

PASSED

Mining Hazards Passed by TerraSearch® Assure

Coal	Evaporites	Metalliferous	Rare Minerals	Stone
Coal	Cheshire Brine	Tin	China Clay	Limestone
Coking Coal	Gypsum	Iron Ore	Ball Clay	Bath Stone
Bideford Black	Rock Salt	Lead/Zinc	Fuller's Earth	Chalk
Lignite	Alabaster	Antimony	Alum Shale	Chert
Shale	Anhydrite	Arsenic	Barite	Dolomite
	Celestine	Copper	Fluorspar	Flagstone
	Potash	Gold	Coprolite	Ironstone
		Manganese	Diatomite	Ragstone
		Silver	Flint	Sandstone
		Tungsten	Jet	Silica Sand
			Lignite	Slate
			Witherite	Whetstone
				Whinstone

Report on:

SAMPLE

Date:

18/10/2017

Our Ref:

SAMPLE

Client Ref:

SAMPLE

Within the scope of this assessment, the Site is not considered to be at a significant risk of past underground mining hazards, as detailed above. Mining hazards are unlikely to have an adverse effect on the security of the Site for normal lending purposes.

This Certificate does **not consider the potential impact of present or planned** mineral extraction or the development potential of the site. If you require further assurances on these risks, it is recommended you purchase **TerraSearch® Assess**.

TerraSearch® Assure provides an expert certification that the site is not affected by past underground mining hazards. The assessment is based upon data of abandoned mine plans, maps, records and archives within Terrafirma's Geographical Information System (GIS).

Terrafirma's terms & conditions provide liability cover of £10m per report. All TerraSearch® Assess reports adhere to The Search Code and are regulated by the Council of Property Search Organisations.

Certified by:

Tom Backhouse BSc (Hons) RFGS

Managing Director



Report Limitations

This TerraSearch® Assure Certificate has been carried out with reference to Terrafirma's bespoke GIS and an extensive collection of abandoned mine plans, maps, records and archives in our possession. This report does not consider natural ground stability hazards, such as subsidence, landslip or coastal erosion.

From this material, we have endeavoured to provide as accurate a report as possible. It should be realised that totally unrecorded or unindicated workings can exist between known workings and therefore Terrafirma cannot be held responsible for any settlement or subsidence problems as a result of a Site being affected by unrecorded mining features or natural ground cavities.

It is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The Certificate does not include a Site Investigation, nor does Terrafirma make specific information requests of the regulatory authorities for any relevant information they may hold.

This report is concerned solely with the Site searched and should not be used in connection with adjacent properties as only relevant known mining features have been mentioned and any known features that could potentially have a direct influence upon the target Site. Other features which may be present in the general area may have been omitted for clarity.

This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the TerraSearch® terms & conditions, and as such may be used by them for conveyancing or related purposes. We have no liability toward any person or organisation not party to commissioning this report. This report or any part of it is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

Terms and Conditions

This report is provided under the Terrafirma Terms and Conditions (v2.1) for TerraSearch Report (v2.0), a copy of which is available on our website at: <http://www.minesearches.co.uk/assets/CONDITIONS-OF-CONTRACT-FOR-TERRASEARCH-REPORTS-v2.1.pdf>. They provide a limit of liability per report of £10 million. backed by Professional Indemnity Insurance: details available on request.

Report Licensing

This report may contain public sector information licensed under the Open Government Licence v3.0.

This report may contain plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data.

Where mining reports and ground stability reports sourced from the Coal Authority are incorporated into this report, the integrity of the text is preserved and has not been disassembled, modified or paraphrased in any way and no deletions, omissions or reorganisation have been made to the text. The relevant text is identified as originating with the Coal Authority who are acknowledged as the author.

Important Consumer Information

This search has been produced by **TERRAFIRMA MINE SEARCHES LTD** – Address: 2440 The Quadrant, Aztec West Business Park, Almondsbury, Bristol, BS32 4AQ; Email: info@terrafirmasearch.co.uk; Telephone: 0330 900 7500 which is registered with the Site Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

CONTACT TERRAFIRMA IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP, Tel: 01722 333306, Fax: 01722 332296, Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk or from our website at www.terrafirmasearch.co.uk.

Complaints Procedure

If you want to make a complaint directly to Terrafirma, 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: Jonathon Upton, Financial Director & Senior Executive, Terrafirma - Address: 2440 The Quadrant, Aztec West Business Park, Almondsbury, Bristol, BS32 4AQ; Email: info@terrafirmasearch.co.uk; Telephone: 0330 900 7500.

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, E-mail: admin@tpos.co.uk. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

WE TRUST THIS REPORT PROVIDES THE INFORMATION YOU REQUIRE. PLEASE CONTACT US IF YOU HAVE ANY QUERIES OR IF WE CAN BE OF ANY FURTHER ASSISTANCE.