



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



## Archival (Desktop) Mining Search

**Mining Risk: Low**

**Address:** Land adjacent to  
9 Harebell Close  
Pillmere  
Saltash  
Cornwall  
PL12 6XL

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

**Your Ref.:**

**Our Ref.:** MS47630

**Date:** 18 September 2025

01872 560 200  
[consultancy@wheal-jane.co.uk](mailto:consultancy@wheal-jane.co.uk)



## Low Risk

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Dear Sirs,

### **Re: Land adjacent to 9 Harebell Close, Pillmere, Saltash, Cornwall, PL12 6XL**

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 1 km to the east-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

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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

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### **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  
[dalef@wheal-jane.co.uk](mailto:dalef@wheal-jane.co.uk)  
01872 560200

## Low Risk

### Mining Glossary

<b>Adit</b>	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.
<b>Alluvium</b>	Clay, sand and debris deposited by a river. Often streamed for tin.
<b>Burrow</b>	A mine waste tip.
<b>Caunter lode</b>	A lode which runs in a different direction to the general trend of lodes in the district.
<b>Coffin/Koffen</b>	Trench-like openwork at surface.
<b>Costean Pit</b>	A small surface pit excavated to locate and/or sample a lode.
<b>Crosscourse</b>	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.
<b>Crosscut</b>	Tunnel driven underground, usually at right-angles to the lodes.
<b>Dip of Lode</b>	Angle of inclination of a lode from the horizontal.
<b>Drive</b>	Tunnel driven along the course of a lode.
<b>Elvan</b>	Igneous rock (quartz-porphry) occurring as a vein or dyke. Can be extremely hard. Exploited by quarrying.
<b>Granite</b>	Igneous rock. Crystalline mixture of quartz, feldspar and mica.
<b>Greenstone</b>	Igneous rock also called 'blue elvan'. Generally extremely hard.
<b>Gunnis</b>	Open stope at surface or underground.
<b>Kaolinisation</b>	Alterations or weathering of granite to clay and sand from solid rock.
<b>Killas</b>	Generic term given to sedimentary rock in Cornwall.
<b>Leat</b>	A man-made watercourse.
<b>Level</b>	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.
<b>Lode</b>	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.
<b>Mundic</b>	Iron pyrite, arsenic and sulphur - arsenopyrite.
<b>Openwork</b>	A surface working, which has usually left a pit or backfilled excavation.
<b>Outcrop</b>	The part of the lode which breaks surface. Worked-out voids and backfilled areas are outcrop features.
<b>Rab</b>	Weathered zone of mixed rock and soil (natural profile)
<b>Sett</b>	An area of land leased for mining.
<b>Shaft</b>	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.
<b>Stockwork</b>	Mass of narrow veins or lodes running parallel and sub-parallel.
<b>Stope</b>	Ground where lode has been removed leaving void. Sometimes open to surface.
<b>Tailings</b>	Residual sands and slimes from ore dressing. Usually heavily contaminated.

## Low Risk

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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

## Low Risk

### 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.***

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