

Sample Site, Sample Street, Anytown, UK

Professional opinion

Site plan



**ACTION
REQUIRED**

There is an identified mining risk and further action is recommended. See guidance on [page 2](#) >.



Search results



Non-coal mining
Further action

[page 3](#) >

We consider there to be a metalliferous mining risk to the property. Refer to the next page for further details.

Groundsure recommends obtaining a site investigation.

Assesses mining risk from metals including: alum, arsenic, barium, copper, gold, iron, lead, manganese, ochre, silver, silver-lead, tin, tungsten, umber and zinc.

To save you time when assessing the report, we only provide maps and data tables of features we have identified to be of note.

You can view a full list of the information we have searched on [page 16 >](#).

Non-coal mining assessment



We consider there to be a non-coal mining-related risk to the property. Please refer to the assessment of mining experts Groundsure below for further details.

Non-coal mining

Mining types: Metals, Stone, Unspecified

Past mining activity

The property lies within an historic metalliferous mining lease boundary.

A mine shaft is recorded to lie within the property. We have not confirmed the precise location or condition of this shaft.

Six mineralised veins are recorded to pass through the property at surface outcrop. Surface workings have been confirmed along the course of these mineralised veins in the local area.

A mineralised vein is recorded to pass through the property at an undefined elevation of plot.

There is a possibility of unrecorded mining features associated with these mineralised veins within the property.

Areas of mine waste are recorded to lie within and encroach into the property. We have not confirmed whether these waste tips have been fully or partially removed, or the exact constituents and depth of these waste tips. Mine waste tips may be a potential settlement or subsidence risk.

The property is recorded to lie within an area of wasteland. There is a possibility this wasteland is related to metalliferous mining and may be a potential settlement or subsidence risk. An amazing past mining activity

Current and future mining

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

Next steps for consideration:

- Groundsure recommends that a site investigation is carried out by a suitably qualified and experienced person. Contact our geology department on 01209 218861 or geology@groundsure.com to discuss options and obtain an estimate of cost.



Regulated Metalliferous Mining summary



Mining records

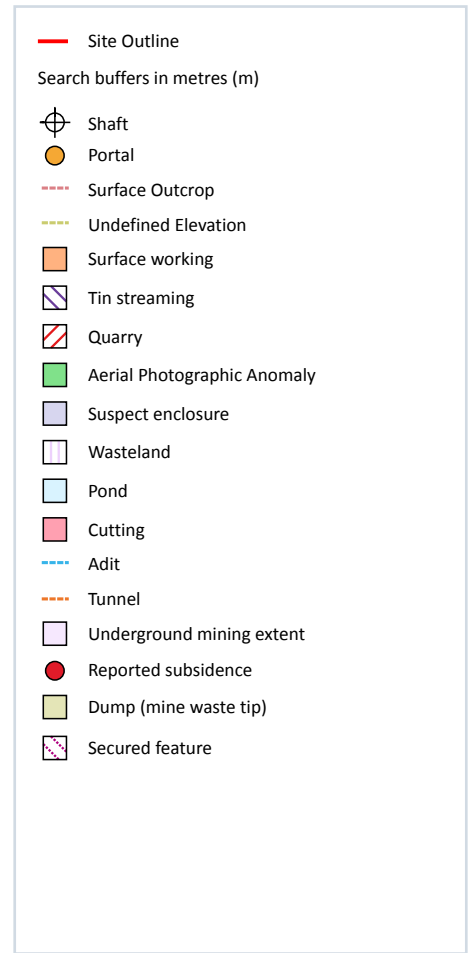
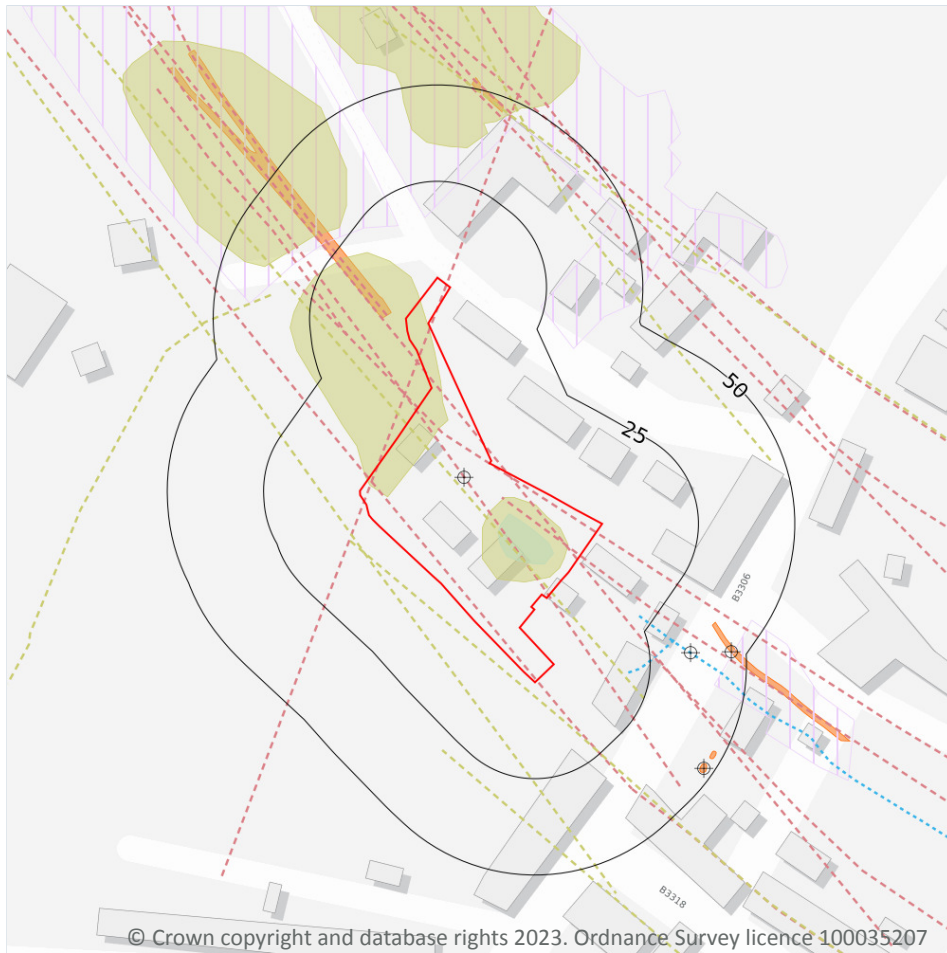
Records relating to recorded mining areas or activity have been identified in the vicinity of the site.

See [page 4 >](#) for details. The Non-coal mining assessment on [page 2 >](#) will cover any next steps relating to these features, if applicable.

Mining features	Identified
Mine plans	Identified
Researched mining	Identified
BritPits	Identified
Mineral Planning Areas	Identified
Non-coal mining areas	Identified
Mining cavities	Identified
Coal mining areas	Not identified
Brine areas	Not identified
Gypsum areas	Not identified
Tin mining areas	Identified



Non-coal mining / Metals mining features



Mine entries

Mine entries, including shafts and portals, identified from OS, BGS Geological mapping, Lidar data, and mine plans sourced from the BGS and various collections and sources.

Location	Feature	Mineral	Mining type
On site	Shaft	Copper	Metals
36m SE	Shaft	Copper	Metals
46m SE	Shaft	Copper	Metals
47m SE	Shaft	Copper	Metals
48m SE	Shaft	Copper	Metals
48m SE	Shaft	Copper	Metals

This data is sourced from Groundsure

Mineralised veins

Mineralised veins identified from OS, BGS Geological mapping, Lidar data, and mine plans sourced from the BGS and various collections and sources.

Location	Feature	Mineral	Mining type
On site	Undefined elevation	Copper	Metals
3m SE	Undefined elevation	Copper	Metals
7m NW	Undefined elevation	Copper	Metals
29m SE	Undefined elevation	Copper	Metals
36m W	Undefined elevation	Copper	Metals
37m N	Undefined elevation	Copper	Metals
45m E	Undefined elevation	Copper	Metals
16m NW	Surface outcrop	Copper	Metals
On site	Surface outcrop	Copper	Metals
On site	Surface outcrop	Copper	Metals
On site	Surface outcrop	Copper	Metals
On site	Surface outcrop	Copper	Metals
On site	Surface outcrop	Copper	Metals
On site	Surface outcrop	Copper	Metals
On site	Surface outcrop	Copper	Metals
5m NW	Surface outcrop	Copper	Metals
26m SE	Surface outcrop	Copper	Metals
37m SE	Surface outcrop	Copper	Metals
40m NW	Surface outcrop	Copper	Metals
47m N	Surface outcrop	Copper	Metals
49m NE	Surface outcrop	Copper	Metals
49m E	Surface outcrop	Copper	Metals

This data is sourced from Groundsure

Surface workings

Surface workings identified from OS, BGS Geological mapping, Lidar data, and mine plans sourced from the BGS and various collections and sources.



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

Ref: Sample_Metal
 Your ref: Sample
 Grid ref: 123456 123456

Location	Feature	Mineral	Mining type
4m NW	Surface working	Copper	Metals
39m SE	Surface working	Copper	Metals
43m SE	Surface working	Copper	Metals
46m N	Surface working	Copper	Metals
46m SE	Surface working	Copper	Metals
47m SE	Surface working	Copper	Metals

This data is sourced from Groundsure

Surface features

Surface features, including suspect enclosures and wasteland, identified from OS, BGS Geological mapping, Lidar data, and mine plans sourced from the BGS and various collections and sources.

Location	Feature	Mineral	Mining type
16m N	Wasteland	Copper	Metals
17m NW	Wasteland	Copper	Metals
42m SE	Wasteland	Copper	Metals
On site	Pond	-	-

This data is sourced from Groundsure

Underground mine workings

Underground mine workings presenting a potential risk, including adits and seam workings, identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

Location	Feature	Mineral	Mining type
19m SE	Adit	Copper	Metals
21m SE	Adit	Copper	Metals

This data is sourced from Groundsure

Mine waste tips

Mine waste tips identified from OS, BGS Geological mapping, Lidar data, and mine plans sourced from the BGS and various collections and sources.

Location	Feature	Mineral	Mining type
On site	Mine waste tip	Copper	Metals



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

Ref: Sample_Metal
 Your ref: Sample
 Grid ref: 123456 123456

Location	Feature	Mineral	Mining type
On site	Mine waste tip	Copper	Metals
28m NW	Mine waste tip	Copper	Metals
34m N	Mine waste tip	Copper	Metals

This data is sourced from Groundsure

Researched mining

The property has been found to be either within or in proximity to areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured. Any such risk areas or features in the vicinity of the property are presented on the 'Mining features' map and within the detailed sections on Mine entries, Mineralised veins, Surface workings, Surface features, Underground mine workings or Mine waste tips.

This data is sourced from Groundsure

Mining Record Office plans

The property has been found to be either within or in proximity to areas defined on Mining Record Office plans. This dataset is representative of Mining Record Office plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured. Any such risk areas or features in the vicinity of the property are presented on the 'Mining features' map and within the detailed sections on Mine entries, Mineralised veins, Surface workings, Surface features, Underground mine workings or Mine waste tips.

This data is sourced from Groundsure

BGS mine plans

The property has been found to be either within or in proximity to areas defined on BGS mine plans. This dataset is representative of BGS mine plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk depicted have been captured. Any such risk areas or features in the vicinity of the property are presented on the Mining features map and within detailed sections on Mine entries, Mineralised veins, Surface workings, Surface features, Underground mine workings or Mine waste tips.

This data is sourced from Groundsure.

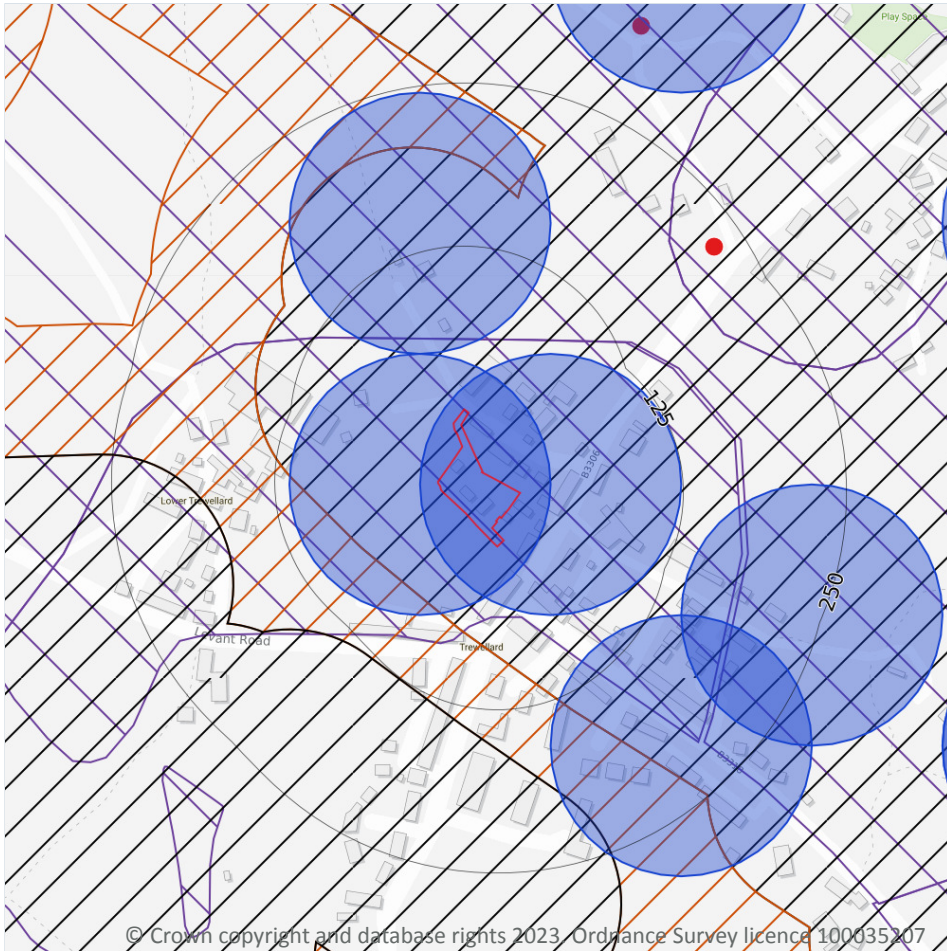


[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: Sample_Metal
Your ref: Sample
Grid ref: 123456 123456

Non-coal mining / Mining records



— Site Outline

Search buffers in metres (m)

- BritPits
- Historical Mineral Planning Areas
- Mining Cavities

Non Coal Mining

- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

BritPits

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Location	Details	Description
226m NE	Name: Geevor Mine, Wethered Shaft Address: Pendeen, PENZANCE, Cornwall Commodity: Tin Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

Mineral Planning Areas

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

Location	Site Name	Mineral	Type	Planning Status	Planning Status Date	Additional information
On site	Geevor Tin Mine	Tin	Surface mineral working	Valid	Not available	No further details available

This data is sourced from the British Geological Survey.

Non-coal mining areas

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Location	Name	Commodity	Class	Likelihood
On site	Not available	Vein Mineral	E	Underground mining is known to have occurred within or very close to the area. Potential for difficult ground conditions should be investigated. Potential for localised subsidence is at a level where it should be considered

This data is sourced from the British Geological Survey.

Mining cavities

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

Location	Mine Address	Mineral	Data source	Publisher
On site	Levant,east, Trewellard, Cornwall	Unknown	CORNWALL MINES DATABASE	UNPUBLISHED PRIVATE DOCUMENT.
On site	Stennack, Trewellard, Cornwall	Unknown	CORNWALL MINES DATABASE	UNPUBLISHED PRIVATE DOCUMENT.
47m N	Levant North, Pendeen, Cornwall	Cassiterite, Tin, Tinstone	CORNISH MINES (METALLIFEROUS AND ASSOCIATED MINERALS 1845-1913)	UNIVERSITY OF EXETER
108m SE	Bennets, Trewellard, Cornwall	Unknown	CORNWALL MINES DATABASE	UNPUBLISHED PRIVATE DOCUMENT.
143m E	Maitland, Pendeen, Cornwall	Unknown	CORNWALL MINES DATABASE	UNPUBLISHED PRIVATE DOCUMENT.



This data is sourced from Stantec UK Ltd.

Tin mining areas

The property is within a generalised area that may be affected by tin mining.

This data is sourced from Groundsure.

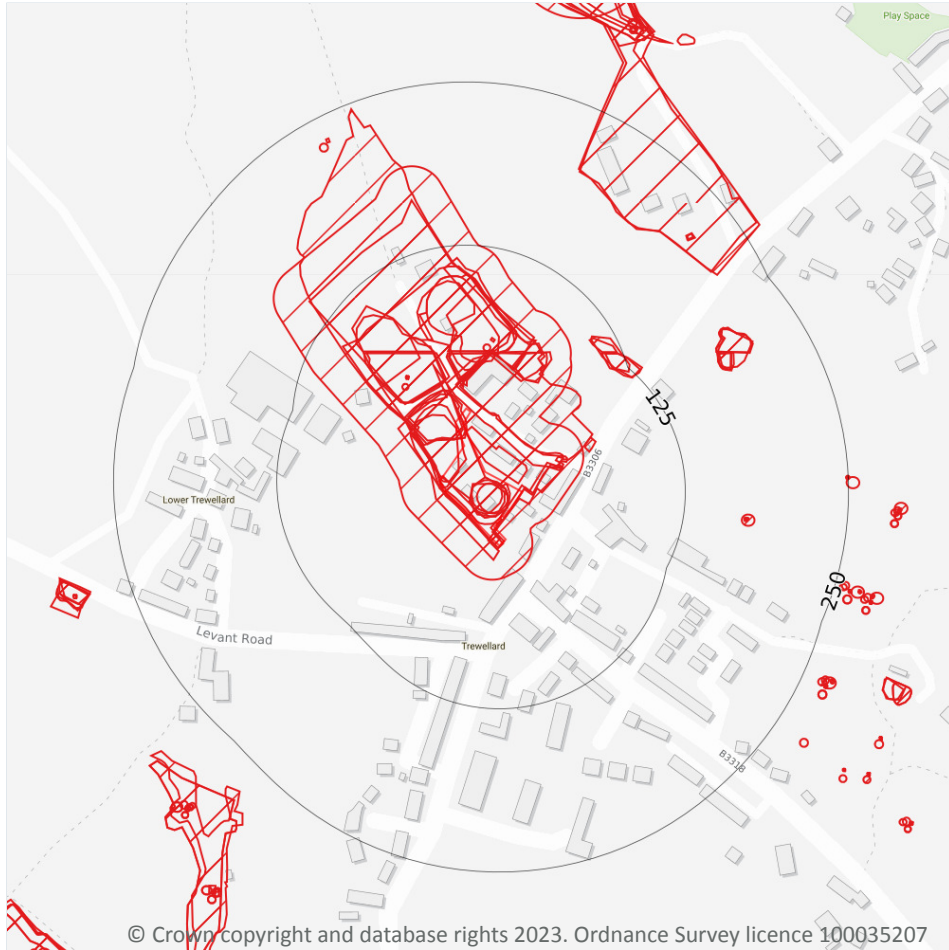


[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: Sample_Metal
Your ref: Sample
Grid ref: 123456 123456

Non-coal mining / Historical features



— Site Outline

Search buffers in metres (m)

- Non-coal mining
- Coal and associated mining
- Industry associated with mining

Non-coal mining

Historical land uses identified from Ordnance Survey mapping that involved mining for substances other than coal.

Location	Land use	Date
On site	Disused Tip	1976
On site	Ground Workings	1999
On site	Unspecified Heap	1879
On site	Tin Mine	1879
On site	Unspecified Heap	1908
On site	Disused Tin Mine	1908



Location	Land use	Date
On site	Disused Tip	1985
On site	Unspecified Heap	1906
On site	Disused Tin Mine	1906
On site	Engine Houses	1876
On site	Unspecified Heap	1876
On site	Tin Mine	1876
On site	Unspecified Disused Tip	1979
On site	Unspecified Heap	1958
On site	Unspecified Heap	1906
On site	Disused Tin Mine	1906
On site	Unspecified Disused Mine	1958
17m N	Disused Tip	1976
18m N	Disused Tip	1985
23m N	Unspecified Disused Tips	1979
26m N	Disused Tip	1985
27m N	Disused Tip	1976
27m N	Unspecified Disused Tip	1979
29m N	Unspecified Heap	1876
36m N	Unspecified Heap	1879
44m N	Disused Tip	1976
45m NW	Unspecified Old Shaft	1876
46m N	Disused Tip	1976
46m N	Disused Tip	1999
47m N	Unspecified Old Shaft	1876
48m N	Disused Tip	1985
49m NW	Unspecified Old Shaft	1879
50m N	Disused Tip	1976
55m N	Unspecified Old Shaft	1879



Location	Land use	Date
59m E	Unspecified Heap	1879
106m NE	Disused Tip	1976
108m NE	Unspecified Disused Tip	1979
110m NE	Disused Tip	1976
112m NE	Disused Tip	1985
170m E	Unspecified Disused Shafts	1979
171m E	Disused Shaft	1976
171m E	Shaft	1999
172m E	Disused Shaft	1985
180m NE	Disused Tip	1976
180m NE	Unspecified Disused Tip	1979
180m NE	Disused Tip	1999
181m NE	Disused Tip	1985
183m NE	Disused Tip	1988
184m NE	Disused Tip	1976
189m NE	Tin and Copper Mine	1988
189m NE	Tin and Copper Mine	1976
212m NE	Shaft	1988
212m NE	Shaft	1976
224m NW	Unspecified Shaft	1876
229m NW	Unspecified Shaft	1879
248m E	Disused Shaft	1976
249m E	Shaft	1999
249m E	Unspecified Disused Shafts	1979
249m E	Disused Shaft	1985

This data is sourced from Groundsure.

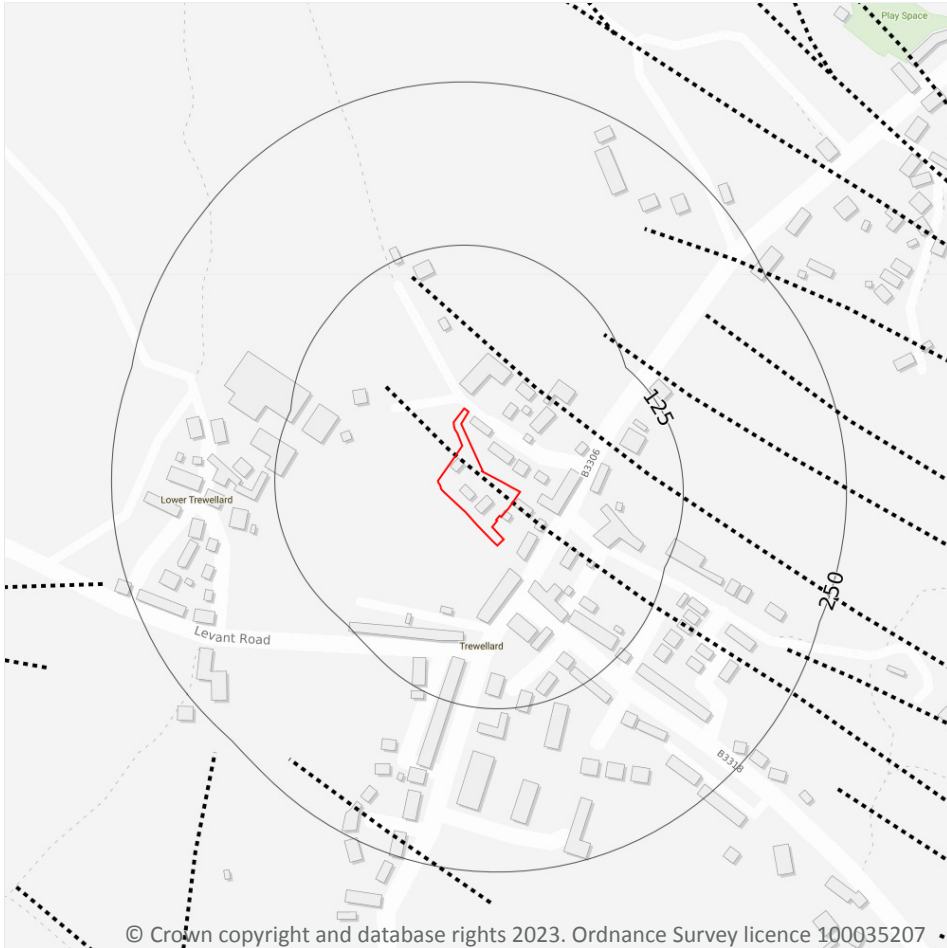


[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

Ref: Sample_Metal
 Your ref: Sample
 Grid ref: 123456 123456

Non-coal mining / Geological features 50k



Site Outline

Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground
- Mineral veins

Linear features - mineral veins (50k)

Detail of linear features such as mineral veins identified from geological maps at 1:50,000 scale. The presence of mineral veins in the area is an indicator that mining operations may have occurred in the area.

Location	Category	Description
On site	MINERAL_VEIN	Mineral vein, inferred
48m N	MINERAL_VEIN	Mineral vein, inferred
119m NE	MINERAL_VEIN	Mineral vein, inferred
194m NE	MINERAL_VEIN	Mineral vein, inferred
196m NE	MINERAL_VEIN	Mineral vein, inferred
226m SW	MINERAL_VEIN	Mineral vein, inferred

Location	Category	Description
233m SE	MINERAL_VEIN	Mineral vein, inferred

This data is sourced from the British Geological Survey.



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: Sample_Metal
Your ref: Sample
Grid ref: 123456 123456

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Mining features

Mine entries	Identified
Mineralised veins	Identified
Surface workings	Identified
Surface features	Identified
Underground mine workings	Identified
Reported subsidence	Not identified
Mine waste tips	Identified
Secured features	Not identified
Researched mining	Identified
Mining Record Office plans	Identified
BGS mine plans	Identified

Historical Features

Industry associated with mining	Not identified
---------------------------------	----------------

Geological features

Artificial and made ground (10k)	Not identified
----------------------------------	----------------

Linear features - mineral veins (10k)	Not identified
---------------------------------------	----------------

Artificial and made ground (50k)	Not identified
----------------------------------	----------------

Linear features - mineral veins (50k)	Identified
--	-------------------

Mining records

BritPits	Identified
Mineral Planning Areas	Identified
Non-coal mining areas	Identified
Mining cavities	Identified
Coal mining areas	Not identified
Brine areas	Not identified
Gypsum areas	Not identified
Tin mining areas	Identified

Historical Features

Non-coal mining	Identified
Coal and associated mining	Not identified



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

Ref: Sample_Metal
 Your ref: Sample
 Grid ref: 123456 123456

Notes and guidance

Summary of potential report outcomes

Action required

There is an identified mining risk and further action is recommended.

- based on all available mining data further mining investigation is required
- the client should be informed of the recommended actions
- depending on the outcome of recommended actions, the identified issues may need to be reported to the lender if stipulated in their particular requirements

Pass

No ground hazards have been identified at the site within the scope and limitations of the report.

Non-coal mining assessment

This mining search has been compiled from the archive information held by Groundsure. As with all historic mining records, there is no guarantee or assurance of reliability or accuracy of these records. Not all mining activities were recorded or are publically available. Groundsure can't 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, the 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. Groundsure cannot be held responsible for any settlement or subsidence associated with unrecorded mining features, or from mining plans that are not publically available.

If the property or site is subject to future development we recommend that the ownership of the minerals below the site's surface is established. This detail may be sought from a legal adviser 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 Groundsure for further advice.



Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com ↗. Groundsure 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, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. 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.

Groundsure's Terms and Conditions can be viewed online at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗

Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation ↗ for full details.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Regulated Metalliferous Mining Search report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: Sample_Metal
Your ref: Sample
Grid ref: 123456 123456