

## Cornwall Consultants Limited

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SPECIALISTS IN: MINING SEARCHES, PROPERTY INSPECTIONS, MINING INVESTIGATIONS, CONCRETE (MUNDIC) TESTS & SOIL CONTAMINATION SURVEYS  
VAT REGISTRATION NO: 591 1098 37

Your Ref: 28Mo97/3  
Our Ref: **KJH/KLC/CMS/54598**

19<sup>th</sup> April 2004

T M Property Services Ltd  
Delta 200  
Delta Business Park  
Great Western Way  
SWINDON  
SN5 7XP

Dear Sirs

### **MINING SEARCH**

**Re: 22 Windmill Road, Brixham, Devon, TQ5 9SJ**  
**NG Ref: SX 9272 5602**

We thank you for your request of 5<sup>th</sup> April. Accordingly, we have carried out a Mining Search on the above property and are able to report as follows:-

#### **Mining Activity**

The property is situated away from the principal metalliferous mining areas. It does not lie within a historically established former mining lease boundary and our plans and records do not indicate the presence of any mine workings, shafts or metalliferous mineral deposits under, within or adjacent to the boundaries of the property.

The nearest recorded mine workings are those of Brixham Iron Mines, which comprised a number of small opencast and underground mines situated at the southern end of Brixham, which were active during the mid-to-late nineteenth and early twentieth centuries. The exact locations and extent of these small mines are not fully recorded, but the largest was Sharkham Point Mine situated over 1.1 kilometres south-southeast of the property.

## **Conclusions**

Based on the documentary evidence available, we have no reason to believe that the property is likely to be adversely affected by past metalliferous mining activity. We are not aware of any plans to explore for, or exploit, metallic minerals in the locality and do not consider this a likely event.

## **Limitations**

This Mining Search has been carried out with reference to 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, taking into account that such records may not be wholly complete or accurate, we cannot accept liability for any inaccuracies or omissions there may be with respect to those records. This report and any mining features described are applicable to the subject property only, the location or boundaries of which have been indicated by the client. We cannot be held liable for the accuracy of the subject property boundaries as supplied by the client, provided on their behalf or supplied by Land Registry. 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 and the client's solicitor and/or mortgage lender and may not be reproduced or further distributed 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. We have not visited the property.

We trust this report is to your satisfaction.

Yours faithfully  
for **Cornwall Consultants Limited**

K J Hicks, BSc, MSc, FGS  
Mining Geologist