



Homecheck Mining & Subsidence

Ground Stability Hazards

	Former Mining	IDENTIFIED
	Brine Extraction and Salt Mining	NONE IDENTIFIED
	Landfill Sites and Infilled Ground	NONE IDENTIFIED
	Natural Ground Stability Hazards	NONE IDENTIFIED

Insurance

	Coal Mining Subsidence Damage Claims	NONE IDENTIFIED
	Insurance Claims from Subsidence	NONE IDENTIFIED

This report is issued for the property described as:
Rame Cottage, Rame Common Cross, PENRYN, Cornwall, TR10 9LP

Report Reference:
181304535

National Grid Reference:
172380 34230

Customer Reference:
JDS/Mepham/81207.6_HCS

Report Date:
27 September 2018

CONTACT DETAILS

If you require any assistance please contact our customer support team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

Professional Opinion and Next Steps

Please see below our Professional Opinion and Next Steps with regards to the property. These may be copied into your Report on Title if you wish.



Former Mining

IDENTIFIED

Professional Opinion

Landmark Information have identified the following former mining features:

The property has been identified in an area that might have been used for mining other than coal in the past.

Next Steps

As the property has been identified in an area that may have been used for mining you may want to consult a local RICS accredited surveyor and/or review any available geotechnical surveys. Further information may be available from the Minerals and Waste Officer at the County Council and the Local Building Controls Officer.



Brine Extraction and Salt Mining

Professional Opinion

Landmark Information have not identified any areas of former brine pumping or salt mining at the property.

Next Steps

None Required.



Landfill Sites and Infilled Ground

Professional Opinion

Landmark Information have not identified any areas of landfill or other infilled ground at the property.

Next Steps

None Required.



Natural Ground Stability Hazards

Professional Opinion

Landmark Information have not identified any natural ground stability hazards at or close to the property.

Next Steps

None Required.

Professional Opinion and Next Steps



Coal Mining Subsidence Damage Claims

Professional Opinion

Landmark Information have not identified any damage claims on-site or within 50m of the property that have been handled by the Coal Authority.

Next Steps

None Required.



Insurance Claims from Subsidence

Professional Opinion

Landmark Information have not identified any insurance claims in the area that could indicate that there is a risk of subsidence.

Next Steps

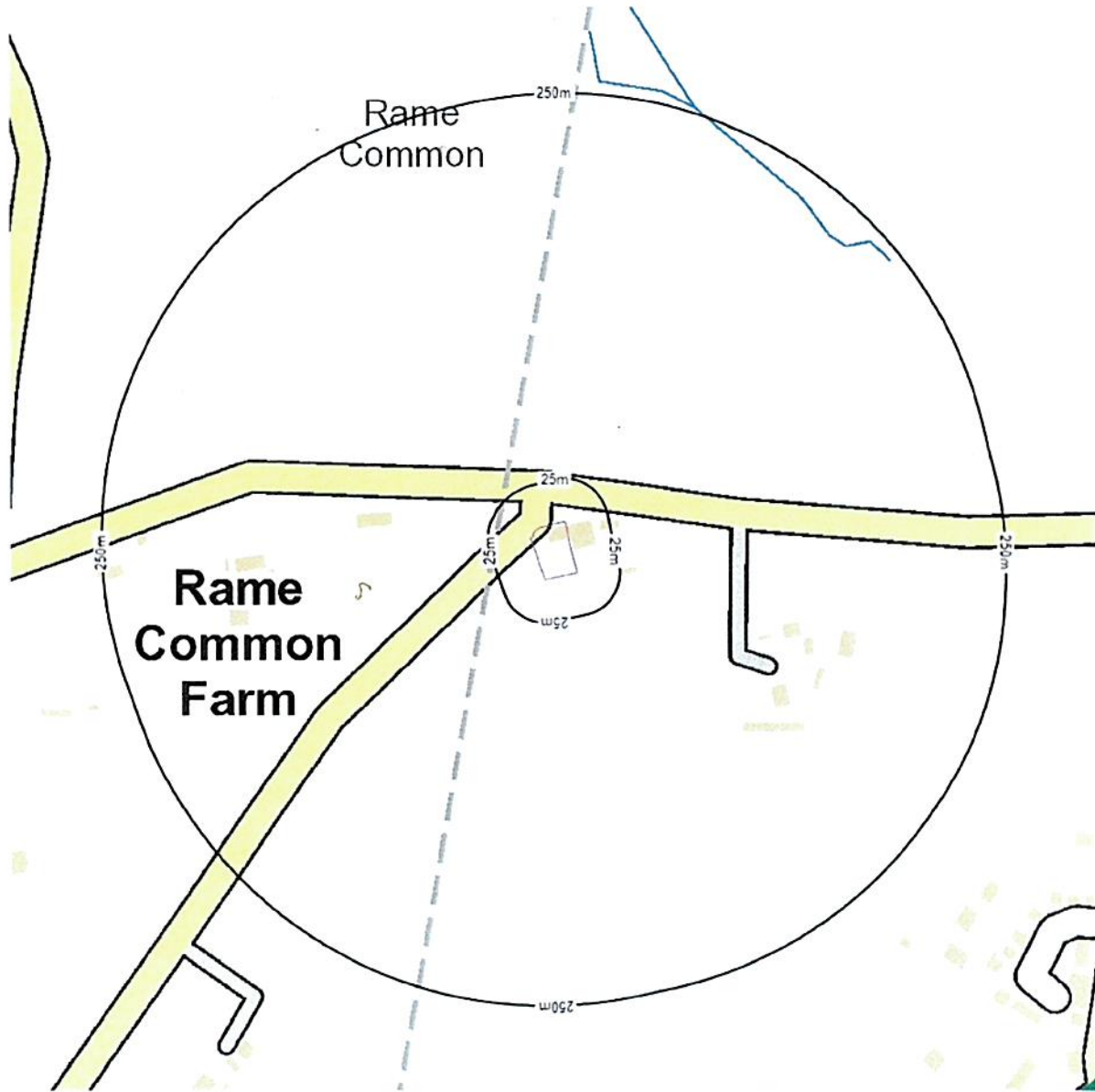
None Required.

Property Location



Location Plan

The map below shows the location of the property.



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- ◇ Site
- Search Radii

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Property Purchaser Guide



Understanding this report

The purpose of this report is to highlight any potential mining and subsidence hazards in your area. The presence of a hazard could mean that your property is at risk of structural damage from subsidence or heave.

We will state 'NONE IDENTIFIED' on the front page if no hazards have been identified. If we do identify a potential hazard we will state 'IDENTIFIED'. Further guidance about each hazard can be found in the Professional Opinion and Next Steps section as well as throughout the main body of the report.

Former Mining

We search a number of different sources of information to identify areas of past mining. Old mine shafts and tunnels can collapse and damage properties above them. Disturbed ground and spoil tips can also be prone to settlement which could cause structural damage to buildings.

Former Brine Extraction and Salt Mining

We identify areas of historical salt and brine extractions. This type of mining leaves large cavities in the ground which could collapse and cause problems for properties built in the area.

Landfill Sites and Infilled Ground

We identify areas formerly used for landfill and areas of other infilling indicated from historical mapping such as ponds, drains and small pits. Infilled land can be susceptible to settling so any houses that have been built on these areas could experience ground stability problems and subsidence resulting in damage to your property.

Natural Ground Stability Hazards

We identify areas of land that could be prone to ground instability and subsidence as a result of the natural underlying geology. Examples include areas of the UK at a higher risk of landslides or where sink holes could occur.

Insurance Claims from Subsidence

We look at the ratio of valid insurance claims there are in your postcode compared with the rest of Great Britain. Based on this, we will indicate if there is a very high, high, moderate to high or moderate risk of subsidence in the area. We also report on Coal Mining Subsidence Damage Claims. These are claims that have been handled by the Coal Authority.

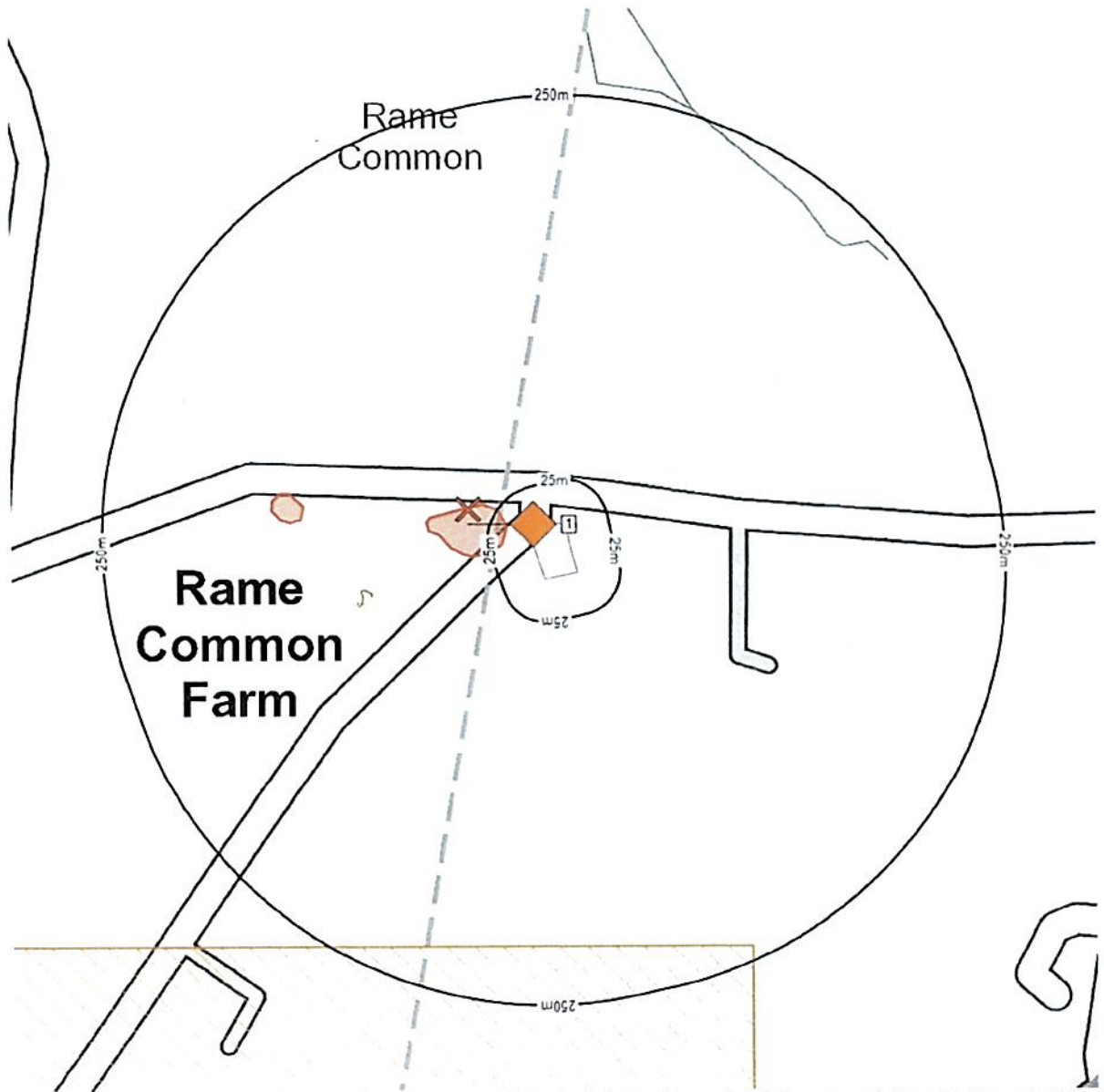
Note: If no features have been found in a section we will not display a map or data table for that section.

Ground Hazards



Former Mining

The map below shows the locations of any areas of potential former mining. We detail the information we believe requires further attention in the tables on the following page and also in the Professional Opinion and Next Steps section.



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- | | | |
|--|--|---|
| 4 Map ID | Coalfield Consultation Area * | X Mining Cavities |
| Multiple Features Present | X } Mining from Historical Maps | } Other Mining |
| | } Mining from Historical Maps | ◆ } Other Mining |

* Data will not be shown on the map unless it intersects the site boundary.

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Ground Hazards



Former Mining

The tables below present the findings of all the data that has been searched as part of this section of the assessment.

Question	Response
Is the property within an area where a full coal mining report should be obtained?	No

Question	Response
Is the property within an area where historical mapping indicates that mining activities have taken place?	No

Question	Response
Are there any mineral extraction sites as recorded by the British Geological Survey?	Yes

Map ID	Details	Distance	Contact
BGS Recorded Mineral Sites			
1	Name: Rame Common Type: Opencast Periodic Type: Carboniferous Geology: Carnmenellis Intrusion (Carnmenellis Granite) Commodity: Igneous and Metamorphic Rock Location: Status: Ceased Reference: 81506 Positional Accuracy: Located by supplier to within 10m	38m	1

Question	Response
Is the property within an area where there has been recorded mining activity?	No

Question	Response
Are there any Man-Made Cavities identified within 250m of the property?	No

Question	Response
Is the property identified in an area where there is the potential for mining to have happened in the past?	No

Question	Response
Is the property within an area where there has been mining activities other than coal mining?	No

What are the potential impacts on my property?

Former mining operations, depending on the method of mining used, have the potential to cause ground instability issues from the collapse of old mine shafts and tunnels. Areas of mining spoil or infilling may also be prone to settling which could result in subsidence.

Insurance Claims



Insurance Claims from Subsidence

There is no map associated with this section. The tables below present the findings of all the data that has been searched as part of this section of the assessment.

Question	Response
What is the subsidence risk rating based on the ratio of valid subsidence claims history of your postcode compared with the rest of Great Britain?	No Claims

What do the risk ratings mean?

The risk ranking represents the ratio of valid subsidence claims located in a postcode expressed as a percentage of the total number of properties found within that postcode as compared to the rest of Great Britain.

Where a notified subsidence claim has been repudiated it is not considered as a valid subsidence claim so is not included in the risk ranking calculation. The analysis is sourced from Crawford and Company Ltd.

Very High: The risk rank of this postcode is within the top 25% of all postcodes that have a recorded history of valid subsidence claims.

High: The risk rank of this postcode falls between 50% and 75% of all postcodes that have a recorded history of valid subsidence claims.

Moderate to High: The risk rank of this postcode falls between 25% and 50% of all postcodes that have a recorded history of valid subsidence claims.

Moderate: The risk rank of this postcode is within the lowest 25% of all postcodes that have a recorded history of valid subsidence claims.

No Claims: No valid subsidence claims have been recorded against this postcode.

Useful Information

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Useful Contacts

Please see below the contact details of the suppliers referred to within this report. For all queries please contact:

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

If you require assistance please contact our customer services team on:

0844 844 9966

Or by email at:

helpdesk@landmark.co.uk

Contact	Name	Address	Contact Details
1	British Geological Survey, Enquiry Service	British Geological Survey Environmental Science Centre Keyworth Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.

Search Code



Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD, Tel: 0844 844 9966 Fax: 0844 844 9980 Email: helpdesk@landmark.co.uk Landmark Information Group Ltd 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
Web site www.tpos.co.uk
Email: admin@tpos.co.uk

Search Code



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:

Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Tel: 0844 844 9966

Email: helpdesk@landmark.co.uk

Fax: 0844 844 9980

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,

Email: admin@tpos.co.uk

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