidence Compensation Board of Sir Henry Doulton House, Forge Lane, Etruria, Stoke on Trent, ST1 5BD;

"Customer" means the person, firm or company placing the Order, either on its own behalf as User or as agent for a User.

"Guidance" means the relevant current version of the Guidance Notes and User Guide for the Report, available on request and displayed on the Website.

"Order" means any request for a Report made by the Customer.

"Property" means the address or location specified by the Customer in the Order.

"Report" means a ground stability report (in printed, electronic or any other form) which combines information on coal mining, brine subsidence claims and natural ground movement which has been prepared by CA in respect of the Property using data from, amongst others, the Suppliers and to which these Terms apply.

"Supplier(s)" means all or any of CA, BGS and/or Cheshire Brine;

"these Terms" means these terms and conditions, incorporating the Guidance (if and to the extent of any conflict between these Terms and the Guidance, the provisions of these Terms will prevail);

"User(s)" means the person or persons so described in Clause 15; and

"Website" means CA's website for the provision of the Reports service (currently www.groundstability.com).

TERMS

1. These Terms apply to the provision of Reports by CA to the Customer and/or the User.
2. The Customer and the User agree that the placing of an Order indicates their acceptance of these Terms.
3. These Terms shall apply to the exclusion of all other terms and conditions.
4. CA reserves the right to change these Terms from time to time with immediate effect and without prior notice. Any changes to these Terms will be displayed on the Website. Placement of Orders after any such variation will be deemed to be an acceptance of these Terms as amended in respect of Reports which are provided in response to Orders placed after the variation is made.
5. Where the Customer is acting as an agent for a User, the Customer will provide a copy of the Report and these Terms to the User.

LIMITATIONS OF THE REPORT

General

6. The Report is prepared with due skill and care, but has a number of limitations which are set out in these Terms which the Customer and the User acknowledge and accept when relying on it.

Sources of information

7. The Report has been prepared by CA using information held by CA, together with information supplied to it by BGS and Cheshire Brine. The Report is based on, and is limited to:

- a) the specific features identified in the Report, as more particularly described in the Guidance; and
- b) each Supplier's interpretation of the records it holds relating to the particular features for which the Report states that the Supplier is responsible (and, in the case of information from BGS and Cheshire Brine, as provided to CA) at the time the Report is prepared.

The Customer and the User therefore acknowledge and agree that the records used to prepare the Report do not represent an exhaustive or comprehensive list of all records that may exist or may be available for the Property (see further Clause 8). The Customer and the User also acknowledge that no physical inspection of the Property has or will be carried out in the preparation of the Report.

8. Without prejudice to the generality of Clause 7:

a) information from CA is based on records in its possession relating to coal mining activity. There may be information held by others on historical coal mining, and information on other types of mining, which is not searched as part of the Report;

b) information from BGS relates solely to the following six natural ground stability hazards: shrinkable clay, running sand, compressible deposits, collapsible deposits, landslide activity, and soluble rocks. It does not cover any other geological hazards, or man-made hazards (such as contaminated land). BGS may hold data on other geological hazards and features that may affect the Property which are not searched as part of the Report and consequently the Report should not be taken as a guarantee that there are no other geological hazards or other issues affecting the Property; and

c) information from BGS is prepared using the BGS GeoSure database which is based on 1:10,000 scale geological mapping reduced to 1:50,000 scale. The Customer and the User therefore acknowledge that BGS may be able to provide a more specific and detailed interpretation relating to the geological conditions and ground stability at the Property than that which is included in the Report. A more detailed interpretation is available via the BGS GeoReports service on BGS's website www.bgs.ac.uk.

9. The information from the Suppliers may be derived from records from a number of disparate sources which vary in age, quantity and quality. Such records may include material donated to the Suppliers by third parties, which may not have been subject to any verification or other quality control process.

10. Raw data used to prepare the Reports may have been transcribed from analogue to digital format, or may have been acquired by means of automated measuring techniques. Although such processes are subjected, where possible, to quality control to ensure reliability, some raw data may have been processed without human intervention and may in consequence contain undetected errors.

11. The records available to the Suppliers are constantly being updated. The Suppliers cannot be responsible to the Customer or Users for any changes in the information on which the Report is based which occur after the date on which the Report is prepared. Where this Report is for a residential property, insurance is included to cover loss in property value caused and arising from these circumstances. The Report includes a policy and key facts summary which outlines the significant features, benefits and limitations of the cover provided. The full terms, conditions and exclusions are shown in the policy document.

Maps

12. The Customer and the User must take all reasonable steps to check that the details in the Order are correct and that the Report provided by CA has been prepared for the correct location and property type, and that the boundaries of the Property as shown in the Report's plan correspond with those of the Property. Any discrepancies between the Order and the Report must be notified to the CA within 28 days after the issue date of the Report and CA will, in the case of error by CA, issue a revised Report free of charge; otherwise a new Report should be ordered with payment of the appropriate fee.

13. The Property has been located using Ordnance Survey ("OS") mapping. The Suppliers do not warrant that the OS information is complete or accurate and accept no liability for the plotted position of the Property as shown on OS maps. Further, the relative position between surface features and coal mining and other geological features may differ between OS maps and the Suppliers' maps used to prepare the Report, depending upon when the Suppliers' maps were prepared.

14. The plan or plans accompanying the Report must not be enlarged otherwise the accuracy will be affected.

RELIANCE ON THE REPORT

Who may rely on the Report

15. Only the following persons ("Users") may rely on the Report

- a) the owner of the Property at the time the Report is prepared;
 - b) any purchaser of the whole of the Property from the owner described in a above; and
 - c) any person who provides funding to the persons in a or b above which is secured on the whole of the Property.
- Such reliance will be subject to the provisions of Clauses 17 and 24 to 28 (inclusive).

Extent of Reliance

16. The Report has been prepared for use by the Users only and the Report should not be relied upon by any other third party.

17. Customers or Users may not act in reliance upon the Report (either by purchasing the Property, providing funding secured on the Property or carrying out any works on or affecting the Property) more than ninety (90) days after its date of issue.

18. The Report gives an indication of whether ground movement could occur at the Property. This does not necessarily mean that the Property is or will be affected by ground instability. Such an assessment can only be made by inspection of the Property by a qualified professional, such as a surveyor or engineer. The Report DOES NOT therefore:

- a) include any information or warranty relating to the actual state, or the structural or other condition, of the Property;
- b) determine the saleability or value, or the safety, of the Property;
- c) indicate the suitability of the Property for any particular purpose (including, without limitation, its suitability for development (within the meaning of section 55 of the Town and Country Planning Act 1990 as amended) or any building, excavation or landscaping work); or
- d) act as a substitute for any physical inspection, specialist interpretations and/or professional advice.

19. No representations, warranties or terms (whether express or implied by statute, common law, custom, trade usage, course of dealing or otherwise) are given in relation to the Report unless they are expressly set out in these Terms, save to the extent that such terms cannot be excluded by law.

USE OF THE REPORT

20. The Customer and the User acknowledge that the Report is confidential and that it is intended for the purposes of the User only. Accordingly the Customer and the User agree that they are permitted to use and copy the Report for these purposes only.

21. The Customer and the User (or any person who is provided with a copy of the Report) will not:

- a) remove, obliterate or alter any trade mark or any copyright or other proprietary notice which is contained in the Report;
- b) reformat or otherwise change, add to or enhance the Report, or combine it with or incorporate it into any other information, data or materials; or
- c) create any product which is derived directly or indirectly from the data contained in the Report, or
- d) resell the Report (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) unless this has been specifically authorised in writing by CA.

22. The copyright and all other intellectual property rights in the Report will remain the property of the Suppliers or other third parties (as appropriate). Neither the Customer nor the User will acquire any rights in respect of the Report other than as expressly provided in these Terms.

EVENTS BEYOND THE SUPPLIERS' CONTROL

23. A Supplier will not be liable to the Customer or the User for any delay or failure in performance of its obligations which result from circumstances beyond its reasonable control (including, without limitation, fire, explosion, flood, tempest, unusually adverse weather conditions, war, hostilities, riot, acts of terrorism, failure or shortage of power supplies, telecommunications or processing failure or computer malfunction) or the acts or omissions of any person for which a Supplier is not legally responsible.

LIABILITY

24. The Report has been prepared for the Property on the basis of information on the Property's location and type provided by the Customer and/or the User, and consequently the Suppliers exclude all liability which may arise from any errors or omissions in the information so provided or from any failure to check for discrepancies pursuant to Clause 12.

25. The Report has been prepared specifically for the Property, and on the basis of the property type specified in the Order. Under no circumstances will the Suppliers be liable if a Report is relied on for any other property, or if a Report on a residential property is used for a non-residential or commercial property or for the development of the Property, and vice versa.

26. Except in the circumstances described in Clause 28 the total liability of the Suppliers to the Customer and the User arising from an error in the Report caused by negligence, breach of contract or in any other way will be limited to:

a) the reasonable costs of carrying out necessary remedial work on the Property reasonably promptly, or
b) the difference between the true market value of the Property and the market value of the Property on the basis of the Report at the time of reliance on the Report in accordance with these Terms.

27. Except in the circumstances described in Clause 28 or to the extent that a Supplier is found to be liable for the losses described in Clause 26 (a) or (b) arising from an error in the Report, the Supplier will not be liable to the Customer or the User for: loss of business, goodwill, profits or savings, loss of use or opportunity, lost or wasted staff time or for any indirect or consequential loss (whether arising from negligence, breach of contract or in

GENERAL

29. The headings in these Terms are for ease of reference only and do not affect their interpretation or construction.

30. Use of the singular includes the plural and vice versa, and use of any gender includes the other genders.

31. The benefit of these Terms cannot be assigned or transferred by the Customer or the User without the Suppliers' prior written consent. The Suppliers may assign any or all of their rights and obligations under these Terms without prior notice.

32. These Terms (together with the Order and the Guidance) represent the entire agreement relating to the supply of the Report and the relationship which that supply creates between the Suppliers and Customers and Users. No prior statement, representation or arrangement of any nature (whether written or oral) will add to, vary or waive terms of this agreement and the Customer and the User acknowledge that they have not relied on any statement or representation made by or on behalf of CA or any other Supplier in agreeing to enter into this agreement. Nothing in this Clause 32 will operate to limit or exclude liability for fraud.

33. The legality or invalidity of any part of these Terms will not affect the legality or validity of the remainder of these Terms.

34. Except to the extent that these Terms confer benefits on the Suppliers and the Users, no third party is entitled to the benefit of these Terms under the Contracts (Rights of Third Parties) Act 1999.

35. These Terms are governed by English law. The English courts (where the Property is situated in England or Wales) and the Scottish courts (where the Property is situated in Scotland) have exclusive jurisdiction to deal with any dispute which may arise out of or in connection with them.

**THESE TERMS ARE AVAILABLE IN LARGER PRINT FOR THOSE WITH IMPAIRED VISION OR AT
WWW.COAL.GOV.UK**

MINE ENTRY INFORMATION

Interpretive Reports Reference: 51000412098001

GRAIG COTTAGE, THE GRAIG, CWMCARN, NEWPORT, GWENT, NP11 7FA

Shaft or adit:	Shaft
Mineral worked:	Coal
Mine entry reference:	322193-001
Source:	1/2500 O.S Sheet 1870 1900 1920 Ed and ST2293 N.G Ed Ab plans SWR2829 SWR2560 SWR2564 Geological Sheet Other: Former British Coal Corporation records.
Colliery name:	Unknown
Entry name:	Beesom Pit
Date abandoned:	Unknown
Depth of superficial deposits (m):	10.8
Depth of shaft (m):	40.2
Diameter/Maximum width (m):	5.6
Probable adit azimuth:	Not Applicable
Treatment details:	This entry was filled by the NCB.
Conveyance:	Not Applicable
Other information:	None

STABILITY REPORT

Risk of instability

If coal mining subsidence was to occur as a consequence of ground movement attributable to the subject mine entry, then taking into account the thickness of superficial deposits, the potential for any difference between the actual and plotted positions of the mine entry and its diameter/maximum width, in the Authority's opinion, the subject building (as shown on the attached plan) is within the zone of possible ground movement. The possibility of future coal mining subsidence damage cannot be discounted completely but statistically the risk of damage to the subject building is very small, particularly when the information recorded under the heading 'Treatment details' above, is taken into account.

Remedies

In the unlikely event that coal mining subsidence damage does occur which relates to the subject mine entry, the property owner can, under the provisions of the Coal Mining Subsidence Act 1991 require the responsible person to take remedial action. The responsible person is either the Coal Authority or a licensed mining operator. For details of how to make a claim please see the documentation at www.coal.decc.gov.uk/en/coal/cms/services/claims. If you need any further advice, you can call the Coal Authority helpline:- 0845 7626848.

Conclusion

In the Authority's opinion, the subject building (as shown on the attached plan) is within the zone of possible ground movement if coal mining subsidence attributable to the mine entry was to occur. The statistical risk of such subsidence occurring is small and the likelihood of the subject building being damaged as a consequence of that subsidence, is very small, particularly when the information recorded under the heading 'Treatment details' above, is taken into account.

In the unlikely event that coal mining subsidence damage does occur, the property owner can rely on the provisions of the Coal Mining Subsidence Act 1991 to have that damage remedied.

13/0520

Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	12 November 2013
Issued to:	IAN FARMER ASSOCIATES GWERNLLWYN TRIMSARAN ROAD LLANELLI DYFED SA15 4RF
Property Search for:	GRAIG COTTAGE, THE GRAIG, CWMCARN, NEWPORT, GWENT, NP11 7FA
Reference Number:	51000412098001
Date of Issue:	12 November 2013
Cost:	£75.00
VAT @ 20%:	£15.00
Total Received:	£90.00
VAT Registration	598 5850 68

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.