

# Mining Risk Assessment from the mining experts.

## Background

In January 2021, Mining Searches UK were approached to assist a client with a purchase of a property in St Austell.

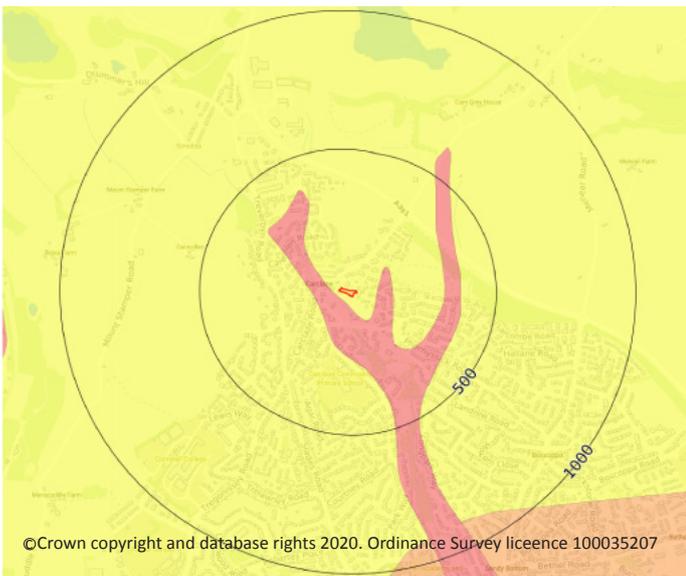
Following initial searches carried out during the conveyancing of the property, a potential risk from ground stability was identified. The property was found to be within 50m of an area at moderate to high risk for potential natural ground subsidence.

The purchase could not proceed without this potential risk being clarified. Mining Searches UK were able to offer a Mining Risk Assessment, carrying out a site inspection at short notice and providing the report on the same day.

This would have involved the construction of dams and rerouting of the natural stream channels diverting flow and allowing for the processing of tin from the sandy deposits comprising the river beds.

This was followed by mining for tin and copper heading underground with the excavation of shafts and tunnels, recorded near the property. Later, the area was dominated by china clay mining, with Carclaze China Clay Works located within 50m north of the property.

Each period of mining activity leaves a legacy of ground stability risks that has the potential to affect later developments and properties.



Ordnance Survey map 1906

## Historical mining activity

The property is located on the eastern edge of Pharnyssick Valley, located within St Austell. This area of Cornwall has witnessed various types of mining over many hundreds of years. Tin streaming involving the mining of river bed deposits was the earliest form of mining within the area.

## Mining Risk Assessment

The property consisted of a split-level dwelling constructed by a housing developer in the early 2000's. At that time, site investigation and inspection may have only been conducted on high risk sites. However, they were not as commonplace as they are now, where foundation inspections are often a requirement of Building Control in most historical mining areas. As such we may not have direct evidence of the ground conditions at the property.

A site visit was conducted to inspect the current condition of the property and assess any evidence of the legacy left by the historical mining activity conducted within the area.

The inspection observed the property to be located over the western facing slope of the valley. Several retaining walls had been recently constructed within the rear garden to create level terraces. The dwelling and external garden areas were inspected for any signs of ground movement or possible evidence indicating settlement.

During our inspection we were able to locate and inspect multiple suspected original hedge boundaries within the valley. These correlated to the early OS maps and with the early mining records, providing evidence of the extent of early mining activity. The dwelling and retaining wall structures were also examined carefully and were found to be stable with no signs of underlying ground movement.

## Conclusion:

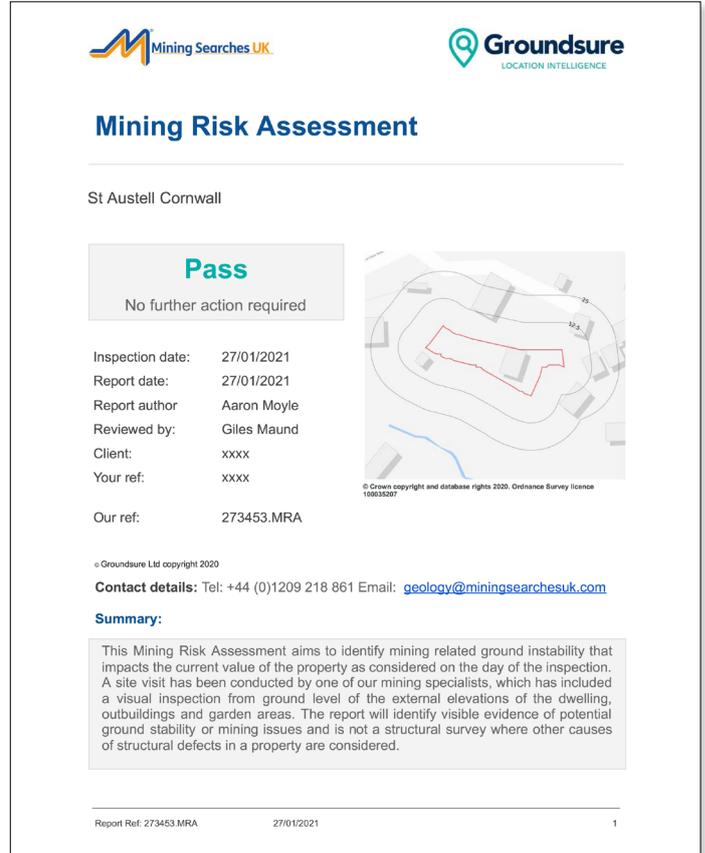
The evidence gathered during our site visit was then used to create a unique risk assessment for the property. In this instance we were able to show that the property had not been affected by the multiple forms of early mining activity conducted within the immediate area and a pass was the result with no recommended further action required.

Our Mining Risk Assessment Report could then be created and was sent to the client the same day. The report provides a clear result on the front page, with details and photographs taken during the visit provided within the following sections.

These reports use a simple and clear "traffic light system" so that our clients understand the result every time. Thanks to our report and a clarification that there were no ground stability risks affecting the dwelling, our client managed to complete the transaction and successfully purchase their property in St Austell.

**Provide peace of mind with a Mining Risk Assessment from our in-house mining subsidence experts. To find out more, visit our website to find out how you could benefit from this report:**

<https://www.groundsure.com/products/mining-risk-assessment/>



**Mining Searches UK** **Groundsure**  
LOCATION INTELLIGENCE

### Mining Risk Assessment

St Austell Cornwall

**Pass**  
No further action required

Inspection date: 27/01/2021  
Report date: 27/01/2021  
Report author: Aaron Moyle  
Reviewed by: Giles Maund  
Client: XXXX  
Your ref: XXXX

Our ref: 273453.MRA

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**Summary:**

This Mining Risk Assessment aims to identify mining related ground instability that impacts the current value of the property as considered on the day of the inspection. A site visit has been conducted by one of our mining specialists, which has included a visual inspection from ground level of the external elevations of the dwelling, outbuildings and garden areas. The report will identify visible evidence of potential ground stability or mining issues and is not a structural survey where other causes of structural defects in a property are considered.

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