

Mining and stability covered in every transaction. *Why take the risk?*

Historic mining and ground stability affects properties across the country - your clients' transactions need protecting. GeoRisk is now the standard to provide that protection and assurance. Provided by the experts at Groundsure and Mining Searches UK (MSUK). GeoRisk goes above and beyond the guidance of the Law Society Conveyancing Handbook on mineral extraction and ground stability.

- Over 50% of the data in GeoRisk is unique mining and ground stability data that is unavailable elsewhere.
- Provides trusted analysis from leading experts Mining Searches UK.
- Optimised design and navigation brought to you by the leading brand in property searches.

The report covers in-depth and vast datasets across key areas of ground risk:

- **Non-coal mining** (with opinion provided by an in-house mining expert)
- **Ground stability** (natural and non-natural)
- **Satellite monitoring** (recorded 'real-world' ground movement)

GeoRisk provides
an unbeatable
understanding of
natural and man-made
ground risks
to property.

GeoRisk



MSUK Mining Features

Unique and authoritative data on past mining features and associated infrastructure derived from mine plans and other sources, collated and curated by MSUK from 40 years of consulting.



Mining Records

Rich data indicating the presence or likelihood of past mining activity from a variety of authoritative sources.



Historical Features

Past mining activity as depicted on historical maps. Mining features from Groundsure's unique and comprehensive Historical Land Use Database derived from analysis of **1.5 million** high-resolution scans of historical OS maps.



Geological Features

Geological data from the British Geological Survey (BGS) that could indicate the presence of past mining activity. This data is provided at the highest resolution available.



Oil and Gas Extraction

Data on the presence or potential presence of oil and gas extraction. Information on exploration areas ('licensed' and 'offered'), alongside existing wells and, unique to Groundsure, potential wells identified in the planning system - giving advanced warning of future development.



Coastal Erosion

Understand risks to property from loss of land to the sea. Projections on imminent risk are provided alongside potential risk to your clients' long term property investment.



Coal Mining Alert

Alerts to a need for a full coal mining risk assessment if the property is within the Coal Mining Reporting Area.



Satellite Monitoring

Satellite radar data analysed to measure real-world ground movement, accurate to the millimetre. Produced by ground movement experts SatSense and updated every six days on a continuous cycle. Risk to property is summarised into a simple traffic light system across six risk indices, relating to different spatial scales and types of movement.



Natural Instability

Comprehensive natural instability data including brand new BGS data on the risk from shrink-swell subsidence. It looks at geology, the presence of trees (Bluesky's National Tree Map), and local building attributes to deliver a clear hazard score. Full GeoSure data, natural cavities data, and the BGS National Landslides Index are also included.



Infilled Land

Areas of infilled land can often indicate ground instability. Data is provided on current and historical landfills, along with unique and proprietary data derived from historical mapping and local authority records.



Sinkholes

A comprehensive alert to the likely presence of sinkholes. Includes recent sinkhole incidents in media reports, incidents recorded by the BGS and Peter Brett Associates, and past incidents from Groundsure's Historical Land Use Database. This dataset contains 75,000 recorded sinkhole incidents - the largest dataset available.



Cheshire Brine Alert

Alerts to a need for a full brine risk assessment if the property is within the Cheshire Brine Compensation District.

GeoRisk +

Delivery: Resi <24hrs / Comm <48hrs
Reliance: £10m PI Insurance

Mining and stability covered in every transaction. *Why take the risk?*

All mining and ground risk covered every time. GeoRisk + includes **everything** in the GeoRisk report **plus**:

- **Coal mining** (fully integrated Groundsure CON29M Official Coal Mining Search Report including a mine entry interpretive assessment).
- **Brine** (a Groundsure Cheshire Salt Search when ordered in the Cheshire Brine Compensation District).

GeoRisk +



Coal mining (CON29M)

A full assessment of the potential risk from coal mining with a CON29M Official Coal Mining Search integrated into the report and risk assessment. Also includes a mine entry interpretive assessment as standard. Residential and Commercial versions available where applicable.



Cheshire brine

A full Cheshire Salt Search is included with the report when the property is within the Cheshire Brine Compensation District and includes further information on records held by the Cheshire Brine Subsidence Compensation Board.

Why these reports?

- Whilst 25% of properties lie on the coalfield, Groundsure estimates that a further 43% of properties may also be affected by mining and ground stability issues unrelated to coal mining - don't let your clients down - this is the best suite of mining reports that gives you everything you will need.
- The most comprehensive mining reports available - no additional reports required.
- Several new and unique datasets are included in this report - it includes everything that is already available in the market but with lots more.
- Expert Groundsure and MSUK advice - geo-environmental experts giving clear guidance and advice on complex mining and ground stability issues.
- Easy to navigate and easy to understand client ready copy - meaning fewer queries and a faster workflow.
- Competitively priced - however you look at it this is the best option - saving time and money with every transaction.

For a more comprehensive view of all the benefits visit: www.groundsure.com/GeoRiskbenefits

Brought to you by Groundsure and Mining Searches UK

An in-house team of environmental specialists at Groundsure and mining experts at MSUK can be contacted to discuss any questions from either a search provider, a solicitor or the purchaser.

Mining Searches UK bring advanced and in-depth knowledge of mining legacy liabilities with significant expert witness experience.

Market-leading specialists in geospatial intelligence focused on natural and man-made hazards, turning data into practical, actionable insight. We give professionals, business and homebuyers expert information by providing high value, property-specific opinions. Our products and services are provided by highly qualified and experienced environmental risk, mining and geology experts. Groundsure is part of ATI Global (Australian Technology Innovators or ATI) a world-class provider of legal technology, software and information services.

Provide peace of mind when no risks are identified with **GeoRisk Certificates**, our cost-effective "all-clear" products