

The professional opinion on residential risk from coal mining activity

The Groundsure CON29M Official Coal Mining Search - brought to you by Groundsure under Law Society license using official Coal Authority data.

The residential report answers all of the official 11 questions requested in Law Society Guidance Notes (2018) and has additional information should the property fall within the Cheshire Brine Compensation area.

What is the CON29M? The CON29M is a legal form set out by the Law Society to provide information on past, present and future underground and surface coal mining activity for individual properties or sites in England and Wales. It is requested by solicitors on behalf of their clients as part of the conveyancing searches purchased in a coal mining or past coal mining area.

Satisfies all the Law Society CON29M Guidance Notes (2018) with comprehensive risk screening and expert opinion.

Detailed answers and expert opinion on all 11 CON29M questions.



1. Past underground coal mining



2. Present underground coal mining



3. Future underground coal mining



4. Shafts and adits (mine entries)



5. Coal mining geology



6. Past opencast coal mining



7. Present opencast coal mining



8. Future opencast coal mining



9. Coal mining subsidence claims



10. Mine gas emissions



11. Emergency Call Out incidents



Also includes a Cheshire Brine alert

Why investigate coal mining risk?

The history of coal mining in the UK has resulted in a potential risk of coal-mining related ground subsidence in areas affected. In 2000 the Law Society produced the CON29M form to assist solicitors in identifying issues relating to coal mining. Law Society Guidance Notes (2018) states a CON29M Report is a mandatory requirement for property and land purchase in coal mining areas.

Did you know that...

...approximately ¼ of all residential transactions require a CON29M report? The Groundsure CON29M Official Coal Mining Search – Residential is the only report to include ALL of the following:

- Pass/potential risk rating
- Professional opinion
- Overview of findings and recommendations
- In depth and detailed search results
- Further notes and guidance
- Coal mining map
- £100,000 Coal Search Report Insurance
- OS MasterMap site plan
- Cheshire brine alert.

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Why choose the Groundsure CON29M Official Coal Mining Search – Residential report.

Simplicity, Accuracy, Clarity:

- It includes a front page summary of the 11 question responses set out by the Law Society, with clear signposting to detailed information, answers and expert opinion
- The report uses official data licensed from the Coal Authority, interpreted and analysed by industry experts Mining Searches UK
- Offers protection and security via a comprehensive £100k Coal Search Report Insurance Policy
- It gives unrivalled data analysis delivering expert insight and understanding for you and your clients
- A unique additional alert highlights the Cheshire Brine Compensation Area - where applicable
- Clear and focused risk advice and next step recommendations supporting transaction progression and completion
- Easy to understand client ready copy - accessible to everyone involved in the transaction
- Uses an OS MasterMap plan of the site and an additional coal mining risk map identifying hazards in relation to the property
- The report uses the now established Groundsure formula for best in class layout and navigation - designed for quick and easy interpretation, getting you to the information you and your clients need, faster
- Streamlined layout compared to other available reports enabling a clearer workflow resulting in smarter and faster decisions
- Supports your professional requirements and is accepted by all major UK lenders
- £10m Professional Indemnity Insurance (any one claim).

Coal reporting in Scotland

In Scotland this is a 'Regulated' search rather than 'Official'. This is because the Law Society (of England and Wales) and their CON29M form and Guidance Notes do not apply in Scotland. If the property is located in Scotland you will still be able to order the CON29M product (for either Residential or Commercial transactions) and the Groundsure team will generate the appropriate version for Scottish transactions.

The same 11 questions are answered in the Scottish version and the product is identical in terms of the in-depth information included. Key differences:

- The Scottish version will not have the question text and numbered format (as licensed and requested by the Law Society)
- The Cheshire brine alert is removed for Scotland.



Brought to you by Groundsure and Mining Searches UK

An in-house team of expert environmental specialists at Groundsure and geologists at Mining Searches UK can be contacted to discuss any questions from either the search provider, the solicitor or the purchaser.

Groundsure is the leading provider of environmental search reports in the UK. Our dedicated and specialist team are committed to producing information that informs better property decisions. At Groundsure, over 30 environmental professionals are focused on using our knowledge in new, innovative and accurate ways. Since 1978 Mining Searches UK has provided peace of mind through specialist knowledge of historical mining throughout the UK. A trusted team of specialist mining engineers, geologists and historians, Mining Searches UK assesses the mining risk of a piece of land, property or site.