

**BRISTOL
COALMINING
ARCHIVES Ltd.**

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South Gloucestershire Council
Business Support - 3

11 APR 2011

Received

Debbie Crosbie
South Gloucestershire Council
Thornbury Council Office
Castle Street
Thornbury
South Gloucestershire BS35 1HF

*Date: 06/04/2011
Our Ref: 47825
Your Ref: DAC/CPT
Purchase Order: PS023087*

11 APR 2011

Dear Sirs

Re: - Land at Savages Wood Road Bradley Stoke -

Thank you for your enquiry which we received on 06/04/2011

We have searched our records and report as follows:-

Past Mining Activity

The property stands on coal seams of the Middle Coal Measures that have never been worked in this location. It is now highly unlikely that they will ever be worked in the foreseeable future.

Our records show that seams, proved by the National Coal Board, will be present at depth beneath the property. These seams were worked to the south by Harry Stoke Drift Mine. This concern was sunk by the National Coal Board in 1954 and worked a number of seams until closure in 1963. These workings stop three quarters of a mile to the south at a depth of around 200 feet.

The Harry Stoke Venture was intended to be followed by a deep mine in Downend, but poor geology and uncertain economic conditions ultimately thwarted the plan.

Limited workings are also present a mile and a half to the north west, at Almondsbury. From these distances neither of the concerns can affect the property.

Shafts and Adits

None are known inside the boundary of the property or within 100 feet.

*Directors:
Company Secretary:
Consultants:*

*Mrs. J J Cornwell CEng MIStructE
olc Accountancy
Mr. I Greenfield BA Hons*

The nearest recorded shafts are those of Harry Stoke Drift Mine, three quarters of a mile to the south, too far distant to be of any concern.

Water and Drainage Levels

None are known in the vicinity of the property, nor would any be expected where no mining has been undertaken.

Surface Geology

The property stands on a plateau of clay with fragments of white limestone and Cotham Marble, which cover the Carboniferous material that contains the deep, unworked coal seams.

Subsidence

As there has been no mining beneath or close to the property, there can be no mining related subsidence.

Disclaimer

Whilst we believe that our archive is truly comprehensive we nevertheless acknowledge that there may be documentary sources unknown to us. Consequently this report is limited to the information in our possession.

Because the information in the report is obtained from records and documents prepared by others, it follows that the company cannot accept responsibility for any inaccuracies in those records or omissions from them.

If we express an opinion as to whether any mine workings revealed by this report would affect the property, we do so, on the basis of a theoretical relationship between the depth of the workings and the size of the seam. Any risk of subsidence also diminishes with the age of the workings. However, recent experience makes it plain that if there are workings under or adjacent to the property, there may be some degree of risk.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Bristol Coalmining Archives Limited'.

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