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Mining Search Report

(Metalliferous)

Site:
Plot at Boscreege Farm
Gulval
Penzance
Cornwall
TR20 8XB

Prepared by
Mr D. J. Henderson HND, Dip.CSM (Surveying), ICIOB, MIQ, MCM

On behalf of

Mr T. J. Mann
Boscreege Farm
Gulval
Penzance
Cornwall
TR20 8XB

February 1st, 2021

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1.0 INTRODUCTION

1.1 Purpose

This Mining Search Report has been carried out by Henderson Mines Research Limited, and is confidential to the client, the mortgagee, and other professional advisors acting for and on behalf of the client, and is specific only to the subject property herein, and cannot be used for any other property, on behalf of,

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Boscreege Farm
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The principle purpose of this survey is to ascertain the likelihood of any abandoned metalliferous mine workings, backfilled surface excavations, stone quarries, or china clay pits/works, from recorded and documented information under or near to the following property.

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1.2 Location

The property is situated adjacent The Cottage at Boscreege Farm, at approximately 3.0km northwest of Gulval on the outskirts of Penzance, and the site can be located at the following National Grid Reference Point SW 46852:34063, (1:25,000 Explorer Series 102. Land's End). Throughout this report the reader is referred to the additional information in Appendices.

1.3 Sources of Information

The main sources of information consulted in this work are listed in Section 4.0 (References). Unfortunately, for this particular study, there are no known surviving plans, and/or, sections at the Cornwall Records Office in Redruth, with respect to former mining activity within the vicinity of the above said property.

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2.0 MINING ACTIVITY

Wheal Sarah Mine

From our records, there are a number of abandoned mines within and around this area. Notably, Wheal Sarah, Wheal Roberts, Wheal Speed, and numerous others. However, reference shall be made to the above concern, as this is the nearest significantly recorded mine to the property of study.

2.1 Mining Description

The property lies within the former mining sett or lease area of Wheal Sarah, and this was worked primarily for tin, and records show that mining was active here between the years 1497 and 1838 when mining ceased. No doubt the lodes here had been exploited at a much earlier time, although this was not recorded.

The depth of workings have not been accurately records and are unknown.

There are no known surviving records of output for this sett.

2.2 Regional Geology

The property is situated within an area of predominantly Carboniferous rock, composed of medium and course-grained Biotite-granite of the Land's End granite mass, and the area has been worked for tin and copper ores, along with wolfram, arsenic, zinc, lead and silver.

The mineral lodes in the district consist of narrow sub-vertical planar structures, which occupy fissures in the country rock, with a general strike or trend of E - W, and these are named, Will, Lane, Engine, Burrow Field and Park Buskes Lode respectively. In addition, a number of mineralised cross-courses strike through at N – S, cutting through, faulting, and sometimes displacing the lodes.

2.3 Future Development

There are many proven and worthwhile prospects throughout the county where the land and mineral ownership have already been purchased. Nevertheless, metal prices would have to increase by as much as 20% (based on current LME non-ferrous metal prices for tin @ \$25,000.00 p/t, and \$7,755.50 p/t for copper), before any of these became worthwhile investments. A mineral's operator would have to comply with current environmental legislation, legal complications regarding land and mineral ownership, and planning permission, as well as many other factors, before any development could begin.

3.0 CONCLUSIONS AND RECOMMENDATIONS

3.1 Conclusions

Cornwall contains numerous abandoned mine and quarry workings, many of these are traceable through either surface remains and/or old plans and documents. However, a large number remain both uncharted/recorded and untraceable. Whichever the case, ground movements due to shaft, stope, level, adit or backfill collapse cannot be ruled out.

From our records, there is every indication that mining has taken place, and that significant features in the form of lode structures and workings are shown to lay throughout the area. In all probability, these and indeed other neighbouring and unrecorded minor lodes here would almost certainly have been tried, and probably on numerous occasions, obviously traces of which have now been backfilled.

The reader is referred to the drawings in Appendix I of this report. *(Please note that for clarity only some neighbouring mine development work is shown)*. As far as our research has shown and to the best of our knowledge, we conclude that the following property,

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Has known recorded workings within close proximity to the property boundary, and given that the outcrops of mineralised features or lodes traverse through the area, assurance cannot be given therefore that the surface will not be effected in the future from damage caused by subsidence from collapse of underlying or adjacent mine, and/or quarry, and/or alluvium and other mineral workings, and/or deposits, until further investigation.

3.2 Further Investigation

Further study of mine plans and records is not likely to reveal any more detailed or accurate information. However, whilst every effort has been made regarding accuracy, we cannot rule out the presence of uncharted mine workings within the vicinity of the property.

It should be noted that unrecorded shallow mine workings can be present in former mining areas, despite the apparent absence of mineralised structures. Furthermore, early prospective workings did not follow the regular and predictable patterns more typical of later mining activity. Therefore, as a standard precautionary measure, it is recommended that a suitably qualified and experience mining professional inspects the ground conditions exposed during the excavation of footings, and/or utility trenches, for the proposed development. This is likely to be a requirement imposed by Building Control, and Cornwall Council Planning Authority.


For and on behalf of Henderson Mines Research Limited,
Mr D. J. Henderson HND, Dip.CSM (Surveying), ICIOB, MIQ, MCMI

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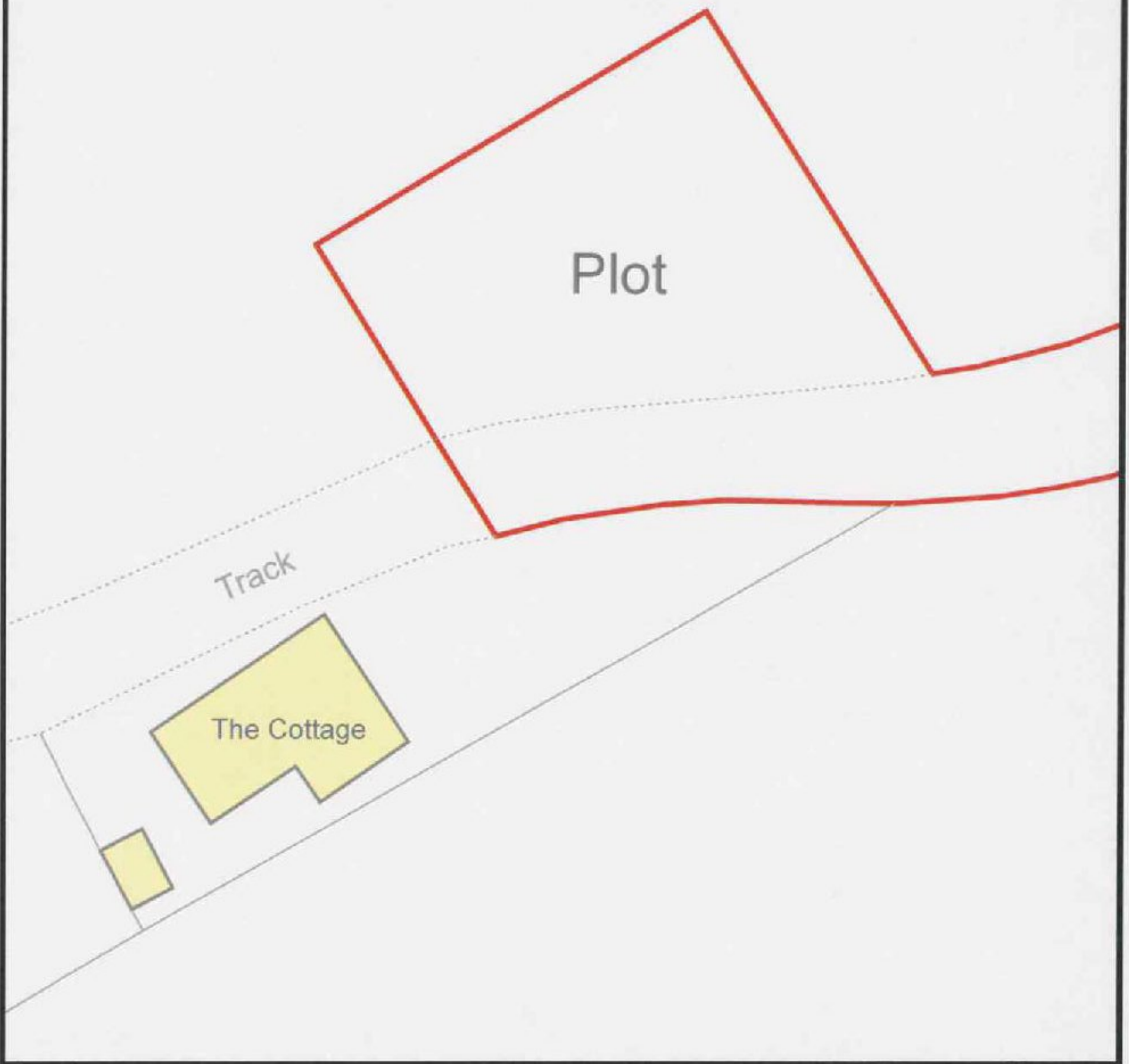
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-  = Site Location
-  = Shafts and workings

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TITLE:

- Mining Search Report
- Site Sketch Plan
- (Extract Plan - 2021)

PROJECT/CLIENT:

Mr T. J. Mann
Plot at Boscreege Farm
Gulval
Penzance
Cornwall
TR20 8XB

SCALE: N/A

DWNG. NO. 1

DWN. BY: DJH

DATE: 01/02/21

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