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| <div>Martello®</div>                                                                                                                                                                                                                                                                                                                                                                                                                                            | ADDRESS<br>3 Wraxall Piece, Green Lane, BS8 3TW                                                                               |                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | RESIDENTIAL<br>CON29M                                                                                                         | REFERENCE<br>Con29m Example Report October 2025            |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | COAL MINING<br>POTENTIAL ISSUES<br><a href="#">Page 3 →</a>                                                                   | CON29M<br>FOR INFORMATION ONLY<br><a href="#">Page 6 →</a> |
| <div><div>The Property Umbrella</div><div>SearchCode</div><div>IPSA</div><div>COPSO<br/>ASSOCIATE MEMBER</div></div> | <a href="#">Try our interactive report ↗</a>                                                                                  | <a href="#">Terms &amp; Conditions ↗</a>                   |

# Summary

## CON29M

| COAL MINING<br>POTENTIAL ISSUES                                                                                                                                                                                                                                                                                                                                                                                                                     | CON29M<br>FOR INFORMATION ONLY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>RECORDED UNDERGROUND WORKINGS</li><li>PROBABLE UNDERGROUND WORKINGS</li><li>PRESENT UNDERGROUND COAL MINING</li><li>FUTURE UNDERGROUND COAL MINING</li><li>MINE ENTRANCES</li><li>GEOLOGICAL DISTURBANCES</li><li>PAST OPENCAST COAL MINING</li><li>PRESENT OPENCAST COAL MINING</li><li>FUTURE OPENCAST COAL MINING</li><li>SUBSIDENCE CLAIMS</li><li>MINE GAS</li><li>COAL MINING RELATED HAZARDS</li></ul> | <ul style="list-style-type: none"><li>Q1. PAST UNDERGROUND COAL MINING</li><li>Q2. PRESENT UNDERGROUND COAL MINING</li><li>Q3. FUTURE UNDERGROUND COAL MINING</li><li>Q4. SHAFTS AND ADITS (MINE ENTRIES)</li><li>Q5. COAL MINING GEOLOGY</li><li>Q6. PAST OPENCAST COAL MINING</li><li>Q7. PRESENT OPENCAST COAL MINING</li><li>Q8. FUTURE OPENCAST COAL MINING</li><li>Q9. COAL MINING SUBSIDENCE CLAIMS</li><li>Q10. MINE GAS EMISSIONS</li><li>Q11. EMERGENCY SURFACE HAZARD CALL OUT INCIDENTS</li></ul> |

# Coal Mining



MyNestBox, OS Partner #100064200 | The Mining Remediation Authority

**NO ISSUES**

**RECORDED UNDERGROUND WORKINGS**

The property is not within the zone of likely physical influence of any past shallow underground workings. The risk of surface subsidence resulting from underground mining is low or very low. Deep underground workings, shown on the map if present, pose negligible risk.



MyNestBox, OS Partner #100064200 | The Mining Remediation Authority

**NO ISSUES**

**PROBABLE UNDERGROUND WORKINGS**

There are no past probable underground workings or outcrops on the property. The risk of surface subsidence resulting from probable underground mining is likely low or very low.



MyNestBox, OS Partner #100064200 | The Mining Remediation Authority

**NO ISSUES**

**PRESENT UNDERGROUND COAL MINING**

The property is not within an area where underground mining or coal gasification is presently active. The risk of surface instability and noise and nuisance is likely low or very low.



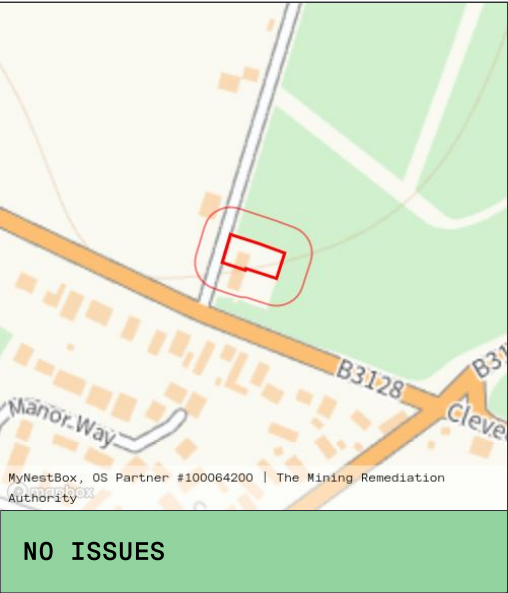
MyNestBox, OS Partner #100064200 | The Mining Remediation Authority

**NO ISSUES**

**FUTURE UNDERGROUND COAL MINING**

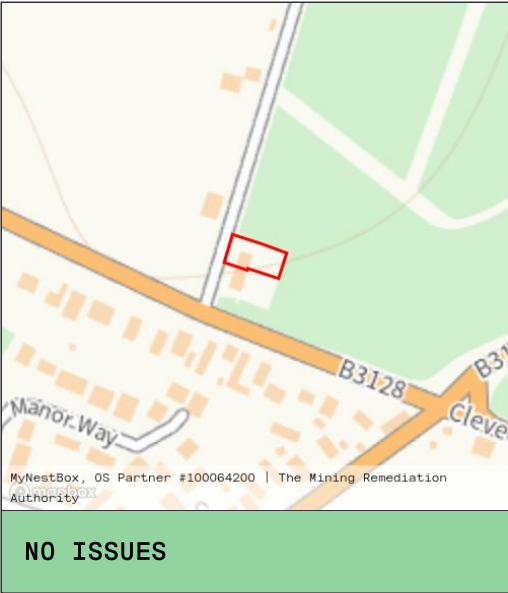
The property is not within an area where underground mining or coal gasification is licenced or under consideration. The risk of surface instability and noise and nuisance is likely low or very low.

# Coal Mining



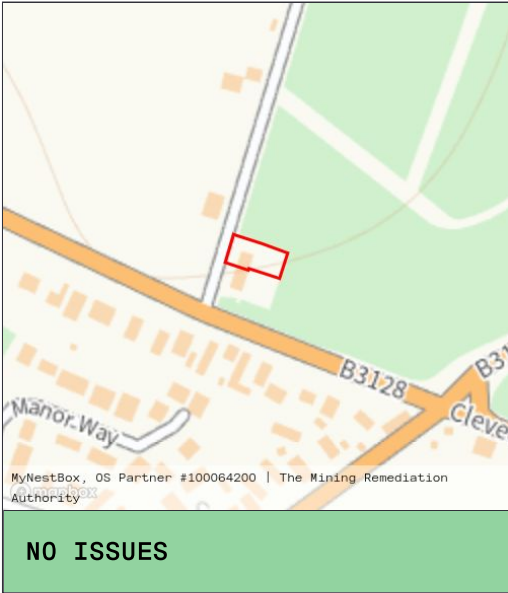
## MINE ENTRANCES

The property is more than 20 metres from an untreated mine entrance and there are no treated mine entrances within or adjacent to the property bounds. The risk of surface instability is likely low or very low.



## GEOLOGICAL DISTURBANCES

There are no recorded geological faults, fissures or lines of weakness associated with coal mining on the property. The risk to surface instability is likely low or very low.



## PAST OPENCAST COAL MINING

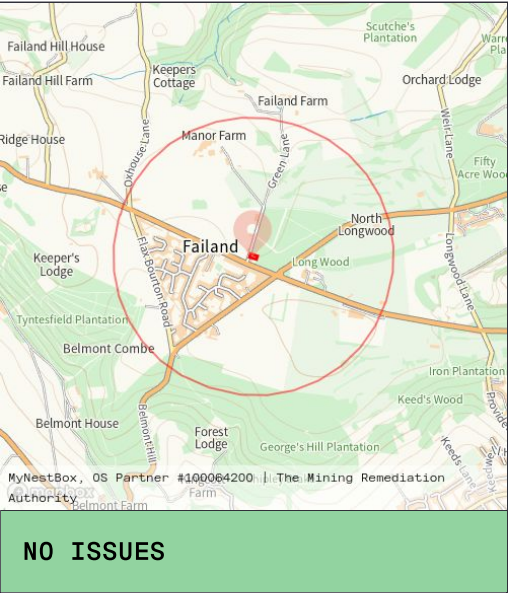
There are no recorded past opencast (surface) coal mining sites on the property. The risk of instability or settlement resulting from poor backfilling is likely low or very low.



## PRESENT OPENCAST COAL MINING

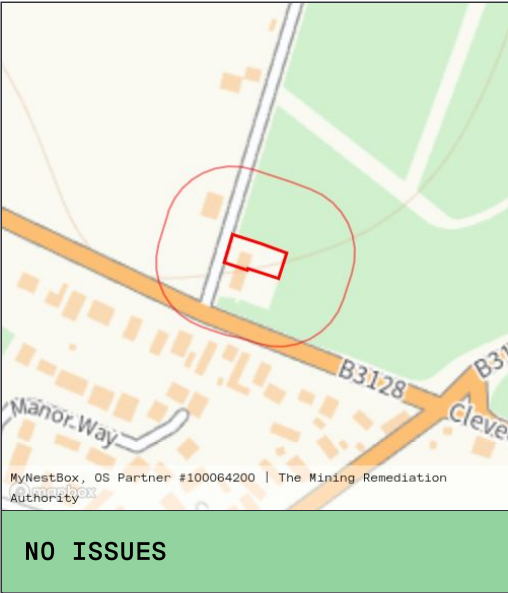
The property is more than 200 metres from an active licensed opencast coal mining site. The risk of exposure to dust, noise, vibration and ground movement is likely low or very low.

# Coal Mining



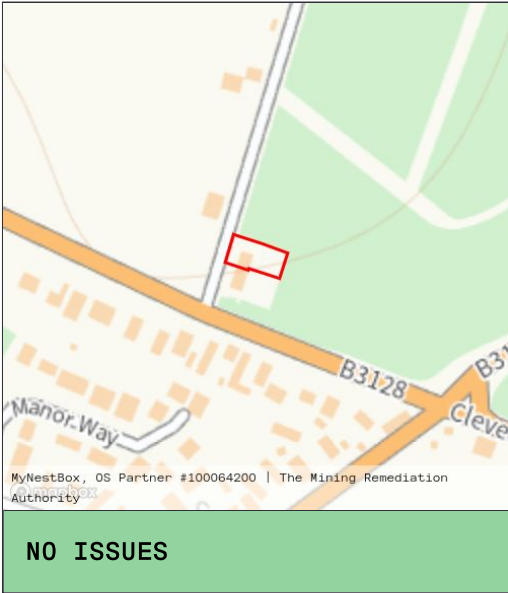
## FUTURE OPENCAST COAL MINING

The property is more than 800 metres from a site that is under consideration for a future opencast coal mining licence. The risk of exposure to dust, noise, vibration and ground movement is likely low or very low.



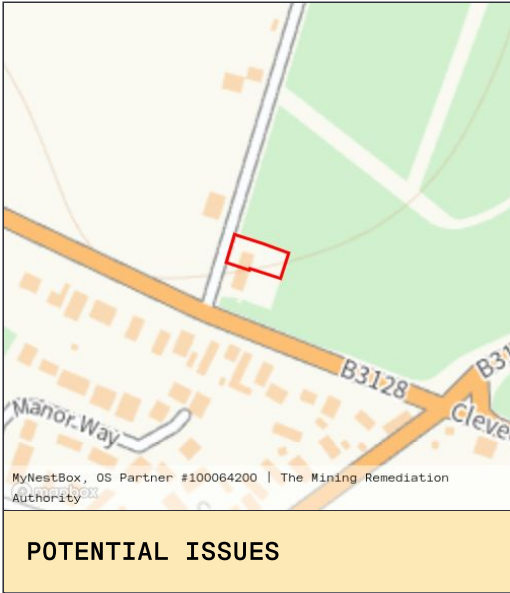
## SUBSIDENCE CLAIMS

There are no recorded claims within 50 metres of the property. The risk to surface instability is likely low or very low.



## MINE GAS

There are no recorded mine gas emissions on the property. The risk to surface instability and human health is likely low or very low.



## COAL MINING RELATED HAZARDS

There are no recorded coal mining related hazards on the property, however we are unable to report on hazards nearby that may affect the property. The risk of future subsidence or collapse may be elevated.

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## Q1. PAST UNDERGROUND COAL MINING

IS THE PROPERTY WITHIN THE ZONE OF LIKELY PHYSICAL INFLUENCE ON THE SURFACE OF PAST UNDERGROUND COAL WORKINGS?

The property is not within the zone of likely physical influence of underground coal mine workings. The property is not within an area that could be affected by historic unrecorded shallow underground mining.

Captured at: 26/10/25 07:27 UTC - The Mining Remediation Authority

## Q2. PRESENT UNDERGROUND COAL MINING

IS THE PROPERTY WITHIN THE ZONE OF LIKELY PHYSICAL INFLUENCE ON THE SURFACE OF PRESENT UNDERGROUND COAL WORKINGS?

The property is not within the zone of physical influence of any present underground coal workings.

Captured at: 26/10/25 07:27 UTC - The Mining Remediation Authority

**Q3. FUTURE UNDERGROUND COAL MINING**

(A) IS THE PROPERTY WITHIN ANY GEOGRAPHICAL AREA FOR WHICH THE COAL AUTHORITY IS DETERMINING WHETHER TO GRANT A LICENCE TO REMOVE BY UNDERGROUND METHODS? (B) IS THE PROPERTY WITHIN ANY GEOGRAPHICAL AREA FOR WHICH A LICENCE TO REMOVE COAL BY UNDERGROUND METHODS HAS BEEN GRANTED? (C) IS THE PROPERTY WITHIN THE ZONE OF LIKELY PHYSICAL INFLUENCE ON THE SURFACE OF PLANNED FUTURE UNDERGROUND COAL WORKINGS? (D) HAS ANY NOTICE OF PROPOSALS RELATING TO UNDERGROUND COAL MINING OPERATIONS BEEN GIVEN UNDER SECTION 46 OF THE COAL MINING SUBSIDENCE ACT 1991?

The property is not situated within the geographical area of a coal mining site where a licence for future coal extraction by underground methods or by coal gasification is under consideration.

The property is not situated within the geographical area of a coal mining site where a licence for future coal extraction by underground methods or by coal gasification has been granted.

The property is not within the zone of likely physical influence of planned future underground coal workings.

The Coal Authority has not issued any notices under Section 46.

Captured at: 26/10/25 07:27 UTC - The Mining Remediation Authority

**Q4. SHAFTS AND ADITS (MINE ENTRIES)**

ARE THERE ANY SHAFTS AND ADITS OR OTHER ENTRIES TO UNDERGROUND COAL MINE WORKINGS WITHIN THE PROPERTY OR WITHIN 20 METRES OF THE BOUNDARY OF THE PROPERTY?

There are no mine entries within the property or within 20 metres of the property boundary.

Captured at: 26/10/25 07:27 UTC - The Mining Remediation Authority

**Q5. COAL MINING GEOLOGY**

IS THERE ANY RECORD OF ANY FAULT OR OTHER LINE OF WEAKNESS DUE TO COAL MINING AT THE SURFACE WITHIN THE BOUNDARY OF THE PROPERTY THAT HAS MADE THE PROPERTY UNSTABLE?

The property is not situated on a recorded geological fault, fissure or line of weakness associated with coal mining.

Captured at: 26/10/25 07:27 UTC - The Mining Remediation Authority

**Q6. PAST OPENCAST COAL MINING**

IS THE PROPERTY SITUATED WITHIN THE GEOGRAPHICAL BOUNDARY OF AN OPENCAST SITE FROM WHICH COAL HAS BEEN REMOVED IN THE PAST BY OPENCAST METHODS?

The property is not situated within the geographical boundary of a recorded past opencast (surface) coal mining site.

Captured at: 26/10/25 07:27 UTC - The Mining Remediation Authority

**Q7. PRESENT OPENCAST COAL MINING**

IS THE PROPERTY WITHIN 200 METRES OF THE  
BOUNDARY OF AN OPENCAST SITE FROM WHICH COAL IS  
BEING REMOVED BY OPENCAST METHODS?

The property is not situated within 200 metres of the geographical boundary of a recorded present  
opencast coal mining site.

Captured at: 26/10/25 07:27 UTC - The Mining Remediation Authority

**Q8. FUTURE OPENCAST COAL MINING**

(A) IS THE PROPERTY WITHIN 800 METRES OF THE  
BOUNDARY OF AN OPENCAST SITE FOR WHICH THE  
COAL AUTHORITY ARE DETERMINING WHETHER TO  
GRANT A LICENCE TO REMOVE COAL BY OPENCAST  
METHODS? (B) IS THE PROPERTY WITHIN 800 METRES OF  
THE BOUNDARY OF AN OPENCAST SITE FOR WHICH A  
LICENCE TO REMOVE COAL BY OPENCAST METHODS  
HAS BEEN GRANTED?

The property is not situated within 800 metres of any opencast (surface) site where a licence for  
future coal extraction by opencast methods is under consideration or has been granted.

Captured at: 26/10/25 07:27 UTC - The Mining Remediation Authority

## Q9. COAL MINING SUBSIDENCE CLAIMS

(A) HAS ANY DAMAGE NOTICE OR CLAIM FOR ALLEGED COAL MINING SUBSIDENCE DAMAGE TO THE PROPERTY BEEN GIVEN, MADE OR PURSUED SINCE 1ST JANUARY 1994? (B) IN RESPECT OF ANY SUCH NOTICE OR CLAIM HAS THE RESPONSIBLE PERSON GIVEN NOTICE AGREEING THAT THERE IS A REMEDIAL OBLIGATION OR OTHERWISE ACCEPTED THAT A CLAIM WOULD LIE AGAINST HIM? (C) IN RESPECT OF ANY SUCH NOTICE OR ACCEPTANCE HAS THE REMEDIAL OBLIGATION OR CLAIM BEEN DISCHARGED? (D) DOES ANY CURRENT "STOP NOTICE" DELAYING THE START OF REMEDIAL WORKS OR REPAIRS AFFECT THE PROPERTY? IF YES, SUPPLY THE DATE OF THE NOTICE. (E) HAS ANY REQUEST BEEN MADE UNDER SECTION 33 OF THE 1991 ACT TO EXECUTE PREVENTIVE WORKS BEFORE COAL IS WORKED, WHICH WOULD PREVENT THE OCCURRENCE OR REDUCE THE EXTENT OF SUBSIDENCE DAMAGE TO ANY BUILDINGS, STRUCTURES OR WORKS AND, IF YES, HAS ANY PERSON WITHHELD CONSENT OR FAILED TO COMPLY WITH ANY SUCH REQUEST TO EXECUTE PREVENTIVE WORKS?

The Coal Authority has no record of any subsidence damage claim made to the property or within 50 metres of the property boundary since 1st January 1994.

There is no record of a notice or claim affecting the property.

There is no record of a notice or claim affecting the property.

There is no record of a stop notice affecting the property.

There is no record of a request for preventive works under Section 33 of the Coal Mining Subsidence Act 1991 affecting the property.

Captured at: 26/10/25 07:27 UTC - The Mining Remediation Authority

**Q10. MINE GAS EMISSIONS**

DOES THE COAL AUTHORITY HAVE RECORD OF ANY MINE GAS EMISSION WITHIN THE BOUNDARY OF THE PROPERTY BEING REPORTED THAT SUBSEQUENTLY REQUIRED ACTION BY THE AUTHORITY TO MITIGATE THE EFFECTS OF THE MINE GAS EMISSION?

The Coal Authority has no record of any mine gas emissions requiring action within the boundary of the property.

Captured at: 26/10/25 07:27 UTC - The Mining Remediation Authority

**Q11. EMERGENCY SURFACE HAZARD CALL OUT INCIDENTS**

HAVE THE COAL AUTHORITY CARRIED OUT ANY WORK ON OR WITHIN THE BOUNDARIES OF THE PROPERTY FOLLOWING A REPORT OF AN ALLEGED HAZARD RELATED TO COAL MINING UNDER THE AUTHORITY'S EMERGENCY SURFACE HAZARD CALL OUT PROCEDURES?

The Coal Authority has not conducted emergency surface hazard remediation work on any coal mining related hazards within the boundary of the property.

Captured at: 26/10/25 07:27 UTC - The Mining Remediation Authority

# Homebuyer Guidance

Potential next steps based on your Martello report. You may choose to take different or additional steps.

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## COAL MINING ↑



### COAL MINING RELATED HAZARDS

If you're planning to build or make changes to the ground, check with the local planning authority whether a Coal Mining Risk Assessment is needed. Planning rules can vary in mining areas.

Let your RICS Chartered building surveyor know about the coal mining history near the property. They can look out for signs of movement, like cracking or uneven floors, and may recommend further investigation if needed.

If you're concerned about nearby mining activity, you can contact the Mining Remediation Authority to ask about any planned works, unverified and untreated features, or remediation undertaken on or near the property.

# Important Consumer Protection Information

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- 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.

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, <https://www.tpos.co.uk> email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)  
We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:  
Head of Business Operations  
MyNestBox Limited  
3 Wraxall Piece, Green Lane, Failand, Bristol BS8 3TW  
Tel: 01172 395 282  
[support@martello.app](mailto:support@martello.app)

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PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE  
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# Important Consumer Protection Information

## **PURPOSE OF THIS REPORT**

This is a residential report, all of our findings assume that this property is being purchased as a residential property with no agricultural use or planned change of use or significant alterations to the property. Lenders may impose additional conditions or refuse mortgages on properties which have been identified as having high environmental risks. Buyers should always confirm lending conditions before accepting an offer. Due to data use constraints as defined by the Mining Remediation Authority's terms and provisions, we are unable to query or display coal mining features outside the search area which is often, but not always, restricted to the area within the property bounds only.

## **COAL AUTHORITY DISCLAIMER**

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## NOTICE OF STATUTORY COVER

Under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994), the Mining Remediation Authority (historically the Coal Authority) or where relevant, a licensed operator, may\* be legally required to undertake remedial action in the event of subsidence damage caused by the removal of coal or support of land during authorised mining activity. Where applicable, this legal safeguard means that affected parties should not ordinarily need to rely on personal insurance or mortgage-related indemnities, nor should they bear associated costs or liabilities.

\*Please note: these statutory provisions do not apply where coal was worked under the grant of a gale within the Forest of Dean, or in other areas of the Hundred of St. Briavels, Gloucestershire.

Additionally, the Mining Remediation Authority operates a dedicated Public Safety and Subsidence service, available 24 hours a day, 7 days a week, which responds to coal mining-related hazards, including ground collapses or the exposure of mine shafts and other historic features. More information is available at: <https://www.groundstability.com>, or by contacting the 24/7 emergency helpline on 01623 646 333.

## COAL MINING RISK REPORT LEGAL INDEMNITY POLICY

In the unlikely event that there are data inaccuracies in this Coal Mining Risk Report, you are protected against any reduction in the open market value of the property as well as the costs of altering or demolishing all or any part of the property, rectifying the covered risk, or expenses taken to defend any action at law or otherwise. This indemnity policy is provided by Aviva and offers a cover limit up to a total value of £1,000,000 per property. If you need to make a claim, please contact Martello at [support@martello.app](mailto:support@martello.app) or call us on 0117 2395 282. Note that claims are subject to the terms and conditions of the policy which can be found at [Policy PDF](#).

