

▶ Report Details

Address:
38, NORTH ROAD, BRISTOL, BS6 5AF

Requested by:
Dye & Durham

Grid Reference:
E: 358992 | N: 174837

Date:
02/03/2026

Report Reference:
4721120-11993589

Report ID:
1740337

▶ Professional Opinion

1.01 Past Underground Coal Mining **PASS**

▶ No further recommendations

1.02 Present Underground Coal Mining **PASS**

▶ No further recommendations

1.03 Future Underground Coal Mining **PASS**

▶ No further recommendations

1.04 Mine Entries - Shafts & Adits **PASS**

▶ No further recommendations

1.05 Coal Mining Geology **PASS**

▶ No further recommendations

1.06 Past Opencast Coal Mining **PASS**

▶ No further recommendations

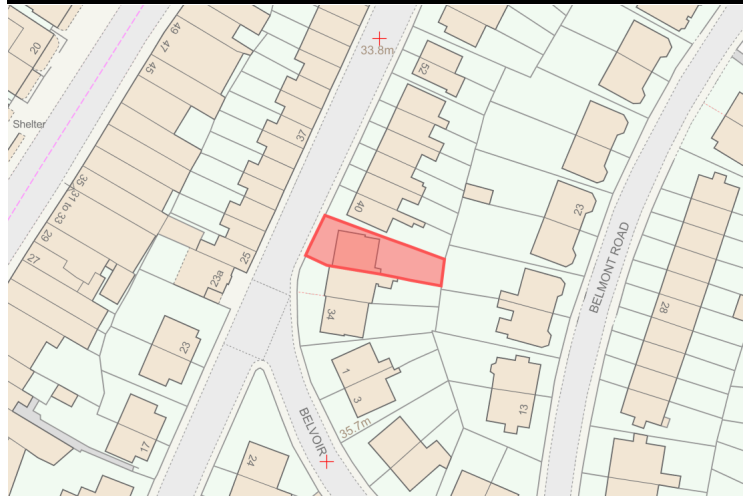
1.07 Present Opencast Coal Mining **PASS**

▶ No further recommendations

1.08 Future Opencast Coal Mining **PASS**

▶ No further recommendations

▶ Subject Site



1.09 Coal Mining Subsidence **PASS**

▶ No further recommendations

1.10 Mine Gas Emissions **PASS**

▶ No further recommendations

1.11 Hazard Incidents **PASS**

▶ No further recommendations

1.12 Cheshire Brine **PASS**

▶ No further recommendations

This page should always be read in conjunction with the full report. The Professional Opinion indicates the potential risks and any other potential issues associated with the property. The results should be disclosed to the client and/or lender and/or insurer as appropriate.

- A **'Pass'** is given if no potential property specific risk has been identified.
- A **'Pass with Considerations'** is given where there are potential hazards in the locality to bear in mind, or if there are features nearby which some clients might consider could affect them.
- A **'Further Action'** is given if there is a potential property specific risk and a further action is advised.

Assessed by the:



**Environmental
Risk Team**

1. CON29M

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The Law Society

In the event of damage resulting from subsidence or settlement associated with coal mining, property owners can normally make a claim against the mine owner or responsible person (usually The Coal Authority). Further details are provided in the Notes & Guidance.

1.01 Past Underground Coal Mining

PASS

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 on the surface of recorded underground coal workings.

The property is not within an area where unrecorded shallow underground coal workings are suspected to be present.

1.02 Present Underground Coal Mining

PASS

Is the property within the zone of likely physical influence on the surface of present underground coal workings?

No.

1.03 Future Underground Coal Mining

PASS

(a): Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

No.

(b): Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

No.

(c): Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

No.

(d): Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?

No.

1.04 Mine Entries - Shafts & Adits

PASS

Are there any mine entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?



No.

1.05 Coal Mining Geology

PASS

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?

No.

1.06 Past Opencast Coal Mining

PASS

Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

No.

1.07 Present Opencast Coal Mining

PASS

Is the property within 200 metres of the boundary of a licence area from which coal is being removed by opencast methods?

No.

1.08 Future Opencast Coal Mining

PASS

(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?

No.

(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?

No.

1.09 Coal Mining Subsidence

PASS

(a): Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

No.

(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 them (Whether the claim was accepted, rejected, or whether liability is still being determined)?

Not Applicable.

(c): In respect of any such notice or acceptance has the remedial obligation or claim been discharged?



Not Applicable.

(d): Are there any current 'Stop Notice' concerning the deferment of remedial works or repairs affecting the property?

No.

(e): Has any request been made to execute preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991?

No.

1.10 Mine Gas Emissions

PASS

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?

No.

1.11 Hazard Incidents

PASS

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?

No.

1.12 Cheshire Brine

PASS

The property is not located within the Cheshire Brine Compensation District.

1.13 Development Considerations

NOTE

The property is located within a Development Low Risk Area where mining activity may have taken place but at sufficient depth that it poses low risk to new development.

Ownership of coal and mines of coal is normally vested in the Coal Authority and the interference with or removal of any coal found during development would require their permission. If any such features are encountered during development the Coal Authority should be notified immediately by telephoning 0345 762 6848.

2. NOTES & GUIDANCE

2.01 Report Notes

METHODOLOGY

This report is a desk study risk assessment, and no site or ground inspection or physical investigation has been carried out. The impacts of the risks addressed in this report are normally measured in terms of quiet enjoyment, saleability, mortgageability, and the value of the property; the risk assessment in this report is provided by Dye & Durham (UK) Limited (formerly Future Climate Info Limited).

2.02 CON29M

ADDITIONAL INFORMATION

This official CON29M report is a property specific interpretation of coal mining activity considering past, current and future underground and surface coal mining in terms of the recorded presence and likely impact of any such workings. For the avoidance of doubt, the CON29M element of this report does not consider non-coal mining risks except where such non-coal mineral features are recorded within the data supplied to Dye & Durham (UK) Limited (formerly Future Climate Info Limited) by the Coal Authority for the purposes of compiling the CON29M under Law Society guidance.

It should be noted that coal mining features may exist which are unrecorded at the time of this report being published. Dye & Durham (UK) Limited (formerly Future Climate Info Limited) cannot be held liable for any detrimental effect to the property due to the subsequent discovery of such features or where such previously unrecorded features cause subsidence or damage to the property. However, this report includes a Coal Search Warranty providing cover up to £100,000, the certificate and terms for which is appended. This report is also backed by Dye & Durham (UK) Limited's (formerly Future Climate Info Limited) £10 million Professional Indemnity Insurance.

The coal mining search enquiries within this report comprise an official CON29M (2018) report produced by Dye & Durham (UK) Limited (formerly Future Climate Info Limited) under Licence from the Law Society. This report is prepared in accordance with the Law Society's Guidance Notes 2018, User Guide 2018, and Terms and Conditions 2018 (available at: <https://www.lawsociety.org.uk/topics/property/con29-forms>) and Dye & Durham (UK) Limited's (formerly Future Climate Info Limited) own Terms and Conditions.

In the event of damage resulting from subsidence or settlement associated with coal mining, property owners can normally make a claim against the mine owner or responsible person (usually The Coal Authority) under the provisions of the Coal Mining Subsidence Act 1991 (the 1991 Act). In such an event the mine owner or responsible person will take remedial action and arrange for repairs to the property to be carried out to the reasonable satisfaction of the owner. The Coal Authority operate a 24 hour, 7 day a week call out service on 01623 646 333 for reporting surface hazards caused by coal mining.

A guide setting out the property owners' rights and the obligations of the Coal Authority (or other responsible persons under the 1991 Act) can be obtained by telephoning 0345 762 6848 or visiting: <https://www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form/coal-mining-subsidence-damage-a-guide-to-your-rights>.

It should be noted that the 1991 Act does not cover subsidence damage caused by the extraction of coal where the working and getting of the coal was ancillary to the working of other minerals; or where the 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, which is in the county of Gloucestershire. Although records relating to other minerals are in the Coal Authority data and may be presented in this report, the protection of the 1991 Act may not apply in respect of workings in other minerals unless deemed ancillary to the working of coal or registered with the Coal Commission under the Coal Act 1938.

2.03 Standard

T&Cs, QUERIES & COMPLAINTS

This report is supplied by Dye & Durham (UK) Limited (formerly Future Climate Info Limited) subject to Terms and Conditions of Business, available at <https://futureclimateinfo.com/wp-content/uploads/2023/02/FCI-terms-and-conditions-v0223.pdf>. In the event of product and content queries please contact insight-info@dyledurham.com. Our formal complaints procedure can be found at <http://www.futureclimateinfo.com/complaints>.

2.04 Search Code

CONSUMER INFORMATION

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Dye & Durham (UK) Limited (formerly Future Climate Info Limited), The Point, 9th Floor, 37 North Wharf Road, London, W2 1AF, Telephone 0330 900 7500, Email: insight-info@dyedurham.com which is registered with the Property 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:

- 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

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 the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience 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, Web: <https://www.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

2.05 Report Licensing

METHODOLOGY

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2.06 CON29M Licensing

METHODOLOGY

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3. USEFUL CONTACTS

The Coal Authority Property Search Services | 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG

Tel: 0345 762 6848

Emergency Call Out: 01623 646 333

Visit: www.groundstability.com

Email: groundstability@coal.gov.uk

Ordnance Survey | Customer Services Ordnance Survey Adanac Drive Southampton SO16 0AS

Tel: Please contact our helpline on 08456 05 05 05 between 8:30am and 5:30pm, Monday to Friday.

Visit: <https://www.ordnancesurvey.co.uk>



WARRANTY CERTIFICATE

- CON29M LOSS OF VALUE -

SEARCH REPORT NUMBER: GESI 0043711CV/ 1740337

In the unlikely event that data sourced from the Coal Authority and used to compile the Official CON29M within this search report is later found to be inaccurate, out of date at the time of issue or improperly interpreted, such that there is a detrimental effect on the fair market value of the subject property, subject to the full terms and conditions of this warranty, Dye & Durham (UK) Limited (formerly Future Climate Info Limited) will indemnify the owner of the property for loss up to a value of £100,000 in the aggregate in respect of the subject property.

This warranty is made available subject to Terms and Conditions which are available via the link provided in the *Notes & Guidance: T&Cs Queries & Complaints* section of this report. This search report is considered a 'Protected CON29M Product' under these terms and conditions and covered by Clause 9 (CON29M Loss of Value Warranty).

KEY COVER DETAILS

Who benefits from this Warranty?

- The person for whom this search report was obtained (e.g. the person buying the property) and their mortgagee.
- The person who purchased the property from the person for whom this search report was originally obtained, as part of a sellers pack or via auction (and their mortgagee).
- The existing owner of the property (and their mortgagee) if they are re-mortgaging, or the existing owner if they themselves have chosen to instruct and obtain this search report.
- The estate and beneficiaries to whom the property would pass if the owner of the property dies whilst covered by this warranty.

What location is covered?

The property shown by the red-line boundary on the front page map of this search report, being residential and <100Ha in size.

What circumstances are covered?

Actual financial loss suffered by the owner of the property relating to the loss in fair market value of the property, brought about by any matter that would or should have been disclosed in a CON29M search report, but was not because:

- The data within the Coal Authority registers used to compile the search report was inaccurate or incorrect;
- The interpretation of the Coal Authority data by Dye & Durham (UK) Limited (formerly Future Climate Info Limited) was incorrect;
- The Coal Authority updated its records after the date of publication of this search report.

What is the limit of loss covered?

£100,000 in the aggregate in respect of the property.

When does cover start, and end?

The cover will start from the date of issue of this search report and warranty. It will cease when the person benefitting from the cover no longer has an interest in the property. *Please note, cover will also cease if this search report is cancelled or payment for the search report is not made within the appropriate timeframe.*

What should I do if I need to make a claim?

You must contact Dye & Durham (UK) Limited (formerly Future Climate Info Limited) in writing as soon as you have any reason to believe that you may have a claim on this warranty. Contact details are shown with the body of the search report.

Are there any exclusions to this Warranty?

Yes. You should familiarise yourself with the full terms of the warranty including the exclusions and any obligations on a claimant.

Where can I view the full Terms and Conditions relating to this Warranty?

You should familiarise yourself with the full terms and conditions applicable to this warranty. The full terms and conditions can be accessed via the link provided in the following section of this search report: *Notes & Guidance: T&Cs Queries & Complaints*.