
Report date:	26 September 2017
Customer ref:	71 Oak Road_EPO1
Property address:	71, Oak Tree Road, Tilehurst, READING, RG31 6LA
Report Commissioned by:	Colony Architects Ltd
On behalf of:	For Mr S.Hudson
Purpose of report:	Providing a bank valuation of the property
Freehold or Leasehold:	Freehold
Redevelopment Yes or No:	Yes - It is understood that there are redevelopment plans for the site in the form of Redevelopment of brownfield site, from Residential to Residential.

Argyll Environmental's professional opinion describes the level of risk associated with the information disclosed in the associated Enviroscreen data, as the following:

Property Assessment

PASSED

From a review of historical map data it has been identified that the site is located on or within 25 metres of unknown filled ground.

In view of the development proposals in the form of Redevelopment of brownfield site from Residential to Residential, it is likely that the local planning authority will require a risk based assessment as to the ground conditions with conclusions as to whether any remedial measures are necessary.

Property Value

Unlikely to have an adverse effect on the value of the property.

Contaminated Land

The property is unlikely to be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

Environmental Factors for consideration

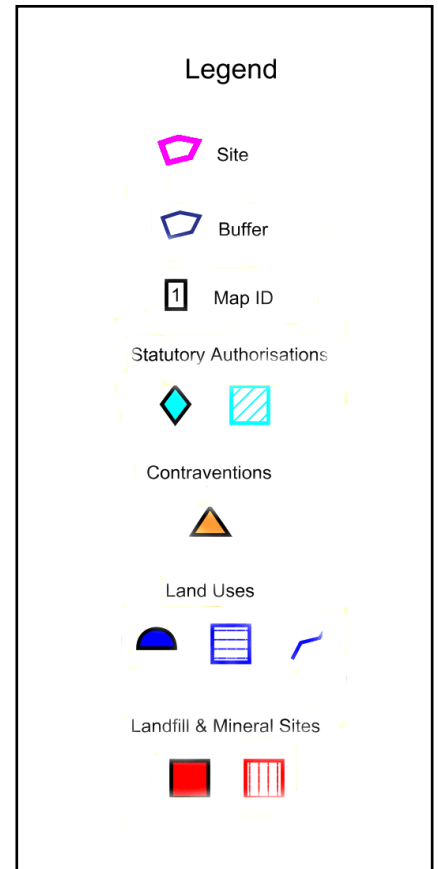
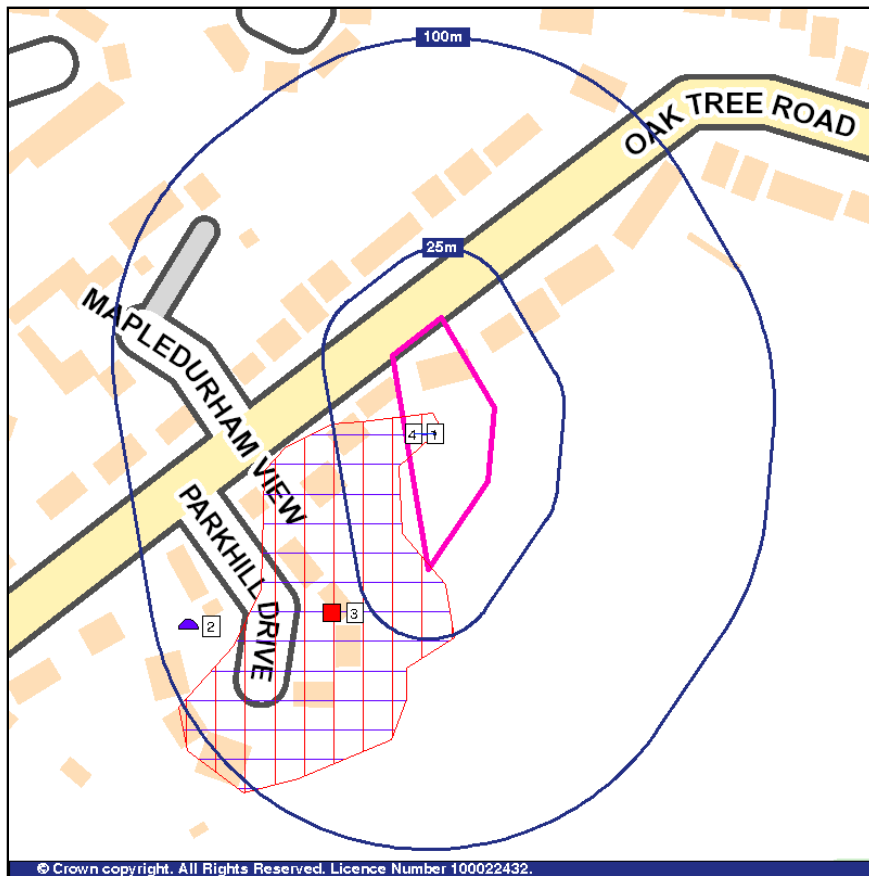
In this case the following environmental factors have been identified (1) An area of Ground Water Vulnerability

Based on valuation guidance from the RICS Red Book this report complies with UK GN1.1 - Appendix 2.2(E) Contamination and hazardous substances and valuation guidance from the RICS Red Book - Appendix 2.2(F) Environmental Matters.

Approved by:

Argyll Environmental Ltd

Site Address: 71, Oak Tree Road, Tilehurst, READING, RG31 6LA



Site Boundary: Total Area

0.19 Ha

Prepared For

Colony Architects Ltd
4 Mount Pleasant Cottages
Brock Hill
Warfield
Berkshire
RG42 6L

Client Ref

71 Oak Road_EPO1

Purchase Order No.

318

Client Name

For Mr S.Hudson

Factors affecting the site

Map ID On Site 0 - 25m 25 - 100m

Historical Land Uses				
Potentially Contaminative Industrial Uses (Past Land Use)				
Quarrying of sand & clay, operation of sand & gravel pits, Date of mapping: 1882-1900	1	✓		
Historical Tanks And Energy Facilities				
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973	2			✓
Landfill & Mineral Sites				
Local Authority Landfill Coverage				
Reading Unitary Council, - Has supplied landfill data	N/A	-		
BGS Recorded Mineral Sites				
Lucas'S Farm Chalk Pit, , Tilehurst, Reading, Berkshire, Status: Ceased, Reference: 137490, Positional Accuracy: Located by supplier to within 10m	3			✓
Potentially Infilled Land (Non-Water)				
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1992	4	✓		
Statutory Authorisations				
No features identified within this category	N/A			
Contraventions				
No features identified within this category	N/A			
Natural Features				
Extreme Flooding from Rivers or Sea without Defences				
No	N/A			
Flooding from Rivers or Sea without Defences				
No	N/A			
Areas Benefiting from Flood Defences				
No	N/A			
Flood Water Storage Areas				
No	N/A			
Flood Defences				
No	N/A			
Groundwater Vulnerability				
Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000	N/A	✓		
Drift Deposits				
No	N/A			
Radon Potential				
The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).	N/A	✓		

Factors affecting the site

	Map ID	On Site	0 - 25m	25 - 100m
Radon Protection Measures				
None	N/A	✓		
Coal Mining Affected Areas				
In an area which may not be affected by coal mining	N/A			
Brine Compensation Area				
No	N/A			

Local Authority Landfill Coverage * if applicable. It has not been possible to obtain Landfill data from this authority therefore the fact that no local authority landfills are disclosed in this report does not necessarily confirm that no local authority landfills exist. We recommend that if you are concerned about landfill you should contact the relevant local authority. "-" denotes the nearest Local Authority Landfill Coverage.

Useful Contact Information

Reading Borough Council Planning
Civic Centre, READING, Hampshire, RG1 7TD
Telephone 0118 939 0900, Fax 0118 958 9770
www.reading.gov.uk

Environment Agency National Customer Contact Centre (NCCC)
PO Box 544, Templeborough, Rotherham, S60 1BY
Telephone 03708 506 506
enquiries@environment-agency.gov.uk

British Geological Survey Enquiry Service
British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG
Telephone 0115 936 3143, Fax 0115 936 3276
enquiries@bgs.ac.uk
www.bgs.ac.uk

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Additional Information

In completing this report Argyll Environmental has undertaken a review of the Enviroscreen data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Argyll Environmental. No information as to the age, value and type of property has been made available.

Surveyors are reminded to refer to the RICS guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients', published April 2010, and consider using the property observation checklists developed by the RICS for identifying apparent potential for contamination and recording observations made during the normal course of inspection. The checklists are contained at Appendices A-C of the above guidance note. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover.

The information in this Enviroscreen® Certificate is derived from a number of statutory and non-statutory sources (refer to the user guide). Whilst every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this Certificate Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this Certificate in conjunction with the User Guide and your attention is drawn to the scope of the Certificate section within the User Guide.

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Commercial Premises Environmental Insurance

Landmark information Group provides a link to Arlington Insurance Services Limited which is able to offer environmental insurance underwritten by ACE Insurance Group Limited for 71, Oak Tree Road, Tilehurst, READING, RG31 6LA. The insurance is subject to an Enviroscreen certificate report having been commissioned and a quote obtained from Arlington Insurance Services Limited.

Key policy Benefits:

- n Coverage for sudden and gradual pollution
- n Coverage for on-site and off-site first party cleanup
- n Automatic coverage for biodiversity damage
- n Damage to third party property, including diminution in value
- n Policy periods up to 5 years coverage
- n Limit of indemnity up to £5m
- n Self Insured Retentions from £2,500 per loss
- n Proactive claims support to minimise losses and their financial and reputational impacts on the business
- n Legal Defence Expenses

This statement does not contain the full terms and conditions of the coverage provided, which can be found in the policy document. The Environmental Impairment Liability (EIL) Policy is a claims-made policy offering a range of cover for gradual, sudden and accidental pollution resulting from the ownership, control and/or operation of premises.

Sample Premiums

Indicative premiums below are based on Commercial mixed use/offices with a £2500 excess where the Report Status is shown as PASSED and are for example use only.

Historic use only

	£1m cover	£5m cover
3 Year term	£2,955	£5,910
5 Year term	£4,199	£8,398

Historic and Operational Coverage

	£1m cover	£5m cover
3 Year term	£3,477	£6,895
5 Year term	£4,889	£9,788

To obtain a quote please go to www.arlingtoninsuranceservices.com/environmental and enter your Enviroscreen report details or alternatively please telephone 020 7734 3346 to discuss your individual position with an environmental specialist.

This insurance is offered by



ACE European Group Limited, ACE Building, 100 Leadenhall Street, London EC3A 3BP
Arlington Insurance Services Ltd, Goldsmith House, 137 Regent Street, London W1B 4HZ

Authorised and regulated by the Financial Services Authority

LANDMARK STANDARD TERMS & CONDITIONS

Full Terms and Conditions can be found on the following link:

<http://www.landmarkinfo.co.uk/Terms/Show/515>