The Coal Authority,
Mining Reports Office,
200 LICHFIELD LANE,
BERRY HILL,
MANSFIELD,
NOTTINGHAMSHIRE,
NG18 4RG
Telephone: 0845 762 6848
DX 716176 MANSFIELD 5
On-Line Service: www.coalminingreports.co.uk

The COAL AUTHORITY

Howard Carter,
Cooper Sons Hartley & Williams,
9 Terrace Road ,
Buxton,
Derbyshire,
SK17 6DU

This matter is being dealt with by Keith Pennington

Our Ref: **10251183-04**
Your Ref: HSC/SAV5/6
Electronic Ref: 00000000025936751CH_MDCL
RRUID: 006.00001560000001
Date: 10 September 2004

Dear Sir,

Coal Mining Report

BARNFIELDS FARM, BARNFIELDS LA, KINGSLEY, STOKE-ON-TRENT, ST10 2DG

I refer to the enquiry dated 10th September 2004, received 10th September 2004, in connection with the above.

This report is based on and limited to the records in the possession of The Coal Authority at the time the search is answered.

Ordnance Survey (O.S.) is undertaking a Positional Accuracy Improvement Programme of its mapping data. The Coal Authority (CA) has no control over the timing of issue of Positionally Improved mapping data by O.S. or over users of that data. In some instances the relative position between surface features and coal mining features may alter as a consequence of this programme. The CA will ensure that the integrity of its database is maintained by replotting some mining information to sustain the relationship between that mining information and the improved O.S. surface positions, some of which are now being released. However, mining reports are currently being produced against pre improved O.S. mapping whilst the Authority updates its database in line with the O.S. changes.

Past Underground Mining

The property is within the likely zone of influence on the surface from workings in 1 seam of coal at 80m depth, the last date of working being 1902.

Ground movement from the above mentioned past coal workings should by now have ceased.

In addition you may wish to know that the property is in an area where coal is believed to exist at or close to the surface that may have been worked at some time in the past.

Present Underground Mining

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

Future Underground Mining

The property is not within a geographical area for which a licence to extract coal by underground methods is awaiting determination by the Coal Authority.

The property is not within a geographical area for which a licence to extract coal by underground methods has been granted.

The property is not within the zone of likely physical influence at the surface from plans of future workings in our possession.

However reserves of coal exist in the locality which could be worked at some time in the future subject to feasibility, licences, and planning consents.

We have no record of any notice of the risk of the land being affected by subsidence being given under S.46 of the Coal Mining Subsidence Act 1991.

Shafts and Adits

We have no knowledge of any mine entries within, or within 20 metres of, the boundary of the property.

Surface Geology

Records in our possession do not disclose any fault or other line of weakness at the surface as having affected the stability of the property.

Past Opencast Mining

The property is not located within the geographical boundary of an opencast site from which coal has been extracted by opencast methods.

Present Opencast Mining

The property does not lie within 200 metres of the geographical boundary of an opencast site within which coal is being extracted by opencast methods.

Future Opencast Mining

The property is not within 800 metres of the geographical boundary of an opencast site for which a licence to extract coal by opencast methods is awaiting determination.

The property is not within 800 metres of the geographical site boundary of an opencast site for which a licence to extract coal by opencast methods has been granted.

Subsidence

The records in our possession do not disclose any damage notice or claim having been given, made or pursued in respect of the property since 1 January 1984.

The records in our possession do not disclose any current "Stop Notice" affecting the property.

The records in our possession do not show any request having been made to execute preventative works under S.33 of the Coal Mining Subsidence Act 1991.

Additional Remarks

These replies are prepared in accordance with the 2003 editions of the Coal Authority's Terms and Conditions, User Guide and the Law Society's Guidance Notes.

Copyright in coal mining reports and certificates belongs to the Coal Authority. Information used to compile this report is protected by the Coal Authority's database right. All rights are reserved and unauthorised use is prohibited. Copyright and other intellectual property is not transferred to external parties by possession of a mining report or certificate, however those for whom the report is supplied have the right to use it.

This is a Residential Coal Mining Report for the existing property. This report is not appropriate for any development which is intended at the property nor is it to be used in respect of non-residential property - in both of these cases a Non-Residential Coal Mining Report should be ordered.

Insurance is included as part of this Residential Coal Mining Report to cover loss in property value arising from any changes in the information contained in this Coal Mining Report. Please refer to the attached Certificate of Insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property nor interpretive reports.

Yours faithfully

A Schofield

Albert Schofield

Director of Mining Information and Services



Crown Copyright.

PLAN NOT TO SCALE

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This is a plan of the boundaries of the property in respect of which this report has been prepared. It is the responsibility of the user to ensure that the boundaries shown correspond with those of the property.

APPROXIMATE POSITION OF ENQUIRY BOUNDARY SHOWN

COAL MINING REPORT
CERTIFICATE OF INSURANCE

Memorandum No. 20210447 dated 10/09/2004

Mining Report Reference No. 006.00001560000001

CONTRACT

This Certificate of Insurance attaches to and forms part of Master Policy Number CMR030801 held by the Coverholder (Tyser (UK) Limited) and is subject to the terms and conditions and limitations contained therein.

In consideration of the Premium of £2.00 (inclusive of IPT at 5%) having been paid by the Coverholder on behalf of the Insured the Insurer will indemnify the Insured up to a maximum limit of indemnity of £20,000 in respect of all claims notified during the Period of Insurance against Loss which the Insured may sustain

For the purposes of this Certificate of Insurance Loss shall mean:

1. The reduction of the Market Value of the Insured's interest in the Property at the date of and caused solely and directly as a result of any adverse matter revealed in the first Coal Mining Report after the Effective Date and which was not revealed by the Coal Mining Report carried out on the Effective date
2. All other costs and expenses incurred with the written consent of the Insurer via the Administrator

Any word or expression to which a specific meaning has been attached shall bear such meaning wherever it may appear in this Certificate of Insurance

Provided always that:

(i) The liability of the Insurer including all costs and expenses incurred shall not exceed £20,000 in the aggregate

(ii) The Insurer shall not be liable in respect of any loss sustained in respect of an entry on the first Coal Mining Report after the Effective Date which appears on the attached Coal Mining Report

(iii) The Insurer shall not be liable in respect of any loss sustained in respect of any adverse matter subsequently revealed by the first Coal Mining Report after the Effective Date which the Insured or the Insured's legal representatives were aware of or had knowledge of at the Effective Date

(iv) The Insurer shall not be liable in respect of any loss sustained as a result of any change in legislation or changes to Form Con29M (or the questions contained therein) made subsequent to the Effective Date which affects the subject matter of this insurance and for which the Insurer would not have been liable in the absence of such legislation or changes

(v) The Insurer shall not be liable in respect of any loss sustained where the Property is not a single private dwelling situate in the United Kingdom and used solely for residential purposes

CONDITIONS

(1) This Certificate of Insurance shall be governed by and be construed in accordance with the laws of England and Wales

(2) The benefit of this Certificate of Insurance shall be non-assignable except in the event of the demise of the Insured when it is hereby agreed that the benefit may pass to the Estate and/or beneficiaries of the Insured

CLAIMS CONDITIONS

(1) The Insured shall give written notice to the Insurer via the Coverholder as soon as possible after receiving information of any claim or loss or any occurrence for which there may be liability under this Policy with full particulars thereof including a copy of the Coal Mining Report and this Certificate of Insurance and the subsequent Coal Mining Report which reveals an adverse matter

(2) If at any time any claim arises under this Policy there is any other insurance covering the same liability the Insurer shall not pay more than its rateable proportion of such claim and costs and expenses in connection therewith

(3) If the Insured shall make any claim knowing the same to be false or fraudulent as regards amount or otherwise this Policy shall become void and and all claim hereunder shall be forfeited

(4) The Insurer reserves the right to instruct a Surveyor to make an assessment under normal sale conditions to determine the Market Value of the Property upon notification of a claim

DEFINITIONS

'Administrator' shall mean Legal & Contingency Limited 19-21 Great Tower Street, London EC3R 5AR

'Appointed Representative' shall mean TCA of 200 Lichfield Lane, Mansfield, Nottinghamshire N18 4RG as the body responsible for issuing certificates, collecting premiums and submitting declarations on behalf of the Coverholder

'Coal Mining Report' shall mean the attached Coal Mining Report compiled by The Coal Authority in response to a search of their records on Form Con 29M or any official form in substitution thereof or any other Coal Mining Report issued by TCA and shall also be deemed to include Search Not Required Certificates issued in respect of the Coal Mining Report

'Coverholder' shall mean Tyser (UK) Limited of Acorn House, Great Oaks, Basildon, Essex SS14 1AL as insurance brokers for the selling of Coal Mining Report Insurance

'Effective Date' shall mean the date of the Coal Mining Report attached to this Certificate of Insurance

'Insured' shall mean any one of the following as applicable:
(1) The Purchaser of the Property recorded on a Declaration (and their Mortgagee) in the event of the purchase of a Property
(2) The Purchaser of the Property recorded on a Declaration (and their Mortgagee) where a Coal Mining Report has been obtained by the Vendor of the Property for the Purchasers benefit as part of a Sellers Pack or where the Property is sold by way of auction
(3) The Owner of the Property recorded on a Declaration (and their Mortgagee) in the event of the remortgage of a Property or where the existing owner of the Property voluntarily elects to obtain a Coal Mining Report

'Insurer' shall mean Groupama Insurance Company Ltd Registered Office Groupama House, 24-26 Minories, London EC3N 1DE

'Market Value' shall mean the value as determined by a Surveyor appointed by agreement between the Insurer and the Insured or in the absence of agreement by an arbitrator appointed in accordance with the statutory provisions in that behalf

'Period of Insurance' shall mean the period from the Effective Date until
(a) the sale of the Property by the Insured where the Insured was the Purchaser or the Owner
(b) the redemption of the mortgage secured against the Property where the Insured is the Mortgagee
(c) the date of the first Coal Mining Search obtained after the Effective Date in respect of the Property where any adverse matter is revealed
whichever is the earlier

'Property' shall mean the property the address for which the attached Coal Mining Report has been provided by TCA

'Surveyor(s)' shall mean a person holding one or more qualifications of FRICS MRICS FISVA or AISVA and approved by the Insurer

CUSTOMER SERVICE AND COMPLAINTS

Any enquiries or complaints should be addressed to Legal & Contingency Limited quoting the reference number or claims number. The address and telephone number of the office you should contact is:-

Legal and Contingency Limited, 19-21 Great Tower Street, London EC3R 5AR
Telephone No. 020 7397 4343 Facsimile No. 020 7397 4344

If you still feel that we have been unable to resolve the matter to your satisfaction then please write to the Managing Director of

Groupama Insurance Company Ltd, Groupama House, 24-26 Minories, London EC3N 1DE
Telephone No. 020 7623 5280 Facsimile No. 020 7220 0450

Financial Ombudsman Service

If you are still unhappy following receipt of our final response you can refer the dispute to the Financial Ombudsman Service who will review your case on an independent basis. Their address is

The Financial Ombudsman Service, South Quay Plaza, 183 Marsh Wall, London E14 9SR
Telephone No. 0845 600 6666

(Please note that the Financial Ombudsman is only able to intervene in respect of personal policyholders or small businesses with a turnover less than £1m)

General Insurance Standards Council

Groupama and Legal & Contingency are members of the General Insurance Standards Council (GISC)
The GISC is an independent organisation set up to regulate the sales advisory and service standards of members. Its main purpose is to make sure that general insurance customers are treated fairly. Their address is

General Insurance Standards Council
110 Cannon Street
London
EC4N 6EU
Telephone No. 020 7648 7800
E-mail enquiries@gisc.co.uk

Association of British Insurers

Groupama is a member company of the Association of British Insurers (ABI) and you can contact them at any time for help or assistance. Their address is

51 Gresham Street
London
EC2V 7HQ

Telephone No. 020 7600 3333
E-mail info@abi.org.uk