

Regulated Metalliferous Mining Search

Further Action:

Visual Inspection

Searchflow Ltd
5-7 Abbey Court
Eagle Way
Sowton
Exeter EX2 7HY

Mining Searches UK

Highburrow Lane
Wilson way
Pool Industrial Estate
Redruth
Cornwall TR15 3RN
United Kingdom

T 01209 218861

E search@miningsearchesuk.com

Website: www.miningsearchesuk.com

Date: August 25 2017
Our Reference: PR/107737
Your Reference: SF25469748000

Pine Hollow Fistral Crescent Newquay TR7 1PQ

OPINION

Mining Searches UK considers the property to be acceptably free from metalliferous mining risk.

An old cutting or possible old quarry is recorded to encroach into the southern part of the property. Whilst not considered to be related to metalliferous mining this feature could present a settlement of subsidence risk.

Further action is therefore recommended. This may take the form of a visual inspection by a suitably qualified and experienced person. This inspection should be carried out by a suitably qualified and experienced person, who could be sought through <https://www.ricsfirms.com/>.

Refer to Past Metalliferous Mining Activity for further details.

SCOPE

This metalliferous mining search is an assessment to determine mine settlement and/or subsidence risk. It is based on the archive available to and held by Mining Searches UK at the time of production. No site visit has been carried out for this search.

Within the search the term metalliferous covers extraction for alum, arsenic, barium, copper, gold, iron, lead, manganese, ochre, silver, silver-lead, tin, tungsten, umber and zinc.

The opinions outlined are only relevant to the property delineated on the supplied location plan. It is undertaken on behalf of the client, their mortgagees and legal advisers.

PAST METALLIFEROUS MINING ACTIVITY

Mining Searches UK have no evidence of any metalliferous mining features potentially affecting the

property.

An old cutting or possible old quarry is recorded to encroach into the property. Mining Searches UK have not confirmed the full lateral and vertical extent of the feature and the nature of in-fill. This feature is not considered to be related to metalliferous mining.

There are no recorded metalliferous mine entries within 20 metres of the property.

PRESENT AND FUTURE METALLIFEROUS MINING ACTIVITY

According to the Mining Searches UK archive the property does not presently lie within an area with planning permission for metalliferous mineral development. Mining Searches UK are not aware of any planned future mining activity.

NOTES AND GUIDANCE

This mining search has been compiled from the archive information held by Mining Searches UK. As with all historic mining records there is no guarantee or assurance of reliability or accuracy. Mining Searches UK cannot be held responsible for any omissions or errors in the information upon which our interpretation has been based.

Historical mining records vary in document age, reliability, reproduction, quality of the original record, the reason to produce the original document, skill of the original surveyor and the accuracy of the available surveying equipment at the time of production. It must be accepted that the information is subject to interpretation. Alternative interpretations may be possible.

In any area, sporadic, un-surveyed and ancient mine workings can exist, and unrecorded mine workings or mineralised veins can never be ruled out. Mining Searches UK cannot be held responsible for any settlement or subsidence associated with unrecorded mining features.

If the property is subject to future development, a mining site investigation may be required to satisfy planning or building regulation conditions. If future development is being considered, contact Mining Searches UK for further advice.

Unless otherwise expressly stated, nothing in this mining search shall create or confer any rights or other benefits pursuant to the Contracts (Rights of Third Parties) Act 1999 in favour of any person other than the person commissioning this mining search.

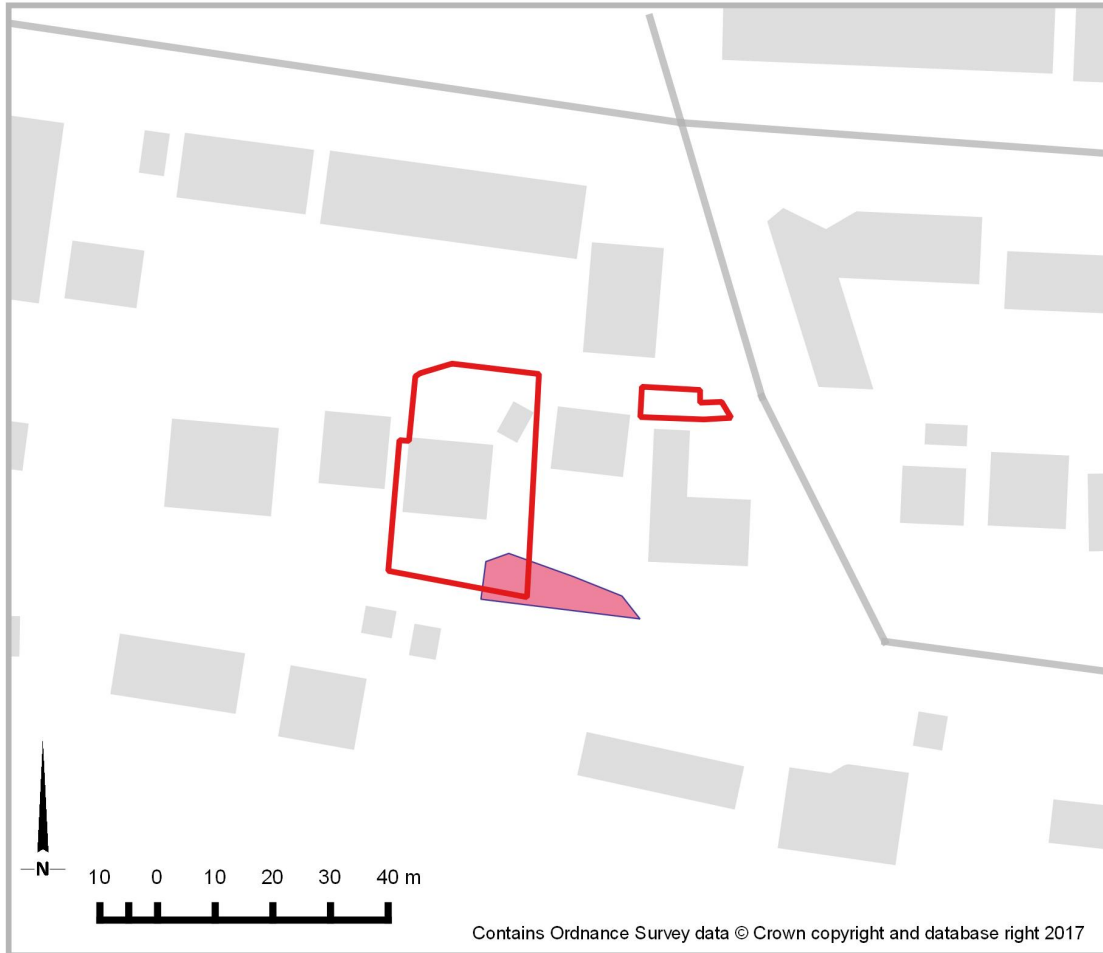
This mining search is only considered to be related to metalliferous mining risk. It is not considered to be an environmental, ecological, contaminated land, archaeological survey nor natural ground hazard assessment. The mining search does not inform on matters relating to induced hydraulic fracturing or fracking and should not be considered to cover any other issues.

Address:




















Property: Pine Hallow
 Street: Fistral Crescent
 Town: Newquay
 City:
 County : Cornwall
 Postcode: TR7 1PQ

Search information:

Reference: 107737
 Author: R.Sinkins
 Date: 2017-08-25
 Scale: 1:1,250



Legend:

 Property	 Surface Working	 Adit	 Cutting	
 Wasteland	 Quarry/worked ground	 Tunnel	Background OS:	
 Made ground	 Underground mining extent	 Vein undefined elevation		 Road
 Aerial photographic anomaly	 Waste tip	 Vein surface outcrop		 Building
 Aluvium streaming	 Well	 Pump		 Woodland
 Shaft	 Non mining tunnel	 Pond	 Landform	
 Portal				
 Reported subsidence				
 Suspect enclosure				
 Secured feature				

CONSUMER INFORMATION WITH COMPLAINTS PROCEDURE

Important Consumer Protection Information

This search has been produced by Cornwall Mining Services Limited, trading as Mining Searches UK, Highburrow Lane, Wilson Way, Pool Industrial Estate, Redruth, Cornwall, TR15 3RN, 01209 218861, search@miningsearchesuk.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

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.

The Code's core principles

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.

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

You can get more information about the PCCB from www.propertycodes.org.uk.

Please ask your search provider if you would like a copy of the search code complaints procedure.

If you want to make a complaint, 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.

Complaints should be sent to: Paul Raglan, Managing Director, Mining Searches UK, Highburrow Lane, Wilson Way, Pool Industrial Estate, Redruth, Cornwall, TR15 3RN, Tel: 01209 218861, Email: search@miningsearchesuk.com.

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.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Highburrow Lane, Wilson Way, Pool Industrial Estate, Redruth, Cornwall, TR15 3RN, 01209 218861, search@miningsearchesuk.com