Ground Stability Report

Residential Property at
17 Day Street
BARNSLEY
South Yorkshire
S70 1NW

Grid Reference: 434383E 405685N

Order Reference: 69851649_1

Your Reference: 45056_HCS

Monday, 13 July 2015

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Guidance

Based solely on the data contained within this report, features have been identified which could cause Ground Stability issues for the property.
You should review any survey or valuation report already prepared on the property for any comment on history of settlement or subsidence in the vicinity. If a survey has not yet been commissioned it is recommended that an appropriately qualified and insured surveyor or structural engineer is consulted.

Introduction

The Homecheck Professional Ground Stability Report assesses whether the property is in a mining area (including past, present or proposed underground or surface mining) or an area of natural ground stability hazard.

Ground Stability is one of the major causes of insurance claims - potential causes are proximity to mining, mineral extraction and natural ground subsidence. The importance of this report is to advise the user that risks are not limited to obvious coal-mining areas but also to other types of potential subsidence hazard.

The report is for use by lawyers and other professionals involved in residential conveyancing. It provides information within the key areas listed below that are not covered by Standard Enquiries of Local Authorities.

SUMMARY
The Summary section of the report presents enquiries in a familiar and easy-to-understand question and answer format. Where a reply to an enquiry is Yes, further details are given for each question.

Unless otherwise stated the answers cover a search band of 0-250 metres from the specified property. Contact details for the data providers are given in the Contacts section at the end of this report.

SECTION A Mining
This section concerns coal mining and mineral extraction. It is designed to highlight land instability issues which may affect the value or enjoyment of the property.

SECTION B Brine and Salt Extraction
This section concerns Brine and Salt Extraction. It is designed to highlight areas that may be liable to subside as a result of activities of the salt industry.

SECTION C Man Made Stability Hazards
This section of the report seeks to identify the existence of landfill and waste management sites together with past industrial land use. Its purpose is to highlight stability issues relating to these activities.

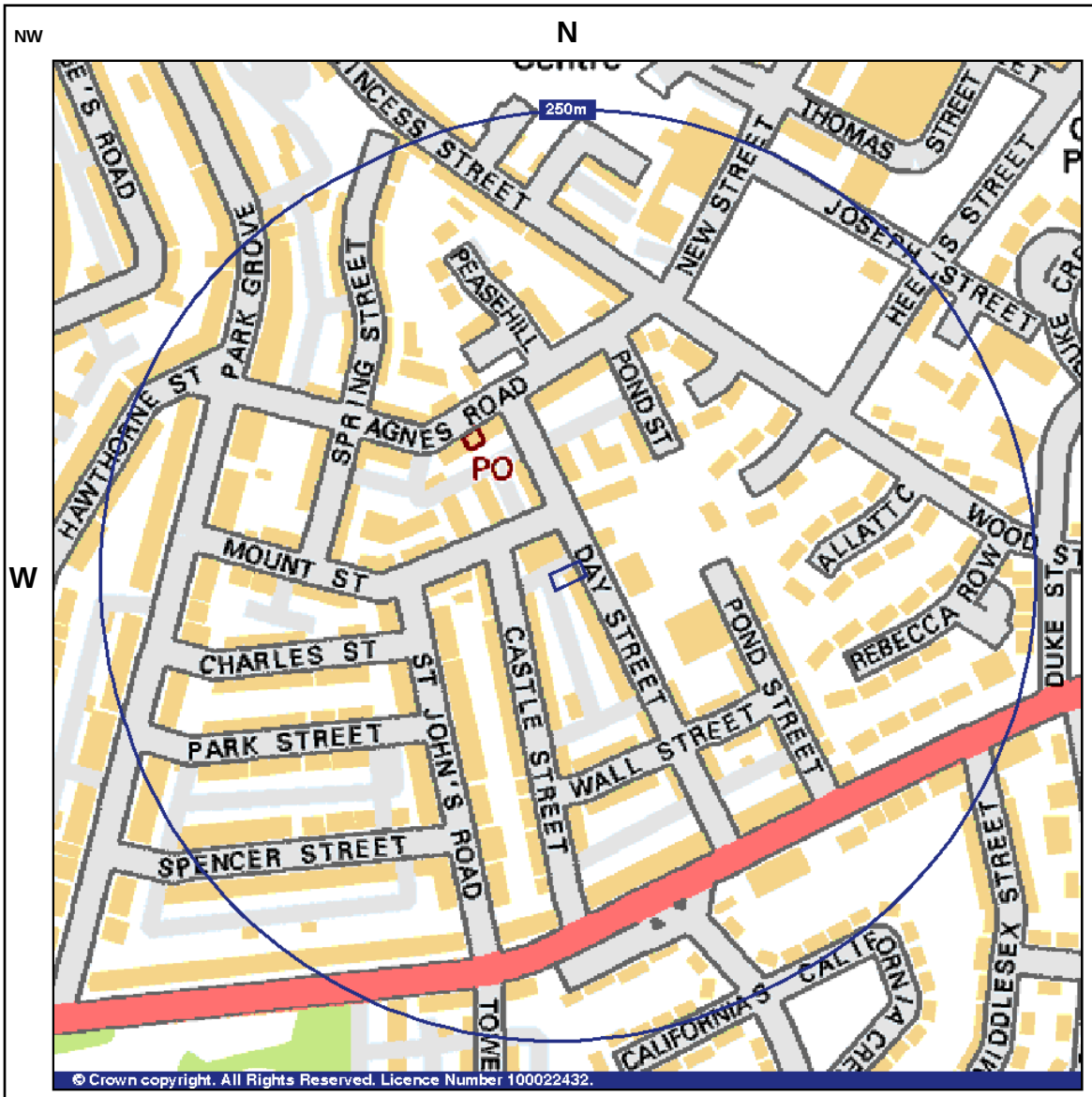
SECTION D Natural Ground Stability Hazards
This section concerns Natural Ground Stability hazards and is designed to highlight land stability issues relating to natural subsidence.

Other Reports

You may also wish to consider reports from our full range covering both Flood and Contamination issues.

Footnotes

(1) The report should only be used in connection with one residential parcel of land (for the purpose of defining a single parcel of land Rule2(2) of the Local Land Charges Act 1997 is used). The report is based on the address and grid reference shown on the cover of this report and the replies are given in reliance on the accuracy and completeness of this information.
(2) The report is supplied subject to our current standard terms and conditions.
(3) The search is based on a UK National Grid Reference for the property. The grid reference used is shown on the cover of this report.
(4) The information in the report is supplied under licence to Landmark Information Group Limited from various sources including: Environment Agency/Natural Resources Wales, British Geological Survey and Ordnance Survey.
(5) This report is a search of statutory and non-statutory sources of information which does not include any on-site survey or inspection of the property or its environs. Accordingly the report cannot in any way provide information as to the actual state of the property or land.
(6) The replies in this report are based on information currently supplied to Landmark Information Group Limited by its data providers. Landmark Information Group cannot guarantee the accuracy or the completeness of any information supplied to it by its data providers.
(7) Homecheck Professional is provided by Landmark Information Group Ltd.



Map Legend

Site

250m Search Band

Water Feature

Building Outline

Ordnance Survey Licensed Partner

Search Details

Search address	17 Day Street BARNSLEY South Yorkshire S70 1NW
Grid Reference	434383E 405685N
Date of Report	13/7/2015

SECTION A Mining

Mining Areas

A.1	Is the property within an area where there has been recorded mining activity?	**within 0 - 250 metres?**	**Yes** see additional information

Coal Mining Areas

A.2	Is the property within an area where a full coal mining report should be obtained?	**within 0 - 25 metres?**	**Yes** a coal mining search may be required

Non-coal Mining

A.3	What is the potential for ground instability relating to non-coal mining in the search area?	**within 0 - 250 metres?**	**Occasional**

The British Geological Survey has assessed the area of search as having a occasional likelihood of property damage from subsidence relating to non-coal mining. The likely risk does not necessarily mean there is cause for concern. Inspection of the site may be required and a house buyers survey should be considered to test for signs of property damage that may relate to non-coal mining.

Natural and Man-Made Cavities

A.4	Are there any Natural/Man-Made Cavities identified within the search area?	**within 0 - 250 metres?**	**No**

Mineral Extraction and Quarrying

A.5	Are there any Mineral extraction sites as recorded by the British Geological Survey?	**within 0 - 250 metres?**	**No**

Mining and Quarrying Activities

A.6	Are there any features identified from Landmark's Potentially Contaminative Industrial Uses (Past land Use) data relating to Mining / Quarrying activities?	**within 0 - 250 metres?**	**Yes** see additional information

SECTION B Brine and Salt Extraction

B.1	Is the property within an area defined as being affected by Brine and Salt Extraction?	**within 0 - 250 metres?**	**No**

SECTION C Man Made Stability Hazards

Ground Stability

C.1	Are there any features identified from Ordnance Survey Historical mapping which may affect Ground Stability?	**within 0 - 250 metres?**	**Yes** see additional information

Landfill Sites

C.2	Are there any Landfill Sites?	**within 0 - 250 metres?**	**No**

C.2.1	The following list shows if local authorities covering the area of search have made landfill data available.	Barnsley Metropolitan Borough Council - Has supplied landfill data Please refer to the Contacts section for contact information.

Licensed Waste Management Facilities

C.3	Are there any currently Licensed Waste Management Facilities?	**within 0 - 250 metres?**	**No**

Boreholes

C.4	Are there any BGS Boreholes identified?	**within 0 - 50 metres?**	**No**

SECTION D Natural Ground Stability Hazards

Natural Ground Stability Hazards

D.1	What is the potential for natural ground instability in the search area?	**Very Low** The BGS indicate that there is a very low potential for natural ground instability in the search area. Further action is unlikely to be required. Nevertheless, surveyors should remain aware that this assessment is based only on information available to the BGS at the time of assessment, and that local ground conditions can vary from those predicted and caution should always be exercised.

Footnotes:

Question A.2 The reply to this question indicates whether it is advisable to obtain a coal mining search from the Coal Authority.

Question A.3 The data provides an assessment of the likelihood that past underground mining may have occurred in the area based on information supplied by the BGS . The data takes into account many types of mining such as ironstone or limestone extraction, but specifically excludes coal. The mining hazard data includes all known underground workings, regardless of depth

Question A.5 The reply to this question is based upon the BGS compendium of mines, quarries and mineral sites operating commercially in England and Wales since 1993. The original data was compiled by BGS in 1993-94 primarily from BGS records and from information supplied by local authorities, industrial sources and the Valuation Office Agency.

Question A.6 Historical maps are a valuable and recognised source of information for investigating site history. They assist in identifying any previous potential contaminative uses relating to Mining / Quarrying which may have been carried out at a particular location.

Question C.1 Historical maps are a valuable and recognised source of information for investigating site history. They assist in identifying any previous potential infilling of land which may have been carried out at a particular location that may affect Ground Stability.

The Historical Industrial Land Use data used in this reply is the result of a systematic analysis of 1:10,560 scale Ordnance Survey maps dating from the 1880s, as well as selected 1:10,000 scale Ordnance Survey National Grid Series.

Evidence of past potential contamination and potentially infilled land is drawn from a series of up to six historic map editions. The first of these editions will be the earliest County Series maps, which date from between 1860 and 1890 and are to a scale of 1:10,560. The second edition of County Series maps dates from circa 1900, and the third circa 1930.

Question C.2 The Landfill Sites have been provided by the relevant environment agency or Local Authority (where available). At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. For Registered Landfill Sites, where the positional accuracy of the site is unclear, a "buffer" is constructed around the point to warn of the possible presence of landfill.

Question D. 1 The search band for this question is 0 - 50 metres from the specified property.

If there is a positive answer to questions A5, C2, C3 or C4 the feature will be displayed on mapping in the Additional Information section.

A.1 - Mining Areas - Records within 0 - 250m

Mining Instability

Direction	-
Distance	0m
Mining Evidence:	Inconclusive Coal Mining
Source:	Ove Arup & Partners
Boundary Quality:	As Supplied

A.6 - Mining and Quarrying Activities - Records within 0 - 250m

Potentially Contaminative Industrial Uses (Past Land Use)

Direction	North-East
Distance	5m
Use:	Mining of coal & lignite
Date of Mapping:	1894

C.1 - Ground Stability - Records within 0 - 250m

Potentially Infilled Land (Non-Water)

Direction	North-East
Distance	5m
Use:	Unknown Filled Ground (Pit, quarry etc)

Potentially Infilled Land (Water)

Direction	South-East
Distance	90m
Use:	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)
Date of Mapping:	1907

D.1 - Natural Ground Stability Hazards - Records within 0 - 250m

Potential for Collapsible Ground Stability Hazards

Contact Number	**1**
Direction	-
Buffer:	On Site
Hazard Potential:	Very Low
Source:	British Geological Survey, National Geoscience Information Service

Potential for Compressible Ground Stability Hazards

Contact Number	**1**
Direction	-
Buffer:	On Site
Hazard Potential:	No Hazard
Source:	British Geological Survey, National Geoscience Information Service

Potential for Ground Dissolution Stability Hazards

Contact Number	**1**
Direction	-
Buffer:	On Site
Hazard Potential:	No Hazard
Source:	British Geological Survey, National Geoscience Information Service

Potential for Landslide Ground Stability Hazards

Contact Number	**1**
Direction	-
Buffer:	On Site
Hazard Potential:	Very Low
Source:	British Geological Survey, National Geoscience Information Service

Potential for Running Sand Ground Stability Hazards

Contact Number	**1**
Direction	-
Buffer:	On Site
Hazard Potential:	No Hazard
Source:	British Geological Survey, National Geoscience Information Service

Potential for Shrinking or Swelling Clay Ground Stability Hazards

Contact Number	**1**
Direction	-
Buffer:	On Site
Hazard Potential:	Very Low
Source:	British Geological Survey, National Geoscience Information Service

Contact Number	**1**
Direction	West
Buffer:	0-50m
Hazard Potential:	No Hazard
Source:	British Geological Survey, National Geoscience Information Service

The search results for natural subsidence above indicate the likelihood of each hazard occurring within the buffer zone. An indication of a hazard does not necessarily mean that a particular property will be affected by subsidence problems, as this also depends on factors such as property type or proximity to trees. How a particular property may be affected can only be determined by a more detailed search and/or further investigation of the site and property.

Shrink-Swell Clay Hazard
Swelling Clays can change volume due to variation in ground moisture. This can cause ground movement, particularly in the upper 2 metres of the ground that may affect foundations. Ground moisture variations can be related to a number of factors, including weather variations (annual or longer term), vegetation effects (particularly growth or removal of trees) and man-made activity.

Collapsible Ground Hazard
Certain kinds of rock have an open porous structure, which means they can collapse suddenly when a load is placed on them (such as a building) or when they become saturated, causing potential damage to overlying property.

Compressible Ground Hazard
Certain types of ground, such as that developed beneath river plains, can contain very soft layers or pockets. These can compress under the weight of overlying structures, such as buildings, resulting in progressive depression of the ground and disturbance of foundations.

Ground Dissolution Hazard
Ground dissolution occurs when certain types of bedrock contain layers of material that can dissolve within the ground water. This can cause underground cavities to develop that, with time, can reach the surface and cause significant ground movement, such as development of collapse hollows that can directly impinge on buildings.

Landslide Hazard
Landslide hazard occurs due to particular types of slopes becoming unstable under certain circumstances, causing down-slope movement of the ground and disruption to buildings. A combination of factors, including, amongst others, the rock type, the presence of excess water (natural or relating to man-made activity), the angle of the slope, and construction work, for example, cuttings or embankments, can all contribute.

Running Sand Hazard
Some rocks can contain loosely packed sandy layers that can become fluidised by water flowing through them. This may happen, for example, around natural springs, or where excavations in sand go below the water table, or around leaking drains and mains water supply pipes. Such sands can 'run', removing support from overlying buildings and causing potential damage.

1 British Geological Survey - Enquiry Service
British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG

Telephone 0115 936 3143 Fax 0115 936 3276

Email enquiries@bgs.ac.uk

Website www.bgs.ac.uk

The BGS can provide a detailed geological report on the area in which the property is located.

Barnsley Metropolitan Borough Council - Environmental Health and Trading Standards
Central Offices
Kendray Street
Barnsley
South Yorkshire
S70 2TN

Telephone 01226 770770 Fax 01226 772599

Website www.barnsley.gov.uk

The Coal Authority - Mining Report Service
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

Telephone 0845 7626848 DX 716176 Mansfield 5

Email thecoalauthority@coal.gov.uk

Peter Brett Associates
Caversham Bridge House
Waterman Place
Reading
Berkshire
RG1 8DN

Telephone 0118 950 0761 Fax 0118 959 7498

Email reading@pba.co.uk

Website www.pba.co.uk

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

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The Search Code:

- Provides protection for homebuyers, sellers, 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 Code will:

- Display the 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 all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your 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 it 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.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Search Code

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:
- Acknowledge it within 5 working days of its 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:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

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

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