



WESTCOUNTRY MINES

& PROPERTY SURVEYS

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8th October 2015

Dear Sirs,

Thank you for your instructions to carry out a tin mining archive search for which we are pleased to present the following report.

REFERENCE

123 Sample Road, Sampletown, Anywhere. AB1 2CD
NATIONAL GRID REFERENCE XX 000000 REPORT REF: 12345.

INTRODUCTION

The property, located on the north western outskirts of Callington lies within an historic mining area with intensive underground and surface activity. This report undertakes to advise only on possible untoward past mining features likely to present a future risk to ground and structural stability.

In general for Cornwall and Devon, the main risk to ground stability is not associated with the deeper workings but with the connection at surface for past mining features such as shafts, worked lode outcrops, trial pits or quarries, etc. Subsidence is therefore usually caused by gradual backfill movement or sudden collapse of old support near to the surface. Except for later deep shafts the majority of subsidence problems are related to early workings prior to the mid-19th Century for which there are very few records. While these shallow workings can often be identified from surface features or projected from the deeper recorded levels they are often associated with lodes for which there are no remaining features, knowledge or later underground development. Therefore totally unrecorded or unindicated workings can exist within any mineralised area.

GEOLOGY

The country rocks are sandstones, siltstones and shales of the Lower Carboniferous Brendon Formation with the Kit Hill and Hingston Downs granite outcropping to the north east. Shallow deposits of alluvium cover the valley bottoms. Mineralised lode structures, mostly in the form of narrow and steeply dipping veins, irregularly traverse the area with a general trend of east to west. Intrusions of greenstone and elvan dykes also occur and run parallel with the lodes while crosscourses or faults, some of which are mineralised, cut and displace the lodes at various angles to their trend.

MINING HISTORY

The property lies to the south west of the Florence section of the Callington Consols mining sett with Callington United Mines to the north. Callington Consols included Wheal's Florence, Tonkin, Princess of Wales and Lady Ashburton. Wheal Florence intermittently worked throughout the 19th Century and produced small tonnages of tin, copper and silver-lead ores. During the last reworking Florence, Princess of Wales, Lady Ashburton and Wheal Tonkin were amalgamated to form Callington Consols but the mine generally proved to be unsuccessful and closed in 1882. Parts of the workings were prospected in 1942 but no production resulted.

MINING APPRAISAL

There is little information and no mine plans of the very early underground workings in the Callington area. However, the attached compilation plan helps to identify the known, indicated and suspected mining and geological features within this locality. As can be seen there are no recorded mining features in the immediate vicinity of the property. A suspected lode is inferred to lie some 150 metres to the north north east of the property. The nearest known shaft is situated approximately 160 metres to the north east of the property.

The geological maps show a fault passing to the west of the property but it is believed that this feature is barren of mineralization in this local area. The district has been exploited for stone and a number of quarries are recorded to have been worked in the local area, these features are not recorded to be mining related. Similarly a number of wells and water extraction features exist within this local area, once again these features are not indicated to be mining related. The early editions of the Ordnance Survey plans show the site of the property to be undisturbed by any surface signs of past mining activity. There is no known evidence of deep underground workings in the immediate vicinity although the presence of early shallow workings cannot be entirely ruled out.

Where possible the original plans and mining maps have been correlated with the Ordnance Survey 1:2500 scale. The 1880 and 1907 editions of the Ordnance Survey have been studied when necessary to help identify surface features relevant to past mining and quarry activity. Reference can also be made to the 6 inch Geological Survey published 1906 and the 1974 British Geological Survey 1:50 000 scale.

LIMITATIONS

Although this report is based on the extensive collection of plans, records and archive material, including reference to all our available Abandoned Mine Plans for the Devon and Cornish Mines, it has to be recognised that these plans and records are often conflicting and incomplete. Also there are no records or plans for most of the mining carried out prior to the mid 19th Century. This early and unrecorded mining activity is considered to be extensive throughout the zones of mineralization. Where more than one source is available for the same information the most reliable source or our interpretation has been used. While every effort is made to reasonably search the archives and plans, Westcountry Mines & Property Surveys cannot accept liability for any inaccuracies or omissions there may be with respect to those records.

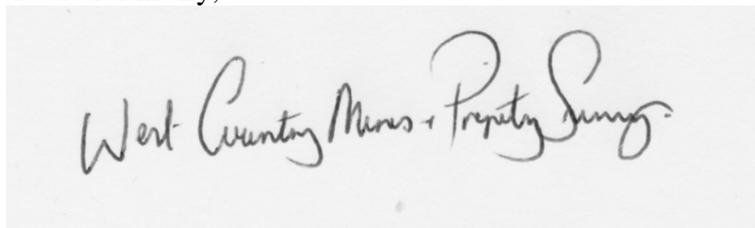
This report does not include a site visit and is not a structural survey although in any mineralised area it would be prudent to have one carried out. The property is situated within a historically mined area and as such the ground area maybe subject to contamination, this report does not comment on environmental, financial or contaminated land issues related to past mining activity. The report and plan is provided for the sole use of the client and Westcountry Mines & Property Surveys will not accept responsibility or liability to any persons other than the client or their professional advisers.

CONCLUSIONS

It is indicated that the property is clear of known significant mining activity. While mining features would not be expected, as in any mineralised area, there is always a possibility of further unrecorded or unsecured mining related activity, however in this instance we feel that this can be considered an acceptable mortgage risk.

We trust that the above is of assistance, and assure you of our best attention to any future requirements. Please contact us should you need further help or have any queries or problems you would like to discuss.

Yours faithfully,

A handwritten signature in cursive script that reads "Westcountry Mines and Property Surveys". The signature is written in dark ink on a light-colored background.

Westcountry Mines and Property Surveys

GLOSSARY

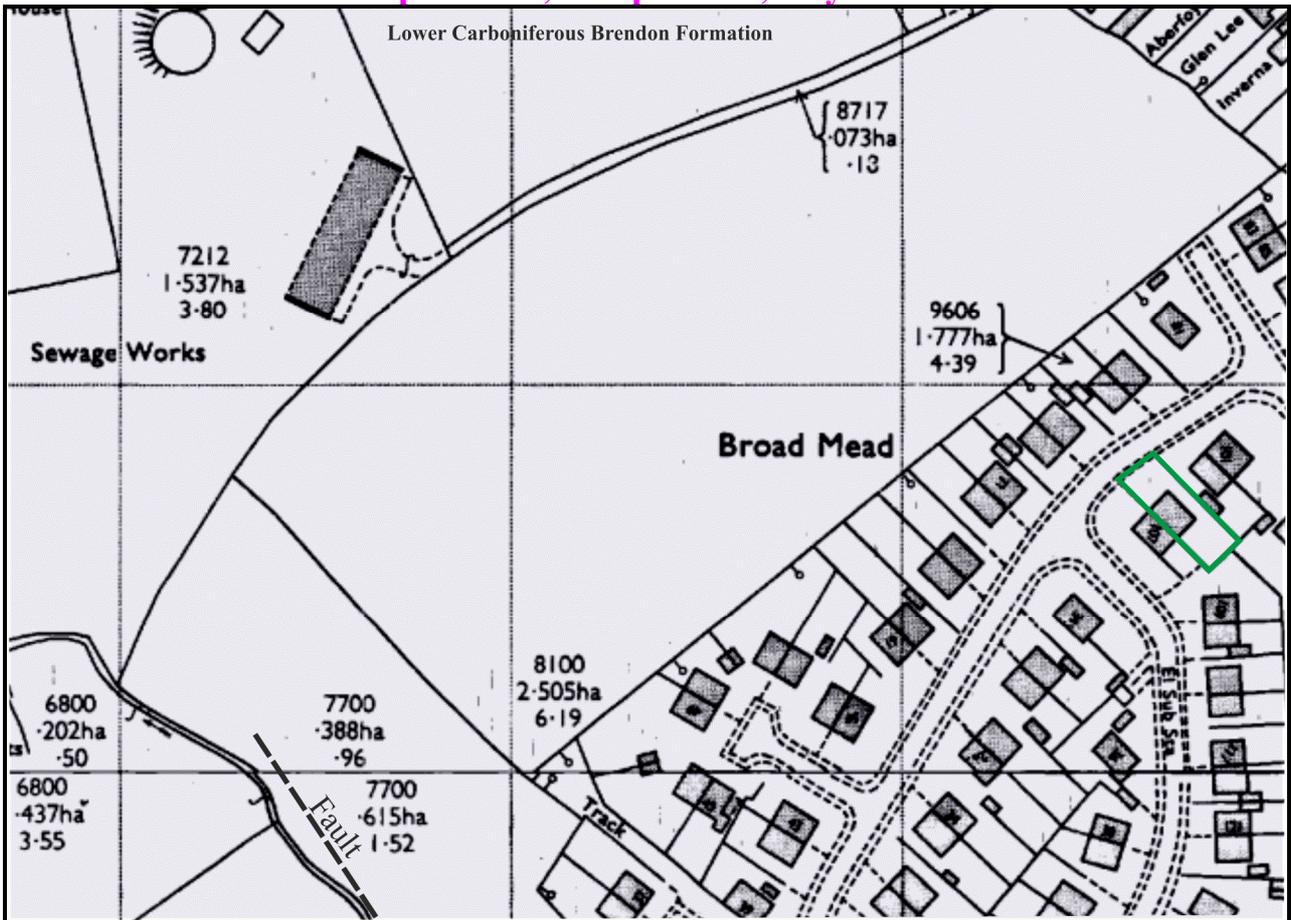
Adit: horizontal tunnel driven from low ground to drain or ventilate mine workings in higher ground
Alluvium: sand, clay, and rock debris deposited by a river
Burrow: mine waste dump
Caunter Lode: lode running in different direction to general lode trend
Crosscourse: sheet like geological feature striking across the general direction of the lodes
Dip: angle of inclination of lode or rock structure from the horizontal
Drive: horizontal tunnel (verb) meaning to advance a tunnel
Elvan: intrusive igneous rock (quartz-porphyrines) occurring in the form of veins and dykes
Granite: igneous rock, crystalline compound of quartz, feldspar and mica
Greenstone: Cornish term "blue elvan" igneous intrusion genetically related to granite
Huel: ancient name for mine corrupted into "Wheal"
Kaolinisation: alteration of granite to clay and sand from solid rock
Killas: general Cornish term given to sedimentary rocks
Level: underground horizon on which tunnels are driven
Lode: mineralised vein producing ore
Leat: water course
Mundic: iron pyrites, arsenic and sulphur - arsenopyrite
Open Cast: where minerals are worked on surface
Outcrop: surface penetration of geological features such as lodes or rock formations
Sett: area of ground leased for mining
Shaft: vertical excavation to connect underground workings to surface, providing access
Stope: underground excavation from which ore is extracted
Streaming: extraction of tin ore (cassiterite) from alluvium
Tailings: waste products of ore-dressing
Underlie: angle of inclination from the vertical of a geological structure

BIBLIOGRAPHY

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Henwood, W.J., Metalliferous Deposits of Cornwall & Devon 1843
Watson, J.Y., Compendium of British Mining 1843

MINING SEARCH PLAN

123 Sample Road, Samplertown, Anywhere. AB1

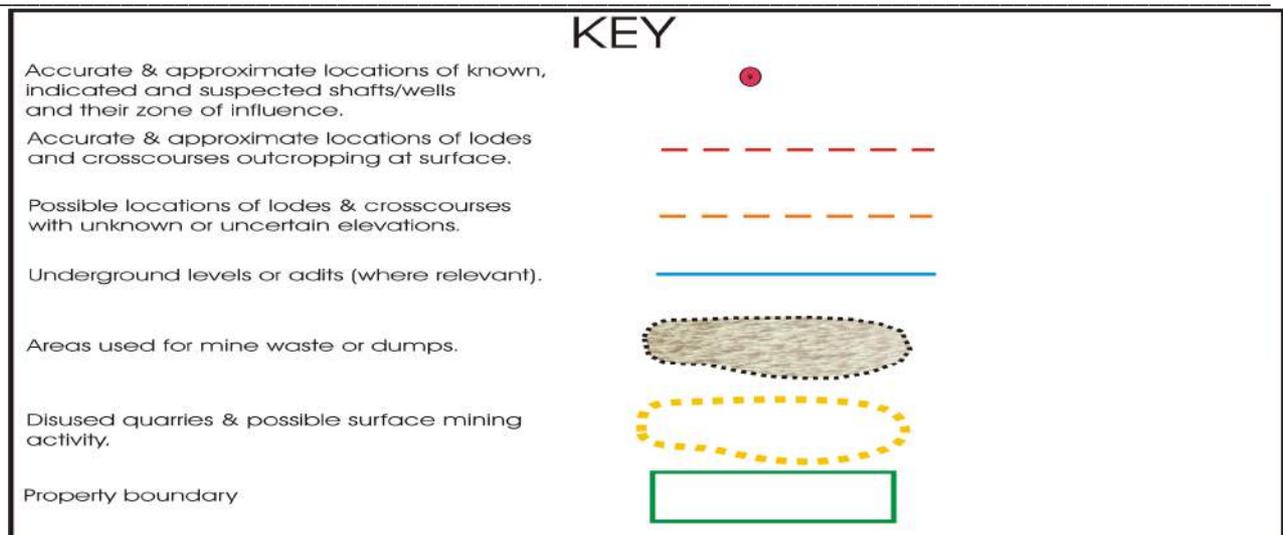


WESTCOUNTRY MINES & PROPERTY SURVEYS
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MINE SEARCH PLAN
 Not to Scale
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DRAWN BY: RB/SW

Plan Ref: 12345
 Date 08/09/2015



THE MINING FEATURES SHOWN ON THIS PLAN ARE BASED ON READILY AVAILABLE INFORMATION AND CANNOT BE CONSIDERED AS EITHER BEING TOTALLY ACCURATE OR COMPLETE. BASED ON ORDNANCE SURVEY 1:2500 PLANS WITH PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. COPYRIGHT LICENCE No: AL815772.