

Regulated Mining Search BATH STONE & FULLER'S EARTH

**PROPERTY ADDRESS:**

Flat 5, Limestone Heights, Fore Street, Bath BA1 1ZP

CLIENT:

A Solicitor Limited

REPORT REFERENCE:

RJH/CMS/9999999

NATIONAL GRID REFERENCE:

375003, 164757

CLIENT REFERENCE:

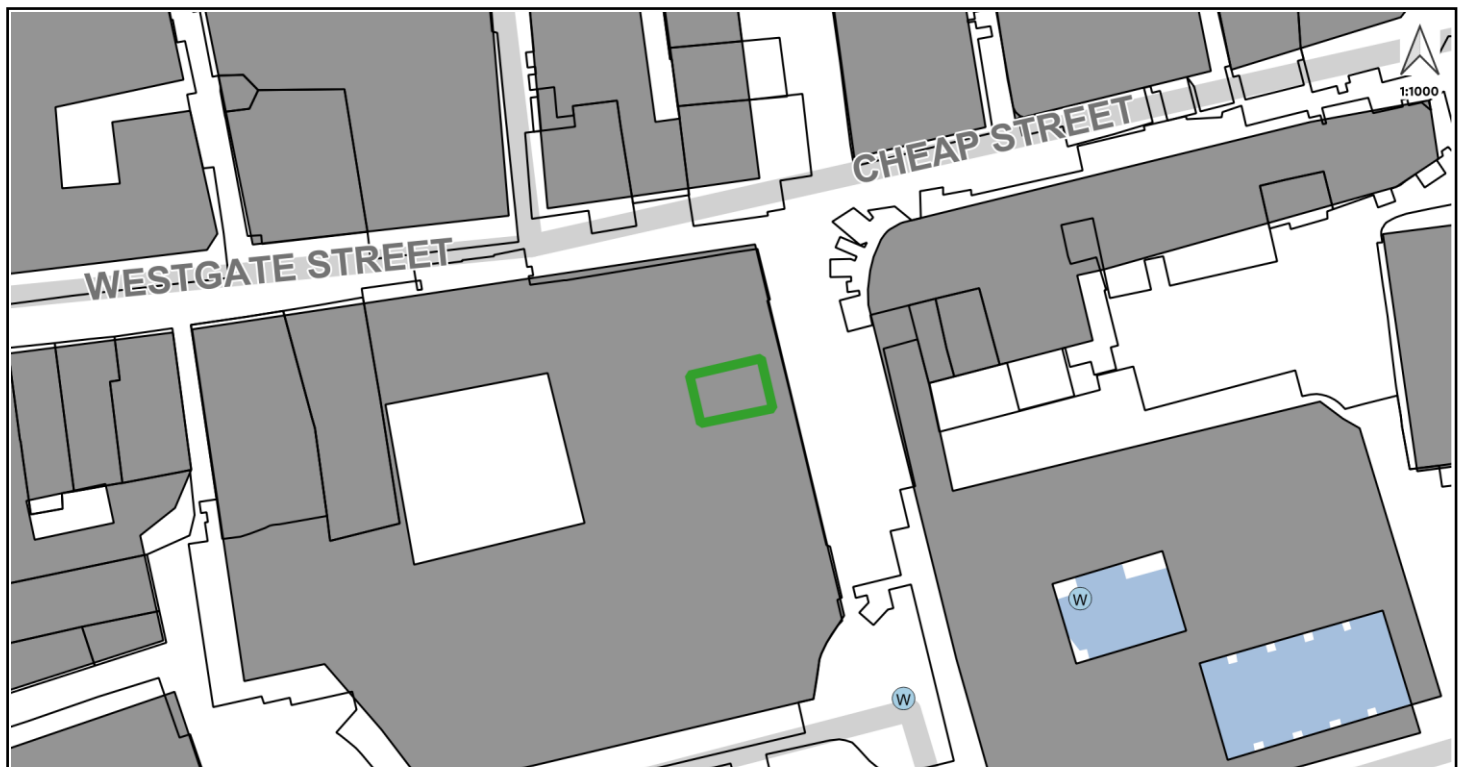
BGY/158/Smith

DATE:

27 September 2024

Result: Low
PASSED

Next steps:
NONE



Contains OS data © Crown copyright and database right 2022.

This information is subject to Crown copyright and is reproduced with the permission of Land Registry. © Crown copyright and database rights 2022 Ordnance Survey 100026316.

Property Boundary	Recorded Shaft	Bathstone Surface Quarry/Pit	Bathstone Recorded Underground Workings
Land Registry Boundaries	Suspected Shaft	Fuller's Earth Surface Quarry/Pit	Fuller's Earth Recorded Underground Workings
Building	Adit/Mine Entrance	Other Surface Quarry/Pit	Crown Hole Subsidence
Well/Pump	Subsidence		

OPINION

We believe that the property is unlikely to be affected by subsidence related to historic Bath Stone or Fuller's Earth extraction.

No further action is required, and you do not need to contact any other mining institute or body relating to historic Bath Stone or Fuller's Earth extraction.

ABOUT

This Mining Search appraises the likelihood that mining subsidence hazards exist within the property. The report findings are based on factual information from maps, plans and records in our unique archive, the results of relevant on-site investigations, as well as commercially available datasets. This information has been interpreted by our experts to predict, where possible, the existence and location of unrecorded mine workings and related subsidence hazards.

THE FINDINGS

The property is situated within an area of extensive historic Bath Stone & Fullers Earth mining activity.

The property is underlain by a rock type called the Charmouth Mudstone. This lies well above the Great Oolite and Fuller's Earth deposits in the geological sequence.

The nearest recorded or suspected Bath Stone surface quarry is the former Bathampton Downs Quarry, which lies 300 metres west of the property.

The nearest recorded or suspected Fuller's Earth surface working is the former Lansdown Clay Pit, which lies 700 metres northwest of the property.

The property does not lie within an existing Mineral Consultation/Safeguarding Area, containing designated mineral resources.

THE RESULT

Based on a detailed search and expert interpretation of our mining records archive we believe the likelihood that Bath Stone or Fuller's Earth mining subsidence hazards exist within the property is:

Result: Low **PASSED**

We believe that the property is unlikely to be affected by subsidence related to historic Bath Stone or Fuller's Earth extraction.

THE NEXT STEPS

To further assess the risks to this property we recommend the following course of action:

Next steps: **NONE**

No further action is required, and you do not need to contact any other mining institute or body relating to historic Bath Stone or Fuller's Earth extraction.

GEOLOGY

Workable Bath Stone deposits (decorative limestone used for building) appear in only certain locations within the more widespread Great Oolite limestone unit, generally on the southern and eastern and southern periphery of Bath. Viable Fuller's Earth deposits (clay material with many industrial uses) appear only on the southern periphery. Both deposits occur in planar beds in the locality that are generally either horizontal or inclined at very shallow angles to the south east. The workable Bath Stone beds may be in the order of 5 metres thick, while the Fuller's Earth occupies narrower seams within the unit.

MINING METHODS & HISTORY

Bath Stone and Fuller's Earth were worked intermittently on a small scale between Roman times and the early eighteenth century. During the eighteenth and nineteenth centuries, there was a significant increase in mining and quarrying activity with the development of transport infrastructure. Although the heyday of mining activity ceased in many areas by 1880, it has continued elsewhere on a smaller scale to the present day. Typically Bath Stone extraction begins in the form of surface quarry on the outcrop of the Great Oolite limestone. Later, adits (access tunnels) were driven into the quarry face and became the principal roadways of the mines. The stone was mined by a technique known as 'room and pillar' or 'pillar and stall'. The 'pillars' being unmined blocks of stone which were intended to support the roof of the mine workings during the operation of the mine. In areas of little or no overburden (overlying rock/soil of no value), the quarry face was often extended back obliterating earlier shallow mine workings. In areas of greater overburden thickness inclined adits and shafts were used to access the deposit. Vertical shafts were predominantly used for ventilation rather than access and sometimes utilised as wells to recover water from the base of the limestone. Extraction of the Fuller's Earth began with simple recovery of the material from the outcrop exposed on steep valley slopes. Large-scale quarrying of Fuller's Earth was not possible due to its very weak nature. However, underground mining by the room and pillar method described above was used in recent centuries.

MINING ARCHIVE & UNRECORDED WORKINGS

There are very few officially deposited abandoned mine plans of the Bath Stone & Fuller's Earth mines in this area. It did not become a legal requirement for mines to keep accurate and up-to-date plans of the underground workings, and to deposit these upon abandonment, until 1872. This law did not apply to mines that employed less than 12 people working underground and neither did it require mines to survey any older workings that were inaccessible or became unused. As a result, most of the older workings and smaller mines remain poorly recorded. We use a vast archive of other mining and geological records; third party investigations and datasets, along with our knowledge of the geology and mining methods to locate workings that might present a risk.

SUBSIDENCE RISKS

Mining subsidence in this area is usually caused by the collapse of the collars of old ventilation shafts; the collapse of old shallow workings brought close to the surface where there is insufficient bedrock cover; the failure of overlying strata following a collapse of pillars within old mine workings or by the slumping of backfilled material into any of these features. Many of the former surface quarries for Bath Stone have been partially or fully filled, either as landfill sites or immediately prior to development. Whether the infill material is domestic/commercial waste or aggregate waste from quarry tips it will be unconsolidated and may be liable to differential settlement, particularly under the load of new development. Due consideration to these ground conditions and potentially hazardous properties of the material used should be given by the developers and the appropriate construction design applied.

MORE INFORMATION

LIMITATIONS OF MINING SEARCH

This Mining Search evaluates the subsidence risk from the extraction of Bath Stone or Fuller's Earth only. It cannot be relied upon to indicate risk from clay, coal, oil or other metalliferous mineral extraction. It has been produced following a search and review of 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, considering that such records may not be wholly complete or accurate, we cannot accept liability for any inaccuracies or omissions with respect to those records. This Mining Search does not include an assessment of soil contamination risks. This report and any mining features described are applicable to the subject property only, the location or boundaries of which have been approved by the client in instructing and receiving this report. We cannot be liable for any erroneous or omitted information as portrayed on any plan or property boundary supplied to us for this Mining Search. 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, client's solicitor and/or mortgage lender or those acting through a conveyance service provider (as per the quoted reference number) and may not be reproduced or further distributed, re-sold or reassigned 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 or any undisclosed third party. We have not visited the property.

CONSUMER INFORMATION

This search has been produced by Cornwall Consultants Ltd trading as Cornwall Mining Consultants, Unit 3 East Pool, Tolvaddon Business Park, Camborne TR14 0HX. Tel: (01209) 313511. Email: enquiries@cornwallminingconsultants.co.uk, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. This search has been completed in accordance with our Terms and Conditions of business that can be viewed here.

RESULT CLASSIFICATIONS FOR MORTGAGE

This regulated Mining Search report does not comment on the value or mortgage-ability of any specific property; however, guidance on the implications of results is as follows:

PASSED

Acceptable for conveyance and typically acceptable to mortgage lenders.

ACTION REQUIRED

The likelihood that mining subsidence hazards exist within the property is moderate. Value, enjoyment may be affected, and the advised further action should be satisfied before conveyance proceeds.

ACTION REQUIRED

The likelihood that mining subsidence hazards exist within the property is high. The value, enjoyment and security of the property may be affected. The advised further action should be completed, and a satisfactory result attained before mortgage or transaction proceeds.

ABOUT THE SEARCH CODE AND COMPLAINTS

THE SEARCH CODE

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- Sets out minimum standards which firms compiling and selling search reports have to meet
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

Firms which subscribe to the Search Code will:

Display the Search Code logo prominently on their search reports act with integrity and carry out work with due skill, care and diligence at all times maintain adequate and appropriate insurance to protect consumers conduct business in an honest, fair and professional manner handle complaints speedily and fairly ensure that products and services comply with industry registration rules and standards and relevant laws monitor their compliance with the Code

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

Contact Cornwall Mining Consultants if you would like a copy of the Search Code or our Complaints Procedure. We trust this report provides the information you require, however should you have any queries, please contact Cornwall Mining Consultants.

TPOS CONTACT DETAILS

The Property Ombudsman scheme,
Milford House, 43-55 Milford Street,
Salisbury, Wiltshire SP1 2BP

T: 01722 333306 | **Fax:** 01722 332296

E: admin@tpos.co.uk | **W:** tpos.co.uk

You can get more information about the PCCB from propertycodes.org.uk or from our website at cornwallconsultants.com

COMPLAINTS PROCEDURE

Cornwall Consultants Ltd trading as Cornwall Mining Consultants is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you wish to make a complaint directly to Cornwall Mining Consultants, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to:

The Property Ombudsman scheme (TPOs):

T: 01722 333306 | **E:** admin@tpos.co.uk | **W:** tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

COMPLAINTS SHOULD BE SENT TO:

The Managing Director
Cornwall Mining Consultants
Unit 3 East Pool
Tolvaddon Business Park
Camborne
Cornwall
TR14 0HX

E: help@cornwallminingconsultants.co.uk | **T:** 01209 313511

You can also view our complaints procedure here.