

# TERRASEARCH COAL



## Designed for

TerraSearch Coal is a Regulated “CON29M-Compliant” mining and ground risk report designed to inform and protect all parties within a property transaction. It uses enhanced data unavailable to the Coal Authority along with enhanced liability protection and expert interpretation to accurately quantify the risk to a property from nearby mine entries, hazards, shallow mining and subsidence claims, as well as all past, present and planned coal and brine extraction.

## Key features

- Regulated Residential and Commercial “CON29M-Compliant” report (past, present and planned extraction)
- All Coal Authority (TCA) official licensed data
- Uses additional data sources unavailable to The Coal Authority
- Coal and Brine Report Indemnity Policy of up to £50,000 loss in market value of the property
- Additional professional interpretation included within report and Site plan
- “Pass” or “Further Action” outcome with concluding statement to be inserted into a client care letter
- Report author’s contact details provided for direct support queries
- £10 million Professional Indemnity Policy per report
- Delivered within two days (48 hours)

## What’s included

TerraSearch Coal Report includes all licensed Coal Authority data and a built-in loss of value insurance policy that answers the official CON29M questions to satisfy Law Society and Lender compliance.

A professional opinion is also provided, protected by Terms and Conditions that include a £10 million Professional Indemnity Policy, ensuring the client is better covered from incorrect or missing information.

## Why you need it

Mine entries and underground voids associated with historical coal mining often extend long distances underground beneath residential and commercial sites (property and land). In the event they collapse or subsidence occurs, they can result in substantial damage and loss of value to buildings in close proximity. TerraSearch Coal satisfies and enhances Lender and Law Society due diligence, providing the ideal solution to those parts of the country where mining exists and lenders require an enhanced level of interpretation and a protected professional opinion, before deciding whether to lend.

For more information please call Terrafirma  
on 0330 900 7500 or visit our website:  
[www.terrafirmasearch.co.uk](http://www.terrafirmasearch.co.uk)

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