



PROPERTY ADDRESS:

Miner's Cottage, 17 Fore Street, Wheal Problem, Shaftdowns, TR99 7OD

NATIONAL GRID REFERENCE:

163870, 40372

CLIENT:

Chris P Bacon

CLIENT REFERENCE:

Online order: 90556

REPORT

REFERENCE:

DG/CMS/19000

DATE:

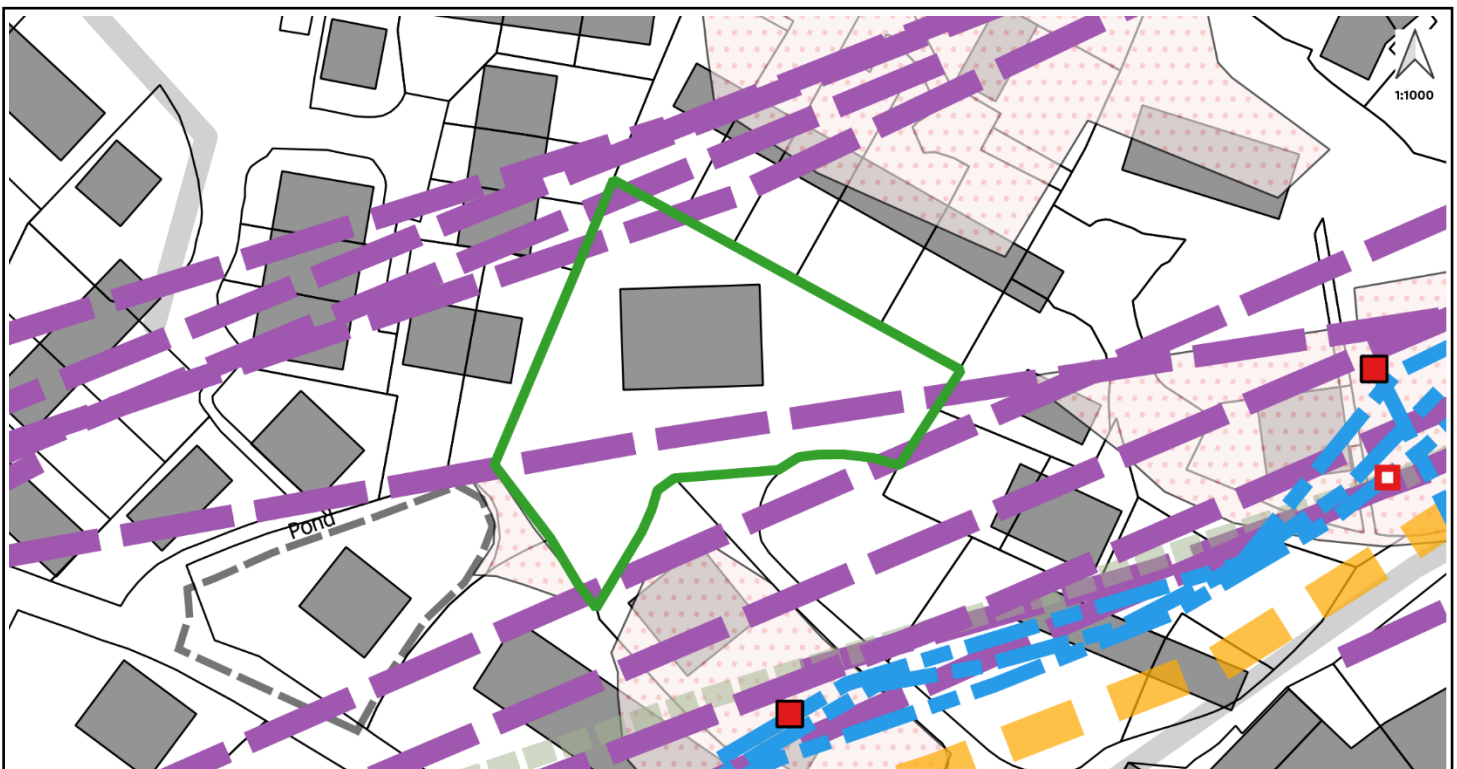
1 April 2024

Result: Low
PASSED

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Next Steps:
NONE

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

OPINION

We believe that the property is unlikely to be affected by subsidence related to historic metalliferous mining.

No further action is required and you do not need to contact any other mining institute or body relating to past metalliferous mining.

ABOUT

This Mining Search appraises the likelihood that mining subsidence hazards exist within the property. The report findings are based on factual information from maps, plans and records in Cornwall Mining Consultants unique archive, the results of relevant on-site investigations, as well as commercially available datasets. This information has been interpreted by our experts to predict where possible the existence, location and likelihood of unrecorded mine workings.

MINING ARCHIVE RESEARCH & INTERPRETATION

The property is situated within an area of extensive historic metalliferous mining activity.

Our records indicate that a mineral lode associated with the former Wheal Problem mine lies within the property, approximately located 5 metres south of the dwelling. Three other mineral lodes are indicated to pass close to the north and south property boundaries.

These features are recorded on a Geological Survey map.

Unrecorded mine workings may exist on lode outcrops and these can cause subsidence problems.

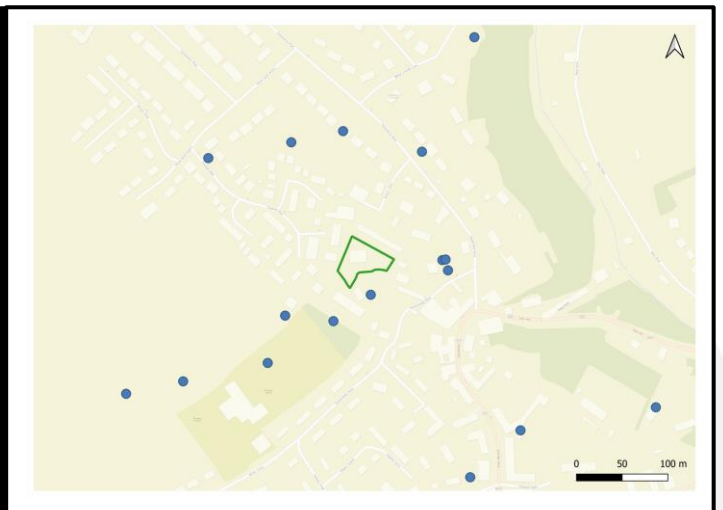
SECURESHAFT™ DATASET (@ Cornwall Mining Consultants 2024)

SecureShaft™ is our completely unique and dynamic dataset of approximately 4000 shafts and mine workings that have been previously secured or treated to varying degrees. Drawing on information derived from a range of specialist third-party contributors, *SecureShaft™* also includes over 500 shafts capped by Cornwall Mining Consultants. Each secured mining hazard has been appraised by our expert research team and classified according to the indicated security based on the condition and treatment method.

SecureShaft™

The *SecureShaft™* dataset has identified no previously secured shafts or mine workings within the property.

The nearest *SecureShaft™* feature is located 22 metres south of the property and is classified as Grade D. The implications for the subject property have been considered in the assessment below.



SecureShaft™ enables us to give a more accurate site-specific appraisal of the subsidence risk and wherever possible, clear properties without the need for expensive intrusive investigation, saving both time and money.

ONSITE INVESTIGATIONS & REMEDIATION

We have previously investigated this property in order to assess the risk from the indicated mine workings. No adverse mine workings were discovered and the threat to the property has been reclassified below.

We have not previously remediated any mine workings at this property, and we have no record that similar work has been undertaken by a third-party.

FUTURE MINING

The property does not lie within a mineral planning permission area for the extraction of metalliferous minerals, or a Mineral Safeguarding/Consultation Area containing designated metalliferous mineral resources.

THE RESULT

Based on a detailed search and expert interpretation of our mining records archive we believe the likelihood that metalliferous mining subsidence hazards exist within the property is:

Low: PASSED

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We believe that the property is unlikely to be affected by subsidence related to historic metalliferous mining.

THE NEXT STEPS

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

NONE

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No further action is required and you do not need to contact any other mining institute or body relating to past metalliferous mining.



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.



MORE INFORMATION

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 or property boundary 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.

SECURESHAFT™ DATASET

Our SecureShaft™ data layer includes information on remediation works undertaken by Cornwall Mining Consultants (since 1991); South West Mine Capping (since 1988); PR Services Ltd (since 2000) and 'Operation Minecap' (1980-1984) instigated by former Kerrier District Council. Additional information produced by third parties and supplied by clients may be included where relevant. In these instances, all data is properly referenced to the original provider.

RESULT CLASSIFICATIONS FOR MORTGAGE

This regulated Mining Search report does not comment on the value or mortgage-ability of any specific property; however, guidance on the implications of results is as follows:

PASSED

Typically acceptable to mortgage lenders.

ACTION REQUIRED

The likelihood that mining subsidence hazards exists within the property are moderate. Value, enjoyment may be affected, and the advised further action should be satisfied before mortgage proceeds.

ACTION REQUIRED

The likelihood that mining subsidence hazards within the property is high. The value, enjoyment and security may be affected. The advised further action should be completed and a satisfactory result attained before mortgage or transaction proceeds.



CONSUMER INFORMATION

This search has been produced by Cornwall Consultants Ltd trading as Cornwall Mining Consultants, Unit 3 East Pool, Tolvaddon Business Park, Camborne TR14 0HX. Tel: (01209) 313511. Email: enquiries@cornwallminingconsultants.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 Mining Consultants 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 Mining Consultants.

TPOS CONTACT DETAILS

The Property Ombudsman Scheme, Milford House, 43-55, Milford Street, Salisbury, Wiltshire SP1 2BP

T: 01722 333306 | Fax: 01722 332296

E: admin@tpos.co.uk | W: tpos.co.uk

You can get more information about the PCCB from propertycodes.org.uk or from our website at cornwallminingconsultants.com

COMPLAINTS PROCEDURE

Cornwall Consultants Ltd trading as Cornwall Mining Consultants 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 Mining Consultants, 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):

T: 01722 333306 | E: admin@tpos.co.uk | W: 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:

The Managing Director, Cornwall Mining Consultants, Unit 3 East Pool, Tolvaddon Business Park, Camborne, Cornwall TR14 0HX

E: help@cornwallconsultants.co.uk | T: 01209 313511

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

