



Wheal Jane Consultancy
Old Mine Offices
Wheal Jane
Baldhu, Truro
Cornwall, TR3 6EE



Archival (Desktop) Mining Search

Mining Risk: Low

Address: Land adjacent to
3 Campion Close
Pillmere
Saltash
Cornwall
PL12 6XN

Client: X-Press Legal Services
The Hill House
St Martins Road
Looe
Cornwall
PL13 1LP

Your Ref.:

Our Ref.: MS47629

Date: 18 September 2025

01872 560 200
consultancy@wheal-jane.co.uk



Low Risk

Dear Sirs,

Re: Land adjacent to 3 Campion Close, Pillmere, Saltash, Cornwall, PL12 6XN

We thank you for your recent request.

As instructed, we have carried out a mining search in respect of the above property, as delineated on the plan supplied for the purpose of requesting this search (a copy of which is included with this report).

The purpose of this mine search is to examine and interpret the plans and records in our possession relating to metalliferous mining activity and based upon this information, give a professional opinion in respect of potential risk to the property from such historical mining activity.

Where other workings relating to clay, stone or other minerals are noted to be in close proximity to the property mention will be made of them.

This report is presented in a format that is suitable to be used for the purposes of conveyancing, development or refinancing of the property in question.

Depending on the findings of the research, it will make recommendations as may be deemed required and appropriate.

Mining Activity

The property is located outside of the major mineralised areas of Cornwall.

The plans and records that are currently held in our possession at the time of compiling this report, relating to this district, do not indicate the presence of any old shallow/surface mine workings or shafts within the boundaries of the property.

The nearest recorded mining related feature comprises the portal of an adit (drainage tunnel) located over 880 metres to the south-east of the property.

This adit, which extends in a southerly direction, was associated with a trial for copper and lead ores, under the name Wheal Tamar Mine.

The old Wheal Harrison Mine lies over 2 km to the south-south-east of the property.

We have found no evidence of clay workings or other mineral workings in the immediate vicinity of the property.

Based upon the historic mapping sources we have reviewed we have found no evidence of any water supply wells within the boundaries of the property.

Conclusions

We know of no plans to exploit metallic minerals in the locality, nor do we consider this a likely event.

Low Risk

Based upon the information that is held in our possession, at the time of writing this report, we have found no documentary evidence to indicate the presence of old shallow or surface mine workings underlying the property.

We would consider that the property appears to be at low risk from past mining activity.

Recommendations

We have no recommendations to make in respect of this property.

Low Risk

Scope of Search & Limitations

This search has been carried out with reference to the extensive collection of plans, records and archives that are held in our possession at the time of writing this report and from this material we have endeavoured to give as accurate a report as possible in respect of the property as delineated in the initial request.

However, taking into account that such records may not be wholly complete or accurate, that records may exist of which we do not hold copies, or records exist that are held in private sources which are not available to us and that in Cornwall, Devon and Somerset many ancient shallow workings and shafts exist of which there are no records, we cannot accept liability for any inaccuracies there may be.

This report is concerned solely with the property searched and should not be used in connection with adjacent properties as only relevant mining features have been mentioned and any known features that would not have a direct influence upon the target property may have been omitted for clarity.

The report is based upon the property boundaries as shown on the supplied request plan.

We cannot accept liability for any inaccuracies if the property boundaries, as supplied to us by the client or the client's agent, are subsequently shown to be incorrect, incomplete or if no such request plan has been supplied when the search has been requested.

This report is confidential to the client and the client's legal advisor and the client's mortgage lender and as such may be used by them for conveyancing or related purposes.

We have no liability toward any person or organisation not party to commissioning this report.

This report or any part of it, is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

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

This report is not a contaminated land, environmental, geotechnical or archaeological survey and should not be interpreted as such.

No site visit has been made.

We trust that this report is to your satisfaction and will be happy to answer any queries with respect to it.

Yours faithfully,



Wheal Jane Consultancy
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01872 560200

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Mining Glossary

Adit	Horizontal mine drainage tunnel driven from low ground into mine workings. The adit tunnel is the shallowest level shown on mine plans and usually represents the earliest period of workings recorded. Adits have ventilation shafts at regular intervals, which are mostly unrecorded.
Alluvium	Clay, sand and debris deposited by a river. Often streamed for tin.
Burrow	A mine waste tip.
Caunter lode	A lode which runs in a different direction to the general trend of lodes in the district.
Coffin/Koffen	Trench-like openwork at surface.
Costean Pit	A small surface pit excavated to locate and/or sample a lode.
Crosscourse	Geological features which run at right-angles to the principal lodes of a district, and are vertical or sub-vertical faults. Mostly barren of payable minerals, but can carry values of iron ore, cobalt and other metallic minerals. Also known as 'guides' or 'trawns' in the St Just and St Ives mining districts respectively.
Crosscut	Tunnel driven underground, usually at right-angles to the lodes.
Dip of Lode	Angle of inclination of a lode from the horizontal.
Drive	Tunnel driven along the course of a lode.
Elvan	Igneous rock (quartz-porphry) occurring as a vein or dyke. Can be extremely hard. Exploited by quarrying.
Granite	Igneous rock. Crystalline mixture of quartz, feldspar and mica.
Greenstone	Igneous rock also called 'blue elvan'. Generally extremely hard.
Gunnis	Open stope at surface or underground.
Kaolinisation	Alterations or weathering of granite to clay and sand from solid rock.
Killas	Generic term given to sedimentary rock in Cornwall.
Leat	A man-made watercourse.
Level	Horizon underground where ore movement and communications are maintained. Levels consist of lode drives and crosscut tunnels: i.e. 12 fathom level; the system of tunnels driven at 12 fathoms below adit horizon.
Lode	A mineralised structure or vein. Most lodes run from surface vertically or sub-vertically, and can vary from a few inches to several metres in width.
Mundic	Iron pyrite, arsenic and sulphur - arsenopyrite.
Openwork	A surface working, which has usually left a pit or backfilled excavation.
Outcrop	The part of the lode which breaks surface. Worked-out voids and backfilled areas are outcrop features.
Rab	Weathered zone of mixed rock and soil (natural profile)
Sett	An area of land leased for mining.
Shaft	Holes in the ground, which can vary from 0.5m x 1m up to shafts 7m across. Engine shafts tends to be large (typically 3m x 2m) and adit shafts are smaller (typically 1.2m x 1.8m). Depths vary down to 700m.
Stockwork	Mass of narrow veins or lodes running parallel and sub-parallel.
Stope	Ground where lode has been removed leaving void. Sometimes open to surface.
Tailings	Residual sands and slimes from ore dressing. Usually heavily contaminated.

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Mining References (generic listing)

H G Dines - The Metalliferous Mining Region of South West England (2 Vols)
A K Hamilton Jenkin - Mines & Miners of Cornwall (16 Vols)
A K Hamilton Jenkin - Mines of Devon (2 Vols)
A K Hamilton Jenkin - Wendron
Thomas Spargo - Tin Mines of Cornwall (6 Vols)
J H Collins - Observations of West of England Mining Region
Sellwood, Durrance & Bristow - Geology of Cornwall
Durrance & Laming - Geology of Devon
Burt, Waite & Burnley - Cornish Mines
MRO Plans (CRO)
MRO Copies (SC Archive)
MRO Microfiche (SC)
South Crofty Archive
Tehidy Minerals Archive
JMS/JAB/JHB Archive
Wheal Jane Collection
Wheal Pendarves Collection
Geevor Collection
Thyssen Review & Plans
A K H Jenkin, Annotated 6" Plans
Geological 6" Plans
Richard Thomas Plans
Robert & Brenton Symons Plans
Nicholas Whitley Plans
K Bennet Annotated Plans
R Lyon Annotated Plans
Ordnance Survey 1880, 1906, etc Maps
H G Dines Composites

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Search Request Plan

Copy of the request plans provided to Wheal Jane Consultancy to identify the property for search purposes:



Please note that request plans do not automatically follow the convention for north to be oriented 'up' the page, however, all directional references made in this report are based upon correctly oriented mapping resources that are held by Wheal Jane Consultancy.

Accuracy, quick turnaround times, competitive prices, fully qualified and experienced staff, full professional indemnity insurance cover.

Cornwall's first ISO certified mine search and site investigation specialists

