

Regulated Metalliferous & Stone Mining Search

Further Action: Site Walkover

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Date: August 20 2020

Our Reference: SO228885

Your Reference: AB/CM1743

LAND ADJOINING THE CROSSLEY ENGINE, DRINNICK ROAD, NANPEAN, ST AUSTELL, PL26 7YN

OPINION

Mining Searches UK considers there to be a metalliferous or stone mining risk to the property. Refer to Past Metalliferous and Stone Mining Activity for further details.

Mining Searches UK therefore recommend that further action is carried out. This may take the form of a site walkover for visible defects and signs of mining related settlement or subsidence effects.

Contact Mining Searches UK Geological department on 01209 218861.

Should the property be subject to any future development, a mining site investigation may be required to satisfy planning or building regulation conditions. Contact Mining Searches UK for further advice.

SCOPE

This metalliferous and stone 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.

Within the search the term stone covers extraction for ash, ball clay, barite, bath stone, calcite, celestite, chalk, chert, china clay, clay, coprolite, diatomite, dolerite, dolomite, fireclay, flagstone, flint, fluorspar, Fullers Earth, ganister, hornstone, igneous and metamorphic rock, limestone, marble, marl, mica, sandstone, sand and/or gravel, serpentine, silica rock and/or sand, slate, sulphur, tufa, whetstone and witherite.

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 AND STONE MINING ACTIVITY

A former waste tip is indicated to lie within the property. Mining Searches UK have no confirmation of the waste tip having been fully or partially removed, or the exact constituents and depth of this waste tip.

Mine waste tips may be a potential settlement or subsidence risk and indicate the presence of unrecorded mining features.

PRESENT AND FUTURE METALLIFEROUS AND STONE MINING ACTIVITY

According to the Mining Searches UK archive the property lies within an area with planning permission for mineral development (China Clay) and within a Mineral Safeguarding Area (China Clay). Further details may be sought from the Local Authority.

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 or site is subject to future development Mining Searches UK recommend that the ownership of the minerals below the site's surface is established. This detail may be sought from a legal advisor or via the Land Registry. You can then assess whether there is a possibility of any proposed development disturbing or trespassing upon any minerals in third party ownership at the site.

In addition, a mining site investigation may be required to satisfy planning or building regulation conditions. Contact Mining Searches UK for further advice.

This report is suitable for conveyancing purposes and is undertaken on behalf of the client, their mortgagees and legal advisers.

This mining search is only considered to be related to 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:




























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Search Information

Reference: SO228885
Author: Thomas Harvey-James
Date: 2020-08-20



Legend:

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

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.