

Regulated Metalliferous Mining Search

Passed

Address Line 1
Address Line 2
Address Line 3
Address Line 4
Post Code

Mining Searches UK
Highburrow Lane
Wilson Way
Pool Industrial Estate
Redruth
Cornwall
TR15 3RN
T: 01209 218861
E: search@miningsearchesuk.com
W: www.miningsearchesuk.com

Date: February 1 2021
Our Reference: SAMPLE
Your Reference: SAMPLE

SAMPLE ADDRESS, LINE 1, LINE 2, POST CODE

OPINION

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

No further action is therefore recommended.

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.

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 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.

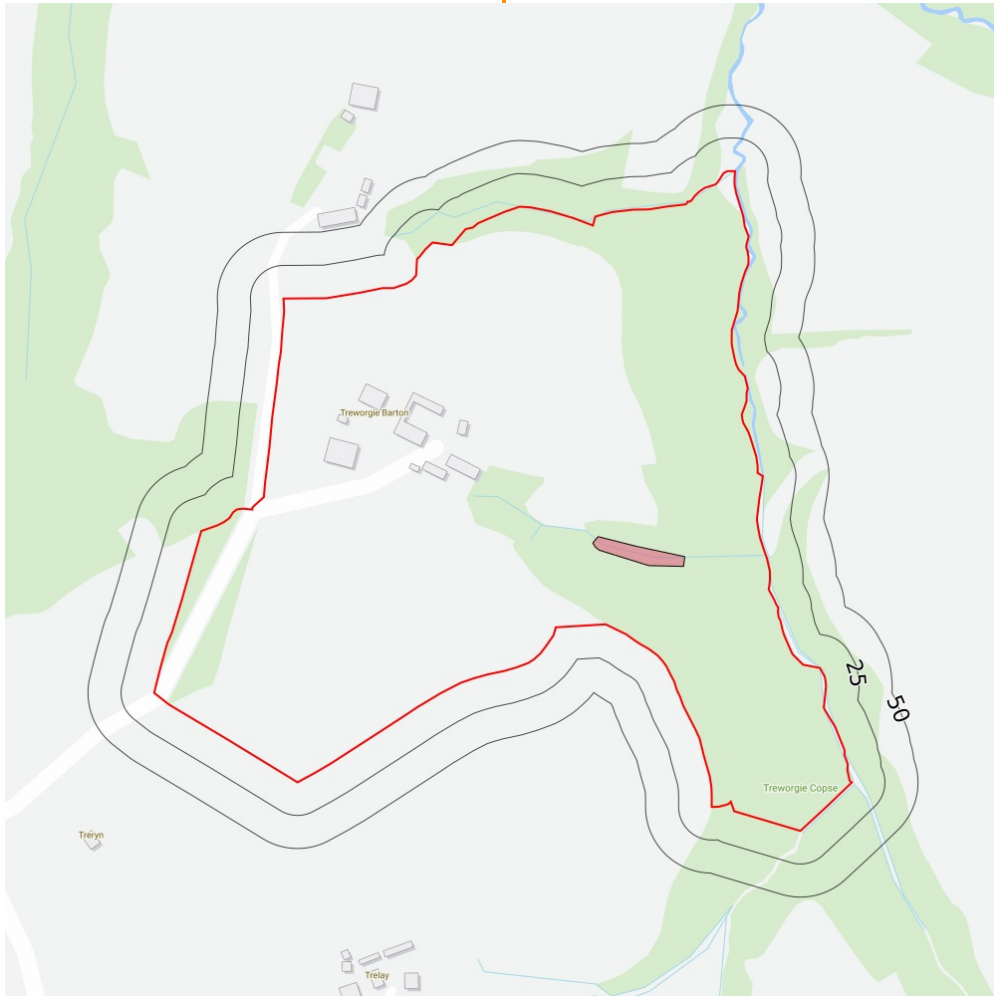
This report is suitable for conveyancing purposes and is undertaken on behalf of the client, their mortgagees and legal advisers.

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.




























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Address:
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Search Information
 Reference: SAMPLE
 Author: A.N,OTHER
 Date: 2021-02-01



Legend:

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Mining Searches UK, Highburrow Lane, Wilson Way, Pool, Redruth, Cornwall TR15 3RN. Tel: 01209218861. Email: search@miningsearchesuk.com. Mining Searches UK adheres to the Conveyancing Information Executive Standards.

The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

Complaints Advice

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 Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

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
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.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 their final decision.