Regulated Non-Coal Mining Search

Further Action

This search is issued for the property described as:
A Property Foolow, S32
Search reference: NCCS01
Date of issue: 16 April 2018
Date of expiry: 16 April 2019

Report Compiled by:
PlanVal
Professional indemnity insurance £10 million

Data provided by:
Mining Searches UK
Professional opinion provided by:
Mining Searches UK
Professional indemnity insurance £10 million

Information

This regulated non-coal mining search was recommended because the MiningCheck™ result has identified the property lies within an area where non-coal extraction has occurred. For further information see the detailed report on the following pages.

MiningCheck™ has not identified any other mining activities at this location.
We recommend the following searches with Professional Opinion are carried out for this location:
Planval Highways Search
Planval Planning Search

Contact Details

If you require any assistance please contact our customer service team at:
http://orders.planval.co.uk/helpdesk/
or-
contact your reseller
website:
www.planval.co.uk
Planval Reference: 191698/285996

Links to other PlanVal products with Professional Opinions:
# Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quick Reference Report Summary</td>
<td>1</td>
</tr>
<tr>
<td>Professional Opinion</td>
<td>3</td>
</tr>
<tr>
<td>Plan Provided</td>
<td>6</td>
</tr>
<tr>
<td>Location Plan</td>
<td>7</td>
</tr>
<tr>
<td>Non-Coal Mining Risk Area Plan</td>
<td>8</td>
</tr>
<tr>
<td>Mining Activity Plan</td>
<td>9</td>
</tr>
<tr>
<td>Data Response</td>
<td>10</td>
</tr>
<tr>
<td>Terms and Conditions</td>
<td>12</td>
</tr>
</tbody>
</table>
This search includes the following:

### Metalliferous Mining:

<table>
<thead>
<tr>
<th>Mineral</th>
<th>Element(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alum</td>
<td>Arsenic</td>
</tr>
<tr>
<td>Barium</td>
<td>Cobalt</td>
</tr>
<tr>
<td>Copper</td>
<td>Gold</td>
</tr>
<tr>
<td>Iron</td>
<td>Lead</td>
</tr>
<tr>
<td>Manganese</td>
<td>Ochre</td>
</tr>
<tr>
<td>Silver</td>
<td>Silver-lead</td>
</tr>
<tr>
<td>Tin</td>
<td>Tungsten</td>
</tr>
<tr>
<td>Umber</td>
<td>Zinc</td>
</tr>
</tbody>
</table>

### Stone Mining:

<table>
<thead>
<tr>
<th>Material</th>
<th>Rock</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ash</td>
<td>Ball clay</td>
</tr>
<tr>
<td>Barite</td>
<td>Bath stone</td>
</tr>
<tr>
<td>Building stone</td>
<td>Calcite</td>
</tr>
<tr>
<td>Celestite</td>
<td>Chalk</td>
</tr>
<tr>
<td>Chert</td>
<td>China clay</td>
</tr>
<tr>
<td>Clay</td>
<td>Coprolite</td>
</tr>
<tr>
<td>Diatomite</td>
<td>Dolerite</td>
</tr>
<tr>
<td>Dolomite</td>
<td>Fireclay</td>
</tr>
<tr>
<td>Flagstone</td>
<td>Flint</td>
</tr>
<tr>
<td>Fluorspar</td>
<td>Fullers Earth</td>
</tr>
<tr>
<td>Ganister</td>
<td>Hornstone</td>
</tr>
<tr>
<td>Igneous and metamorphic rock</td>
<td>Limestone</td>
</tr>
<tr>
<td>Marble</td>
<td>Marl</td>
</tr>
<tr>
<td>Mica</td>
<td>Sandstone</td>
</tr>
<tr>
<td>Sand and/or gravel</td>
<td>Serpentine</td>
</tr>
<tr>
<td>Silica rock and/or sand</td>
<td>Slate</td>
</tr>
<tr>
<td>Sulphur</td>
<td>Tufa</td>
</tr>
<tr>
<td>Whetstone</td>
<td>Witherite</td>
</tr>
</tbody>
</table>

### Hydrocarbon Mining:

<table>
<thead>
<tr>
<th>Material</th>
<th>Rock</th>
</tr>
</thead>
<tbody>
<tr>
<td>Graphite</td>
<td>Jet</td>
</tr>
<tr>
<td>Oil</td>
<td>Oil-shale</td>
</tr>
<tr>
<td>Peat</td>
<td></td>
</tr>
</tbody>
</table>

### Evaporite Mining:

<table>
<thead>
<tr>
<th>Material</th>
<th>Rock</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alabaster</td>
<td>Anhydrite</td>
</tr>
<tr>
<td>Brine</td>
<td>Gypsum</td>
</tr>
<tr>
<td>Halite</td>
<td>Langbeinite</td>
</tr>
<tr>
<td>Potash</td>
<td>Salt</td>
</tr>
</tbody>
</table>
Q. Is there a non-coal mining related settlement or subsidence risk to the property/plot at ‘A Property, Foolow, S32’?
A. Mining Searches UK considers there to be a non-coal mining related settlement and subsidence risk to the property/plot.

Q. Which categories have been detected?
A. The following were detected.

<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mine Shaft</td>
<td>❗️</td>
</tr>
<tr>
<td>Adit portal</td>
<td>✔️</td>
</tr>
<tr>
<td>Mine waste tip</td>
<td>❗️</td>
</tr>
<tr>
<td>Mineralised Vein</td>
<td>✔️</td>
</tr>
<tr>
<td>Suspect enclosure</td>
<td>✔️</td>
</tr>
<tr>
<td>Hydrocarbon well</td>
<td>✔️</td>
</tr>
<tr>
<td>Underground mining</td>
<td>✔️</td>
</tr>
<tr>
<td>Made Ground</td>
<td>✔️</td>
</tr>
</tbody>
</table>

Q. What further actions are recommended?
A. Mining Searches UK recommend that a site investigation is undertaken in order to clarify the mining related aspects.

Q. What options are recommended?
A. Contact the Geology Department of Mining Searches UK on 01209 218861 to assist with a suitable investigation and report.

Q. Is the property situated within a current or potential Petroleum Exploration and Development Licence block which may include hydraulic fracturing (e.g. Fracking)?
A. The property is situated within a Petroleum Exploration and Development Licence block under offer (14th round) but is not currently licensed.
NOTE: This opinion is provided by Mining Searches UK on the basis of archive information and data at the time of writing this report and is valid for 12 months from the date of issue.

Whilst Mining Searches UK makes every effort to ensure that data is sourced from reliable providers, it is unable to ensure that the information is accurate complete or up to date. Mining Searches UK shall not be liable for any losses or damages incurred by the client or any beneficiary, or third party, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Mining Searches UK materials where such part is based on any third party content or any reasonable interpretation of third party content. Ancient workings can exist, and unrecorded workings can never be ruled out with absolute certainty. Mining Searches UK cannot be held responsible for any settlement or subsidence problems as a result of the property being affected by unrecorded mining features. The certificate relates to the subject property only and is not transferable to other properties. Mining Searches UK is the trading name of Cornwall Mining Services Limited.
Shaded 1 hectare square in centre is expanded on Mining Activity Plan over page.

Property Address:
A Property, Foolow, S32

For reference purposes only.
(c) Crown Copyright 2016. Licence Number 100041083

www.planval.co.uk
Incorporating Data from Mining Searches UK
Non-Coal Mining Risk Area Plan

Property Address:
A Property, Foolow, S32

Legend:
- Property Centre/Boundary and Buffers
- Property Boundary
- Non-Coal Mining Risk Areas
- 50m
- Non-Coal Mining
- Unspecified Pits and Quarries

Mapping Source:
Ordnance Survey
For reference purposes only.
(c) Crown Copyright 2017
Licence Number 100041083.

www.planval.co.uk
Incorporating Data from Mining Searches UK
Expanded 1 hectare square from centre of location plan

Non-Coal Mining data provided by:

Legend:
- Property
- Shaft
- Portal/mine entry
- Hydrocarbon Well
- Reported subsidence
- Surface working
- Suspect enclosure
- Secured feature
- Quarry / worked ground
- Wasteland
- Made ground
- Underground mining extent
- Aerial photographic anomaly
- Waste tip
- Alumium Streaming
- Adit
- Tunnel
- Vein undefined elevation
- Vein surface outcrop
- Wall
- Pump
- Non mining tunnel
- Pond (existing or historical)
- Cutting
- Geological fault

For reference purposes only.
© Crown Copyright 2018. Licence Number 100041083.
SCOPE
This mining search is an assessment of information to determine the risk of mine settlement and/or subsidence. It provides an assessment of the metalliferous, stone, evaporite and hydrocarbon mining risk, as summarised in the Notes and Guidance, for the property.
This is based on the documentary evidence held by Mining Searches UK at the time of production and is undertaken on behalf of the client, their mortgagees and legal advisers.

PAST MINING ACTIVITY
Stone
Mining Searches UK have no evidence of any stone mining features potentially affecting the property.

Metalliferous
The property lies within a metalliferous mining lease boundary.
Three mine shafts are recorded to lie within the property. The exact location and condition of these shafts has not been confirmed by Mining Searches UK.
A poorly recorded mineralised vein passes through the property at surface outcrop. This mineralised vein follows a WNW-ESE alignment.
There is a possibility of unrecorded mining features associated with this mineralised vein within the property.
A former mine waste tip is recorded to encroach into 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.

Evaporite
Mining Searches UK have no evidence of any evaporite mining features potentially affecting the property.

Hydrocarbon
Mining Searches UK have no evidence of any hydrocarbon mining features potentially affecting the property.

PRESENT AND FUTURE MINING ACTIVITY
Stone
The property does not lie within an area that has planning permission for stone mineral development. Mining Searches UK are not aware of any planned future mining activity.

Metalliferous
The property does not lie within an area that has planning permission for metalliferous mineral development. Mining Searches UK are not aware of any planned future mining activity.

Evaporite
The property does not lie within an area that has planning permission for evaporite mineral development. Mining Searches UK are not aware of any planned future mining activity.

Hydrocarbon
The property is recorded to lie within a 14th Round of Oil and Gas Licensing block. Further details can be sought from the Local Authority or the Department of Energy and Climate Change (DECC) tel: 0300 060 4000.

NOTES AND GUIDANCE
Within this assessment the following terms include the extraction of:

Stone: 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.

Metalliferous: alum, arsenic, barium, cobalt, copper, gold, iron, lead, manganese, ochre, silver, silver-lead, tin, tungsten, umber and zinc.
Evaporite: alabaster, anhydrite, brine, gypsum, halite, langbeinite, potash and salt.

Hydrocarbon: peat, graphite, jet, oil and oil-shale.

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 for the production of the original document, skill of the original surveyor and accounting for 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 problems as a result of a property being affected by unrecorded mining features.

If the property is subject to future development, a suitable mining investigation may be required to satisfy planning or building regulation conditions. If future development is being considered, contact Mining Searches UK for further advice.

Unless otherwise expressly stated, nothing in this mining search shall create or confer any rights or other benefits pursuant to the Contracts (Rights of Third Parties) Act 1999 in favour of any person other than the person commissioning this mining search.

This mining search is only considered to be related to metalliferous, stone, evaporite and hydrocarbon mining risk. It is not considered to be an environmental, ecological, contaminated land, archaeological survey or natural ground hazard assessment.
To see our full terms and conditions of use, please refer to the following page:
http://orders.planval.co.uk/publications/terms.pdf

Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

The opinion in this search has been produced by Mining Searches UK, Cornwall Mining Services Limited, trading as Mining Searches UK,
Highburrow Lane, Wilson way, Pool Industrial Estate, Redruth, Cornwall TR15 3RN. Tel: 01209 218861. Email: 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 compensation of up to £5,000 to you if they find that you have suffered actual loss 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 Website: https://www.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, Mining Searches UK, Cornwall Mining Services Limited, trading as Mining Searches UK, Highburrow Lane,
Wilson way, Pool Industrial Estate, Redruth, Cornwall TR15 3RN. Tel: 01209 218861. Email: search@miningsearchesuk.com

Independent dispute resolution

If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme
(website: www.tpos.co.uk, email: admin @tpos.co.uk). We will co-operate fully with the Ombudsman during an investigation and comply with his final
decision.

www.planval.co.uk
Incorporating Data from Mining Searches UK