

Groundsure Screening (0 - 15 ha)



Search Details

Prepared for: HCR Legal LLP
Matter: LD03.WHI1761-0001
Client address: 5 Deansway, Worcester, WR1 2JG

Property:
97 York Road, Reading, RG1 8DU

Local Authority:

Groundsure
Nile House, Nile Street, Brighton, BN1 1HW

Date Returned:
03/04/2025

Property type:
Commercial

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Contaminated land

Acceptable risk

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Section links

Consultant's assessment	→	Current/recent land use	→
Past land use	→	Hydrogeology	→
Waste and landfill	→	Hydrology	→

Past land use

Acceptable risk



Waste and landfill

Acceptable risk



Current/recent land use

Acceptable risk



Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com 



Contaminated land

Consultant's assessment ?

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

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Consultant's assessment	→	Current/recent land use	→
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Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be used for commercial purposes.

Historical land use

On-site

No potentially contaminative land uses of concern have been identified.

Surrounding area

No potentially contaminative land uses of concern have been identified near to the site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers.

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.





Contaminated land data summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	45
Former tanks	0	0	0
Former energy features	0	0	22
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	1
Active or recent licensed waste sites	0	0	0
Current and recent land use	On-Site	0-50m	50-250m
Recent industrial land uses	0	0	13
Current or recent petrol stations	0	0	1
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	1
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	3



Contaminated land
Past land use ?

Acceptable risk

The data summarised in this section relates to potentially contaminative land uses and operations that happened historically at and around the site.

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Consultant's assessment →

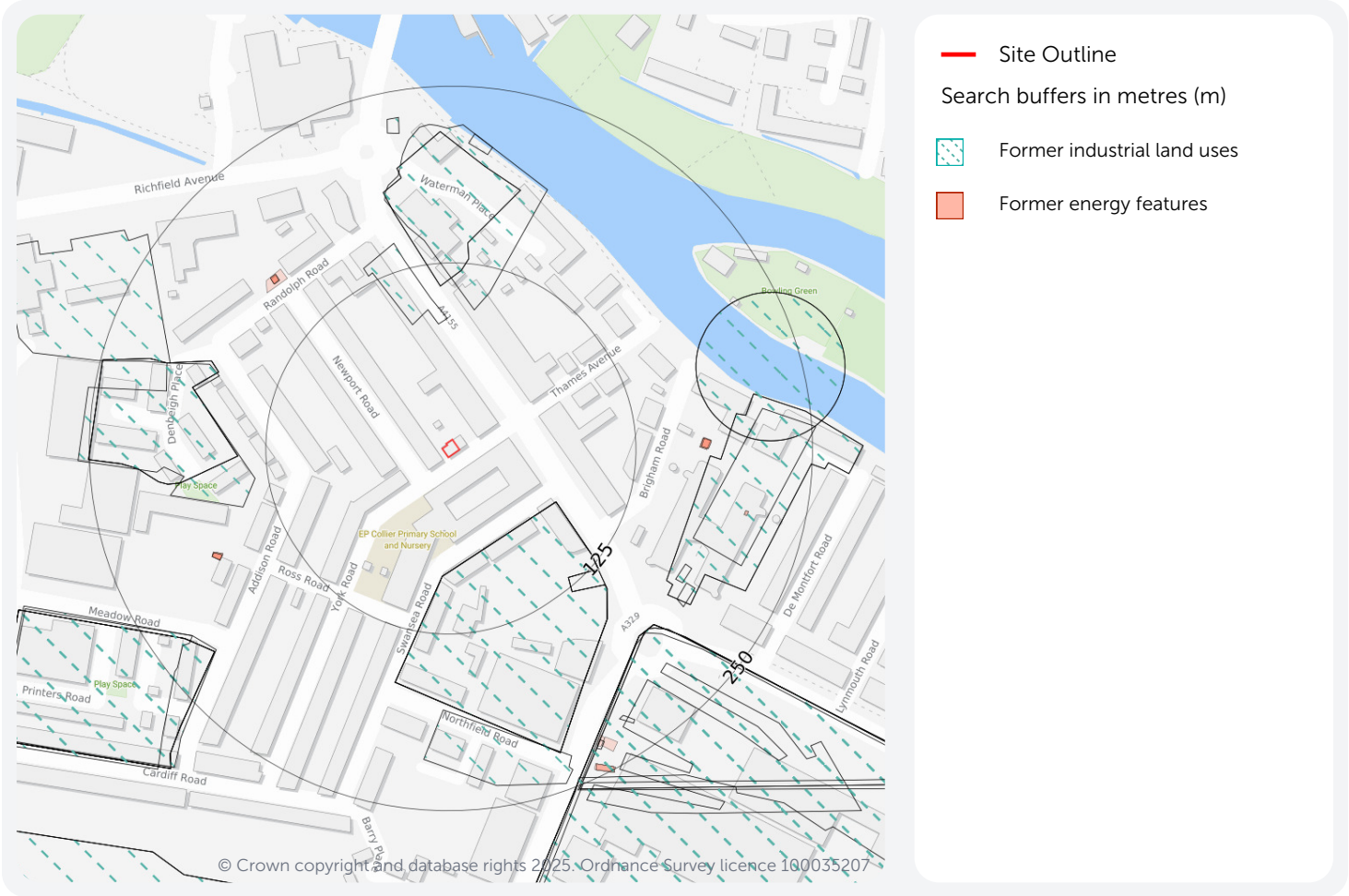
Past land use →

Waste and landfill →

Current/recent land use →

Hydrogeology →

Hydrology →



Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Distance	Direction	Use	Date
68 m	SE	Unspecified Works	1962
68 m	SE	Unspecified Commercial/Industrial	1973
68 m	SE	Unspecified Commercial/Industrial	1979

Screening



Distance	Direction	Use	Date
68 m	SE	Unspecified Commercial/Industrial	1989
68 m	SE	Unspecified Commercial/Industrial	1994
82 m	N	Timber Yard	1878
93 m	N	Unspecified Shed	1878
109 m	N	Unspecified Works	1973
109 m	N	Unspecified Works	1979
134 m	W	Unspecified Works	1962
145 m	W	Unspecified Works	1973
145 m	W	Unspecified Works	1979
145 m	W	Unspecified Commercial/Industrial	1989
169 m	E	Sawmill	1910
169 m	E	Sawmill	1938
175 m	E	Boat House	1910
175 m	E	Boat House	1938
177 m	E	Unspecified Warehouses	1979
178 m	SE	Smithy	1897
179 m	S	Malthouses	1878
183 m	SE	Railway Sidings	1962
183 m	SE	Unspecified Works	1962
183 m	SE	Railway Sidings	1973
183 m	SE	Unspecified Works	1973
183 m	SE	Railway Sidings	1979
183 m	SE	Unspecified Works	1979
184 m	SE	Railway Sidings	1910
184 m	SE	Railway Sidings	1938
185 m	SE	Railway Sidings	1897
186 m	SE	Smithy	1900
202 m	W	Unspecified Depot	1979
203 m	N	Unspecified Wharf	1878
210 m	SE	Railway Sidings	1900

Screening



Distance	Direction	Use	Date
213 m	SW	Printing Works	1910
215 m	SW	Unspecified Works	1962
215 m	SW	Unspecified Works	1973
215 m	SW	Unspecified Works	1979
215 m	SW	Unspecified Works	1989
215 m	SW	Unspecified Works	1994
220 m	N	Boat House	1910
221 m	SE	Coal Depot	1938
221 m	SW	Printing Works	1938
227 m	SE	Coal Depot	1910
245 m	S	Unspecified Works	1933
249 m	S	Unspecified Works	1938

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Distance	Direction	Use	Date
162 m	NW	Electricity Substation	1984
165 m	NW	Electricity Substation	1971
165 m	NW	Electricity Substation	1993
166 m	NW	Electricity Substation	1982
166 m	NW	Electricity Substation	1984
170 m	E	Electricity Substation	1982
170 m	E	Electricity Substation	1984
171 m	E	Electricity Substation	1993
171 m	E	Electricity Substation	1971
171 m	E	Electricity Substation	1984
172 m	SW	Electricity Substation	1971
172 m	SW	Electricity Substation	1984

Screening



Distance	Direction	Use	Date
173 m	SW	Electricity Substation	1982
173 m	SW	Electricity Substation	1984
173 m	SW	Electricity Substation	1993
207 m	E	Electricity Substation	1957
207 m	E	Electricity Substation	1956
224 m	SE	Electricity Substation	1984
227 m	SE	Electricity Substation	1993
240 m	SE	Electricity Substation	1982
241 m	SE	Electricity Substation	1971
241 m	SE	Electricity Substation	1984

This data is sourced from Ordnance Survey/Groundsure.

Contaminated land

Waste and landfill ?

Acceptable risk

The data summarised in this section relates to closed and active landfill sites in the area as well as any waste treatment or storage facilities. These land uses can cause significant ground contamination.

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— Site Outline
 Search buffers in metres (m)
■ Waste site no longer in use

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Waste site no longer in use

These are records of former waste storage, treatment or transfer sites that have been identified from high detailed historical maps or Local Authority planning records. Depending on the nature of the waste that was handled and stored at these facilities, there may be a risk of ground contamination.

Screening



Distance	Direction	Details
213 m	W	Type of Site: Scrap Metal Yard Site Address: N/A Data Source: Historic Mapping Data Type: Polygon Details: N/A Date: 1970 Further Details: N/A

This data is sourced from Ordnance Survey/Groundsure/Local Authorities.



Contaminated land

Current and recent land use ?

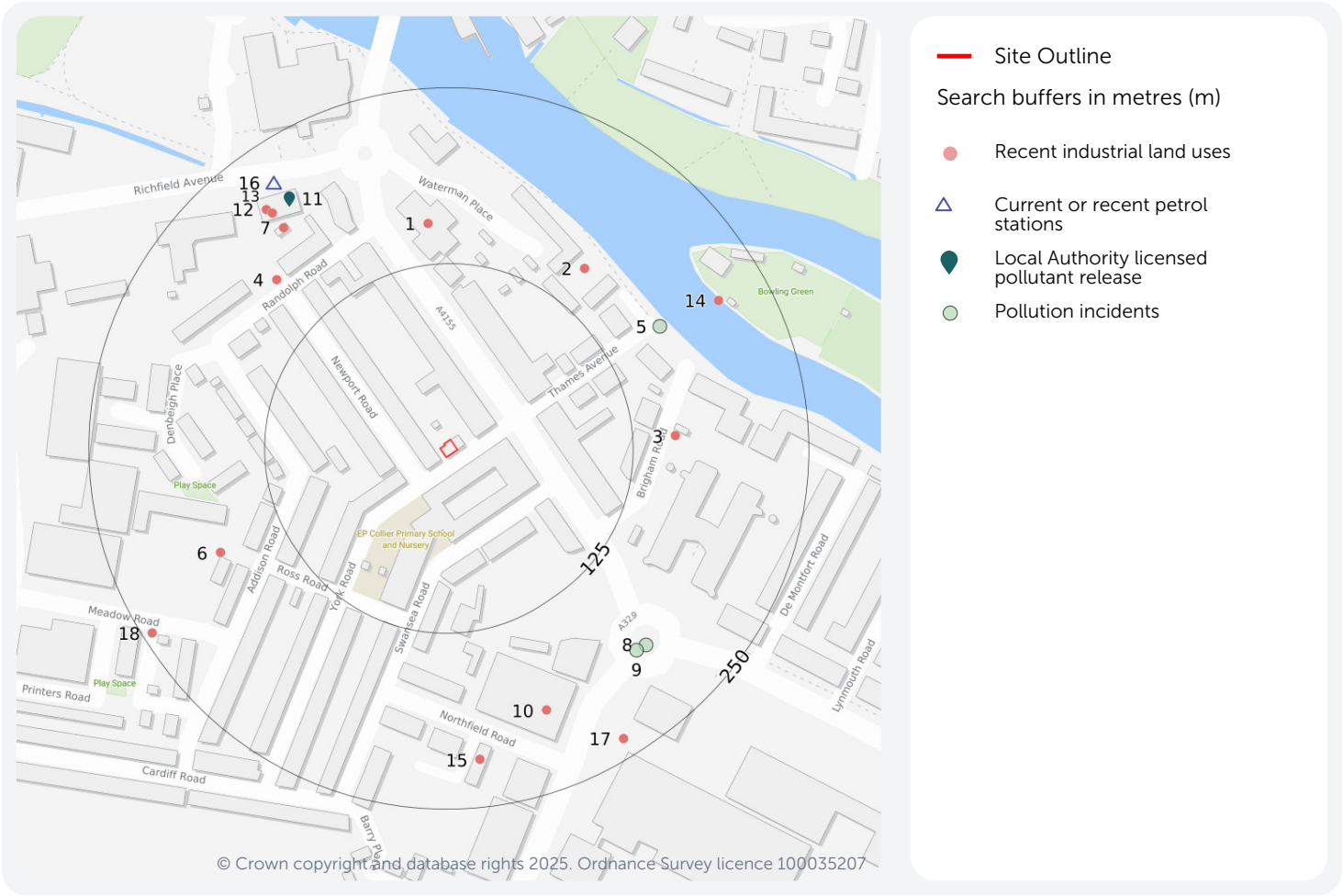
Acceptable risk

The data summarised in this section relates to current and recent commercial and industrial land uses and operations that could have the potential to cause ground contamination risks.

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Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

ID	Distance	Direction	Company / Address	Activity	Category
1	154 m	N	Peterbrett - Caversham Bridge House, Waterman Place, Reading, Berkshire, RG1 8DN	Structural Engineers	Engineering Services

Screening



ID	Distance	Direction	Company / Address	Activity	Category
2	154 m	NE	Caversham Wharf - Berkshire, RG1	Moorings and Unloading Facilities	Water
3	155 m	E	Electricity Sub Station - Berkshire, RG1	Electrical Features	Infrastructure and Facilities
4	167 m	NW	Electricity Sub Station - Berkshire, RG1	Electrical Features	Infrastructure and Facilities
6	174 m	SW	Electricity Sub Station - Berkshire, RG1	Electrical Features	Infrastructure and Facilities
7	191 m	NW	Rss Reading - Richfield Avenue, Reading, Berkshire, RG1 8EQ	Vehicle Cleaning Services	Personal, Consumer and Other Services
10	193 m	S	Shurgard Self Storage - 75-77, Caversham Road, Reading, Berkshire, RG1 8AN	Container and Storage	Transport, Storage and Delivery
12	209 m	NW	B P Car Wash - Snax24, Richfield Avenue, Reading, Berkshire, RG1 8EQ	Vehicle Cleaning Services	Personal, Consumer and Other Services
13	210 m	NW	BP Service Station - Richfield Avenue, Reading, Berkshire, RG1 8EQ	Petrol and Fuel Stations	Road and Rail
14	214 m	NE	Landing Stage - Berkshire, RG1	Moorings and Unloading Facilities	Water
15	216 m	S	Coffey Geotechnics Ltd - 1, Northfield Road, Reading, Berkshire, RG1 8AH	Ore Mining	Extractive Industries
17	236 m	SE	Electricity Sub Station - Berkshire, RG1	Electrical Features	Infrastructure and Facilities
18	243 m	SW	Electricity Sub Station - Berkshire, RG1	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

Current or recent petrol stations

Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

ID	Distance	Direction	Company	Address	Status
16	222 m	NW	BP	Richfield Avenue, Reading, Reading, RG1 8EQ	Open

This data is sourced from Experian Catalist.

Screening



Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
11	206 m	NW	Rontec Watford Ltd, BP, Richfield Avenue, Reading, Berkshire, RG1 8EQ	Reading Borough Council	Unloading of Petrol into Storage at Service Stations	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authorities.

Pollution incidents

Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
5	169 m	NE	22/08/2001	Category 4 (No Impact)	Category 4 (No Impact)	Food and Drink
8	193 m	SE	17/09/2002	Category 4 (No Impact)	Category 4 (No Impact)	Diesel
9	193 m	SE	17/09/2002	Category 4 (No Impact)	Category 4 (No Impact)	Diesel

This data is sourced from the Environment Agency/Natural Resources Wales.

Contaminated land

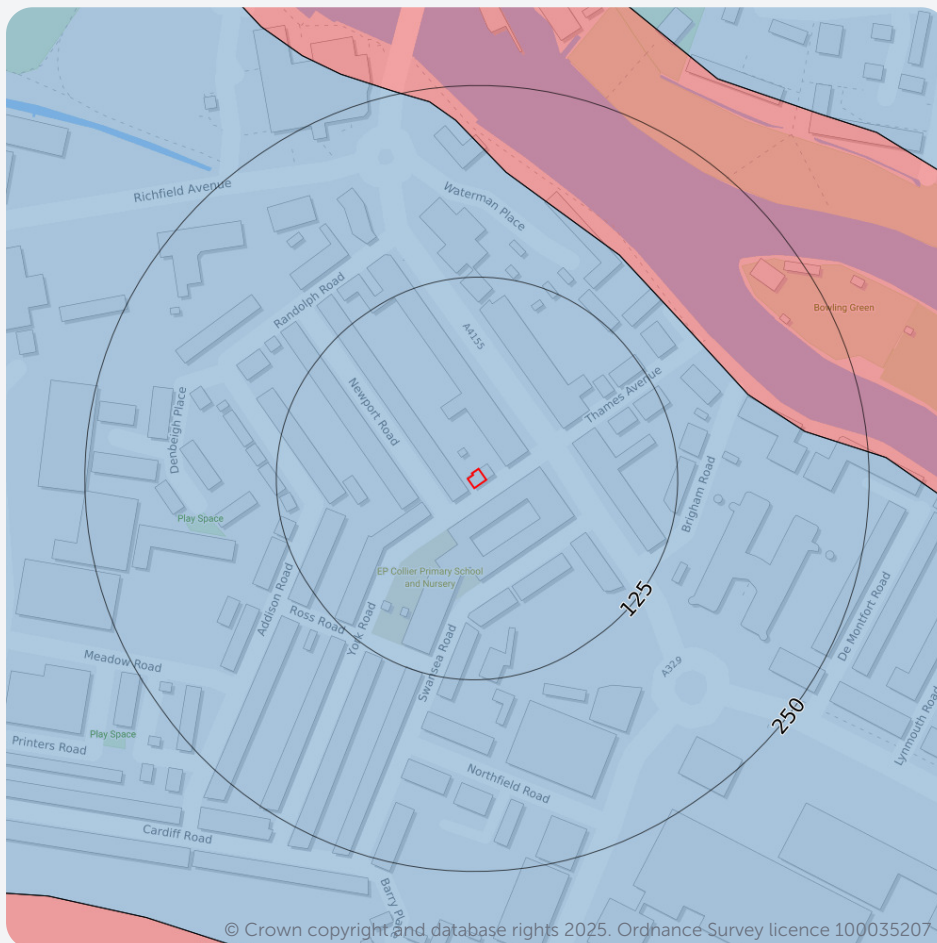
Superficial hydrogeology ?

The data summarised in this section relates to underground water resources (aquifers) within surface drift geology that may be sensitive to any ground contamination.

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— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Screening



Unknown - These are rock layers where it has not been possible to classify the water storage potential.

Distance	Direction	Designation
0	on site	Unproductive
162 m	NE	Secondary A

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
LANGLEY SILT MEMBER	LASI-XCZ	CLAY AND SILT

This data is sourced from British Geological Survey.

Contaminated land

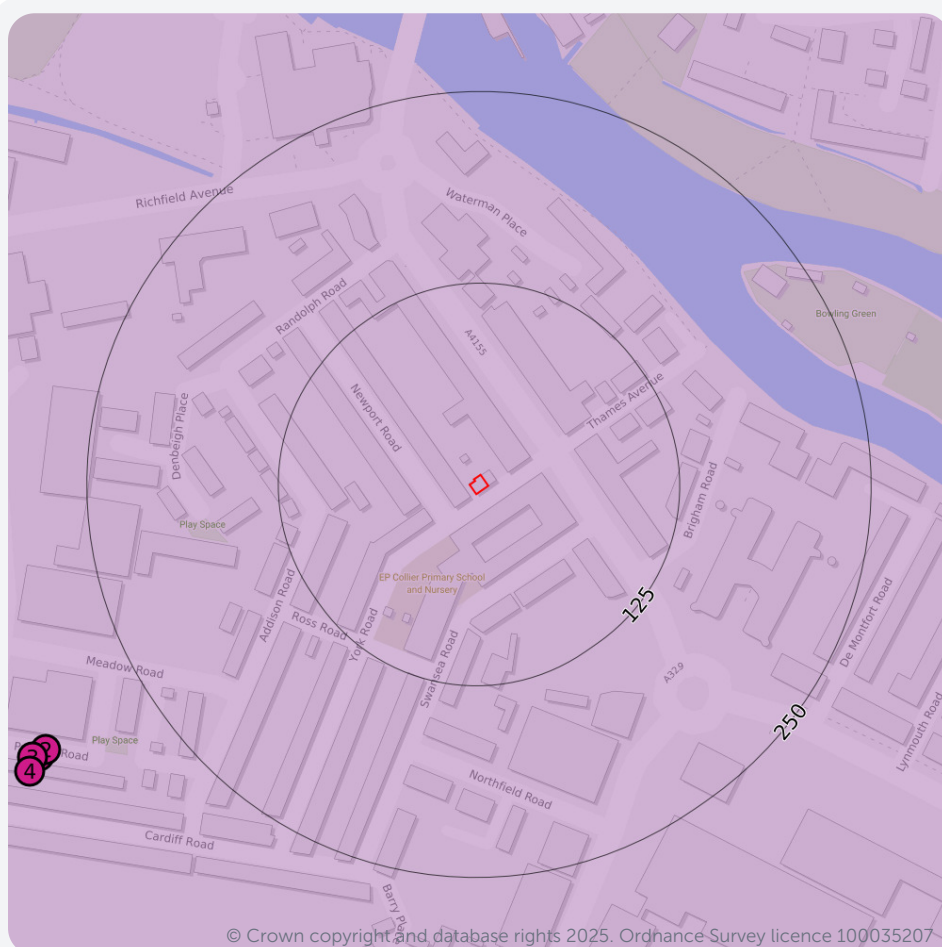
Bedrock hydrogeology ?

The data summarised in this section relates to underground water resources (aquifers) within bedrock geology that may be sensitive to any ground contamination.

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— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Screening



Distance	Direction	Designation
0	on site	Principal

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
SEAFORD CHALK FORMATION AND NEWHAVEN CHALK FORMATION (UNDIFFERENTIATED)	SNCK-CHLK	CHALK

This data is sourced from British Geological Survey.



Contaminated land
Hydrology ?

The data summarised in this section relates to surface water resources such as rivers, lakes and ponds that may be sensitive to any ground contamination.

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- Site Outline
- Search buffers in metres (m)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer
- Type of watercourse:
 - At ground level
 - Elevated
 - Underground
 - Unspecified

Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
192 m	NE	Name: River Thames Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

Screening



Distance	Direction	Details
209 m	NE	Name: River Thames Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
219 m	NE	Name: River Thames Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
236 m	N	Name: River Thames Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
236 m	N	Name: River Thames Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.