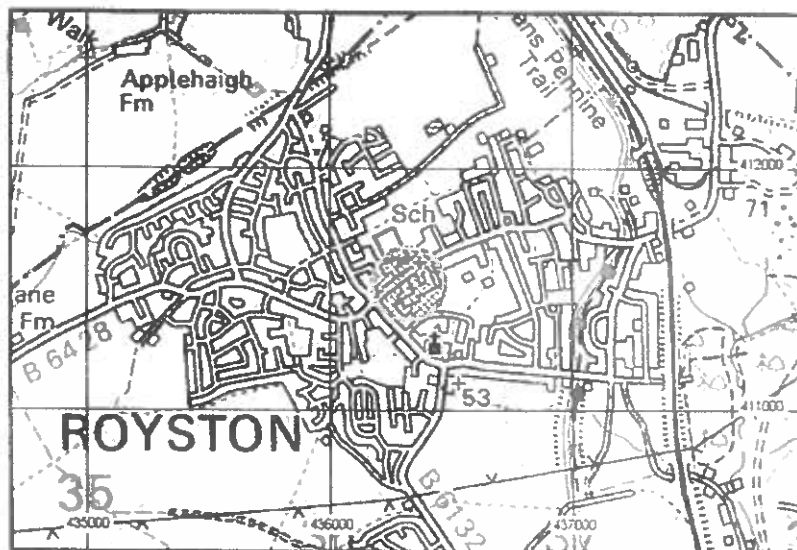




Approximate position of property

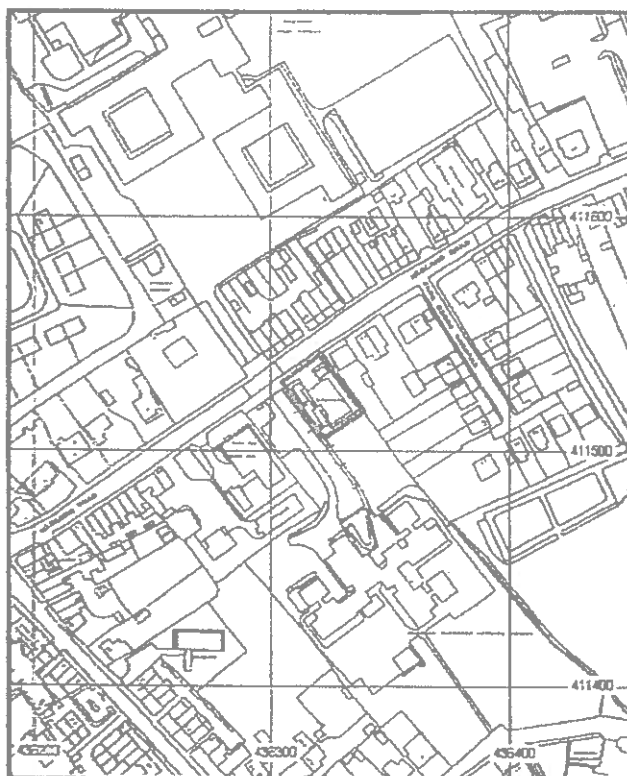


### Enquiry boundary

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### Key

Approximate position of enquiry boundary shown



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**

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 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 and Cheshire Brine Board's Terms and Conditions 2006. The report is compliant with Home Information Pack requirements.

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BURY & WALKERS LLP SOLICITORS,  
 DX 12251 BARNSELEY

|                                 |                        |
|---------------------------------|------------------------|
| Person dealing with this matter | Darren Moody           |
| Our reference                   | 00043554-10            |
| Your reference                  | 347/1197/001           |
| Electronic Ref                  | EME_00014663120001_006 |
| RRUID                           | 005 00014663120001     |
| Date of your enquiry            | 01 October 2010        |
| Date we received your enquiry   | 01 October 2010        |
| Date of issue                   | 01 October 2010        |

This report is for the property described in the address below and the attached plan.

## Non-Residential Coal and Brine Report

Land At, Midland Road, Royston, Barnsley, South Yorkshire

This report is based on and limited to the records held by the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

|                             |     |
|-----------------------------|-----|
| Coal mining*                | yes |
| 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 5 seams of coal at 280m to 500m depth and last worked in 1965

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 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**

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 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 and Cheshire Brine Board's Terms and Conditions 2006. The report is compliant with Home Information Pack requirements.

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