

Sample Site

Prepared for:

Landmark Po Sample Account
Landmark Po Sample Account
5 - 7 Abbey Court
Eagle Way
Exeter
Devon
EX2 7HY

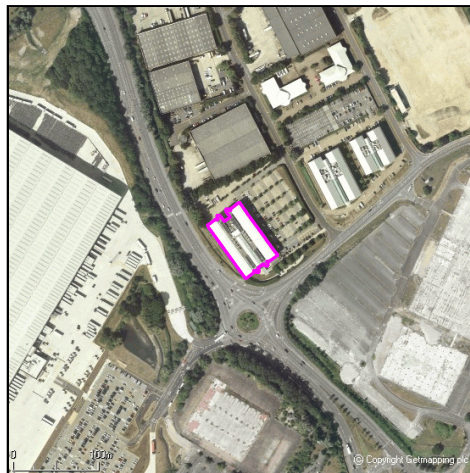
Report Reference: **SAS_55229014_1_1**

Report Date: **10-APR-2014**

Customer Reference: **Sampe**

National Grid Reference: **471300 169400**

Site Area: **3420 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 10-APR-2014 and reference SAS_55229014_1_1 for Sample Site has examined the sources of potential contamination in terms of historical land use, environmental data and current land uses where known.

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.

CONCLUSIONS

In the professional opinion of Argyll Environmental, the level of risk associated with the information disclosed in the associated Sitecheck 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 2A 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 Subsidence Hazard Potential

An area of floodplain

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

Approved by



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	13
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	17
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	21
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	22
This section contains information which may be of use when interpreting the report.	
Useful Contacts	23
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.	

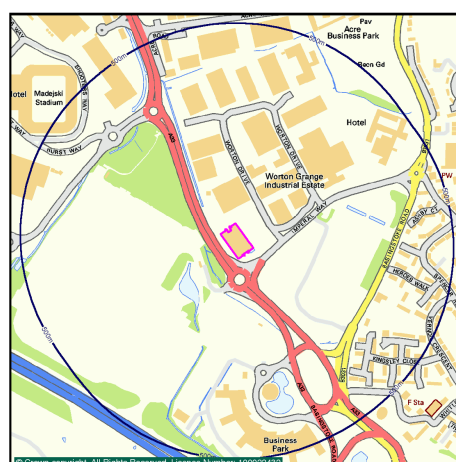
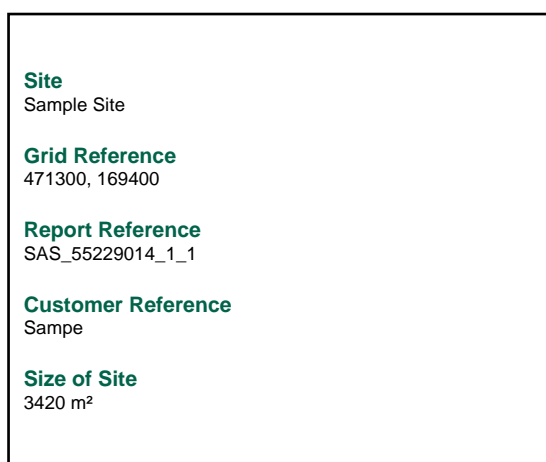
Current Land Use	Page No.	Reference Number (Map ID)
Potentially Contaminative Uses		
Contemporary Trade Directory Entries		
Motorola Ltd, Imperium, Imperial Way, Reading, RG2 0TD, Cable & Wire Equipment Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	10	1

Historical Land Use	Page No.	Reference Number (Map ID)
Potentially Contaminative Uses		
Potentially Contaminative Industrial Uses (Past Land Use)		
Factory or works - use not specified, Date of Mapping: 1990	14	2

Sensitivity	Page No.	Reference Number (Map ID)
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: 2	19	-
Extreme Flooding from Rivers or Sea without Defences		
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 2	19	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
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: 3	21	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	21	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	21	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 3	21	-
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	21	-





Site

Sample Site

Grid Reference

471300, 169400

Report Reference

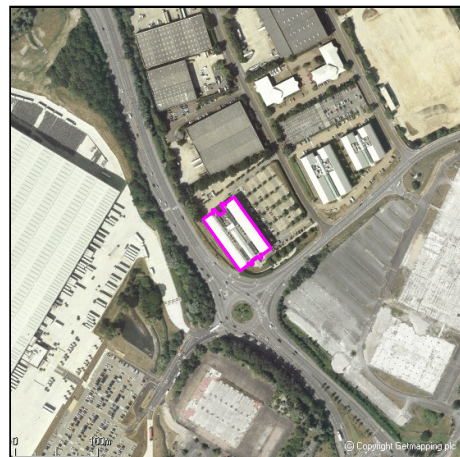
SAS_55229014_1_1

Customer Reference

Sampe

Size of Site

3420 m²



Current Land Use	On Site	0-250m	250-500m
Contaminants	1	29	21
Waste / Landfill Sites			
BGS Recorded Landfill Sites	0	0	1
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	1
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	0	0
Contaminated Land Register Entries and Notices	0	0	0
Registered Radioactive Substances	0	0	0
Discharge Consents			
Discharge Consents	0	0	6
Water Industry Act Referrals	0	0	0
Industrial Processes			
Integrated Pollution Controls	0	4	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Environmental Permitting Regulations - Industry	0	10	2
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	1	29	21
Potentially Contaminative Uses			
Contemporary Trade Directory Entries	1	15	10
Fuel Station Entries	0	0	1
Miscellaneous			
BGS Recorded Mineral Sites	0	0	0

Historical Land Use	On Site	0-250m	250-500m
Contaminants	1	13	20
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities	0	6	16
Potentially Contaminative Industrial Uses (Past Land Use)	1	1	3
Potentially Infilled Land			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	0	0
Potentially Infilled Land (Water)	0	6	1

Sensitivity	On Site	0-250m	250-500m
Pathways and Receptors	2	1	12
Pathways			
Groundwater Vulnerability	1	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	1	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	1	12
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	1	0
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	12
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	7	1	0
Brine Compensation Area	0	n/a	n/a
Coal Mining Affected Areas	0	n/a	n/a
Mining Instability	0	0	n/a
Man-Made Mining Cavities	0	0	0
Natural Cavities	0	0	0
Non Coal Mining Areas of Great Britain	0	0	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	0	n/a
Potential for Landslide Ground Stability Hazards	1	0	n/a
Potential for Running Sand Ground Stability Hazards	1	1	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0	n/a



General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations
<ul style="list-style-type: none"> Site Boundary Search Buffer Bearing Reference Point Reference Number 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Local Authority Pollution Prevention and Control Planning Hazardous Substance Consent Explosive Site NHHS Integrated Pollution Control Integrated Pollution Prevention Control Integrated Pollution Control Registered Waste Site Local Authority Integrated Pollution Prevention and Control 	<ul style="list-style-type: none"> Local Authority Pollution Prevention and Control Contaminated Land Register Entry or Notice (Point) Contaminated Land Register Entry or Notice Registered Radioactive Substance Discharge Consents Discharge Consent Water Industry Act Referral
Miscellaneous <ul style="list-style-type: none"> BGS Recorded Mineral Site 				
Potentially Contaminative Use <ul style="list-style-type: none"> Potentially Contaminative Use Potentially Contaminative Use (High Risk) 				

Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
Local Authority Landfill Coverage			
Name: Reading Unitary Council, - Has supplied landfill data, Contact Ref: 1	-	On Site	S
Name: Wokingham District Council, - Has supplied landfill data, Contact Ref: 4	-	250-500m	SW
BGS Recorded Landfill Sites			
Smallmead Tip, Smallmead Road, READING, Berkshire, BGS Landfill Survey Site, Positional Accuracy: Positioned by the supplier, Boundary Accuracy: Derived	-	250-500m	NW
Local Authority Recorded Landfill Sites			
Refuse Tip, Reference: Not Supplied, Positional Accuracy: Positioned by the supplier, Boundary Quality: Moderate, Contact Ref: 1	-	250-500m	NW

Discharge Consents	Ref No.	Search Buffer	Direction
Discharge Consents			
Heineken Uk Limited, Scottish Courage Ltd The Berkshire Brewery Imperial Way Reading Rg2 Opn, Trade Discharge, Reference: Cawm.0867, Version: 1, Status: Revoked under EPR 2010, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	4	250-500m	NW
Scottish Courage Brewing Ltd, The Berkshire Brewery, Imperialway, Reading, Berks, Sewage Discharge, Reference: CATM.3207, Version: 1, Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	S
Scottish Courage Brewing Ltd, Berkshire Brewery, Imperial Way, Reading, Berkshire, Trade Discharge, Reference: CATM.3206, Version: 1, Status: New Consent, by Application (Water Resources Act 1991, Section 88), Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	SW
Scottish Courage Brewing Ltd, The Berkshire Brewery, Imperialway, Reading, Berks, Sewage Discharge, Reference: Ctwc.1558, Version: 1, Status: Lapsed (under Environment Act 1995, Schedule 23), Positional Accuracy: Located by supplier to within 100m, Contact Ref: 2	-	250-500m	NW
Scottish Courage Brewing Ltd, Berkshire Brewery, Imperial Way, Reading, Berkshire, Miscellaneous Discharge, Reference: Cntm.1061, Version: 1, Status: Lapsed (under Environment Act 1995, Schedule 23), Positional Accuracy: Located by supplier to within 100m, Contact Ref: 2	-	250-500m	SW
Courage Brewery Ltd, Berkshire Brewery, Imperial Way, Reading, Berkshire, Trade Discharge, Reference: Cctr.2233, Version: 1, Status: Authorisation revoked, Revoked, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 2	-	250-500m	SW

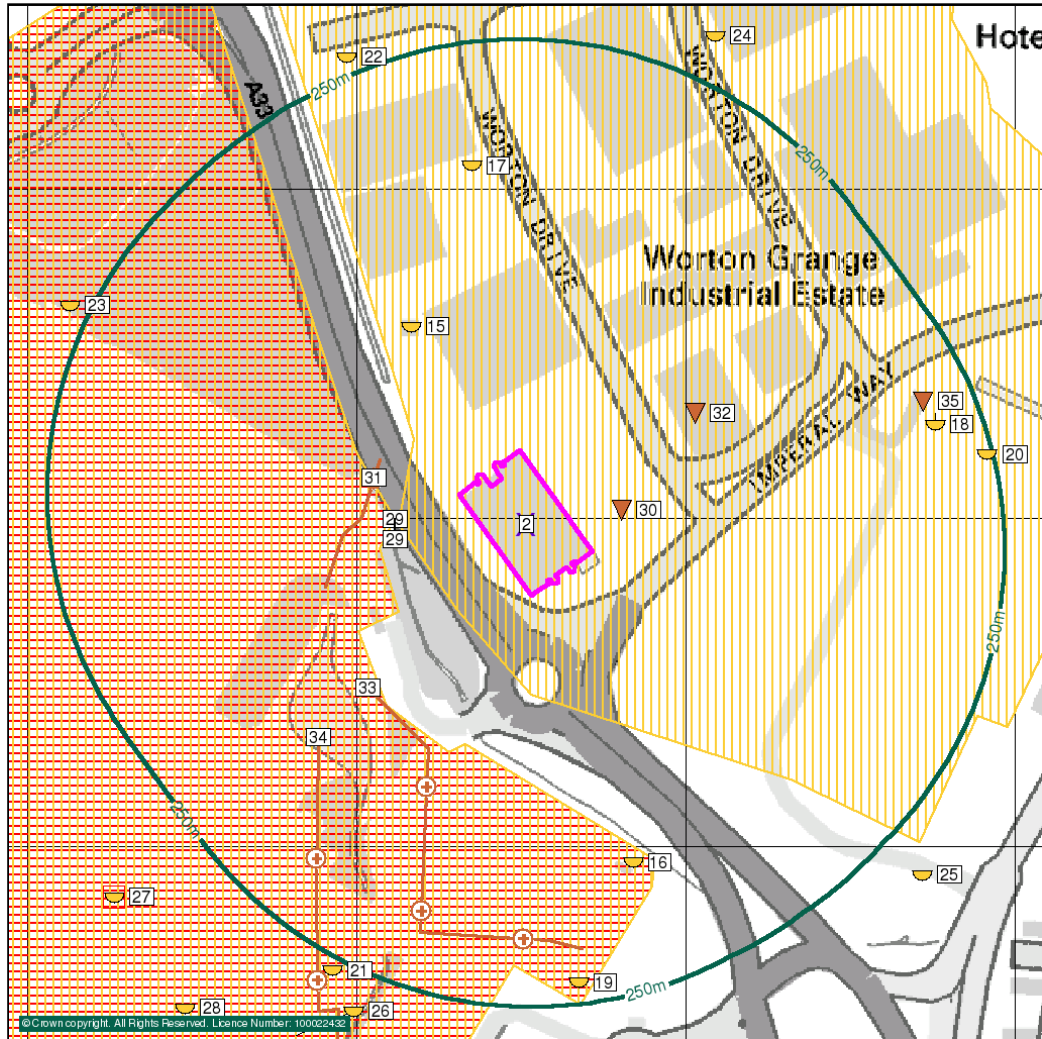
Contaminants	Ref No.	Search Buffer	Direction
Industrial Processes			
Integrated Pollution Controls			
Scottish And Newcastle Uk Ltd, Berkshire Brewery, Imperial Way, READING, Berkshire, RG2 0PN, Combustion Processes, Reference: BD5194, Status: Revoked - Now IPPC, Positional Accuracy: Automatically positioned in the proximity of the address, Contact Ref: 2	5	0-250m	S
Courage Ltd, Berkshire Brewery, Imperial Way, READING, RG2 0PN, Combustion Processes, Reference: AG1441, Status: Application received by HMIP but is not yet authorised, Not Yet Authorised, Positional Accuracy: Automatically positioned in the proximity of the address, Contact Ref: 2	5	0-250m	S
Scottish And Newcastle Uk Ltd, Berkshire Brewery, Imperial Way, READING, Berkshire, RG2 0PN, Combustion Processes, Reference: AU9608, Status: Authorisation superseded by a substantial or non substantial variation, Superseded, Positional Accuracy: Automatically positioned in the proximity of the address, Contact Ref: 2	5	0-250m	S
Scottish And Newcastle Uk Ltd, Berkshire Brewery, Imperial Way, READING, Berkshire, RG2 0PN, Combustion Processes, Reference: AA8508, Status: Authorisation superseded by a substantial or non substantial variation, Superseded, Positional Accuracy: Automatically positioned in the proximity of the address, Contact Ref: 2	5	0-250m	S
Environmental Permitting Regulations - Industry			
Heineken Uk Ltd, Berkshire Brewery, Reading, Imperial Way, Basingstoke Road,,, Reading, Berkshire, RG2 0PN, Integrated Pollution And Prevention Control Processes, Reference: TP3834TJ, Status: Superseded By Variation, Positional Accuracy: Automatically positioned to the address, Contact Ref: 2	6	0-250m	SW
Heineken Uk Ltd, Berkshire Brewery, Reading, Imperial Way, Basingstoke Road,,, Reading, Berkshire, RG2 0PN, Integrated Pollution And Prevention Control Processes, Reference: NP3339FS, Status: Surrender Effective, Positional Accuracy: Automatically positioned to the address, Contact Ref: 2	6	0-250m	SW
Heineken Uk Ltd, Berkshire Brewery, Reading, Imperial Way, Basingstoke Road,,, Reading, Berkshire, RG2 0PN, Integrated Pollution And Prevention Control Processes, Reference: NP3539FX, Status: Surrender Effective, Positional Accuracy: Automatically positioned to the address, Contact Ref: 2	6	0-250m	SW
Scottish & Newcastle Uk Limited, Berkshire Brewery, Reading, Imperial Way, Basingstoke Road,,, Reading, Berkshire, RG2 0PN, Integrated Pollution And Prevention Control Processes, Reference: BP5344IH, Status: Superseded By Variation, Positional Accuracy: Automatically positioned to the address, Contact Ref: 2	6	0-250m	SW
Dalkia Utilities Services Plc, Berkshire Brewery, Reading, Imperial Way, Basingstoke Road,,, Reading, Berkshire, RG2 0PN, Integrated Pollution And Prevention Control Processes, Reference: ZP3339XK, Status: Superseded By Variation, Positional Accuracy: Automatically positioned to the address, Contact Ref: 2	6	0-250m	SW
Dalkia Utilities Services Plc, Berkshire Brewery, Reading, Imperial Way, Basingstoke Road,,, Reading, Berkshire, RG2 0PN, Integrated Pollution And Prevention Control Processes, Reference: ZP3635SB, Status: Superseded By Variation, Positional Accuracy: Automatically positioned to the address, Contact Ref: 2	6	0-250m	SW
Scottish & Newcastle Uk Limited, Berkshire Brewery, Reading, Imperial Way, Basingstoke Road,,, Reading, Berkshire, RG2 0PN, Integrated Pollution And Prevention Control Processes, Reference: Bp5344ih, Status: Superseded By Variation, Positional Accuracy: Automatically positioned to the address, Contact Ref: 2	6	0-250m	SW

Contaminants	Ref No.	Search Buffer	Direction
Industrial Processes			
Environmental Permitting Regulations - Industry			
Dalkia Utilities Services Plc, Berkshire Brewery, Reading, Imperial Way, Basingstoke Road,,, Reading, Berkshire, RG2 0PN, Integrated Pollution And Prevention Control Processes, Reference: Zp3635sb, Status: Superseded By Variation, Positional Accuracy: Automatically positioned to the address, Contact Ref: 2	6	0-250m	SW
Dalkia Utilities Services Plc, Berkshire Brewery, Imperial Way, Reading, RG2 0PN, Integrated Pollution And Prevention Control Processes, Reference: ZP3339XK, Status: Superseded By Variation, Positional Accuracy: Automatically positioned to the address, Contact Ref: 2	6	0-250m	SW
Heineken Uk Ltd, Berkshire Brewery, Reading, Imperial Way, Basingstoke Road,,, Reading, Berkshire, RG2 0PN, Integrated Pollution And Prevention Control Processes, Reference: TP3834TJ, Status: Superseded By Variation, Positional Accuracy: Automatically positioned to the address, Contact Ref: 2	6	0-250m	SW
Heineken Uk Ltd, Berkshire Brewery, Reading, Imperial Way, Basingstoke Road,,, Reading, Berkshire, RG2 0PN, Integrated Pollution And Prevention Control Processes, Reference: NP3539FX, Status: Surrender Effective, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 2	7	250-500m	W
Heineken Uk Ltd, Berkshire Brewery, Reading, Imperial Way, Basingstoke Road,,, Reading, Berkshire, RG2 0PN, Integrated Pollution And Prevention Control Processes, Reference: NP3339FS, Status: Surrender Effective, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 2	7	250-500m	W

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
Motorola Ltd, Imperium, Imperial Way, Reading, RG2 0TD, Cable & Wire Equipment Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	1	On Site	SE
Static Control Components Ltd, Unit 30, Worton Drive, Reading, RG2 0TG, Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	8	0-250m	N
Static Control Components, Unit 30, Worton Drive, Reading, Berkshire, RG2 0TG, Printing Equipment Manufacturers, Status: Active, Positional Accuracy: Automatically positioned to the address	8	0-250m	N
Scottish Courage Brewing Ltd, Berkshire Brewery, Imperial Way, Reading, RG2 0PN, Brewers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	9	0-250m	SW
Hoyers (Uk) Ltd, Berkshire Brewery, Imperial Way, Reading, RG2 0PN, Road Haulage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	9	0-250m	SW
Rhm Foodservice, Imperial Way, Reading, Berkshire, RG2 0QW, Food Products - Manufacturers, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	10	0-250m	E
Home Is, Atlantic House, Imperial Way, Reading, RG2 0TD, Cleaning Services - Domestic, Status: Active, Positional Accuracy: Automatically positioned to the address	11	0-250m	NE

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Forward Bird Control, 2 Imperial Way, Reading, Berkshire, RG2 0TD, Pest & Vermin Control, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	10	0-250m	E
Forward Bird Control, 2 Imperial Way, Reading, Berkshire, RG2 0TD, Pest & Vermin Control, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	10	0-250m	E
Impact Fork Trucks Ltd, Atlantic House, Imperial Way, Reading, RG2 0TD, Fork Lift Trucks, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	11	0-250m	NE
Kuehne & Nagel Ltd, Worton Drive, Reading, RG2 0TH, Freight Forwarders, Status: Inactive, Positional Accuracy: Automatically positioned to the address	12	0-250m	N
Kuehne & Nagel Ltd, Worton Drive, Reading, Berkshire, RG2 0TH, Freight Forwarders, Status: Inactive, Positional Accuracy: Automatically positioned to the address	12	0-250m	N
Kuehne & Nagel, Worton Drive, Reading, RG2 0TH, Freight Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	12	0-250m	N
Kuehne & Nagel, Worton Drive, Reading, RG2 0TH, Road Haulage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	12	0-250m	N
Kuehne & Nagel Ltd, Worton Drive, Reading, Berkshire, RG2 0TH, Road Haulage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	12	0-250m	N
Eddie Stobart Ltd, Unit 5 Worton Grange Indust Est, Worton Dr, Reading, Berkshire, RG2 0TG, Road Haulage Services, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	13	0-250m	NE
Rhm, Imperial Way, Reading, Berkshire, RG2 0QW, Food Products - Manufacturers, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	14	250-500m	NE
Paul Layzell Foods Ltd, A1, Worton Drive, Reading, RG2 0TG, Food Products - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Independent Project Analysis, Worton Dr, Reading, Berkshire, RG2 0TG, Oil & Gas Exploration Supplies & Services, Status: Active, Positional Accuracy: Manually positioned within the geographical locality	-	250-500m	N
Mmc Ltd, Unit 5, Worton Drive, Reading, RG2 0TG, Distribution Services, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	NE
The Glass Peach, Unit C11, Acre Road, Reading, Berkshire, RG2 0SL, Stained Glass Designers & Producers, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	-	250-500m	NE
Rentokil Property Care, Unit 2, Acre Road, Reading, RG2 0SU, Damp & Dry Rot Control, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Shell Ltd, 585 Basingstoke Rd, Reading, Berkshire, RG2 0EL, Petrol Filling Stations - 24 Hour, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	E

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Comet, Reading Gate Retail Park, Reading, RG2 0QG, Electrical Goods Sales, Manufacturers & Wholesalers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Comet, Reading Gate Retail Park, Reading, Berkshire, RG2 0QG, Electrical Goods Sales, Manufacturers & Wholesalers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Daily Poppins Winchester, Unit 2, Acre Road, Reading, RG2 0SU, Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Fuel Station Entries			
Shell Fairfield, Basingstoke Road, Reading, Berkshire, RG2 0TA, Fuel Station, Status: Open, Positional Accuracy: Automatically positioned to the address,	-	250-500m	SE



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

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1985	15	0-250m	NW
Gas Monitoring Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1985	16	0-250m	S
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1985	17	0-250m	N
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1974	18	0-250m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1985	19	0-250m	S
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1974	20	0-250m	E
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1985	21	250-500m	SW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1985	22	250-500m	N
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1985	23	250-500m	NW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1985	24	250-500m	N
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1983	25	250-500m	SE
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1985	26	250-500m	SW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1985	27	250-500m	SW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1985	27	250-500m	SW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1985	28	250-500m	SW
Petroleum Storage Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1974 - 1983	-	250-500m	E
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1985	-	250-500m	N
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1974 - 1983	-	250-500m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1983	-	250-500m	SE
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1985	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1974 - 1983	-	250-500m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1985	-	250-500m	N
Potentially Contaminative Industrial Uses (Past Land Use)			
Factory or works - use not specified, Date of Mapping: 1990	2	On Site	S
Brewing & malting, Date of Mapping: 1990	29	0-250m	W
Electricity production & distribution [inc large transformers], Date of Mapping: 1990	-	250-500m	NW

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Potentially Contaminative Industrial Uses (Past Land Use)			
Hospitals, Date of Mapping: 1913	-	250-500m	NW
Road haulage, Date of Mapping: 1990	-	250-500m	SE

Potentially Infilled Land	Ref No.	Search Buffer	Direction
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1913	30	0-250m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1961	31	0-250m	W
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1913	32	0-250m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1961	33	0-250m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1961	34	0-250m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1961	35	0-250m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1913	-	250-500m	S

Map Details

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










1:1,250	Mapsheet	Published
Ordnance Survey Plan	SU7169SW	1958
Ordnance Survey Plan	SU7169SW	1985
1:2,500	Mapsheet	Published
Ordnance Survey Plan	SU7169	1959

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

1:10,000	Mapsheet	Published
Ordnance Survey Plan	SU76NW	1990
1:10,560	Mapsheet	Published
Berkshire	037_00	1883
Berkshire	037_SE	1900
Berkshire	037_SE	1913
Ordnance Survey Plan	SU76NW	1961

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	Special Area of Conservation
Bearing Reference Point	Local Nature Reserve	Special Protection Area
Reference Number	Marine Nature Reserve	Nearest Surface Water Feature
	National Nature Reserve	Water Abstractions
	Ramsar Site	Forest Park
		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: 2	-	On Site	S
Drift Deposits			
None	-		-
Extreme Flooding from Rivers or Sea without Defences			
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 2	-	On Site	SW
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: 6m	3	0-250m	SE
Water Abstractions			
Scottish & Newcastle Uk Limited, Berkshire Brewery - Point 'E', Abstractions Industrial, Reference: 28/39/22/0614, Permit Version: 3, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	36	250-500m	NW
Heineken Uk Ltd, Berkshire Brewery - Point 'E', Abstractions Industrial, Reference: 28/39/22/0614, Permit Version: 4, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	36	250-500m	NW
Scottish Courage Brewing Ltd, Berkshire Brewery - Point 'A', Abstractions Industrial, Reference: 28/39/22/0614, Permit Version: 1, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	SW

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Pathways and Receptors	Ref No.	Search Buffer	Direction
Environmentally Sensitive Receptors			
Water Abstractions			
Scottish & Newcastle Uk Limited, Berkshire Brewery - Point 'A', Abstractions Industrial, Reference: 28/39/22/0614, Permit Version: 2, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	SW
Scottish & Newcastle Uk Limited, Berkshire Brewery - Point 'A', Abstractions Industrial, Reference: 28/39/22/0614, Permit Version: 3, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	SW
Heineken Uk Ltd, Berkshire Brewery - Point 'A', Abstractions Industrial, Reference: 28/39/22/0614, Permit Version: 4, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	SW
Courage Ltd, Berkshire Brewery, READING, Abstractions Agricultural, Reference: 28/39/22/0483, Permit Version: Not Supplied, Authorised Start: Not Supplied, Authorised End: Not Supplied, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 2	-	250-500m	SW
Scottish Courage Brewing Ltd, Berkshire Brewery - Point 'C', Abstractions Industrial, Reference: 28/39/22/0614, Permit Version: 1, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	SW
Scottish & Newcastle Uk Limited, Berkshire Brewery - Point 'C', Abstractions Industrial, Reference: 28/39/22/0614, Permit Version: 2, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	SW
Scottish & Newcastle Uk Limited, Berkshire Brewery - Point 'C', Abstractions Industrial, Reference: 28/39/22/0614, Permit Version: 3, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	SW
Heineken Uk Ltd, Berkshire Brewery - Point 'C', Abstractions Industrial, Reference: 28/39/22/0614, Permit Version: 4, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	SW
Scottish Courage Brewing Ltd, Berkshire Brewery Point 'A', Abstractions Industrial, Reference: 28/39/22/0556, Permit Version: 100, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 2	-	250-500m	S

Other Factors	Search Buffer	Direction
Geological		
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may not be affected by Coal Mining		-
Non Coal Mining Areas of Great Britain		
No Hazard		-
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: 3	On Site	S
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	S
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	On Site	S
Potential for Compressible Ground Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	S
Potential for Ground Dissolution Stability Hazards		
No Hazard		-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	On Site	S
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	S
Hazard Potential: Very Low, Contact Ref: 3	0-250m	W
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 3	On Site	S

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

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

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Telephone 0118 939 0900
Fax 0118 958 9770

www.reading.gov.uk

2 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 08708 506 506

enquiries@environment-agency.gov.uk

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

3 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

4 Wokingham District Council Environmental Health Department

Council Offices
Shute End
Wokingham
Surrey
RG40 1BN

Telephone 0118 974 6000
Fax 0118 974 5053

www.wokingham.gov.uk

Other Contacts**Institution of Civil Engineering Surveyors**

26 Market Street
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WA14 1PF

Telephone 0161 928 8074

www.ices.org.uk/ices.asp

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Foreham Street
83 Copers
Cope Road
Beckenham
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BR3 1NR

Telephone 020 86588212

www.agss.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
London
W1N 3LD

Telephone 020 79351675

www.eic-uk.co.uk/

The Institution of Civil Engineers

One Great George Street
Westminster
LONDON
SW1P 3AA

Telephone 0207 222 7722
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www.ice.org.uk

The Royal Institution of Chartered Surveyors

12 Great George Street
Parliament Square
London
SW1P 3AD

Telephone 020 7222 7000

www.rics.org.uk/

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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.

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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.

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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

Search Code

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.

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