

Woodley Arms, Waldeck Street, READING, RG1 2RF

Prepared for:

Searchflow
Searchflow
42 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4AJ

Report Reference: **SAS_47154755_1_1**

Report Date: **26-JUN-2013**

Customer Reference: **SF19298713000**

National Grid Reference: **471850 172430**

Site Area: **968 m²**



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

Telephone: **0844 844 9966**
Fax: **0844 844 9980**
Email: **info@landmarkinfo.co.uk**
Website: **www.sitecheck.co.uk**

PASSED

The Sitecheck report dated 26-JUN-2013 and reference SAS_47154755_1_1 for Woodley Arms, Waldeck Street, READING, RG1 2RF has examined the sources of potential contamination in terms of historical land use, environmental data and current land uses where known.

The report has highlighted the presence of Unknown Filled Ground (Pit, quarry etc) on or within 25m of the site boundary.

INTRODUCTION

This professional opinion determines the level of environmental risk, as to whether a pollutant linkage exists which is created when there is a source of contamination, a pathway for it to travel along and receptors, which may be harmed. This risk-based approach underpins the government approach to contaminated land. If a pollutant linkage exists the property may be regarded by the local authority as being "Contaminated Land" for the purposes of Part 2A of the Environmental Protection Act 1990.

In completing this report, Argyll Environmental has undertaken a review of 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. It is important to note that it is not known by Argyll Environmental for what purpose the report has been commissioned.

FACTORS AFFECTING THIS PROPERTY

Potential Sources:

A detailed examination of the historical Ordnance Survey maps from 1879 to present has revealed that the south of the site was occupied by residential/commercial buildings from the first map edition. Further residential/commercial development was noted in the north of the site from the 1899 map edition and by 1971 the entire site had been cleared. The site was subsequently redeveloped for use as a public house between 1973 and 1979 and has continued in this use to the present day.

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

Potential Pathways:

- Direct human contact with soil (and water).
- Contamination transport to shallow groundwater.
- Contamination transport to deep groundwater.
- Gas migration through soils, service media and building foundations.

Potential Receptors:

The property itself, surrounding properties and their respective occupants may be considered as receptors. Buildings and people can suffer harm by definition of Part 2A of the Environmental Protection Act 1990.

Professional Opinion on environmental risk

Current Ordnance Survey mapping indicates residential properties within 25 metres of the site boundary.

The groundwater vulnerability map sheet 39 West London has revealed that the site is located above a minor aquifer.

Although minor aquifers seldom produce large quantities of water for abstraction they may be important for local supplies and supplying base flow to rivers.

CONCLUSIONS:

In the professional opinion of Argyll Environmental, the level of risk associated with the information disclosed in the associated Sitecheck Assess report:

- 1) is unlikely to have an adverse effect on the value of the property, and
- 2) is not such that the property would be designated "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990.

OTHER ENVIRONMENTAL FACTORS:

In this case the following environmental factors have been identified which a client may wish to be investigated before proceeding further:

An area of Mining Instability

Please refer to the relevant section in the report for each of the above factors.

Approved by

A handwritten signature in black ink, appearing to read "Chris Taylor".

Christopher S. Taylor BSc (Hons), MSc, AIEMA
Chartered Water and Environmental Manager
Technical Director, Argyll Environmental Limited



SOURCES OF ADDITIONAL PROFESSIONAL GUIDANCE:

If the report is for valuation, or investment, or other forms of lending decision making there may be issues arising from the current occupation, which need to be examined. The Royal Institution of Chartered Surveyors has provided guidance with respect to such matters and specific reference should be made to the guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients' published April 2010. This guidance note is referred to in UKGN1.1 paragraph 2.2 of the RICS Valuation Standards (6th Edition) (The "Red Book").

It is recommended that the client reviews the outputs of any valuation report, which should include a Property Observation Checklist, contained at Appendix A for commercial property or Appendix B for rural property in the Royal Institution of Chartered Surveyors guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients'. 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. Any contamination, which is observed on the site by the surveyor during the normal course of their inspection, can also be recorded.

If the property is let, the landlord or the tenant (as appropriate) should take legal advice as to whether the covenants in the lease constitute legal or financial burdens. The Law Society's "Environmental Law Handbook-6th Edition" provides valuable assistance.

In leases with no express covenants dealing with environmental matters, lawyers and surveyors need to be aware of the extent to which the repairing of covenants can be applied and, when advising tenant clients in particular, will need to draw attention to the client's obligations to comply with enacted legislation.

Should contamination have been observed on site a suitably qualified, insured and experienced professional, preferably with the Specialist in Land Condition (SiLC) accreditation, should quantify whether this could give rise to an action by a regulator or any other party. A suitable management plan for action incorporated in a Land Quality Statement in accordance with RICS guidance should be put in place and appropriate matters taken up with the tenant / occupier.

In terms of development this report should be seen as a precursor to a thorough investigation of the property for planning control purposes. The DTI funded guidance published by the Construction Industry Research and Information Association (CIRIA) Brownfields-managing the development of previously developed land-a clients guide may be a useful starting point.

This professional opinion forms part of the Sitecheck Assess report and is subject to Landmark Information Group's Terms and Conditions of Business in force from time to time. Further information on the methodology and the datasets examined in this professional opinion is included in the Sitecheck Asses Practitioner Guide.

Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	14
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
Sensitivity	20
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	23
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	25
This section contains information which may be of use when interpreting the report.	
Useful Contacts	26
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

Historical Land Use Potentially Contaminative Uses	Page No.	Reference Number (Map ID)
Potentially Contaminative Industrial Uses (Past Land Use)		
Clay bricks & tiles [manufacture], Date of Mapping: 1883	17	2

Historical Land Use Potentially Infilled Land	Page No.	Reference Number (Map ID)
Potentially Infilled Land (Non-Water)		
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1995	18	1

Sensitivity Pathways	Page No.	Reference Number (Map ID)
Groundwater Vulnerability		
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 39 West London, Contact Ref: 3	22	-
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, 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, Map Name: Sheet 39 West London, Contact Ref: 3	22	-

Other Factors Geological	Page No.	Reference Number (Map ID)
Mining Instability		
Risk: Conclusive Rock Mining,	23	-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	24	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	24	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	24	-
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	24	-
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	24	-



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Current Land Use	On Site	0-250m	250-500m
Contaminants	0	16	66
Waste / Landfill Sites			
BGS Recorded Landfill Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0
Statutory Authorisations			
Local Authority Pollution Prevention and Controls	0	1	3
Contaminated Land Register Entries and Notices	0	0	0
Registered Radioactive Substances	0	0	0
Discharge Consents			
Discharge Consents	0	0	1
Water Industry Act Referrals	0	0	0
Industrial Processes			
Integrated Pollution Controls	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Integrated Pollution Prevention And Control	0	0	0
Local Authority Integrated Pollution Prevention And Control	0	0	0
Storage of Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contraventions			
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0
Substantiated Pollution Incident Register	0	0	0

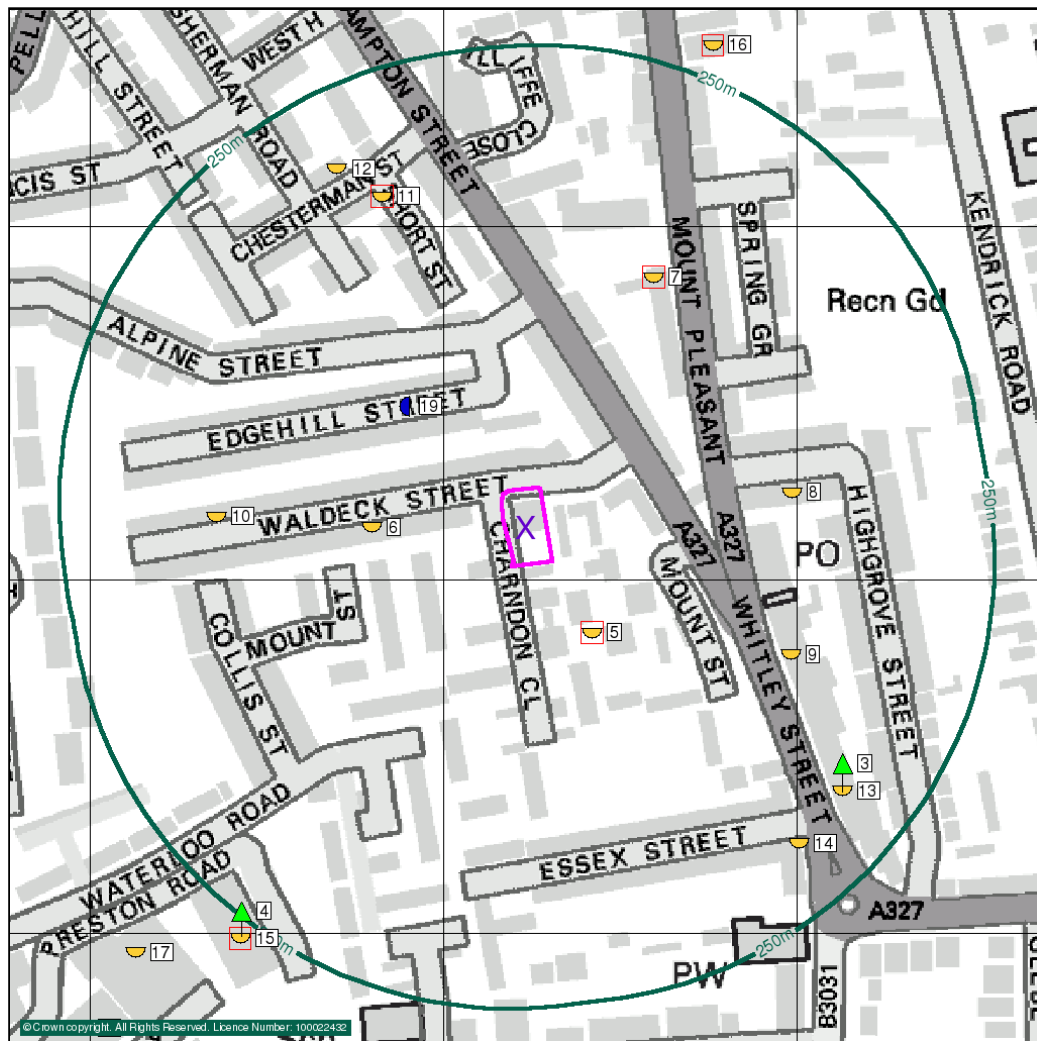
Current Land Use	On Site	0-250m	250-500m
Contaminants	0	16	66
Potentially Contaminative Uses			
Contemporary Trade Directory Entries	0	14	60
Fuel Station Entries	0	0	0
Miscellaneous			
BGS Recorded Mineral Sites	0	1	2

Historical Land Use	On Site	0-250m	250-500m
Contaminants	2	12	68
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities	0	7	53
Potentially Contaminative Industrial Uses (Past Land Use)	1	3	10
Potentially Infilled Land			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	1	1	1
Potentially Infilled Land (Water)	0	1	4

Sensitivity	On Site	0-250m	250-500m
Pathways and Receptors	2	0	1
Pathways			
Groundwater Vulnerability	2	n/a	n/a
Drift Deposits	0	n/a	n/a
Historical Flood Liabilities	0	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0	n/a
Flooding from Rivers or Sea without Defences	0	0	n/a
Areas Benefiting from Flood Defences	0	0	n/a
Flood Water Storage Areas	0	0	n/a
Flood Defences	0	0	n/a

Sensitivity	On Site	0-250m	250-500m
Pathways and Receptors	2	0	1
Environmentally Sensitive Receptors			
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Local Nature Reserves	0	0	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
Nearest Surface Water Feature	0	0	1
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Source Protection Zones	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
Protected Countryside Areas			
Forest Parks	0	0	0
National Parks	0	0	0
National Scenic Areas	0	0	0

Other Factors	On Site	0-250m	250-500m
Geological	8	8	10
Brine Compensation Area	0	n/a	n/a
Coal Mining Affected Areas	0	n/a	n/a
Mining Instability	1	0	n/a
Man-Made Mining Cavities	0	3	9
Natural Cavities	0	0	1
Non Coal Mining Areas of Great Britain	0	1	n/a
Radon Potential - Radon Affected Areas	1	n/a	n/a
Radon Potential - Radon Protection Measures	1	n/a	n/a
Potential for Collapsible Ground Stability Hazards	1	0	n/a
Potential for Compressible Ground Stability Hazards	1	0	n/a
Potential for Ground Dissolution Stability Hazards	0	1	n/a
Potential for Landslide Ground Stability Hazards	1	1	n/a
Potential for Running Sand Ground Stability Hazards	1	1	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	1	n/a



General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations
- Site Boundary - Search Buffer - Bearing Reference Point - Reference Number	- BGS Recorded Landfill Site - Licensed Waste Management Facilities (Landfill) - Local Authority Recorded Landfill Site - Registered Waste Transfer Site - Registered Waste Treatment or Disposal Site - Registered Landfill Site - Point Location of Registered Landfill Site	- BGS Recorded Landfill Site (Point) - Licensed Waste Management Facilities (Location) - Local Authority Recorded Landfill Site (Point) - Registered Waste Transfer Site (Point) - Registered Waste Treatment or Disposal Site (Point) - Registered Landfill Site - Potential Landfill Buffer	- COMAH - Planning Hazardous Substance Consent - Explosive Site - NHHS	- Local Authority Pollution Prevention and Control - Contaminated Land Register Entry or Notice (Point) - Contaminated Land Register Entry or Notice - Registered Radioactive Substance
Miscellaneous BGS Recorded Mineral Site			Industrial Processes - Integrated Pollution Control - Integrated Pollution Prevention Control - Integrated Pollution Control Registered Waste Site - Local Authority Integrated Pollution Prevention and Control	Discharge Consents - Discharge Consent - Water Industry Act Referral
Potentially Contaminative Use - Potentially Contaminative Use - Potentially Contaminative Use (High Risk)		- Local Authority Pollution Prevention and Control Enforcement - Planning Hazardous Substance Enforcement - Prosecution Relating to Authorised Processes - Enforcement and Prohibition Notice - Substantiated Pollution Incident Register - Prosecution Relating to Controlled Waters		

Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
Local Authority Landfill Coverage			
Name: Reading Unitary Council, - Has supplied landfill data, Contact Ref: 5	-	On Site	SE

Statutory Authorisations	Ref No.	Search Buffer	Direction
Local Authority Pollution Prevention and Controls			
Tydex Dry Cleaners, 61 Whitley Street, Reading, Rg2 0eg, Part B - Other Industries, Reference: EPA/PAR.B/DC14/P1, Status: Authorisation certificate surrendered by operator, Surrendered, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	3	0-250m	SE
Autodex Ltd, Unit 2 Elgar Estate, Preson Road, READING, Berkshire, RG2 0BE, Part B - Other Industries, Reference: EPA/PAR.B/14/93/P1, Status: Application Refused Or Cancelled, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	4	250-500m	SW
Britten Autos, Unit 15-17 Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Part B - Fuel and Power Industry Sector, Reference: EP/PAR.B/WO3/P2, Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	-	250-500m	SW
Sunnyside Autos Ltd, Unit 31 Britten Road, Robert Cort Industrial Estate, READING, Berkshire, RG2 0AU, Part B - Other Industries, Reference: EPA/PAR.B/19/95/P1, Status: Permitted, Positional Accuracy: Automatically positioned to the address, Contact Ref: 1	-	250-500m	S

Discharge Consents	Ref No.	Search Buffer	Direction
Discharge Consents			
The Occupier, Storage Yard, 5/9 Berkeley Avenue, Reading, Berkshire, Sewage Discharge, Reference: Ctwc.2914, Version: 1, Status: Lapsed (under Environment Act 1995, Schedule 23), Positional Accuracy: Located by supplier to within 100m, Contact Ref: 3	-	250-500m	W

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
Sunset Care Services For The Elderly, Westerham Walk, Reading, Berkshire, RG2 0BA, Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	5	0-250m	SE
Level, 14, Westerham Walk, READING, RG2 0BA, Fireplaces & Mantelpieces, Status: Active, Positional Accuracy: Automatically positioned to the address	5	0-250m	SE

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Oven Cleaners Reading, 41, Waldeck Street, Reading, RG1 2RF, Oven cleaning, Status: Active, Positional Accuracy: Automatically positioned to the address	6	0-250m	W
Tony Smith, 50, Mount Pleasant, Reading, RG1 2TD, Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	7	0-250m	NE
4 Bays, 50, Mount Pleasant, Reading, Berkshire, RG1 2TD, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	7	0-250m	NE
City Cars, 50, Mount Pleasant, Reading, Berkshire, RG1 2TD, Car Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	7	0-250m	NE
Effective Print Solutions, 16, Highgrove Street, Reading, Berkshire, RG1 5EN, Printers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	8	0-250m	E
Bags Direct International Ltd, 29, Whitley Street, READING, RG2 0EG, Bags, Belts & Accessories - Manufacturers & Suppliers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	9	0-250m	SE
Crystal Clean, 104, Waldeck Street, Reading, RG1 2RE, Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Automatically positioned to the address	10	0-250m	W
Hermes Plates Ltd, 1, Short Street, Reading, RG1 2PS, Lithographic Plate Makers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	11	0-250m	NW
Magnus Litho Services Ltd, 1, Short Street, Reading, RG1 2PS, Lithographic Plate Makers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	11	0-250m	NW
Chestermans Garage, A, 1, Chesterman Street, Reading, RG1 2PR, Car Body Repairs, Status: Active, Positional Accuracy: Automatically positioned to the address	12	0-250m	NW
Tydex, 61, Whitley Street, Reading, RG2 0EG, Dry Cleaners, Status: Inactive, Positional Accuracy: Automatically positioned to the address	13	0-250m	SE
Dots Laundry, 92, Whitley Street, Reading, RG2 0EQ, Laundries & Launderettes, Status: Active, Positional Accuracy: Automatically positioned to the address	14	0-250m	SE
Autodex, 2, Elgar Estate, Preston Road, Reading, RG2 0BE, Car Body Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	15	250-500m	SW
Southern Group Services, 1, Elgar Estate, Preston Road, Reading, Berkshire, RG2 0BE, Commercial Cleaning Services, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	15	250-500m	SW
Image Cleaning & Maintenance Services, C,O Unit 1 Preston Road, Elgar Estate, Reading, Berkshire, RG2 0BE, Commercial Cleaning Services, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	15	250-500m	SW
Berkshire Haulage, 79, Silver Street, Reading, RG1 2TN, Road Haulage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	16	250-500m	N
Photobition Cpl Ltd, 79, Silver Street, Reading, RG1 2TN, Photographic Processors, Status: Inactive, Positional Accuracy: Automatically positioned to the address	16	250-500m	N

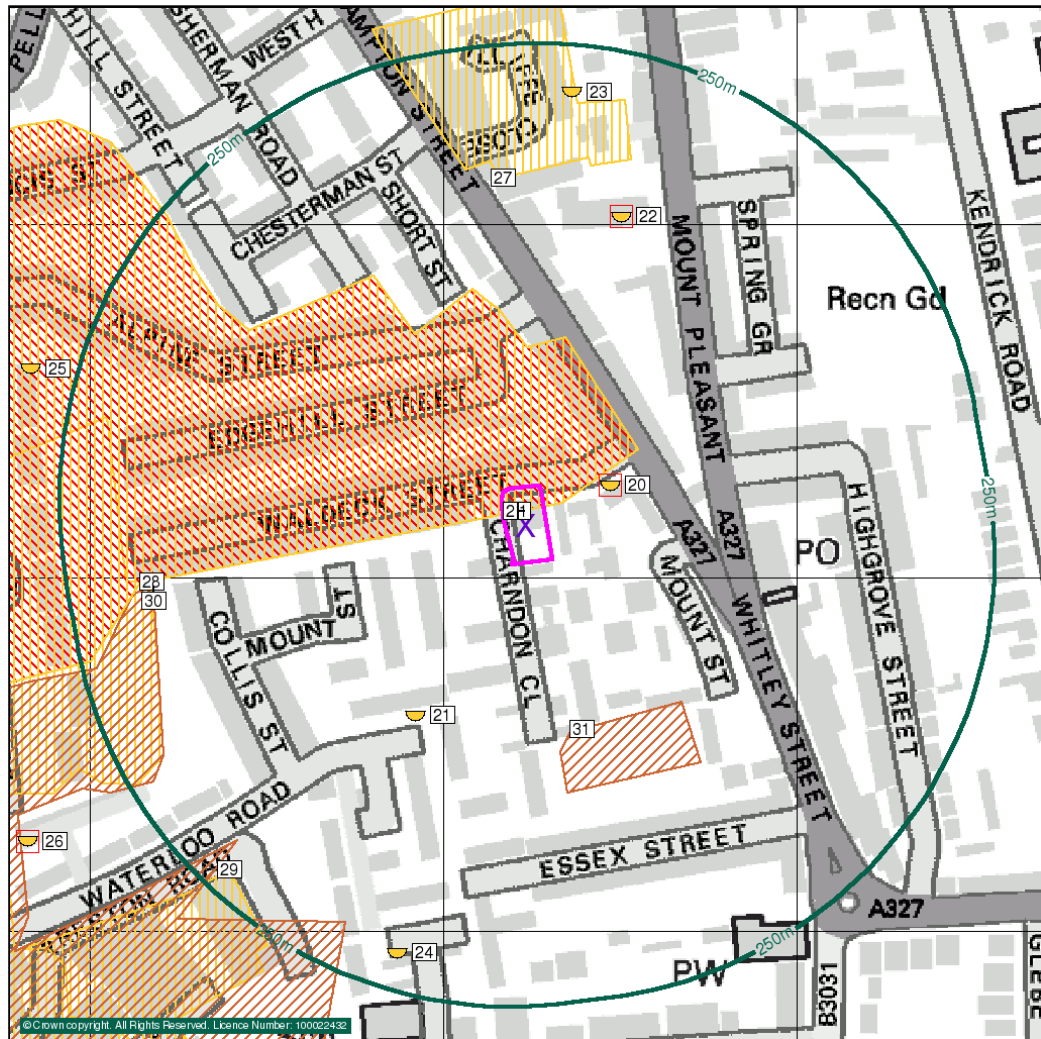
Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Therma Com, Preston Rd, Reading, Berkshire, RG2 0BE, Air Conditioning & Refrigeration Contractors, Status: Active, Positional Accuracy: Manually positioned within the geographical locality	17	250-500m	SW
Monel Electronics Ltd, 3, Windsor Square, Silver Street, Reading, Berkshire, RG1 2TH, Electronic Component Manufacturers & Distributors, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	-	250-500m	N
Porterhouse Medical Ltd, 4, Windsor Square, Silver Street, Reading, RG1 2TH, Medical & Dental Laboratories, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
M & M Cleaning Services, A, 2, Basingstoke Road, Reading, Berkshire, RG2 0EL, Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	SE
Wildlife Control Services, 13, Upper Crown Street, Reading, RG1 2SS, Pest & Vermin Control, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Fairway Press Ltd, Unit 7, Nimrod Industrial Estate, Nimrod Way, Reading, RG2 0EB, Printers, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Sandford Press, Unit 7, Nimrod Industrial Estate, Nimrod Way, Reading, Berkshire, RG2 0EB, Printers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Pro-Clean, 85, Southampton Street, Reading, Berkshire, RG1 2QU, Commercial Cleaning Services, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	-	250-500m	N
J White, Unit 5, Nimrod Industrial Estate, Nimrod Way, Reading, Berkshire, RG2 0EB, Sheet Metal Work, Status: Inactive, Positional Accuracy: Automatically positioned to the address	18	250-500m	SW
App, Unit 9, Nimrod Industrial Estate, Nimrod Way, Reading, RG2 0EB, Sheet Metal Work, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Gardiner & Co, 21-23, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Keyline Builders Merchants Ltd, Elgar Road, Reading, RG2 0BU, Builders' Merchants, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Keyline Builders Merchants, Elgar Road, Reading, RG2 0BU, Builders' Merchants, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Britten Tyres Ltd, 15-17, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Tyre Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Britten Tyres Ltd, 15-17, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Tyre Dealers, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Britton Autos, 15-17, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Wrc-Nsf, 25 Robert Cort Ind Est, Britten Rd, Reading, Berkshire, RG2 0AU, Laboratories, Status: Active, Positional Accuracy: Manually positioned within the geographical locality	-	250-500m	SW

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Dorsey Construction Materials Ltd, Unit 11, Nimrod Industrial Estate, Nimrod Way, Reading, RG2 0EB, Builders' Merchants, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Sunnyside Autos, 31, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Car Body Repairs, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Savins Precision Engineering, 18, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Precision Engineers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Ultimate Tinting, 18 Robert Cort Ind Est, Britten Rd, Reading, Berkshire, RG2 0AU, Window Tinting, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	-	250-500m	SW
Holt Broadcast Services Ltd, Unit 13, Nimrod Industrial Estate, Nimrod Way, Reading, RG2 0EB, Sheet Metal Work, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
I B S Building Products Ltd, Unit 14, Nimrod Industrial Estate, Nimrod Way, Reading, RG2 0EB, Door Manufacturers - Domestic, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Ibs Building Products Ltd, Unit 14, Nimrod Industrial Estate, Nimrod Way, Reading, RG2 0EB, Door Manufacturers - Industrial, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Waterless Solutions Ltd, 12, Robert Cort Industrial Estate, Britten Road, Reading, Berkshire, RG2 0AU, Chemical Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW
Go Fresh, 12, Robert Cort Industrial Estate, Britten Road, Reading, Berkshire, RG2 0AU, Air Purification Equipment, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	-	250-500m	SW
Fish Bros Suzuki, Unit 4B, Rose Kiln Lane, Reading, RG2 0JZ, Car Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Fish Bros, Unit 4B, Rose Kiln Lane, Reading, Berkshire, RG2 0JZ, Car Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Trafalgar Media Advertising Ltd, 20, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Printers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Sehmi Builders Merchants Ltd, Rose Kiln Trading Est, Rose Kiln Lane, Reading, Berkshire, RG2 0ND, Builders' Merchants, Status: Active, Positional Accuracy: Manually positioned within the geographical locality	-	250-500m	W
Clean Line, 34, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Cleaning Materials & Equipment, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Stockwise Distribution Ltd, 34, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Distribution Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	S

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
B B M, 8, Robert Cort Industrial Estate, Britten Road, Reading, Berkshire, RG2 0AU, Builders' Merchants, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	-	250-500m	SW
Cookerburra, 5-9, Berkeley Avenue, Reading, Berkshire, RG1 6EL, Cleaning Services - Domestic, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Cookerburra, 5-9, Berkeley Avenue, Reading, Berkshire, RG1 6EL, Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Alb Trans International Ltd, 5-9, Berkeley Avenue, Reading, Berkshire, RG1 6EL, Road Haulage Services, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	-	250-500m	W
Pulley Cleaning Services Ltd, 5-9, Berkeley Avenue, Reading, Berkshire, RG1 6EL, Commercial Cleaning Services, Status: Active, Positional Accuracy: Manually positioned to the address or location	-	250-500m	W
Spotless Cleaning Services, Berkeley Av, Reading, Berkshire, RG1 6EL, Cleaning Services - Domestic, Status: Active, Positional Accuracy: Manually positioned within the geographical locality	-	250-500m	W
Quality Cleaning Supplies, 32, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Cleaning Materials & Equipment, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
S K I Logistex, 32, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Materials Handling Equipment, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
R & R Distribution Ltd, 32, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Cleaning Materials & Equipment, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Minster Services Group Uk, 32, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Commercial Cleaning Services, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Southampton Street Garage, 70, Southampton Street, Reading, RG1 2QR, Car Dealers - Used, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Universal Auto Services, 70, Southampton Street, Reading, RG1 2QR, Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Kevin Trayhorne, 70, Southampton Street, Reading, RG1 2QR, Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Southampton Street Garage, 70, Southampton Street, Reading, RG1 2QR, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Reflex Digital Solutions Uk Ltd, 6, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Photocopiers, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SW

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Robert Cort Valves Ltd, 30, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Engineers - General, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Gulmey Medical, 30, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, X-Ray Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
Contract Ironing, 9, Phoebe Court, Reading, RG1 2NA, Ironing & Home Laundry Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Ridgeway, 17, Rose Kiln Lane, Reading, Berkshire, RG2 0JZ, Car Dealers, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	W
Gas Ltd, 36, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU, Catering Equipment - Servicing & Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
My Home, Kendrick Road, Reading, RG1 5DX, Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NE
My Home Services, 1-3, Kendrick Road, Reading, RG1 5DX, Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NE
Myhome, 1-3, Kendrick Road, Reading, RG1 5DX, Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NE

Miscellaneous	Ref No.	Search Buffer	Direction
BGS Recorded Mineral Sites			
Kalesgrove Kilns, , Coley, Reading, Berkshire, Status: Ceased, Reference: 36342, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	19	0-250m	NW
Highgrove Brick Field, , Coley, Reading, Berkshire, Status: Ceased, Reference: 36343, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	W
Waterloo Kilns Claypit, Elgar Road, Katesgrove, Reading, Berkshire, Status: Ceased, Reference: 10409, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	SW



General	Potentially Contaminative Use	Potentially Infilled Land
Site Boundary	Point Feature	Point Feature
Search Buffer	Area Feature	Area Feature
Bearing Reference Point	Line Feature	Line Feature
Reference Number	Point Feature (High Risk)	Point Feature (High Risk)
	Area Feature (High Risk)	Area Feature (High Risk)
	Line Feature (High Risk)	Line Feature (High Risk)

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971	20	0-250m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969 - 1981	20	0-250m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1981	21	0-250m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971	22	0-250m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969 - 1982	22	0-250m	N
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1982	23	0-250m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1981	24	0-250m	S
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969 - 1982	25	250-500m	W
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1969 - 1982	-	250-500m	N
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1971	-	250-500m	N
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1981	-	250-500m	W
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1958	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971	-	250-500m	W
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1958	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969 - 1981	26	250-500m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971	26	250-500m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972	-	250-500m	SE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1968	-	250-500m	NE
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969 - 1982	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	N
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	SW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1971	-	250-500m	SW

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Petroleum Storage Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	NW
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1958	-	250-500m	NW
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1958	-	250-500m	NW
Petroleum Storage Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971	-	250-500m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1982	-	250-500m	N
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1971	-	250-500m	SW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1981	-	250-500m	S
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1958	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1981	-	250-500m	SW
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1958	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1976	-	250-500m	W
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1972	-	250-500m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	SW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1971	-	250-500m	SW
Oil Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1976	-	250-500m	W
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1976	-	250-500m	W
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1976	-	250-500m	W
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1976	-	250-500m	W
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1976	-	250-500m	W
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1976	-	250-500m	W
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1972	-	250-500m	W
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969 - 1972	-	250-500m	W
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1976	-	250-500m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971	-	250-500m	W
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972	-	250-500m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1981	-	250-500m	SW

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1966 - 1976	-	250-500m	SW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1967	-	250-500m	SW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1969 - 1982	-	250-500m	N
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1972	-	250-500m	W
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1971	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1976	-	250-500m	SW
Potentially Contaminative Industrial Uses (Past Land Use)			
Clay bricks & tiles [manufacture], Date of Mapping: 1883	2	On Site	N
Factory or works - use not specified, Date of Mapping: 1995	27	0-250m	N
Clay bricks & tiles [manufacture], Date of Mapping: 1883 - 1931	28	0-250m	W
Factory or works - use not specified, Date of Mapping: 1962 - 1995	29	0-250m	SW
Clay bricks & tiles [manufacture], Date of Mapping: 1900	-	250-500m	S
Factory or works - use not specified, Date of Mapping: 1962 - 1995	-	250-500m	W
Railways, Date of Mapping: 1931	-	250-500m	W
Factory or works - use not specified, Date of Mapping: 1962	-	250-500m	N
Metal casting/foundries, Date of Mapping: 1883 - 1931	-	250-500m	N
Factory or works - use not specified, Date of Mapping: 1995	-	250-500m	W
Railways, Date of Mapping: 1913 - 1962	-	250-500m	W
Food processing - major, Date of Mapping: 1931	-	250-500m	SW
Railways, Date of Mapping: 1913 - 1962	-	250-500m	W
Railways, Date of Mapping: 1931 - 1962	-	250-500m	W

Contaminants	Ref No.	Search Buffer	Direction
Potentially Infilled Land			
Potentially Infilled Land (Non-Water)			
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1995	1	On Site	N
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1995	30	0-250m	W
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1995	-	250-500m	S
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1900	31	0-250m	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1913	-	250-500m	W
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1900	-	250-500m	W
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1913	-	250-500m	W
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1900	-	250-500m	W

Map Details

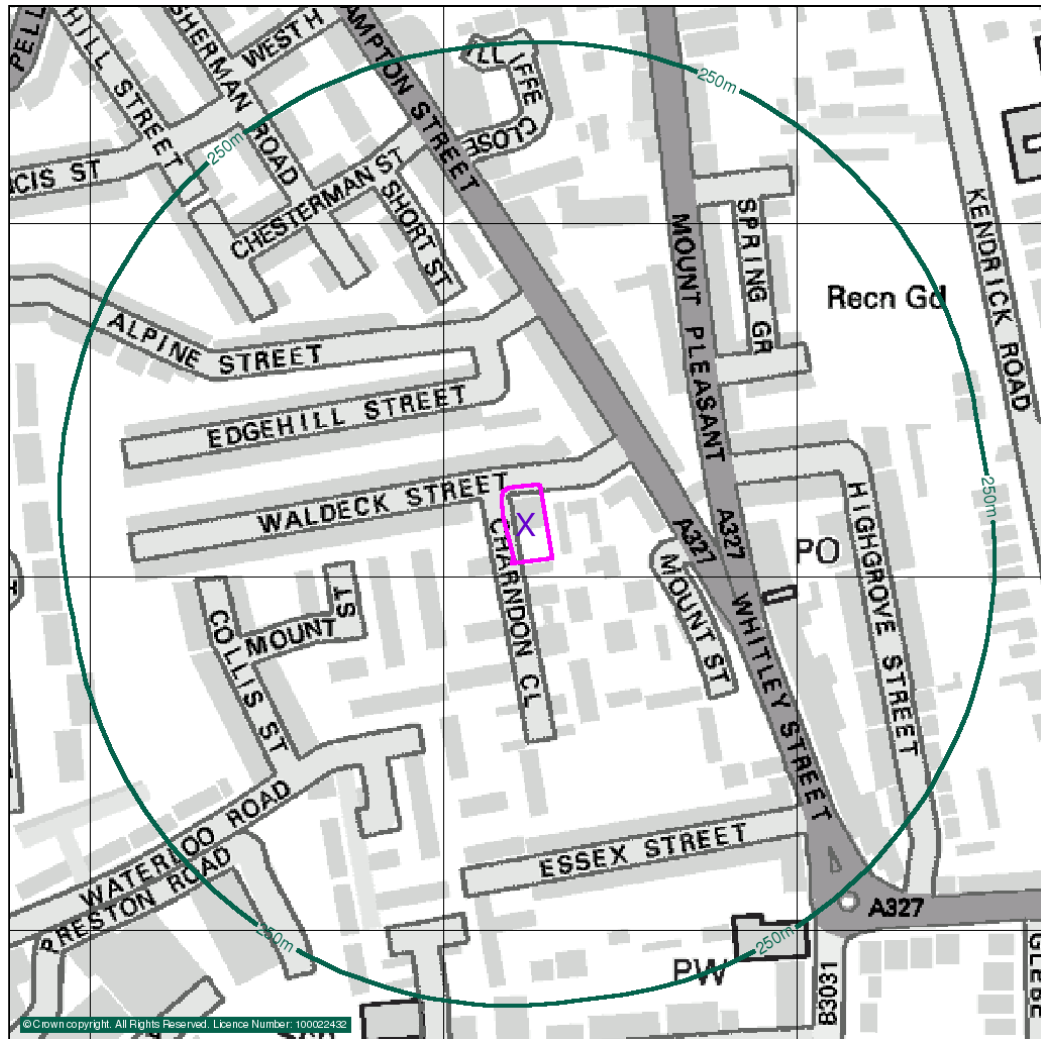
The following maps have been analysed for Historical Tanks and Energy Facilities

1:1,250	Mapsheet	Published
Ordnance Survey Plan	SU7172SE	1958
Ordnance Survey Plan	SU7172SE	1969
Ordnance Survey Plan	SU7172SE	1981
1:2,500	Mapsheet	Published
Ordnance Survey Plan	SU7172	1958
Ordnance Survey Plan	SU7172	1971

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

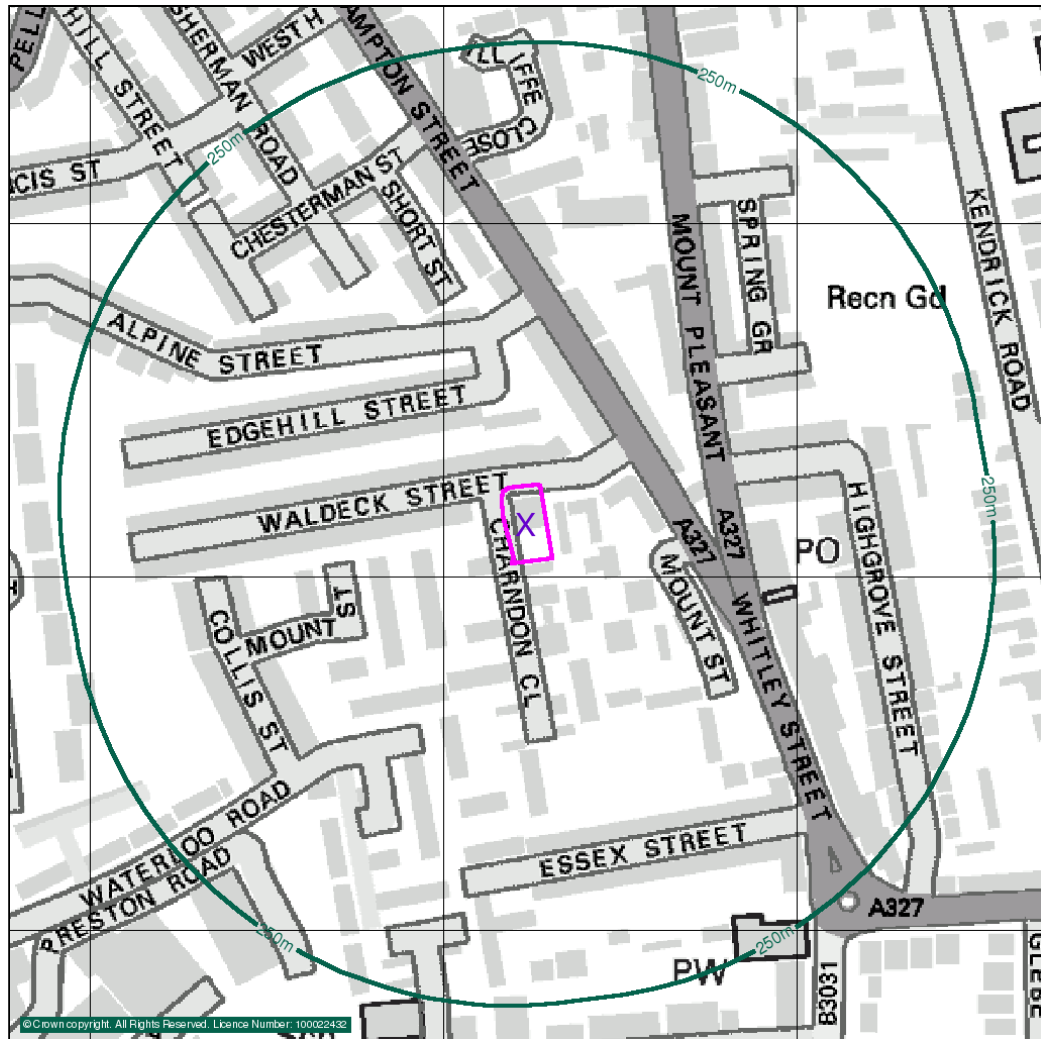
1:10,000	Mapsheet	Published
Ordnance Survey Plan	SU77SW	1995
1:10,560	Mapsheet	Published
Berkshire	037_00	1883
Berkshire	037_NE	1900
Oxfordshire	058_NE	1900
Berkshire	037_NE	1913
Oxfordshire	058_NE	1913
Berkshire	037_NE	1931
Ordnance Survey Plan	SU77SW	1962

Flood Map



General		Area of Floodplain	
	Site Boundary		Areas Benefiting from Flood Defences
	Search Buffer		Flood Water Storage Areas
	Bearing Reference Point		Extreme Flooding from Rivers or Sea without Defences (Zone 2)
	Reference Number		Flooding from Rivers or Sea without Defences (Zone 3)
			Flood Defences

Sensitivity Map



General	Environmentally Sensitive Land Use	Protected Countryside Areas
Site Boundary	Area of Outstanding Natural Beauty	Site of Special Scientific Interest
Search Buffer	Environmentally Sensitive Area	Forest Park
Bearing Reference Point	Local Nature Reserve	Special Area of Conservation
Reference Number	Marine Nature Reserve	Special Protection Area
	National Nature Reserve	Nearest Surface Water Feature
	Ramsar Site	Water Abstractions
		National Park
		National Scenic Area

Pathways and Receptors	Ref No.	Search Buffer	Direction
Pathways			
Groundwater Vulnerability			
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 39 West London, Contact Ref: 3	-	On Site	NE
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, 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, Map Name: Sheet 39 West London, Contact Ref: 3	-	On Site	SE
Drift Deposits			
None	-		-
Extreme Flooding from Rivers or Sea without Defences			
None	-		-
Flooding from Rivers or Sea without Defences			
None	-		-
Areas Benefiting from Flood Defences			
None	-		-
Flood Water Storage Areas			
None	-		-
Flood Defences			
None	-		-

Environmentally Sensitive Receptors	Ref No.	Search Buffer	Direction
Nearest Surface Water Feature			
Distance: 364m	-	250-500m	W

Other Factors		
Geological	Search Buffer	Direction
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may not be affected by Coal Mining		-
Mining Instability		
Risk: Conclusive Rock Mining,	On Site	SE
Man-Made Mining Cavities		
Cavity Type: Historical Brick Kiln-References to Chalk Mining,Origin: Not Supplied Contact Ref: 4	0-250m	N
Cavity Type: Historical Brick Works-Potential Chalk Mining,Origin: Not Supplied Contact Ref: 4	0-250m	NW
Cavity Type: Historical Brick Works/Extensive Clay Excavations-Potential Chalk Mining,Origin: Not Supplied Contact Ref: 4	0-250m	NW
Cavity Type: Historical Brick Kiln-Potential Chalk Mining,Origin: Not Supplied Contact Ref: 4	250-500m	N
Cavity Type: Shaft described-for Pillar and Stall Chalk Mine,Origin: Not Supplied Contact Ref: 4	250-500m	W
Cavity Type: Chalkwell/Possible Shaft Entry Pillar and Stall Chalk Mine,Origin: Not Supplied Contact Ref: 4	250-500m	NW
Cavity Type: Crown Hole Collapse,Origin: Not Supplied Contact Ref: 4	250-500m	N
Cavity Type: Shaft described-for Pillar and Stall Chalk Mine,Origin: Not Supplied Contact Ref: 4	250-500m	NW
Cavity Type: Historical Brickworks-Multiple References to Chalk Mining,Origin: Not Supplied Contact Ref: 4	250-500m	NW
Cavity Type: Brick/Tile Kiln Discovered-Potential Chalk Mining,Origin: Not Supplied Contact Ref: 4	250-500m	N
Cavity Type: Subsidence-Over Possible Excavation/Shallow Bell Pit,Origin: Not Supplied Contact Ref: 4	250-500m	N
Cavity Type: Historical Brick Works/Extensive Clay Excavations-Potential Chalk Mining,Origin: Not Supplied Contact Ref: 4	250-500m	SW
Natural Cavities		
Cavity Type: Unknown,Origin: Not Supplied Contact Ref: 4	250-500m	NW
Non Coal Mining Areas of Great Britain		
Hazard Potential: Likely Contact Ref: 2	0-250m	W
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	SE

Other Factors	Search Buffer	Direction
Geological		
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	SE
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	SE
Potential for Compressible Ground Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 2	On Site	SE
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: Low, Contact Ref: 2	0-250m	W
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	SE
Hazard Potential: Moderate, Contact Ref: 2	0-250m	W
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	SE
Hazard Potential: Very Low, Contact Ref: 2	0-250m	N
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 2	On Site	SE
Hazard Potential: Moderate, Contact Ref: 2	0-250m	N

Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets. In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

Mining Instability Data

The Mining Instability data was obtained on Licence from Ove Arup + Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such data is to be made without the prior written consent of Ove Arup + Partners Limited. The information and data supplied in the Product are derived from publicly available records and other third party sources and neither Ove Arup + Partners nor Landmark warrant the accuracy or completeness of such information or data.

The information in this Sitecheck Assess Report is derived from a number of statutory and non-statutory sources. While 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 report Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this report in conjunction with the Product User Guide and your attention is drawn to the scope of the report section within this guide.

The Sitecheck Assess User guide is available free of charge from our website www.sitecheck.co.uk

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2 British Geological Survey Enquiry Service

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Kingsley Dunham Centre
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Nottinghamshire
NG12 5GG

Telephone 0115 936 3143
Fax 0115 936 3276

enquiries@bgs.ac.uk
www.bgs.ac.uk

3 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
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Telephone 08708 506 506

enquiries@environment-agency.gov.uk

Please note that the Environment Agency/SEPA have a charging policy in place for enquiries.

4 Peter Brett Associates

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www.pba.co.uk

5 Reading Borough Council Planning

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www.ices.org.uk/ices.asp

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Telephone 020 86588212

www.ags.org.uk/

The Environmental Auditors Registration Association

Welton House
Limekiln Way
Lincoln
LN2 4US

Telephone 01522 540069

www.greenchannel.com/iea/earahome.htm

The Environmental Industries Commission

45 Weymouth Street
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W1N 3LD

Telephone 020 79351675

www.eic-uk.co.uk/

The Institution of Civil Engineers

One Great George Street
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www.ice.org.uk

The Royal Institution of Chartered Surveyors

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www.landmarkinfo.co.uk



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, 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.

The Code's core principles

Firms which subscribe to the Code will:

- Display the 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 all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your 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 compensation of up to £5,000 to you if it finds that you have suffered actual loss 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.

TPOs Contact Details:

The Property Ombudsman Scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

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

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COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its 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.

Complaints should be sent to:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

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, E-mail: admin@tpos.co.uk.

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

LANDMARK CONVEYANCING TERMS & CONDITIONS

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

<http://www.landmarkinfo.co.uk/Terms/Show/432>