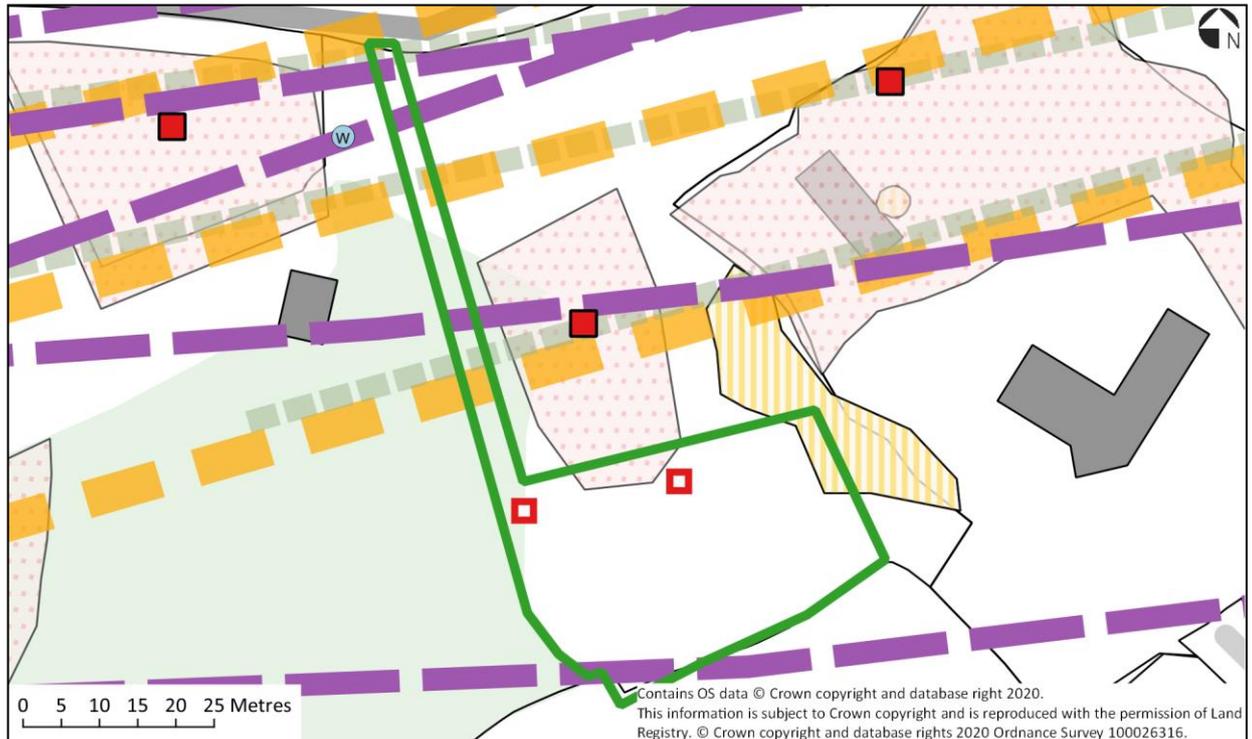




Property Address	The Croft	Trevaunance Road
	St Agnes	TR5 0NB
National Grid Reference	171533	51035
Client & Client Ref	Liam Thomas	Online Order: 5201
Report Reference & Date	RJH/CMS/130114	07 April 2020



- | | | | |
|--------------------------|--------------------------|----------------------------|------------------------|
| Property Boundary | Recorded Lode (Surface) | Recorded Shaft | Well/Spring |
| Land Registry Boundaries | Suspected Lode (Surface) | Suspected Shaft | Surface Workings |
| Building | Lode at Other Elevation | Indicated Shaft (Doubtful) | Mine Waste |
| Former Structure | Geological Fault | Subsidence | Alluvium/Tin Streaming |
| Elvan | Adit/Tunnel | Adit Portal | Quarry |

Risk Rating:

HIGH - Further Action

Next Steps:

MINING INVESTIGATION

PROFESSIONAL OPINION

We believe that the property could be affected by subsidence related to historic metalliferous mining and we are unable to dismiss this without further assessment. An intrusive on-site Mining Investigation is required to assess the risks further. It is recommended borehole drilling or slot trenching be undertaken by a mining consultant to confirm whether the risk feature exists as indicated by the historic records.

Registered Office: Parc Ven House, Coach Lane, Redruth, Cornwall TR15 2TT. Registered in England & Wales. Registered Number: 4578850



Mining Search: METALLIFEROUS MINERALS



This Mining Search provides an assessment of the subsidence risk presented to the property from historic metalliferous mining. The report findings are based on factual information from maps, plans and records in Cornwall Consultants Ltd private archive, the results of relevant on-site investigations, as well as commercially available datasets. This information has been interpreted by experts to reasonably predict the existence, location and likelihood of unrecorded mine workings.

The Findings

The property is situated within an area of extensive historic metalliferous mining activity. It is reported that subsidence has already been observed within the property, although the location is not known to us.

Our records indicate that three mineral lodes (deposits) associated with the former Polberro Mine lie within the property. These features are recorded on a mine plan, on a Geological Survey map and on a nineteenth century mining map. Unrecorded mine workings may exist on lode outcrops and these can cause subsidence problems. The principal area of risk to the property is the access road.

Two shafts and nearby surface workings are suspected to lie within the property. These features are inferred from information on the National Mapping Project. The true nature and position of these features is unconfirmed.

An area of mine waste associated with a shaft (which lies just to the east) encroaches within the property boundary. Mine waste material (loose rock debris) may obscure mine workings or cause differential settlement to overlying buildings. This feature is indicated on a nineteenth century mining map.

The property lies within an existing Mineral Safeguarding Area, containing designated metalliferous mineral resources and/or strategic mine entries. We believe this permission relates to non-extractive activities. Further information can be obtained from the Local Planning Authority, if required.

The Risk

Based on a detailed search and expert interpretation of our mining records archive we believe the risk to the property from subsidence relating to past extractive metalliferous mining is:

HIGH - Further Action

We believe that the property could be affected by subsidence related to historic metalliferous mining and we are unable to dismiss this without further assessment.

The Next Steps

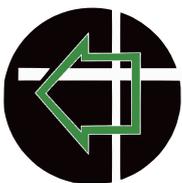
To further assess the risks to this property we recommend the following course of action:

MINING INVESTIGATION

An intrusive on-site Mining Investigation is required to assess the risks further. It is recommended borehole drilling or slot trenching be undertaken by a mining consultant to confirm whether the risk feature exists as indicated by the historic records.

If further assessment has been recommended or you would just like to discuss the findings of this report, we would be happy to assist by phone on 01209 313511 or by email to mining@cornwallconsultants.co.uk or at a site meeting as required. Further explanation of the mining search process can be found on the attached information sheet and our website www.cornwallconsultants.co.uk.

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Mining Search: METALLIFEROUS MINERALS



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Geology

Metallic mineralisation in the South West mainly occurs in lodes (veins), which are sheet-like structures occupying former fissures in the bedrock. Lodes are typically about 1 metre (m) wide but some reach 5m or more and are either vertical or inclined at steep angles. Mineral lodes containing tin, copper and other metalliferous minerals typically course in an east-northeast to west-southwest direction, while those containing lead and silver often course approximately north to south. Localised variations can occur, and lodes are also affected by other geological structures, such as crosscourses (geological faults) and elvan dykes (wide, planar igneous intrusions that are occasionally mineralised).

Mining Methods & History

The extraction of metalliferous minerals in the South West has taken place for thousands of years, throughout which shallow prospecting was widespread. This involved excavating costean (trial) pits in order to discover mineral lodes, often in areas where earlier tin-streaming had taken place. Once discovered, lodes were often mined by openworks (linear excavations) along the lode outcrop and later by means of shafts, adits (drainage tunnels) and levels (tunnels) driven away from the shafts. The ore was extracted from between the levels to leave stopes (narrow chasms). By the 19th century steam pumping engines enabled the workings to be deepened. During the tin and copper mining heyday, in the 18th and 19th centuries, the South West was one of the most productive mining regions in the world with over 2000 active mines. Thousands of shafts were sunk, and hundreds of miles of underground workings were driven along the lodes. However, by the end of the 19th century, the discovery of larger mineral deposits elsewhere led to the industrial decline in the South West and the closure of most mines. A lack of funds and regulations meant that mine workings were often left abandoned without being secured.

Mining Archive & Unrecorded Workings

The surviving officially deposited abandoned mine plans of most mines in the South West do not show the full extent of the underground workings, especially at shallow depth. It did not become a legal requirement for metal mines to keep comprehensive plans of the underground workings, and to deposit these upon abandonment until 1872. This law did not apply to mines that employed fewer than 12 people underground and neither did it require mines to survey any unused older workings. As a result, most of the old and shallow workings and smaller mines remain poorly recorded. We use a vast archive of other mining and geological records, maps, plans, books and datasets, along with our knowledge of the geology and mining methods to predict where workings could exist and might present a risk.

Subsidence Risks

Any near-surface mine working that has not been properly secured poses a potential subsidence risk at surface. Mine shafts present a high risk of localised subsidence. Often these features were capped with timber when mining ceased and all evidence of them became obliterated. Shallow adits can collapse or cause flooding and mine waste tips/dumps can cause differential settlement. However, one of the main causes of mining related subsidence is the collapse of near-surface mine workings on lode outcrops. These workings, in the form of small pits, openworks or shallow stopes, were often backfilled with unconsolidated waste rock and are not evident at surface until they collapse, thereby presenting a high risk of subsidence. There is no legal imperative to report subsidence to a central body and so no comprehensive database of historic subsidence events exists. Therefore, it is not possible to conclude comprehensively whether a property has previously been affected; but we include comment on subsidence at a property if we are aware of it.

Limitations of Mining Search

This Mining Search evaluates the subsidence risk from the extraction of metalliferous minerals only. It cannot be relied upon to indicate risk from clay, stone, coal, oil or other non-metalliferous extraction. It has been produced following a search and review of the extensive collection of abandoned mine plans, maps, records and archives in our possession and from this material we have endeavoured to provide as accurate a report as possible. However, considering that such records may not be wholly complete or accurate, we cannot accept liability for any inaccuracies or omissions with respect to those records. This Mining Search does not include an assessment of soil contamination risks. This report and any mining features described are applicable to the subject property only, the location or boundaries of which have been approved by the client in instructing and receiving this report. We cannot be liable for any erroneous or omitted information as portrayed on any plan supplied to us for this Mining Search. The report must not be relied upon for neighbouring properties, as any adjacent mining features may have been omitted for clarity. This report is confidential to the client, client's solicitor and/or mortgage lender or those acting through a conveyance service provider (as per the quoted reference number) and may not be reproduced or further distributed, re-sold or reassigned without our permission. We shall be under no liability whatsoever to any person who has not been party to the commissioning and fee paid for this report or any undisclosed third party. We have not visited the property.

Mining Search: METALLIFEROUS MINERALS



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Consumer Information

This search has been produced by Cornwall Consultants Ltd, Parc Vean House, Coach Lane, Redruth, TR15 2TT. Tel: (01209) 313511. Fax: (01209) 313512. Email: enquiries@cornwallconsultants.co.uk, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. This search has been completed in accordance with our Terms and Conditions of business that can be viewed [here](#).

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- Sets out minimum standards which firms compiling and selling search reports have to meet
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

Contact Cornwall Consultants Ltd if you would like a copy of the Search Code or our Complaints Procedure. We trust this report provides the information you require, however should you have any queries, please contact Cornwall Consultants Ltd at: enquiries@cornwallconsultants.co.uk

TPOs contact details

The Property Ombudsman scheme
Milford House, 43-55 Milford Street,
Salisbury, Wiltshire SP1 2BP
Tel: **01722 333306** Fax: **01722 332296**
Email: admin@tpos.co.uk | Website: www.tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk or from our website at <https://cornwallconsultants.com/>

Complaints Procedure

Cornwall Consultants Ltd is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint directly to Cornwall Consultants Ltd, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to:

The Property Ombudsman scheme (TPOs):
Tel: **01722 333306** E-mail: admin@tpos.co.uk
| Website: www.tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Dan Berriman
Cornwall Consultants Ltd
Parc Vean House
Coach Lane
Redruth
Cornwall
TR15 2TT

E: help@cornwallconsultants.co.uk

T: **01209 313511**

You can also view our complaints procedure [here](#).

RESULT CLASSIFICATIONS FOR MORTGAGE

PASSED	<i>Typically, acceptable to mortgage lenders.</i>
FURTHER ACTION	<i>Value/enjoyment may be affected, and action should be satisfied before mortgage proceeds.</i>