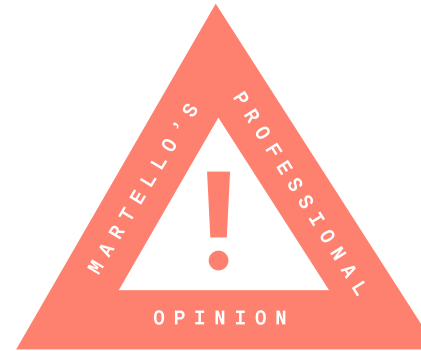
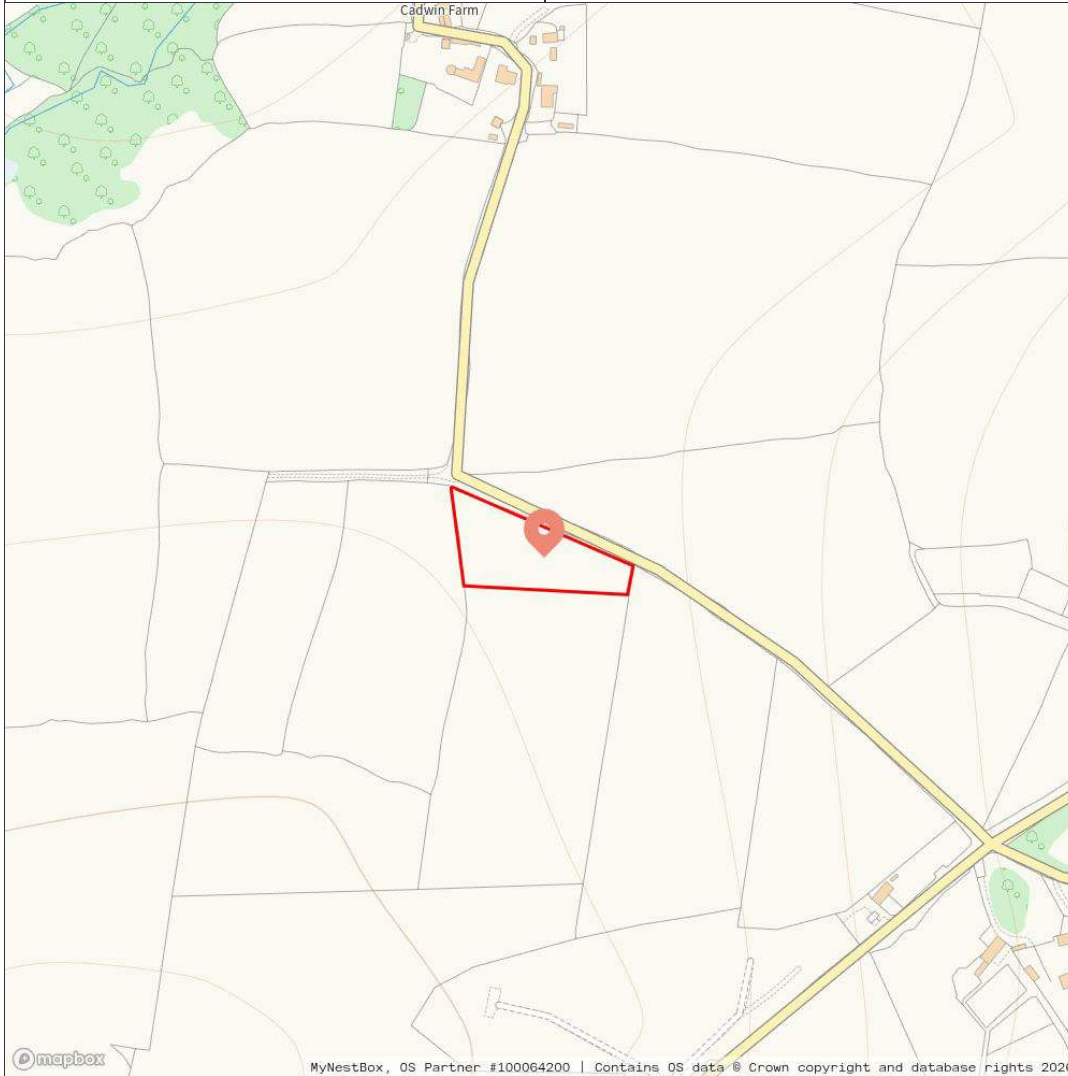


Martello®

ADDRESS
Old Coach Road, Bodmin, PL30 5JA

RESIDENTIAL
Mines and Minerals

REFERENCE
MM/METALLIFEROUS-CMC/RED/20260513-01



FURTHER ACTION REQUIRED

COAL MINING
NO ISSUES [Page 3 →](#)

NON-COAL MINING
ISSUES IDENTIFIED [Page 11 →](#)

CON29M
FOR INFORMATION ONLY [Page 6 →](#)

NON-COAL MINING Q&A
POTENTIAL ISSUES [Page 13 →](#)



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Summary

Mines and Minerals

COAL MINING NO ISSUES

- RECORDED UNDERGROUND WORKINGS
- PROBABLE UNDERGROUND WORKINGS
- PRESENT UNDERGROUND COAL MINING
- FUTURE UNDERGROUND COAL MINING
- MINE ENTRANCES
- GEOLOGICAL DISTURBANCES
- PAST OPENCAST COAL MINING
- PRESENT OPENCAST COAL MINING
- FUTURE OPENCAST COAL MINING
- SUBSIDENCE CLAIMS
- MINE GAS
- COAL MINING RELATED HAZARDS

CON29M FOR INFORMATION ONLY

- Q1. PAST UNDERGROUND COAL MINING
- Q2. PRESENT UNDERGROUND COAL MINING
- Q3. FUTURE UNDERGROUND COAL MINING
- Q4. SHAFTS AND ADITS (MINE ENTRIES)
- Q5. COAL MINING GEOLOGY
- Q6. PAST OPENCAST COAL MINING
- Q7. PRESENT OPENCAST COAL MINING
- Q8. FUTURE OPENCAST COAL MINING
- Q9. COAL MINING SUBSIDENCE CLAIMS
- Q10. MINE GAS EMISSIONS
- Q11. EMERGENCY SURFACE HAZARD CALL OUT INCIDENTS

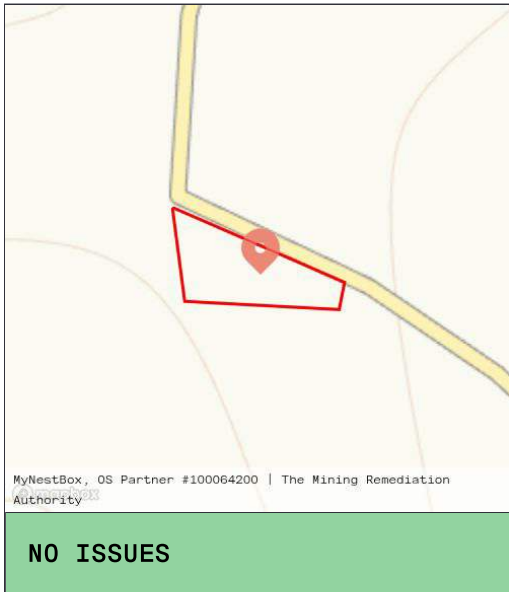
NON-COAL MINING ISSUES IDENTIFIED

- METALLIFEROUS
- BALL & CHINA CLAY
- BRINE
- LIMESTONE
- CHALK
- IRON
- BUILDING STONE
- EVAPORITES

NON-COAL MINING Q&A POTENTIAL ISSUES

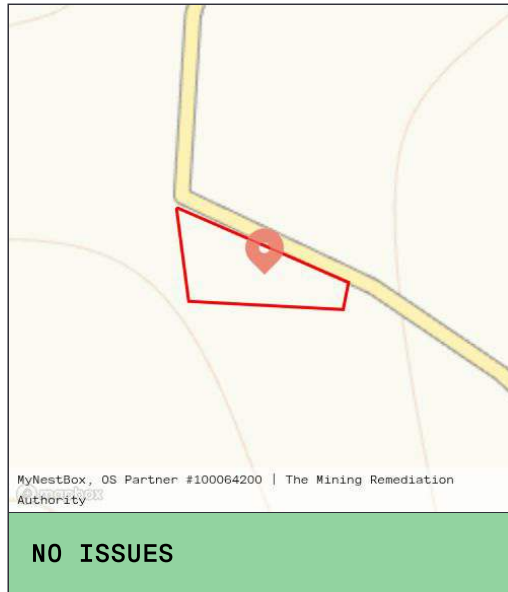
- Q1. SUBSIDENCE LIABILITY
- Q2. UNDERGROUND MINING
- Q3. CURRENT MINING ACTIVITIES
- Q4. INSURANCE AND MORTGAGE LENDING
- Q5. HISTORIC SURFACE MINERAL WORKINGS

Coal Mining



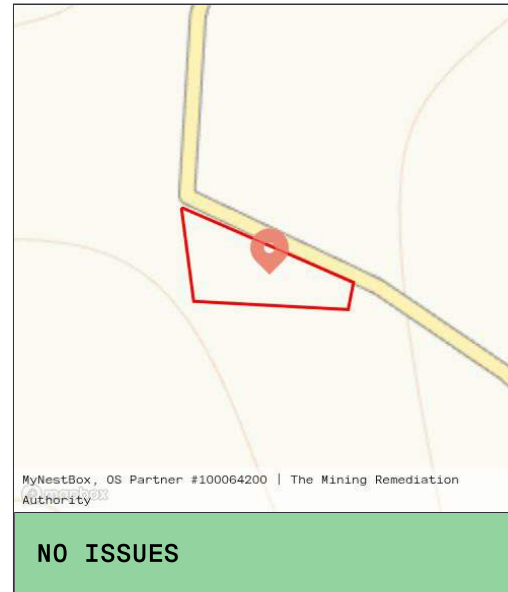
RECORDED UNDERGROUND WORKINGS

The property is not within the zone of likely physical influence of any past shallow underground workings. The risk of surface subsidence resulting from underground mining is low or very low. Deep underground workings, shown on the map if present, pose negligible risk.



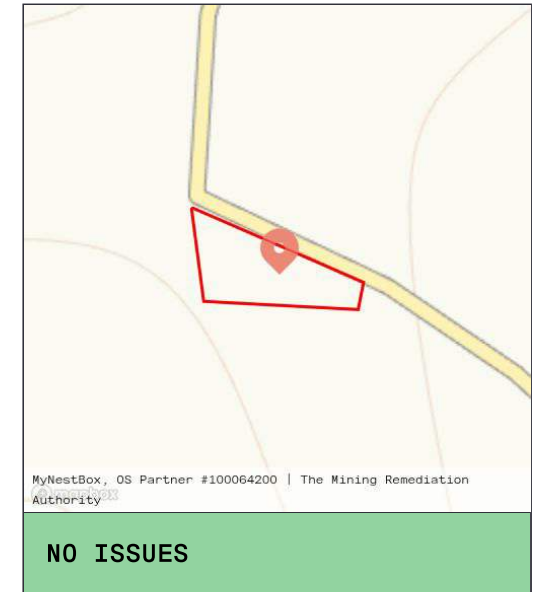
PROBABLE UNDERGROUND WORKINGS

There are no past probable underground workings or outcrops on the property. The risk of surface subsidence resulting from probable underground mining is likely low or very low.



PRESENT UNDERGROUND COAL MINING

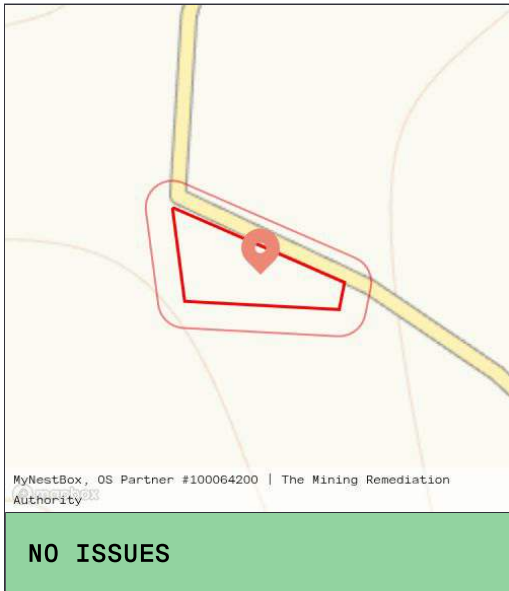
The property is not within an area where underground mining or coal gasification is presently active. The risk of surface instability and noise and nuisance is likely low or very low.



FUTURE UNDERGROUND COAL MINING

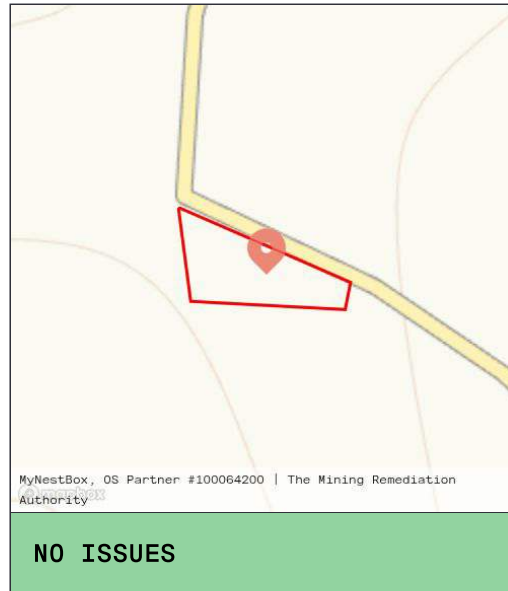
The property is not within an area where underground mining or coal gasification is licensed or under consideration. The risk of surface instability and noise and nuisance is likely low or very low.

Coal Mining



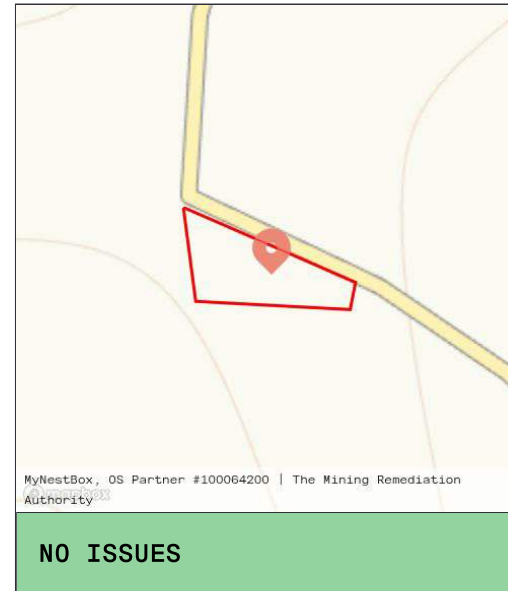
MINE ENTRANCES

The property is more than 20 metres from an untreated mine entrance. There are no treated mine entrances within or adjacent to the property bounds. The risk of surface instability is likely low or very low.



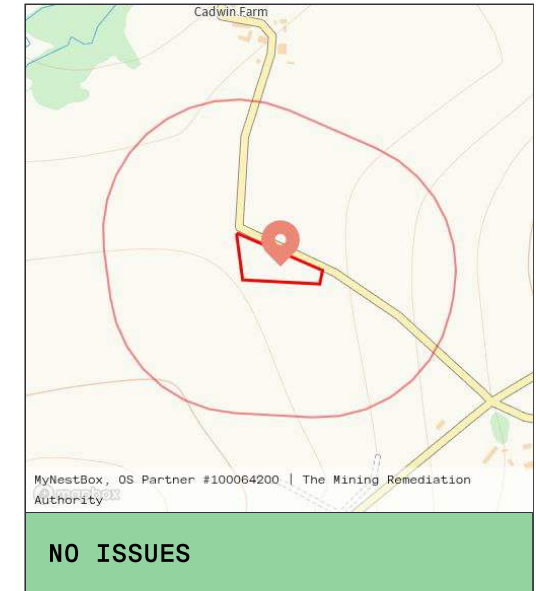
GEOLOGICAL DISTURBANCES

There are no recorded geological faults, fissures or lines of weakness associated with coal mining on the property. The risk to surface instability is likely low or very low.



PAST OPENCAST COAL MINING

There are no recorded past opencast (surface) coal mining sites on the property. The risk of instability or settlement resulting from poor backfilling is likely low or very low.

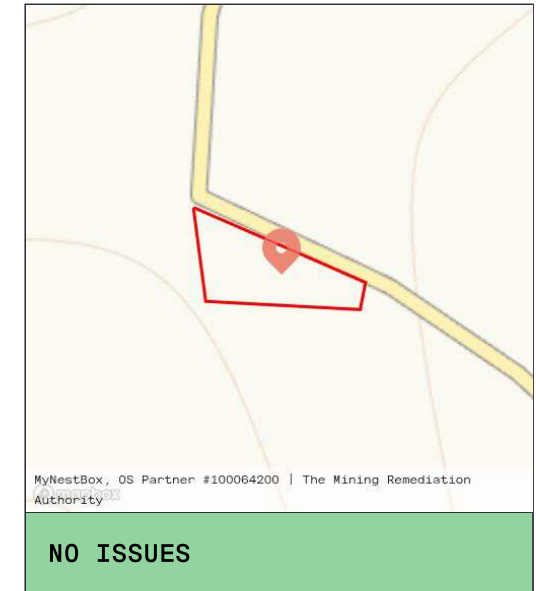
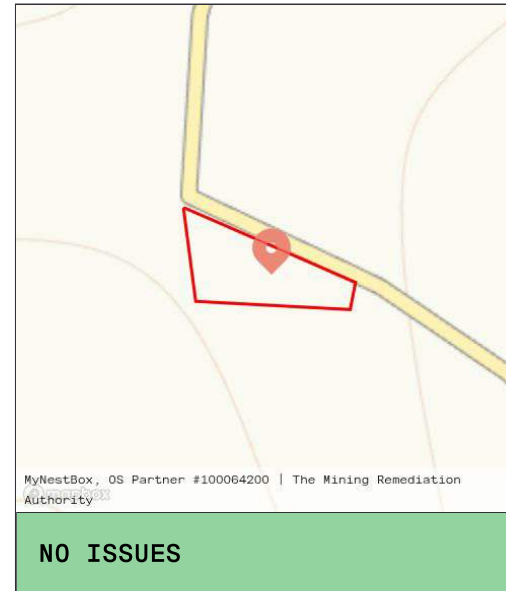
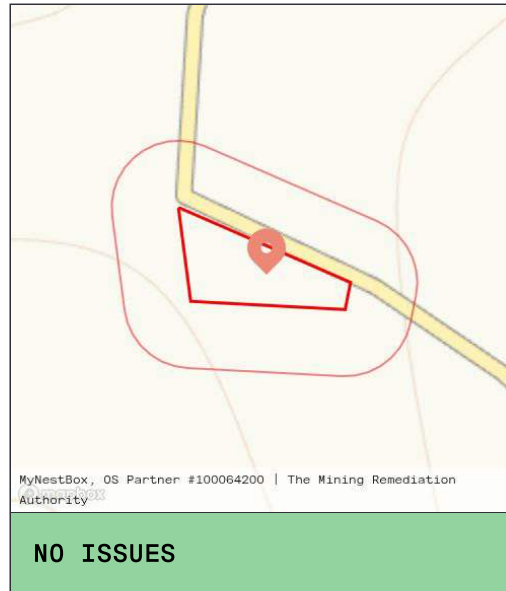
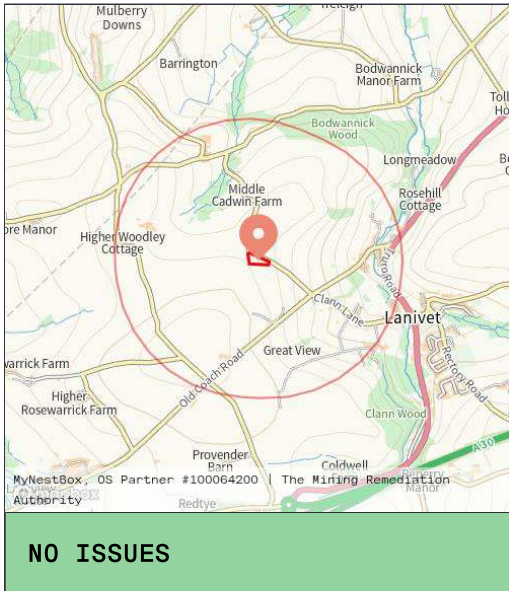


PRESENT OPENCAST COAL MINING

The property is more than 200 metres from an active licensed opencast coal mining site. The risk of exposure to dust, noise, vibration and ground movement is likely low or very low.

Coal Mining

SUMMARY ↑



FUTURE OPENCAST COAL MINING

The property is more than 800 metres from a site that is under consideration for a future opencast coal mining licence. The risk of exposure to dust, noise, vibration and ground movement is likely low or very low.

SUBSIDENCE CLAIMS

There are no recorded claims within 50 metres of the property. The risk to surface instability is likely low or very low.

MINE GAS

There are no recorded mine gas emissions on the property. The risk to surface instability and human health is likely low or very low.

COAL MINING RELATED HAZARDS

There are no recorded coal mining related hazards on the property and the property does not lie within a coal mining reporting area. The risk of future subsidence or collapse associated with coal mining is considered low or very low.

CON29M

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Q1. PAST UNDERGROUND COAL MINING

IS THE PROPERTY WITHIN THE ZONE OF LIKELY PHYSICAL INFLUENCE ON THE SURFACE OF PAST UNDERGROUND COAL WORKINGS?

- The property is not within the zone of likely physical influence of underground coal mine workings.
- The property is not within an area that could be affected by historic unrecorded shallow underground mining.

FOR INFORMATION ONLY

The Mining Remediation Authority

Q2. PRESENT UNDERGROUND COAL MINING

IS THE PROPERTY WITHIN THE ZONE OF LIKELY PHYSICAL INFLUENCE ON THE SURFACE OF PRESENT UNDERGROUND COAL WORKINGS?

The property is not within the zone of physical influence of any present underground coal workings.

FOR INFORMATION ONLY

The Mining Remediation Authority

Q3. FUTURE UNDERGROUND COAL MINING

(A) IS THE PROPERTY WITHIN ANY GEOGRAPHICAL AREA FOR WHICH THE COAL AUTHORITY IS DETERMINING WHETHER TO GRANT A LICENCE TO REMOVE BY UNDERGROUND METHODS? (B) IS THE PROPERTY WITHIN ANY GEOGRAPHICAL AREA FOR WHICH A LICENCE TO REMOVE COAL BY UNDERGROUND METHODS HAS BEEN GRANTED? (C) IS THE PROPERTY WITHIN THE ZONE OF LIKELY PHYSICAL INFLUENCE ON THE SURFACE OF PLANNED FUTURE UNDERGROUND COAL WORKINGS? (D) HAS ANY NOTICE OF PROPOSALS RELATING TO UNDERGROUND COAL MINING OPERATIONS BEEN GIVEN UNDER SECTION 46 OF THE COAL MINING SUBSIDENCE ACT 1991?

- The property is not situated within the geographical area of a coal mining site where a licence for future coal extraction by underground methods or by coal gasification is under consideration.
- The property is not situated within the geographical area of a coal mining site where a licence for future coal extraction by underground methods or by coal gasification has been granted.
- The property is not within the zone of likely physical influence of planned future underground coal workings.
- The Coal Authority has not issued any notices under Section 46.

FOR INFORMATION ONLY

The Mining Remediation Authority

Q4. SHAFTS AND ADITS (MINE ENTRIES)

ARE THERE ANY SHAFTS AND ADITS OR OTHER ENTRIES TO UNDERGROUND COAL MINE WORKINGS WITHIN THE PROPERTY OR WITHIN 20 METRES OF THE BOUNDARY OF THE PROPERTY?

There are no mine entries within the property or within 20 metres of the property boundary.

* indicates diameter is assumed

FOR INFORMATION ONLY

The Mining Remediation Authority

Q5. COAL MINING GEOLOGY

IS THERE ANY RECORD OF ANY FAULT OR OTHER LINE OF WEAKNESS DUE TO COAL MINING AT THE SURFACE WITHIN THE BOUNDARY OF THE PROPERTY THAT HAS MADE THE PROPERTY UNSTABLE?

The property is not situated on a recorded geological fault, fissure or line of weakness associated with coal mining.

FOR INFORMATION ONLY

The Mining Remediation Authority

Q6. PAST OPENCAST COAL MINING

IS THE PROPERTY SITUATED WITHIN THE GEOGRAPHICAL BOUNDARY OF AN OPENCAST SITE FROM WHICH COAL HAS BEEN REMOVED IN THE PAST BY OPENCAST METHODS?

The property is not situated within the geographical boundary of a recorded past opencast (surface) coal mining site.

FOR INFORMATION ONLY

The Mining Remediation Authority

Q7. PRESENT OPENCAST COAL MINING

IS THE PROPERTY WITHIN 200 METRES OF THE BOUNDARY OF AN OPENCAST SITE FROM WHICH COAL IS BEING REMOVED BY OPENCAST METHODS?

The property is not situated within 200 metres of the geographical boundary of a recorded present opencast coal mining site.

FOR INFORMATION ONLY

The Mining Remediation Authority

Q8. FUTURE OPENCAST COAL MINING

(A) IS THE PROPERTY WITHIN 800 METRES OF THE BOUNDARY OF AN OPENCAST SITE FOR WHICH THE COAL AUTHORITY ARE DETERMINING WHETHER TO GRANT A LICENCE TO REMOVE COAL BY OPENCAST METHODS? (B) IS THE PROPERTY WITHIN 800 METRES OF THE BOUNDARY OF AN OPENCAST SITE FOR WHICH A LICENCE TO REMOVE COAL BY OPENCAST METHODS HAS BEEN GRANTED?

The property is not situated within 800 metres of any opencast (surface) site where a licence for future coal extraction by opencast methods is under consideration or has been granted.

FOR INFORMATION ONLY

The Mining Remediation Authority

Q9. COAL MINING SUBSIDENCE CLAIMS

(A) HAS ANY DAMAGE NOTICE OR CLAIM FOR ALLEGED COAL MINING SUBSIDENCE DAMAGE TO THE PROPERTY BEEN GIVEN, MADE OR PURSUED SINCE 1ST JANUARY 1994? (B) IN RESPECT OF ANY SUCH NOTICE OR CLAIM HAS THE RESPONSIBLE PERSON GIVEN NOTICE AGREEING THAT THERE IS A REMEDIAL OBLIGATION OR OTHERWISE ACCEPTED THAT A CLAIM WOULD LIE AGAINST HIM? (C) IN RESPECT OF ANY SUCH NOTICE OR ACCEPTANCE HAS THE REMEDIAL OBLIGATION OR CLAIM BEEN DISCHARGED? (D) DOES ANY CURRENT "STOP NOTICE" DELAYING THE START OF REMEDIAL WORKS OR REPAIRS AFFECT THE PROPERTY? IF YES, SUPPLY THE DATE OF THE NOTICE. (E) HAS ANY REQUEST BEEN MADE UNDER SECTION 33 OF THE 1991 ACT TO EXECUTE PREVENTIVE WORKS BEFORE COAL IS WORKED, WHICH WOULD PREVENT THE OCCURRENCE OR REDUCE THE EXTENT OF SUBSIDENCE DAMAGE TO ANY BUILDINGS, STRUCTURES OR WORKS AND, IF YES, HAS ANY PERSON WITHHELD CONSENT OR FAILED TO COMPLY WITH ANY SUCH REQUEST TO EXECUTE PREVENTIVE WORKS?

- The Coal Authority has no record of any subsidence damage claim made to the property or within 50 metres of the property boundary since 1st January 1994.
- There is no record of a notice or claim affecting the property.
- There is no record of a notice or claim affecting the property.
- There is no record of a stop notice affecting the property.
- There is no record of a request for preventive works under Section 33 of the Coal Mining Subsidence Act 1991 affecting the property.

FOR INFORMATION ONLY

The Mining Remediation Authority

Q10. MINE GAS EMISSIONS

DOES THE COAL AUTHORITY HAVE RECORD OF ANY MINE GAS EMISSION WITHIN THE BOUNDARY OF THE PROPERTY BEING REPORTED THAT SUBSEQUENTLY REQUIRED ACTION BY THE AUTHORITY TO MITIGATE THE EFFECTS OF THE MINE GAS EMISSION?

The Coal Authority has no record of any mine gas emissions requiring action within the boundary of the property.

FOR INFORMATION ONLY

The Mining Remediation Authority

Q11. EMERGENCY SURFACE HAZARD CALL OUT INCIDENTS


HAVE THE COAL AUTHORITY CARRIED OUT ANY WORK ON OR WITHIN THE BOUNDARIES OF THE PROPERTY FOLLOWING A REPORT OF AN ALLEGED HAZARD RELATED TO COAL MINING UNDER THE AUTHORITY'S EMERGENCY SURFACE HAZARD CALL OUT PROCEDURES?

The Coal Authority has not conducted emergency surface hazard remediation work on any coal mining related hazards within the boundary of the property.

FOR INFORMATION ONLY

The Mining Remediation Authority

Non-Coal Mining



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ISSUES IDENTIFIED

METALLIFEROUS

The property lies in an area of historic metalliferous mining activity and we have identified specific hazards that might cause ground instability. The likelihood that metalliferous mining subsidence might impact the property is high; however, further assessment can quantify or eliminate this threat.



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NO ISSUES

BALL & CHINA CLAY

The property is not located within an area where China Clay or Ball Clay extraction is known to have occurred. There is no evidence of historic underground workings at this location. The potential for difficult ground conditions associated with clay mining is unlikely.




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NO ISSUES

BRINE

The property is not located within an area where brine extraction or underground salt mining is known to have occurred. The potential for difficult ground conditions associated with historic brine extraction is unlikely.



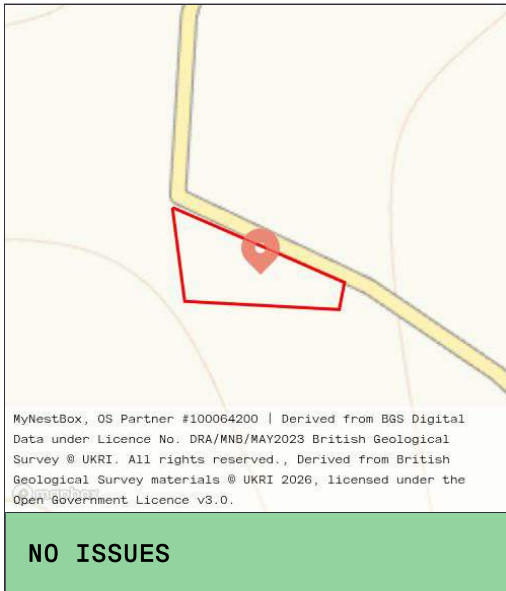
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NO ISSUES

LIMESTONE

The property is not located within an area where underground limestone mining is known to have occurred. The potential for difficult ground conditions associated with historic limestone extraction is unlikely.

Non-Coal Mining



CHALK

The property is not located within an area where underground chalk workings are known. The potential for difficult ground conditions is unlikely.



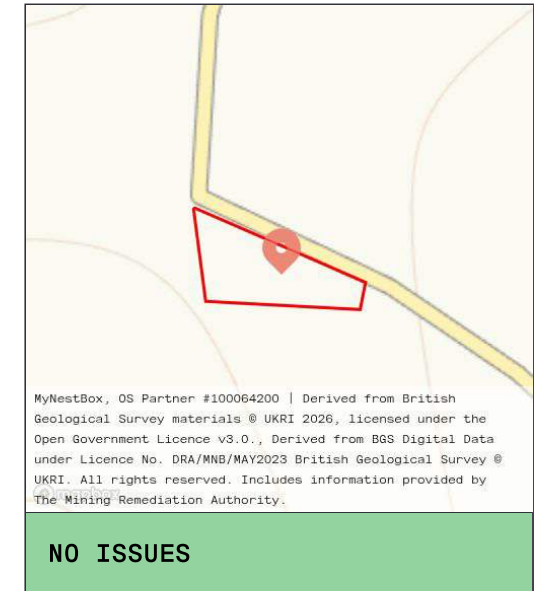
IRON

The property is not located within an area where underground iron mining is known to have occurred. The potential for difficult ground conditions is unlikely.



BUILDING STONE

The property is not within an area where underground building stone workings are known. The potential for difficult ground conditions associated with underground extraction is unlikely.



EVAPORITES

The property is not located within an area where underground evaporite mining is known. The potential for difficult ground conditions associated with historic dissolution or extraction is unlikely.

Non-Coal Mining Q&A

SUMMARY ↑

Q1. SUBSIDENCE LIABILITY

WHO IS LIABLE FOR SUBSIDENCE-RELATED DAMAGE TO THE PROPERTY?

NO ISSUES

Owner liability - No mining-related compensation or remediation schemes are identified. Liability for subsidence-related damage would typically rest with the property owner.

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Q2. UNDERGROUND MINING

ARE THERE ANY RECORDS OF UNDERGROUND MINING WITHIN 50 METRES OF THE PROPERTY?

NO ISSUES

No records of underground mining features are identified within 50 metres of the property. This section does not consider exposure from coal mining.

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Q3. CURRENT MINING ACTIVITIES

IS THERE ANY RECORD OF CURRENT MINING ACTIVITIES WITHIN 200 METRES OF THE PROPERTY?

NO ISSUES

Our records do not show active or permitted mineral extraction within 200m. Please review the local plan to identify any further records.

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Q4. INSURANCE AND MORTGAGE LENDING

COULD MINING-RELATED RISK AFFECT BUILDINGS INSURANCE OR MORTGAGE LENDING?

The following mining-related factors identified in this report may be relevant to some buildings insurers or mortgage lenders in their assessment of risk or when considering underwriting terms:

- Expert opinion confirms the risk from Metalliferous mining activity is high

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POTENTIAL ISSUES

Q5. HISTORIC SURFACE MINERAL WORKINGS

ARE THERE ANY RECORDS OF HISTORIC SURFACE MINERAL WORKINGS WITHIN 50 METRES OF THE PROPERTY?

- No recorded surface mineral workings (quarries or pits) are identified within 50 metres of the property based on available data.
- Unrecorded or undocumented workings may exist; however, the likelihood of difficult ground conditions associated with infilled surface workings at this location is considered low.

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NO ISSUES

Homebuyer Guidance

Potential next steps based on your Martello report. You may choose to take different or additional steps.

NON-COAL MINING ↑

 METALLIFEROUS

METALLIFEROUS

Enquiries should be made with the vendor to see if the identified threats have been suitably addressed. We may be able to review any additional information to resolve the problem. Failing this, a Mining Investigation by a Mining Consultant is needed to assess the risk before the transaction can proceed.

Important Consumer Protection Information

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- Sets out minimum standards which firms compiling and selling search reports must 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

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- 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.
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- Monitor their compliance with the Code.

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- 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): Tel: 01722 333306, <https://www.tpos.co.uk> email: admin@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:

Head of Business Operations

MyNestBox Limited

3 Wraxall Piece, Green Lane, Failand, Bristol BS8 3TW

Tel: 01172 395 282

support@martello.app

You can get more information about the PCCB from

www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

PURPOSE OF THIS REPORT

This is a residential report, all of our findings assume that this property is being purchased as a residential property with no agricultural use or planned change of use or significant alterations to the property. Lenders may impose additional conditions or refuse mortgages on properties which have been identified as having high environmental risks. Buyers should always confirm lending conditions before accepting an offer. Due to data use constraints as defined by the Mining Remediation Authority's terms and provisions, we are unable to query or display coal mining features outside the search area which is often, but not always, restricted to the area within the property bounds only.

BGS DISCLAIMER

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COAL AUTHORITY DISCLAIMER

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NOTICE OF STATUTORY COVER

Under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994), the Mining Remediation Authority (historically the Coal Authority) or where relevant, a licensed operator, may* be legally required to undertake remedial action in the event of subsidence damage caused by the removal of coal or support of land during authorised mining activity. Where applicable, this legal safeguard means that affected parties should not ordinarily need to rely on personal insurance or mortgage-related indemnities, nor should they bear associated costs or liabilities.

*Please note: these statutory provisions do not apply where coal was worked under the grant of a gale within the Forest of Dean, or in other areas of the Hundred of St. Briavels, Gloucestershire.

Additionally, the Mining Remediation Authority operates a dedicated Public Safety and Subsidence service, available 24 hours a day, 7 days a week, which responds to coal mining-related hazards, including ground collapses or the exposure of mine shafts and other historic features. More information is available at: <https://www.groundstability.com>, or by contacting the 24/7 emergency helpline on 01623 646 333.

COAL MINING RISK REPORT LEGAL INDEMNITY POLICY

In the unlikely event that there are data inaccuracies in this Coal Mining Risk Report, you are protected against any reduction in the open market value of the property as well as the costs of altering or demolishing all or any part of the property, rectifying the covered risk, or expenses taken to defend any action at law or otherwise. This indemnity policy is provided by Aviva and offers a cover limit up to a total value of £1,000,000 per property. If you need to make a claim, please contact Martello at support@martello.app or call us on 0117 2395 282. Note that claims are subject to the terms and conditions of the policy which can be found at [Policy PDF](#).

CMC DISCLAIMER

The South West Metal Mining search produced by Cornwall Mining Consultants (CMC) evaluates the subsidence risk from the extraction of metalliferous minerals in Cornwall, Devon, Somerset and West Wiltshire only. It cannot be relied upon to indicate risk from clay, stone, coal, oil or other non-metalliferous extraction, or for any resource outside of this area. It has been produced following a search and review of the extensive collection of abandoned mine plans, maps, records and archives belonging to CMC and from this material CMC has endeavoured to provide as accurate a report as possible. However, considering that such records may not be wholly complete or accurate, CMC accept no liability for any inaccuracies or omissions with respect to those records. Any metalliferous mining features described are applicable to the subject property only, the location or boundaries of which have been approved by the client in instructing this report. CMC are not liable for any erroneous or omitted information as portrayed on any plan or property boundary supplied to us. The South West Metal Mining result presented in this report is valid only for the current transaction and cannot be relied upon for future transactions. The Client accepts the anticipated mining subsidence risk may change over time as new information and techniques become available and that and a different result may be returned in the future. The report must not be relied upon for neighbouring properties, as any adjacent mining features may have been omitted for clarity. CMC shall be under no liability whatsoever to any party unconnected to the commissioning and fee paid for this report or any undisclosed third party. We have not visited the property unless stated.

CONTACT MARTELLO

If you have any questions about the findings in this report please contact the Martello customer support team by email: support@martello.app, or by phone: 0117 2395 282 and we'll be happy to help.

South West Metal Mining Certificate

Property Address: Old Coach Road, Bodmin, PL30 5JA
Customer Reference: MM/METALLIFEROUS-CMC/RED/20260513-01
Certificate Date: 13 May 2026

South West Metal Mining Assessment¹

This certificate has been prepared by Cornwall Mining Consultants following a comprehensive review of their unique historic metalliferous mining archive covering the South West region. Our research identifies the recorded mining subsidence hazards, and our specialist team interpret this to predict unrecorded hazards wherever possible in order to provide the highest level of protection for the client. Our property-specific assessment identifies and appraises a wide range of mining subsidence hazards that might impact the subject property including shafts, adits, surface and underground workings and mining-related subsidence events.

HIGH

Our detailed review and appraisal of mining information has identified metalliferous mining hazards that might cause ground instability. Enquiries should be made with the vendor to see if the identified threats have been suitably addressed. We may be able to review any additional information to resolve the problem. Failing this, the Property should be investigated by a Mining Consultant to assess the risk, and any hazard mitigated, before the transaction can proceed.

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Historic Mining Hazard Checks:

- | | | | | | |
|-----------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------|
| <input checked="" type="checkbox"/> MineScanner® | <input checked="" type="checkbox"/> Suspected Shafts | <input checked="" type="checkbox"/> Subsidence | <input checked="" type="checkbox"/> Suspected Mineral Lodes | <input checked="" type="checkbox"/> Crosscourses | <input checked="" type="checkbox"/> CMC Site Work |
| <input checked="" type="checkbox"/> CMC Mine Index | <input checked="" type="checkbox"/> Adit Portals | <input checked="" type="checkbox"/> Surface Workings | <input checked="" type="checkbox"/> Mine Waste | <input checked="" type="checkbox"/> Deep Workings | <input checked="" type="checkbox"/> SecureShaft™ |
| <input checked="" type="checkbox"/> Recorded Shafts | <input checked="" type="checkbox"/> Adits | <input checked="" type="checkbox"/> Recorded Mineral Lodes | <input checked="" type="checkbox"/> Elvan Dykes | <input checked="" type="checkbox"/> Tin Streaming | |

Search by: CMC
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We do not always complete all checks if we have evidence that a risk is present that cannot be mitigated with the remaining checks.

