

Aerial Photograph of Study Site



Site Name: 18-20, LANCASTER GROVE, LONDON, NW3 4PB
Grid Reference: 527112,184563

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Report Reference: HMD-24-195382

If you would like any further assistance regarding this report then please contact GroundSure on (T) 01273 819700, (F) 01273 377902, email: info@groundsure.com

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Overview of Findings

The GroundSure Geology and Ground Stability Report provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database and GroundSure's unique database including historical surface ground and underground workings.

For further details on each dataset, please refer to each individual section in the report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within (X) m of the study site boundary	Description
1. Geology		
1.1 Artificial Ground,		
1.1.1 Is there any Artificial Ground /Made Ground present beneath the study site? *	No	
1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No	
1.2 Superficial Geology & Landslips		
1.2.1 Is there any Superficial Ground /Drift Geology present beneath the study site? *	No	
1.2.2 Are there any records relating to permeability of superficial geology within the study site* boundary?	No	
1.2.3 Are there any records of landslip within 500m of the study site boundary?	No	
1.2.4 Are there any records relating to permeability of landslips within the study site* boundary?	No	
1.3 Bedrock, Solid Geology & Faults		
1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.		
1.3.2 Are there any records relating to permeability of bedrock within the study site* boundary?	Yes	
1.3.3 Are there any records of faults within 500m of the study site boundary?	No	
1.3.4 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a radon Affected Area, as less than 1% of properties are above the Action Level	
1.3.5 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary	

* This includes an automatically generated 50m buffer zone around the site

Source:Scale 1:50,000 BGS Sheet No.256

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2. Ground Workings	on-site	0-50	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	0	-	-
2.2 Historical Underground Workings Features from Small Scale Mapping	0	0	0	19	56
2.3 Current Ground Workings	0	0	0	0	0

3. Mining, Extraction & Natural Cavities	on-site	0-50	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	7	26
3.2 Coal Mining	0	0	0	0	0
3.3 Shallow Mining*	1	-	-	-	-
3.4 Non - Coal Mining Cavities	0	0	0	0	0
3.5 Natural Cavities	0	0	0	0	0
3.6 Brine Extraction	0	0	0	0	0
3.7 Gypsum Extraction	0	0	0	0	0
3.8 Tin Mining	0	0	0	0	0
3.9 Clay Mining	0	0	0	0	0

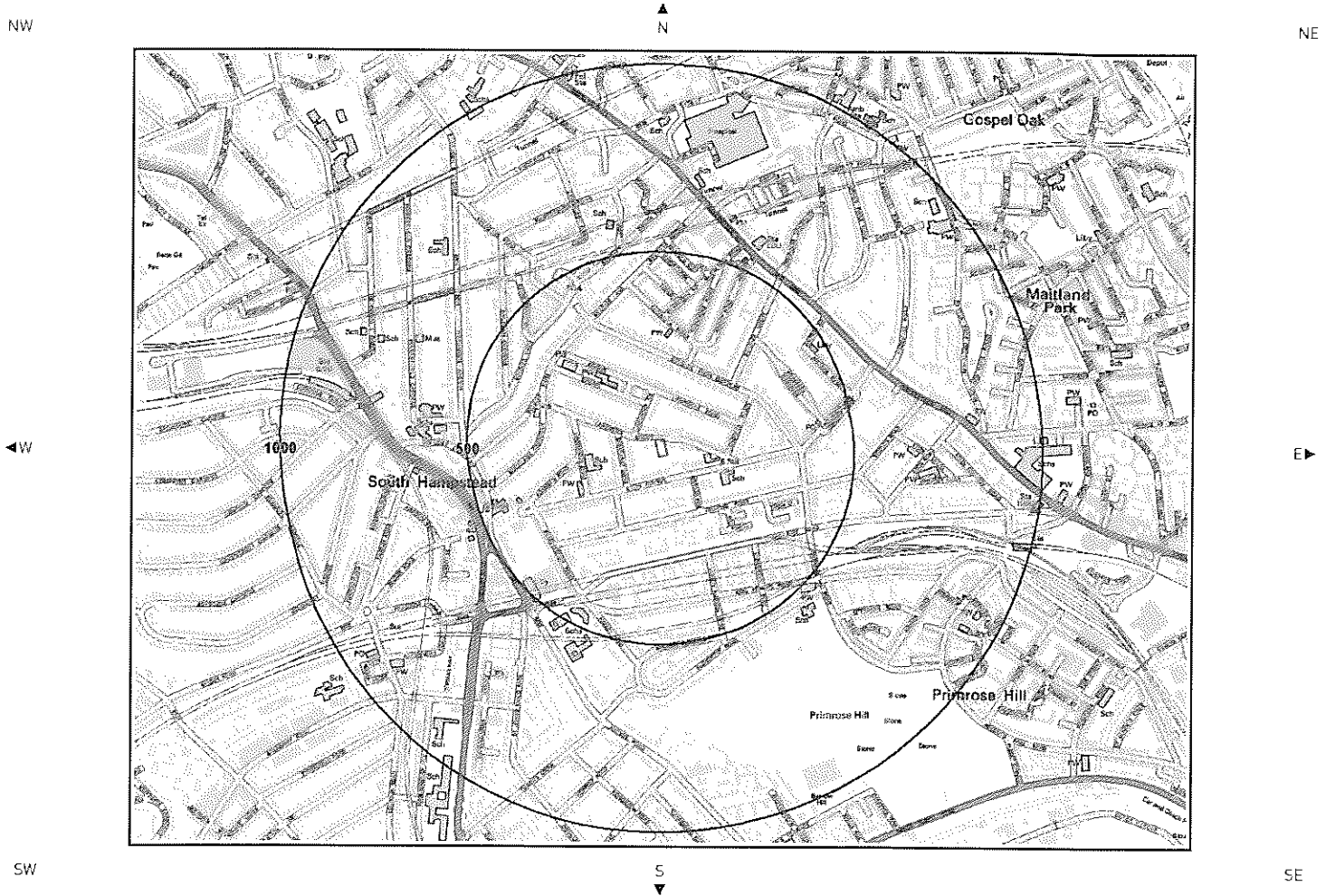
*This includes an automatically generated 150m buffer zone around the site

4. Natural Ground Subsidence	on-site*	0-50	51-250	251-500	501-1000
4.1 Shrink-Swell Clay	Moderate	-	-	-	-
4.2 Landslides	Very Low	-	-	-	-
4.3 Ground Dissolution of Soluble Rocks	Negligible	-	-	-	-
4.4 Compressible Deposits	Negligible	-	-	-	-
4.5 Collapsible Deposits	Negligible	-	-	-	-
4.6 Running Sand	Negligible	-	-	-	-

* This includes an automatically generated 50m buffer zone around the site

5. Borehole Records	on-site	0-50	51-250	251-500	501-1000
5.1 BGS Recorded Boreholes	0	0	1	-	-









1.1 Artificial Ground Map



Artificial Ground Legend



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-  Site Outline
-  Search Buffers (m)
-  Made Ground (undivided)
-  Worked Ground (undivided)
-  Infilled Ground
-  Disturbed Ground (undivided)
-  Landscaped Ground (undivided)
-  Reclaimed Ground

Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

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1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:256

1.1.1 Artificial/Made Ground

Are there any records of Artificial/Made Ground within 500m of the study site boundary: **No**

Database searched and no data found.

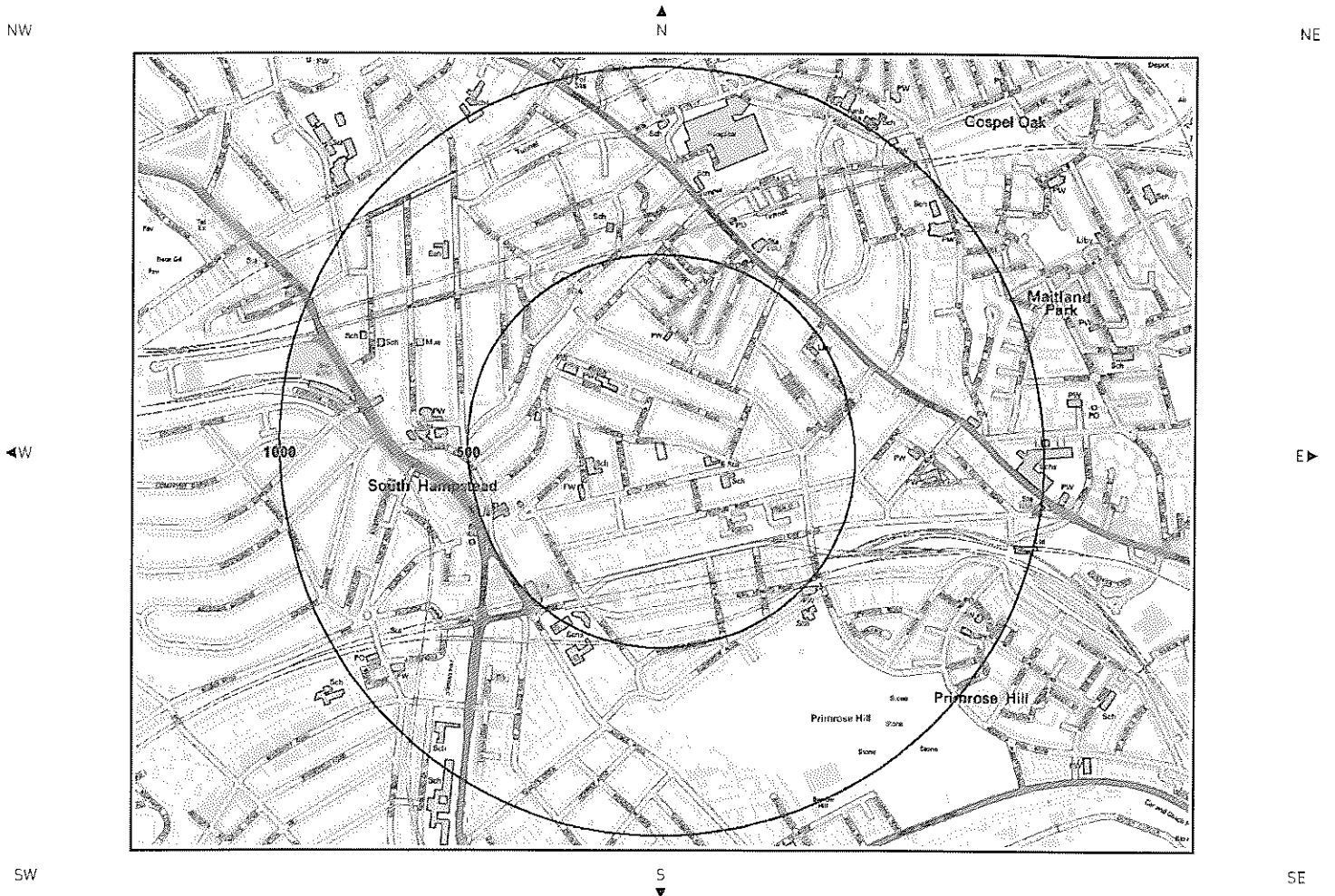
1.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site* boundary: **No**

Database searched and no data found.

* This includes an automatically generated 50m buffer zone around the site.




1.2 Superficial Deposits and Landslips Map



Superficial and Landslips Legend



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-  Site Outline
 -  500
 -  1000
- Search Buffers (m)

Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

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1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/Drift Geology

Database searched and no data found.

Are there any records of Superficial Deposits/Drift Geology within 500m of the study site boundary: **No**

1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site* boundary: **No**

Database searched and no data found.

1.2.3 Landslip

Database searched and no data found.

Are there any records of Landslip within 500m of the study site boundary? **No**

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discreet layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

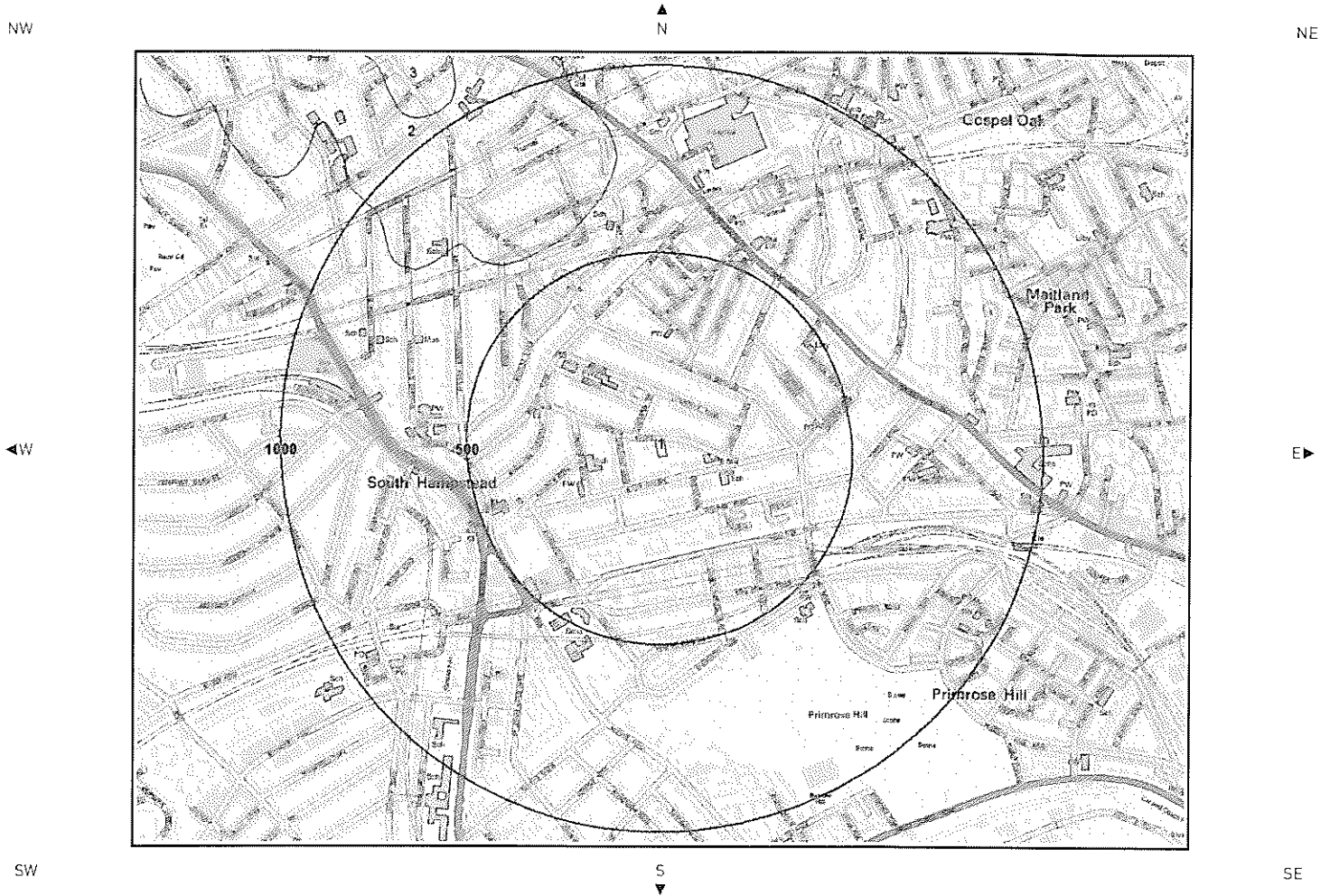
1.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site* boundary: **No**




Database searched and no data found.

* This includes an automatically generated 50m buffer zone around the site.

1.3 Bedrock and Faults Map



Bedrock & Faults Deposits Legend

-  Site Outline
 -  500
 -  1000
- Search Buffers (m)



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1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:256

1.3.1 Bedrock/Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary:

ID	Distance (m)	Direction	LEX Code	Rock Description	Rock Age
1	0.0	On Site	LC-CL55	London Clay Formation - Clay, Silt and Sand	Eocene

1.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site* boundary? **Yes**

Distance (m)	Direction	Flow type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	Moderate	Very Low

1.3.3 Faults

Database searched and no data found.

Are there any records of Faults within 500m of the study site boundary? **No**

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discreet layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

1.3.4 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

The property is not in a radon Affected Area, as less than 1% of properties are above the Action Level

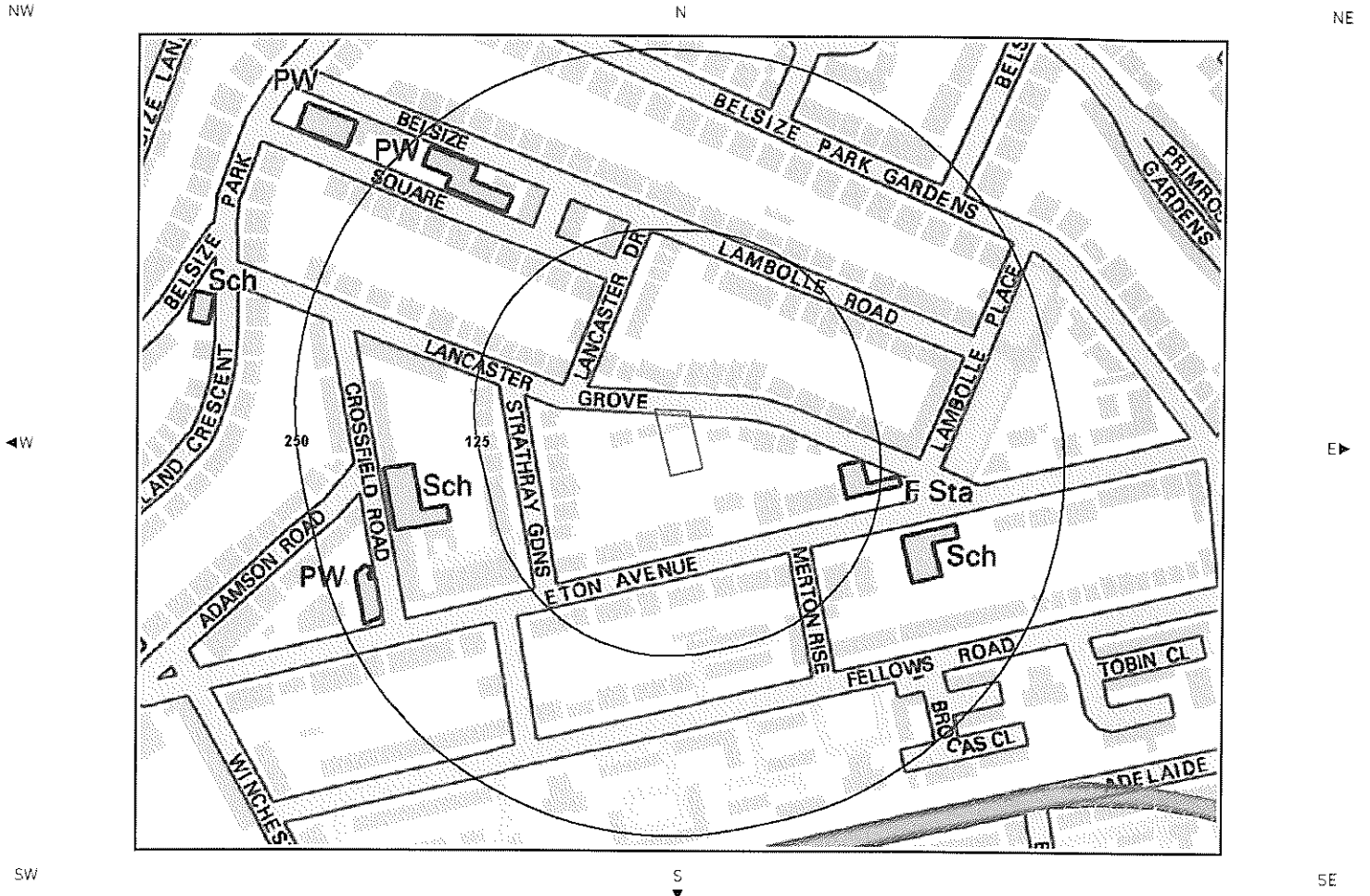
1.3.5 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?



No radon protective measures are necessary




* This includes an automatically generated 50m buffer zone around the site.


2. Ground Workings Map



Ground Workings Legend

-  Site Outline
-  Search Buffers (m)

-  Historic Surface Ground Workings
-  Historic Underground Workings
-  Current Ground Workings

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2. Ground Workings

2.1 Historical Surface Ground Working Features derived from the Historical Mapping

This dataset is based on GroundSure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? **No**

Database searched and no data found.

2.2 Historical Underground Workings Features derived from the Historical Mapping

This data is derived from the GroundSure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? **Yes**

The following Historical Underground Working Features are provided by GroundSure:

ID	Distance (m)	Direction	NGR	Use	Date
1A	267.0	S	526978,184220	Tunnel	1973
2A	267.0	S	526978,184220	Tunnel	1968
3A	267.0	S	526978,184220	Tunnel	1989
4A	267.0	S	526978,184220	Tunnel	1957
Not shown	323.0	S	527028,184182	Tunnels	1957
Not shown	324.0	S	527018,184178	Tunnel	1973
Not shown	324.0	S	527018,184178	Tunnel	1989
Not shown	324.0	S	527018,184178	Tunnel	1968
Not shown	376.0	S	526989,184174	Air Shaft	1940
Not shown	446.0	S	527368,184142	Tunnels	1957
Not shown	447.0	S	527362,184138	Tunnel	1973
Not shown	447.0	S	527362,184138	Tunnel	1968
Not shown	447.0	S	527362,184138	Tunnel	1989
Not shown	448.0	S	527156,184083	Air Shaft	1973
Not shown	448.0	S	527156,184083	Air Shaft	1968
Not shown	448.0	S	527156,184083	Air Shaft	1989
Not shown	448.0	S	527156,184083	Air Shaft	1957
Not shown	448.0	S	527156,184083	Air Shaft	1940
Not shown	449.0	S	527162,184082	Air Shaft	1894
Not shown	512.0	SE	527589,184287	Air Shafts	1989
Not shown	516.0	N	526842,185044	Tunnel	1866



Not shown	518.0	N	527203,185151	Tunnel	1974
Not shown	518.0	N	527203,185151	Tunnel	1965
Not shown	518.0	N	527203,185151	Tunnel	1995
Not shown	518.0	N	527203,185151	Tunnel	1958
Not shown	560.0	SW	526740,184111	Air Shaft	1968
Not shown	560.0	SW	526740,184111	Air Shaft	1973
Not shown	562.0	NW	526752,185021	Unspecified Shaft	1866
Not shown	574.0	SE	527650,184271	Air Shafts	1989
Not shown	583.0	N	527029,185170	Tunnel	1965
Not shown	583.0	N	527029,185170	Tunnel	1974
Not shown	583.0	N	527029,185170	Tunnel	1995
Not shown	583.0	N	527029,185170	Tunnel	1958
Not shown	600.0	NW	526419,184933	Tunnels	1973
Not shown	600.0	NW	526419,184933	Tunnels	1968
Not shown	600.0	NW	526419,184933	Tunnels	1989
Not shown	600.0	NW	526419,184933	Tunnels	1957
Not shown	630.0	NW	526706,185071	Air Shaft	1920
Not shown	635.0	N	527336,185182	Unspecified Shaft	1866
Not shown	640.0	W	526483,184398	Tunnel	1973
Not shown	640.0	W	526483,184398	Tunnel	1968
Not shown	640.0	W	526483,184398	Tunnel	1957
Not shown	642.0	W	526471,184430	Air Shaft	1957
Not shown	654.0	W	526462,184429	Air Shaft	1940
Not shown	669.0	N	527277,185236	Air Shaft	1912
Not shown	671.0	N	527274,185237	Air Shaft	1940
Not shown	671.0	SW	526504,184237	Air Shaft	1957
Not shown	675.0	N	527282,185240	Air Shaft	1920
Not shown	679.0	SW	526499,184237	Air Shaft	1920
Not shown	681.0	SW	526496,184238	Air Shaft	1940
Not shown	748.0	NW	526326,184952	Tunnels	1973
Not shown	748.0	NW	526326,184952	Tunnels	1968
Not shown	748.0	NW	526326,184952	Tunnels	1989
Not shown	748.0	NW	526326,184952	Tunnels	1957
Not shown	758.0	NW	526464,184994	Air Shaft	1973
Not shown	758.0	NW	526464,184994	Air Shaft	1989
Not shown	762.0	NW	526461,184996	Air Shaft	1940
Not shown	764.0	NW	526461,184995	Air Shaft	1920

Not shown	764.0	NE	527466,185268	Air Shaft	1912
Not shown	770.0	NE	527471,185273	Air Shaft	1920
Not shown	806.0	E	528256,184173	Tunnel	1989
Not shown	817.0	SW	526471,183522	Tunnel	1973
Not shown	817.0	SW	526452,183836	Tunnel	1968
Not shown	817.0	SW	526471,183522	Tunnel	1989
Not shown	817.0	SW	526471,183522	Tunnel	1957
Not shown	865.0	SW	526465,183953	Air Shaft	1920
Not shown	866.0	SW	526463,183954	Air Shaft	1968
Not shown	866.0	SW	526463,183954	Air Shaft	1940
Not shown	866.0	SW	526463,183954	Air Shaft	1957
Not shown	870.0	NW	526647,185330	Tunnel	1965
Not shown	870.0	NW	526647,185330	Tunnel	1974
Not shown	870.0	NW	526647,185330	Tunnel	1995
Not shown	871.0	NW	526645,185427	Tunnel	1958
Not shown	883.0	NW	526591,185300	Ventilating Shaft	1865
Not shown	977.0	NW	526240,185137	Tunnel	1958

2.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary?

No

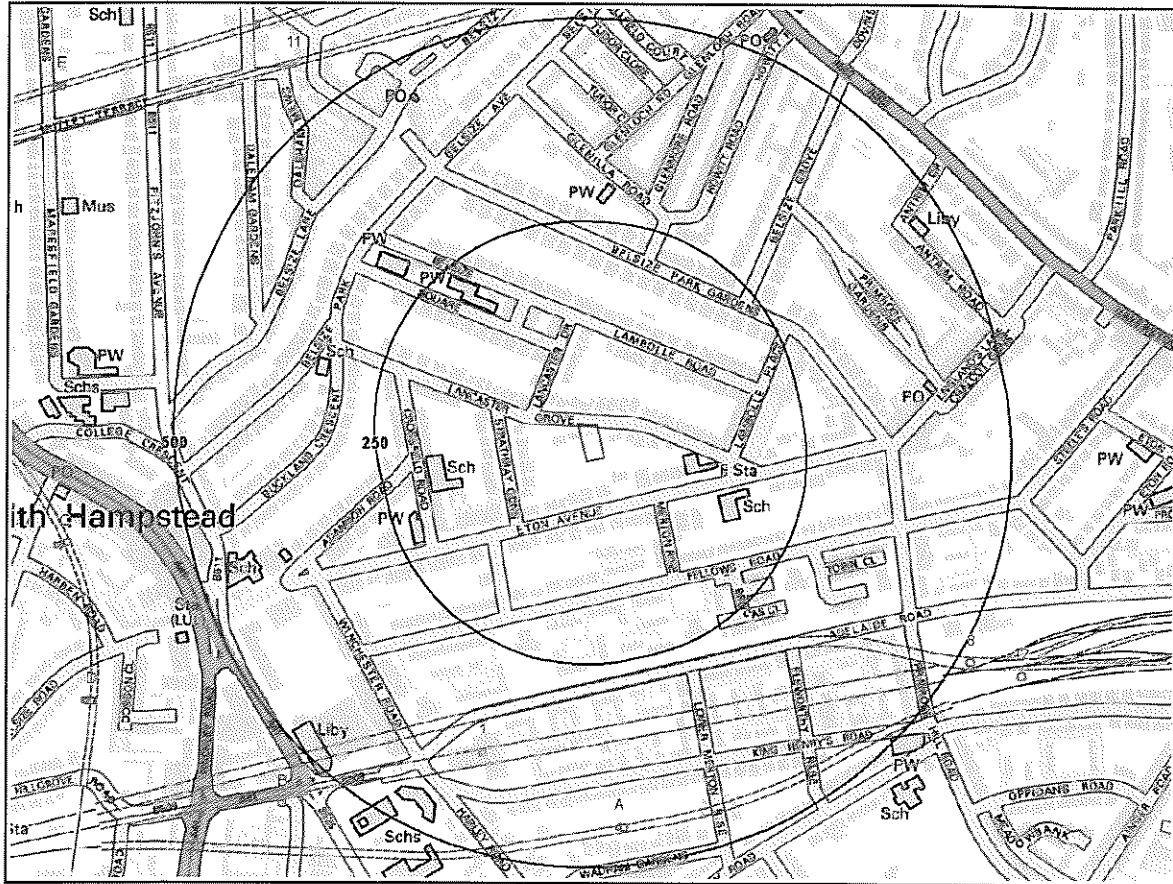
Database searched and no data found.

3. Mining, Extraction & Natural Cavities Map

NW

N

NE



W

E

SW




S




SE

Mining, Extraction & Natural Cavities Legend

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-  Site Outline
-  250
-  500

-  Historical Mining
-  Non-Coal Mining Cavities
-  Natural Cavities

3. Mining, Extraction & Natural Cavities

3.1 Historical Mining

This dataset is derived from GroundSure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary?

Yes

The following Historical Mining information is provided by Groundsure :

ID	Distance (m)	Direction	NGR	Details	Date
1	376.0	S	526989,184174	Air Shaft	1940
2A	448.0	S	527156,184083	Air Shaft	1957
3A	448.0	S	527156,184083	Air Shaft	1968
4A	448.0	S	527156,184083	Air Shaft	1973
5A	448.0	S	527156,184083	Air Shaft	1989
6A	448.0	S	527156,184083	Air Shaft	1940
7A	449.0	S	527162,184082	Air Shaft	1894
8	512.0	SE	527589,184287	Air Shafts	1989
9B	560.0	SW	526740,184111	Air Shaft	1973
10B	560.0	SW	526740,184111	Air Shaft	1968
11	562.0	NW	526752,185021	Unspecified Shaft	1866
12	574.0	SE	527650,184271	Air Shafts	1989
13	630.0	NW	526706,185071	Air Shaft	1920
Not shown	635.0	N	527336,185182	Unspecified Shaft	1866
15C	642.0	W	526471,184430	Air Shaft	1957
16C	654.0	W	526462,184429	Air Shaft	1940
Not shown	669.0	N	527277,185236	Air Shaft	1912
Not shown	671.0	N	527274,185237	Air Shaft	1940
19D	671.0	SW	526504,184237	Air Shaft	1957
Not shown	675.0	N	527282,185240	Air Shaft	1920
21D	679.0	SW	526499,184237	Air Shaft	1920
22D	681.0	SW	526496,184238	Air Shaft	1940
23E	758.0	NW	526464,184994	Air Shaft	1973
24E	758.0	NW	526464,184994	Air Shaft	1989
25E	762.0	NW	526461,184996	Air Shaft	1940
26E	764.0	NW	526461,184995	Air Shaft	1920
Not shown	764.0	NE	527466,185268	Air Shaft	1912
Not shown	770.0	NE	527471,185273	Air Shaft	1920
Not shown	865.0	SW	526465,183953	Air Shaft	1920
Not shown	866.0	SW	526463,183954	Air Shaft	1957
Not shown	866.0	SW	526463,183954	Air Shaft	1968
Not shown	866.0	SW	526463,183954	Air Shaft	1940
Not shown	883.0	NW	526591,185300	Ventilating Shaft	1865

3.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

3.3 Shallow Mining

This dataset refers to the (largely very old) extraction of mineral deposits by means of near surface underground workings.

What is the maximum hazard rating of subsidence relating to shallow mining within the study site* boundary?

Negligible

*This includes an automatically generated 150m buffer zone around the study site boundary

The following Shallow Mining information provided by the British Geological Survey is not represented on Mapping:

Distance (m)	Direction	Hazard Rating	Details
0.0	On Site	Negligible	Where negligible potential is indicated, this means that the rocks underlying the area are not likely to have been mined at shallow depth. However, you should still find out whether or not a Coal Authority mining search is required in the area, for example, to check for deeper mining.
42.0	S	Negligible	Where negligible potential is indicated, this means that the rocks underlying the area are not likely to have been mined at shallow depth. However, you should still find out whether or not a Coal Authority mining search is required in the area, for example, to check for deeper mining.

3.4 Non – Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled "Review of mining instability in Great Britain, 1990" PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary?

No

Database searched and no data found.

3.5 Natural Cavities

This dataset provides information based on Peter Brett Associates natural cavities database.

Are there any Natural Cavities within 1000m of the study site boundary?

No

Database searched and no data found.

3.6 Brine Extraction

This dataset provides information from the Brine compensation board which has been discontinued and is now covered by the Coal Authority.

Are there any Brine Extraction areas within 1000m of the study site boundary?

No

Database searched and no data found.

3.7 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary?

No

Database searched and no data found.

3.8 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records.

Are there any Tin Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

3.9 Clay Mining

This dataset provides information on Kalin and Ball Clay mining from relevant mining records.

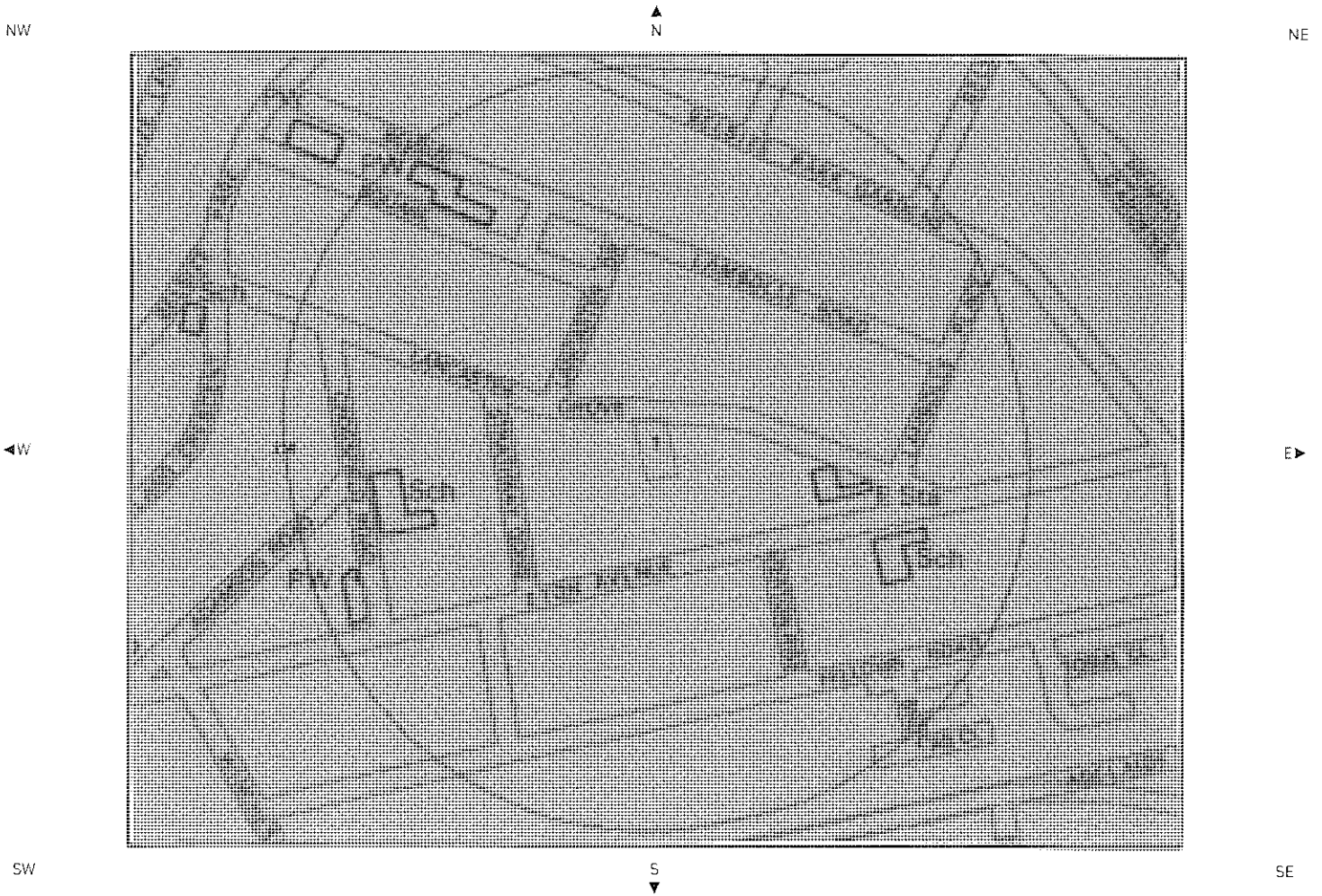
Are there any Clay Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

4. Natural Ground Subsidence









4.1 Shrink-Swell Clay Map



Shrink-Swell Clay Legend



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- | | | | | | |
|---|--------------------|---|----------------|--|----------|
|  | Site Outline |  | No Data / Null |  | Low |
|  | Search Buffers (m) |  | Negligible |  | Moderate |
| | |  | Very Low |  | High |

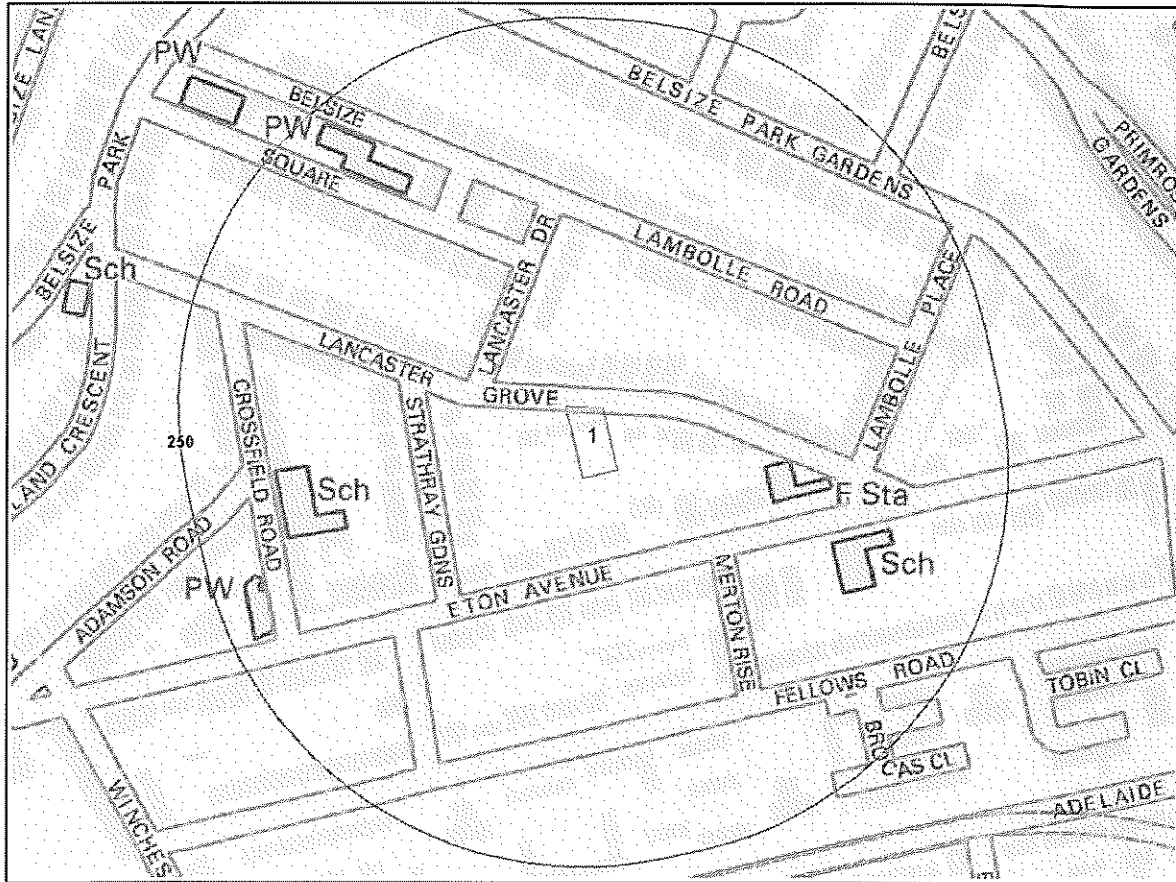
4.2 Landslides Map

NW

N

NE

W



E

SW

S

SE

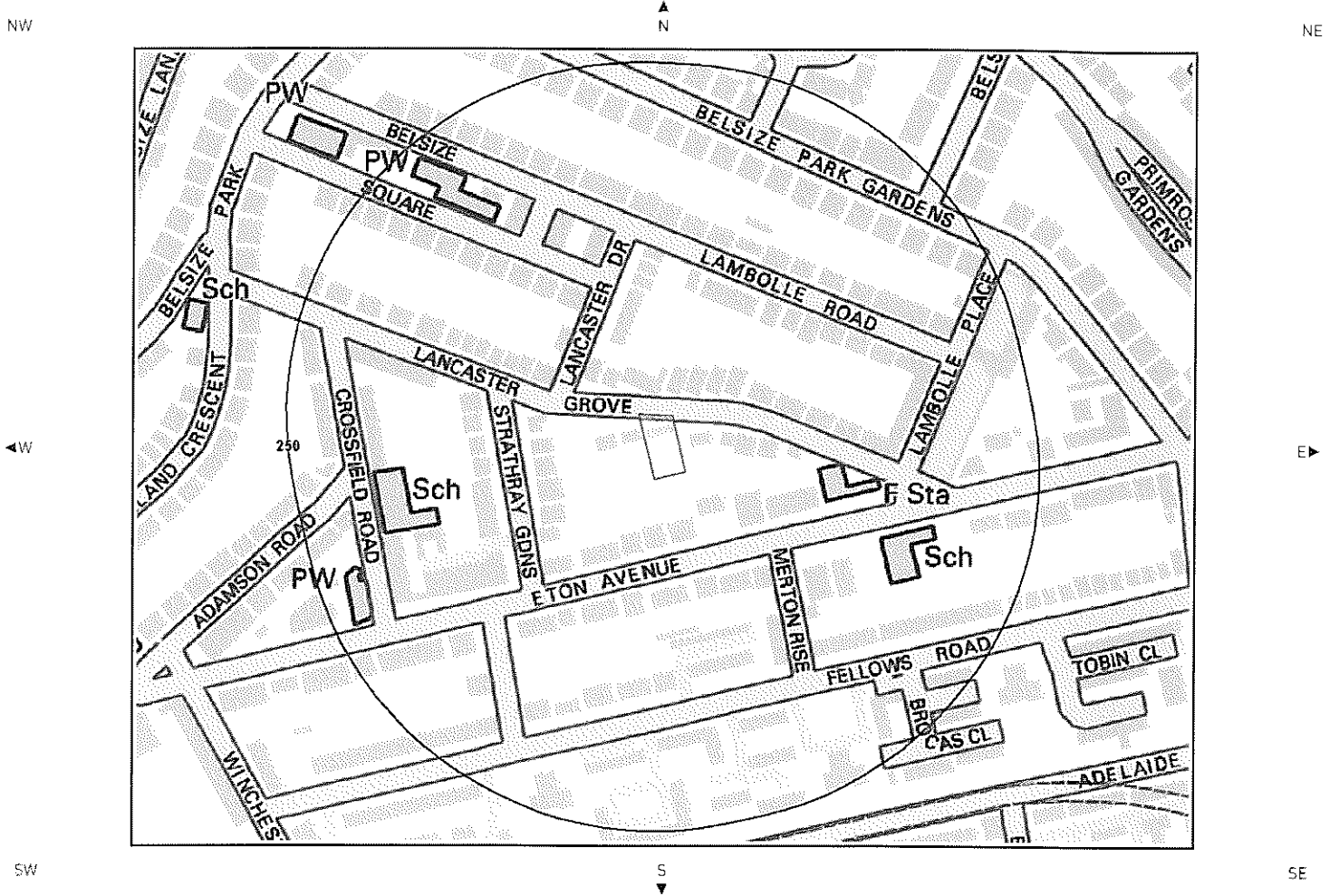
Landslides Legend

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- | | | | | | |
|---|--------------------|---|----------------|--|----------|
|  | Site Outline |  | No Data / Null |  | Low |
|  | Search Buffers (m) |  | Negligible |  | Moderate |
| | |  | Very Low |  | High |









4.3 Ground Dissolution Soluble Rocks Map



Ground Dissolution Soluble Rocks Legend

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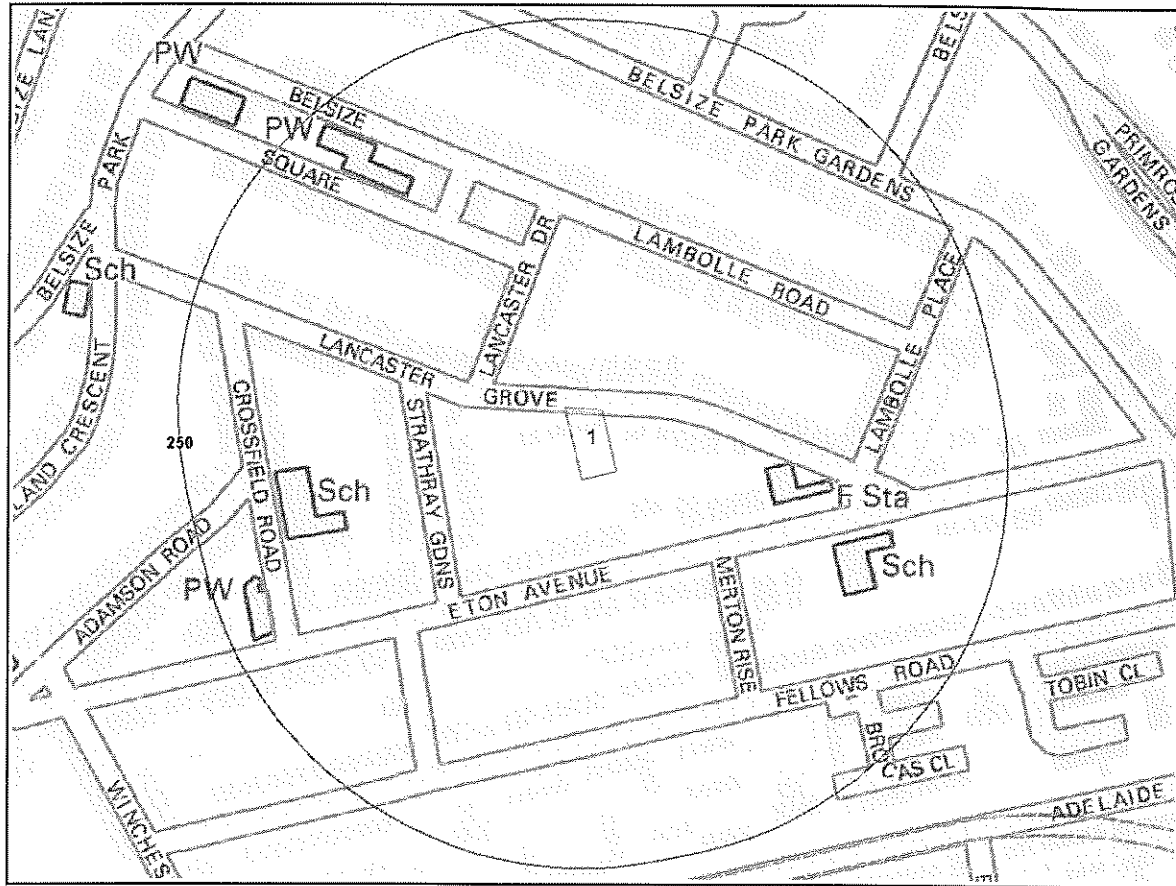
- | | | | | | |
|---|--------------------|---|----------------|--|----------|
|  | Site Outline |  | No Data / Null |  | Low |
|  | Search Buffers (m) |  | Negligible |  | Moderate |
| | |  | Very Low |  | High |

4.4 Compressible Deposits Map

NW

▲
N

NE



▲
W

▶
E

SW



▼
S




SE




Compressible Deposits Legend

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-  Site Outline
-  Search Buffers (m)

-  No Data / Null
-  Negligible
-  Very Low

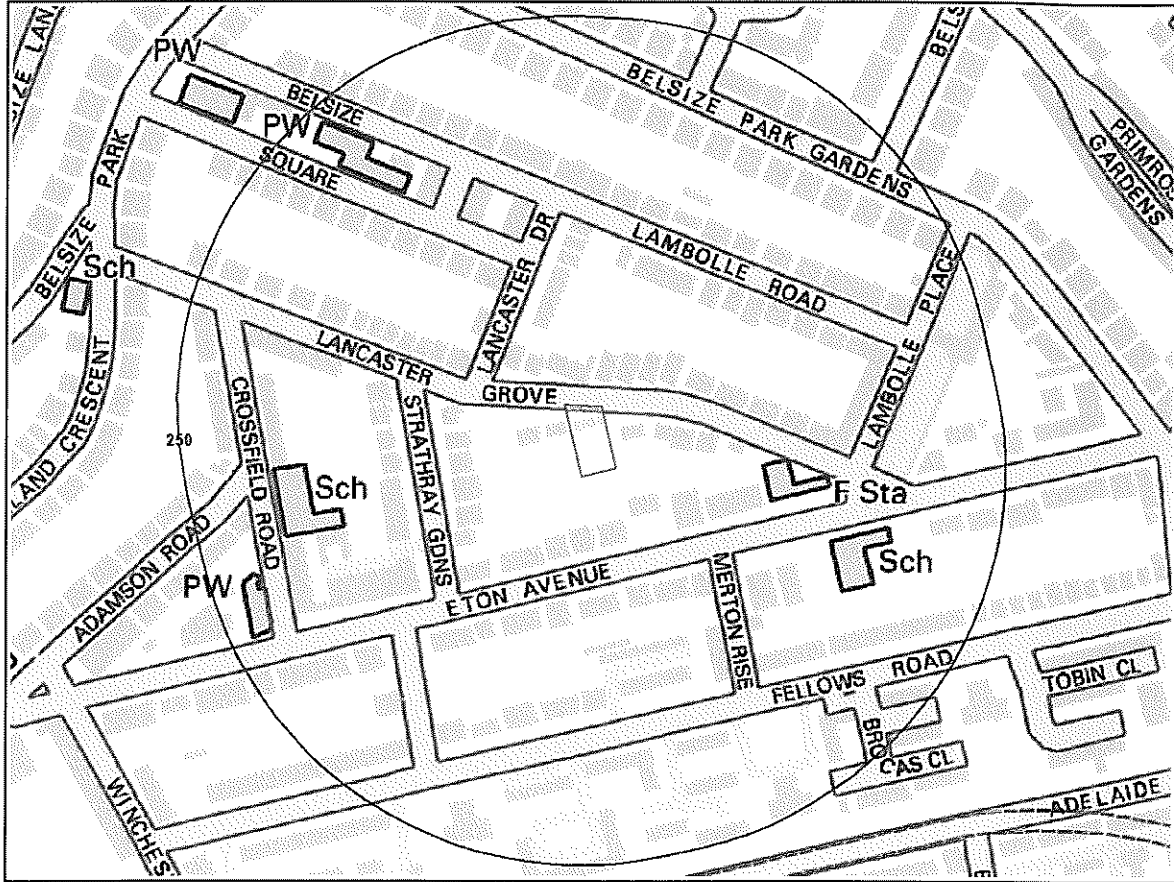
-  Low
-  Moderate
-  High

4.5 Collapsible Deposits Map

NW

N

NE



W

E

SW






S

SE

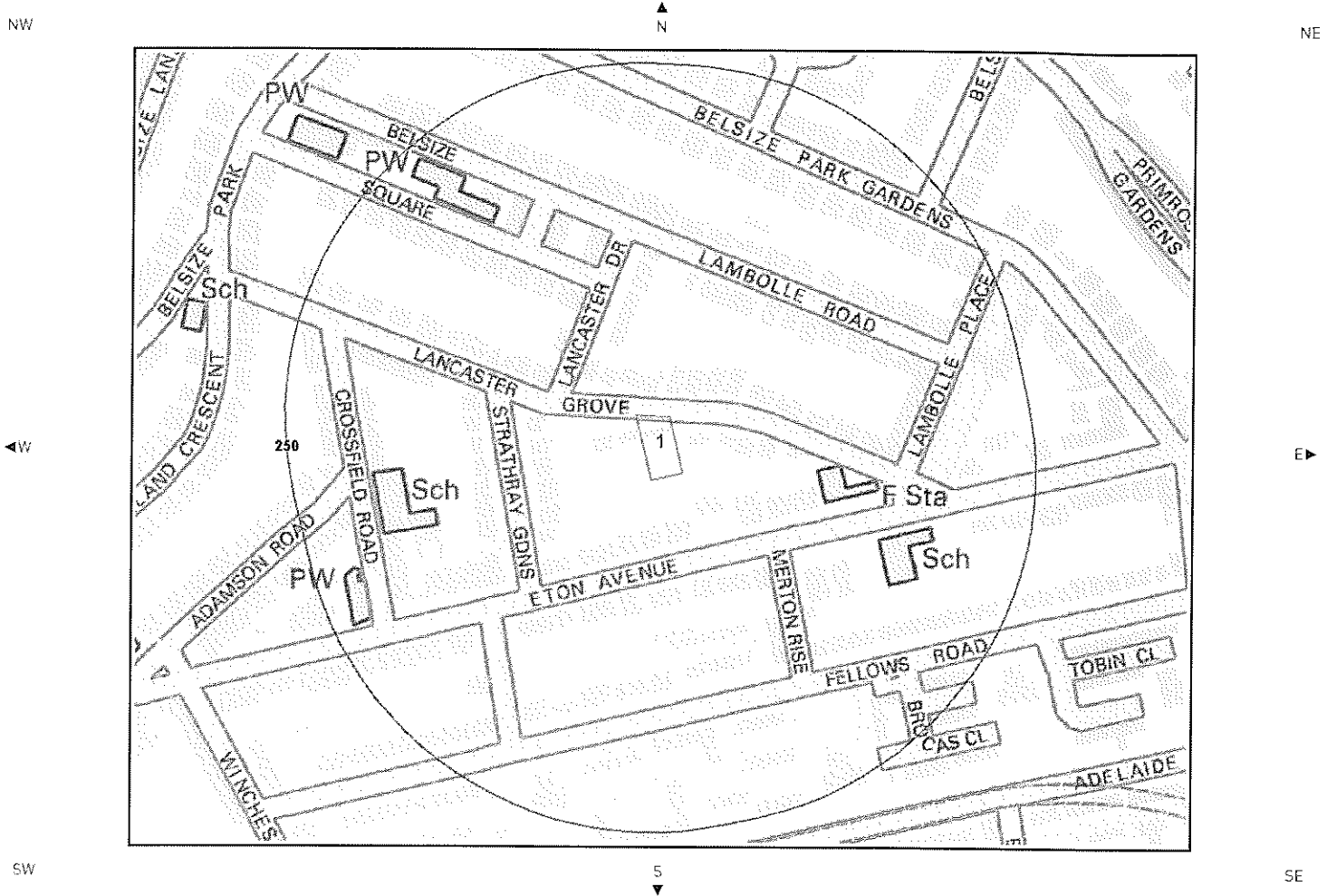
Collapsible Deposits Legend

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-  Site Outline
-  Search Buffers (125m)
-  Search Buffers (250m)
-  No Data / Null
-  Significant

4.6 Running Sand Map



Running Sand Legend



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- | | | | | | |
|---|--------------------|---|----------------|--|----------|
|  | Site Outline |  | No Data / Null |  | Low |
|  | Search Buffers (m) |  | Negligible |  | Moderate |
| | |  | Very Low |  | High |

4. Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS)

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site* boundary?

Moderate

*This includes an automatically generated 50m buffer zone around the study site boundary.

4.1 Shrink – Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Moderate	Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.

4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

4.3 Ground Dissolution of Soluble Rocks

The following Soluble Rocks information provided by the British Geological Survey:

Distance (m)*	Direction	Hazard Rating	Details
0	On site	Null-Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

4.4 Compressible Deposits

The following Compressible Ground information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

4.5 Collapsible Deposits

The following Collapsible Rocks information is provided by the British Geological Survey:

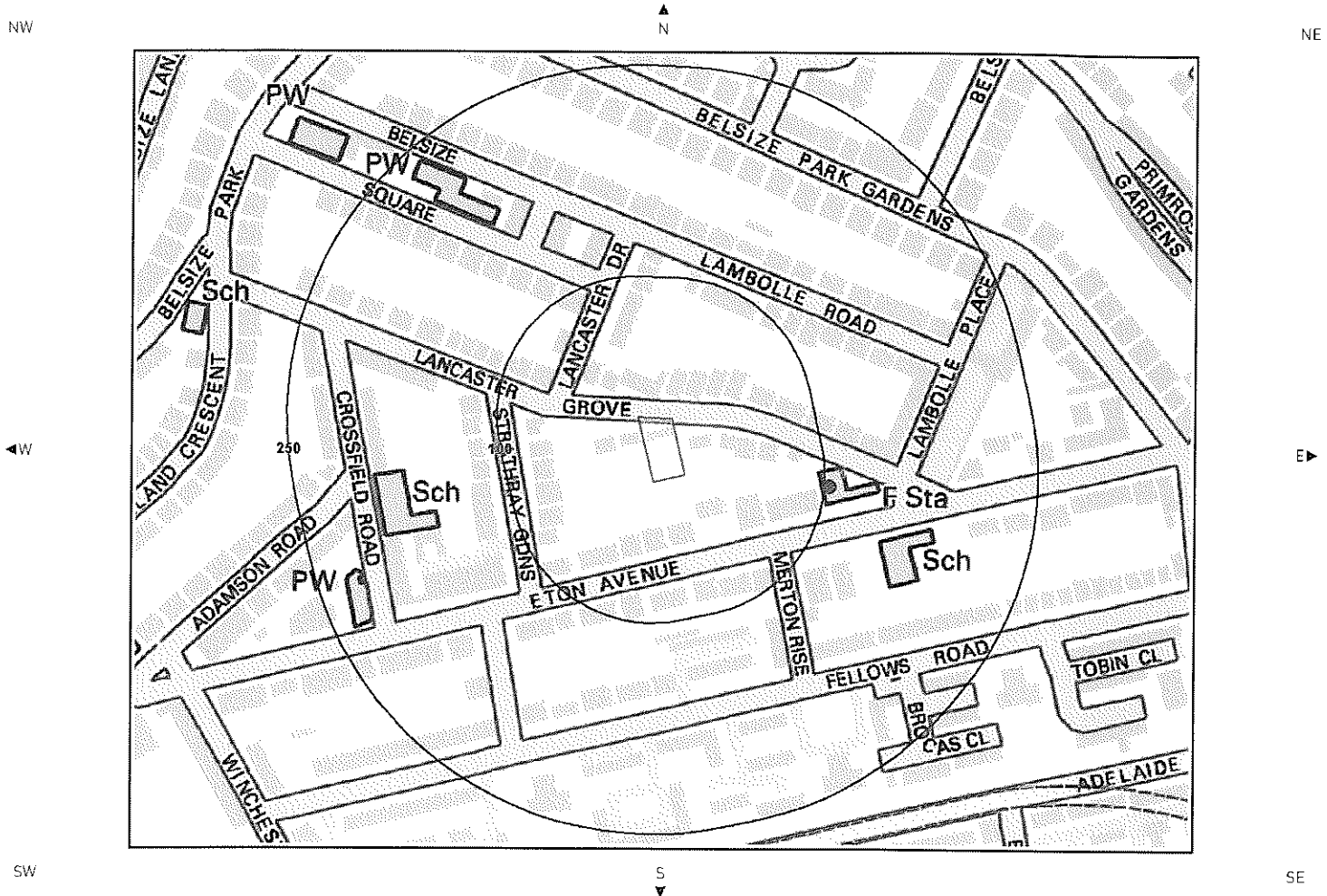
Distance (m)*	Direction	Hazard Rating	Details
0	On site	Null-Negligible	No indicators for collapsible deposits identified. No Special actions required to avoid problems due to collapsible deposit.

4.6 Running Sands


The following Running Sands information is provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

5. Borehole Records Map



Borehole Records Legend

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-  Site Outline
-  Search Buffers (m)
-  Borehole Locations

5. Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

1

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length (m)	Borehole Name
1	103.0	E	527240,0184530	TQ28SE280	3.73	Fire Station Eton Avenue St Johns Wood

Contacts

GroundSure Helpline
Telephone: 01273 819700
info @ groundsure.com



British Geological Survey Enquiries
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143 www.bgs.ac.uk



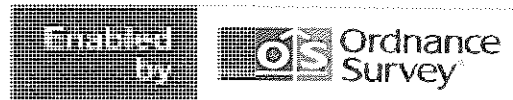
British Gypsum
British Gypsum Ltd, East Leake, Loughborough,
Leicestershire, LE12 6HX
Tel: www.british-gypsum.bpb.com



The Coal Authority
200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848
DX 716176 Mansfield 5 www.coal-authority.co.uk



Ordnance Survey
Romsey Road, Southampton SO16 4GU
Tel: 08456 050505



Getmapping PLC
Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444



Peter Brett Associates
Caversham Bridge House, Waterman Place, Reading
Berkshire RG1 8DN
Tel: +44 (0)118 950 0761 E-mail: reading@pba.co.uk



Acknowledgements

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This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.



Search Code

GroundSure are committed to providing market leading environmental reports. GroundSure has therefore registered with the Property Codes Compliance Board and is committed to comply with all the regulations and obligations contained within the Search Code of Practice.

Important Protection

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which organisations compiling and/or selling search reports have to meet. This information is designed to introduce the Search Code to you.

By giving you this information, GroundSure is confirming that they keep to the principles of the Search Code. This provides important protection for you.

The Code's main commitments

The Search Code's key commitments say that search organisations will:

Provide search reports which include the most up-to-date available information when compiled and an accurate report of the risks associated with the property.

- Deal promptly with queries raised on search reports.
- Handle complaints speedily and fairly.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all search services comply with relevant laws, regulations and industry standards.

Keeping to the Search Code

How search organisations keep to the Search Code is monitored independently by the Property Codes Compliance Board. And, complaints under the Code may be referred to the Independent Property Codes Adjudication Scheme. This gives you an extra level of protection as the service can award compensation of up to £5,000 to you if you suffer as a result of GroundSure failing to keep to the Code.

Contact Details

The Property Codes Compliance Board - please contact:

Telephone: 020 7917 1817

Email: info@propertycodes.org.uk

You can also get more information about the Property Codes Compliance Board from our website at: www.propertycodes.org.uk.

Please contact GroundSure on 01273 819500 or email info@groundsure.com if you would like a copy of the full Search Code

1 Definitions

In these conditions unless the context otherwise requires:

“Beneficiary” means the Customer or the client of the Customer for whom the Customer has procured the Services.

“Consultancy Services” mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, site investigation, site monitoring and related items.

“Content” means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

“Contract” means the contract between GroundSure and the Customer for the performance of the Services which shall incorporate these conditions, the relevant GroundSure user guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with condition 12.

“Customer” means the party that submits an Order or commissions GroundSure further to a written proposal for environmental consultancy services.

“Data Provider” means any third party providing Content to GroundSure.

“Data Report” means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

“GroundSure” means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

“Intellectual Property” means any patent, copyright, registered design rights, service marks, moral rights, data protection rights, know-how, trade mark or other intellectual property rights.

“Mapping” an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure;

“Order” means an order form submitted by or for the Beneficiary requiring Services from GroundSure in respect of a specified site.

“Report” means a Risk Screening or Data Report for commercial or residential property available from GroundSure relating to a site identified in the Order prepared in accordance with the specifications set out in the relevant user guide.

“Risk Screening” means one of GroundSure’s risk screening reports such as GroundSure Homebuyers; GroundSure Home Environmental GroundSure SiteGuard, GroundSure Screening, GroundSure Review, GroundSure Developer Review, or any other risk screening report available from GroundSure.

“Services” means the provision of any Report, Mapping and Consultancy Services which GroundSure has agreed to carry out for the Customer/Beneficiary on these terms and conditions in respect of a site detailed in the Order.

2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all reasonable skill, care and diligence in the performance of the Services.

2.3 The Customer acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.

2.4 Terms and conditions appearing on a Customer’s order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives shall be of no effect and these terms and conditions shall prevail over all others.

2.5 In the event that a Customer/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in that respect and GroundSure will have no liability therefore.

3 The Customer’s obligations

3.1 The Customer shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary’s needs.

3.2 The Customer shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the site known to the Customer/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a site, facilities and equipment as agreed in the Contract).

3.3 Where Customer/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Customer shall not and shall procure that the Beneficiary shall not, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping, or in respect of any service or information given by GroundSure. For the avoidance of doubt, the Customer and Beneficiary may make the Report, Mapping or GroundSure’s findings available to a third party, but such third party cannot rely on the same unless expressly permitted under condition 4.

3.5 The Customer is responsible for maintaining the confidentiality of its user name and password if using GroundSure’s internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Customer and Beneficiary are granted an irrevocable royalty-free licence to use the information contained in the Report, Mapping or in a report prepared by GroundSure in respect of or arising out of the Consultancy Services. The Services may only be used for the benefit of the Customer and those persons listed in conditions 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening, reliance shall be limited to the Customer, Beneficiary and subsequent first purchaser or first tenant of the site including the professional advisers and lenders of each. For the avoidance of doubt, such persons shall include any entity necessary under the Housing Act 2004 or as legally required because of the Home Information Pack.

4.3 In relation to Consultancy Services, reliance shall be limited to the Customer, Beneficiary and named parties on the GroundSure proposal and subsequent report.

4.4 No party referred to in conditions 4.2 and 4.3 shall assign any rights or obligations under these terms and conditions without the prior written consent of GroundSure. GroundSure reserves the right to charge an assignment fee which will be no higher than 15% of the original fee or £250 whichever is the highest. GroundSure may assign its rights and obligations under these terms.

4.5 Save as set out in conditions 4.2 and 4.3, unless otherwise agreed in writing with GroundSure, any other party considering the information within a Report, Mapping or proposal and subsequent report in respect of Consultancy Services, including insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.6 The Customer shall not and shall procure that any person (including the Beneficiary) who is provided with a copy of any Report shall not: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping save to the extent that the Customer is adding its assessment to the Report or Mapping solely for the purposes of providing its services to the Beneficiary.

4.7 Without prejudice to any other right or remedy available to GroundSure including without limitation any claim for infringement of copyright, breach of confidence or contract or otherwise howsoever arising if the Customer or a person to whom a Report or Mapping is provided, breaches any of the provisions of this condition 4, the Customer shall fully and effectually indemnify GroundSure and hold it harmless against any claim by any third party who may claim to have sustained injury loss or damage by reason of their reliance upon any report or document which GroundSure may have prepared for the Customer or upon the contents thereof.

5 Fees and Disbursements

5.1 GroundSure shall charge the Customer fees at the rate and frequency specified in the Contract together with all proper disbursements made in performing the Services. The Customer shall in addition pay all value added tax or other tax payable on such fees and disbursements in the country concerned in relation to the provision of the Services.

5.2 Unless GroundSure requires prepayment, the Customer shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such Value Added Tax or equivalent local tax as may be required within 30 days from the date of GroundSure's invoice. GroundSure reserves the right to charge interest which shall accrue on a daily basis from the date of invoice until the date of payment (whether before or after judgment) at the rate of two per cent per month.

5.3 In the event that the Customer disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Customer shall be deemed to have agreed the amount thereof which shall thereupon be due and payable. As soon as reasonably practicable following receipt of any disputed invoice, a member of the management team at GroundSure shall contact the Customer and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property

6.1 Unless expressly agreed in writing to the contrary GroundSure and its Data Providers (where relevant) retain all Intellectual Property rights and proprietary rights in all information, Content and data reproduced in a Report or as part of the Consultancy Services.

6.2 Data Providers may enforce any breach of condition 6.1 against the Customer or Beneficiary.

7 Liability

7.1 GroundSure shall not be liable to pay compensation to the Customer or any person to whom the Customer provides a copy of the Report, Mapping or results of the Consultancy Services in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract.

7.2 GroundSure shall not be liable if the Services are used otherwise than as provided or referred to in these conditions.

7.3 Where any person is engaged whether by the Customer or by GroundSure on the Customer or Beneficiary's behalf in the performance of the Services or any part thereof GroundSure shall not be liable for acts of negligence, default or omission by such person.

7.4 GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of the Content shall not be liable for any omission, error or inaccuracy in relation thereto.

7.5 GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content.

7.6 GroundSure shall not be liable for any indirect losses, loss of profit nor consequential loss caused by the suspension or reduction of activity on the site.

7.7 Notwithstanding anything to the contrary contained elsewhere in the Contract, and irrespective of whether multiple parties make use of the same Services, the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed the amount of GroundSure's insurance as provided for below.

7.8 GroundSure shall maintain professional indemnity insurance in respect of its liabilities in respect of the Services (provided it is available at reasonable commercial rates) giving cover of not less than £5 million in the aggregate which amount shall first include the whole of any sum payable for death or personal injury. GroundSure shall produce evidence of such insurance if requested by the Customer. A greater level of cover may be available upon request and agreement with the Customer.

7.9 The Customer shall be liable to indemnify GroundSure where any loss arises as a result of any breach on the part of the Customer of its obligations under these terms and conditions.

7.10 GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Customer/Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract.

7.11 Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service. The Customer shall use GroundSure's internet ordering service at its own risk. GroundSure shall not be responsible for any damage to a Customer or permitted assignee's computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service.

7.12 The Customer accepts, and shall procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them.

7.13 Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or wilful default.

7.14 GroundSure accepts no liability for use of any residential Reports or any data or information contained therein for development or other commercial property purposes in respect of which a commercial Report should have been obtained.

8 Remediation

8.1 For the purpose of this condition 8, 'Claimant' shall mean one of: (a) the Beneficiary, (b) the purchaser of the site from the Beneficiary or (c) the funder of (a) or (b) as applicable.

8.2 This condition 8 shall apply solely to GroundSure Homebuyers and GroundSure Home Environmental with passed rather than failed status.

8.3 GroundSure may, at its sole discretion without any admission of liability, make a contribution to the Claimant towards the costs of any clean up works required to be carried out under a notice served on a Claimant in respect of a site under Part II (A) Environmental protection Act 1990 ("Remediation Notice") on the terms of this condition 8 ("Clean up Award").

8.4 The Clean up Award:

(a) is only available once in respect of a site and to one Claimant only; (b) shall only apply where the site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, a Clean up Award will not be considered in respect of commercial property or to any site being developed or redeveloped whether for residential purposes or otherwise; and (c) shall only apply to contamination or a pollution occurring as at or prior to the date of GroundSure Homebuyers.

8.5 The Clean up Award will not be paid in respect of any of the following, including without limitation:

(a) asbestos; (b) radioactive contamination arising directly or indirectly from or in connection with ionising radiations or contamination by radioactivity from any nuclear waste or fuel; from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof; (c) naturally occurring materials or their removal except where such materials are present in excess of their natural concentration; (d) any condition caused by acts of war or an act of terrorism; (e) any condition which is known or ought reasonably to have been known to the Claimant prior to the purchase of GroundSure Homebuyers; (f) non-compliance by the Claimant or any other person with respect to the site with any statute, regulation, byelaws complaint, or notice from any regulatory authority; (g) any property belonging to or in the custody or control of the Claimant which does not form a fixed part of the site or the structure; (h) any losses incurred following a material change in use of, alteration or development of the site; or (i) financial loss in respect of loss of rental, profit, revenue, savings, business or any consequential, indirect or economic loss, damages or expenses, including the cost of temporary accommodation or business interruption.

8.6 In the event the Claimant wishes to apply for a Clean up Award, it shall notify GroundSure in writing within 3 months of the date of the Remediation Notice. The Claimant shall comply with all reasonable requirements of GroundSure with regard to the commission and conduct of the clean up works to be carried out under the Remediation Notice. In the event that the Claimant breaches this provision including, without limitation, failing to obtain GroundSure's prior written consent in respect of estimates for such works GroundSure shall not be required to pay a Clean up Award.

8.7 GroundSure shall only pay a Clean up Award where a Remediation Notice is served within 36 months of the date of GroundSure Homebuyers.

8.8 The maximum sum of any Clean up Award shall be £60,000 and shall be paid subject to the Claimant having paid to GroundSure an excess in respect of its claim of £5,000.

8.9 GroundSure reserves the right at any time to withdraw the offer of payment of a Clean up Award.

8.10 The Claimant shall take all reasonable steps to appeal such Remediation Notice and mitigate any costs incurred in connection with the remediation works required under the terms of any Remediation Notice. GroundSure reserves the right to withhold or reduce the amount of its Clean up Award in the event of a breach of this condition or an appeal is still active.

9 GroundSure right to suspend or terminate

9.1 In the event that GroundSure reasonably believes that the Customer or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.

9.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:

(i) the Customer shall fail to pay any sum due to GroundSure within 28 days of the due date for payment; or (ii) the Customer (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Customer is struck off the Register of Companies or dissolved; or (iii) the Customer being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Customer shall enter into a composition or arrangement with the Customer's creditors or shall suffer distress or execution to be levied on his goods; or (iv) the Customer breaches any material term of the Contract (including, but not limited to, the obligations in condition 4) incapable of remedy then and in any such case GroundSure shall be entitled to a fair and reasonable amount on account of the fees due commensurate with the services performed to the date of such termination and any outstanding expenses or other disbursements that it may have incurred in respect of the Contract including without limitation equipment hire costs for the remainder of any lease, storage costs, transportation costs, labour costs or sub-contractor fees.

10 Customer's Right to Terminate and Suspend

10.1 Subject to condition 11.2, the Customer may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.

10.2 The Customer waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping.

11 Consequences of Withdrawal, Termination or Suspension

11.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any site with all reasonable speed and shall deliver to the Customer/Beneficiary any property of the Customer/Beneficiary in GroundSure's possession or control.

11.2 The Customer shall pay to GroundSure all and any fees as are due in respect of the Services performed up to or in respect of such termination or suspension.

12 General

12.1 GroundSure and the Customer agree not to rescind or vary these terms and conditions to Ordnance Survey's or its successor's detriment without obtaining Ordnance Survey's or its successor's prior written consent.

12.2 Subject to condition 12.1, GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by GroundSure or made in accordance with condition 12.1.

12.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.

12.4 Save as expressly provided in conditions 6.2 and 12.5, no person other than the Customer, Beneficiary and GroundSure shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of these terms and conditions.

12.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey, may enforce breach of conditions 6.1 or 12.1 of these terms and conditions against the Customer in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.6 GroundSure shall not be liable to the Customer if the provision of the Services is delayed or prevented by any circumstance which is beyond GroundSure's reasonable control including without limitation one or more of the following circumstances:

(i) the Customer or Beneficiary's failure to provide facilities, access or information; (ii) fire, storm, flood, tempest or epidemic; (iii) process shutdown; (iv) Acts of God or the public enemy; (v) riot, civil commotion or war; (vi) strikes, labour disputes or industrial action; (vii) acts or regulations of any governmental or other agency; (viii) suspension or delay of services at public registries by Data Providers; or (ix) changes in law.

12.7 Any notice provided for shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.

12.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.

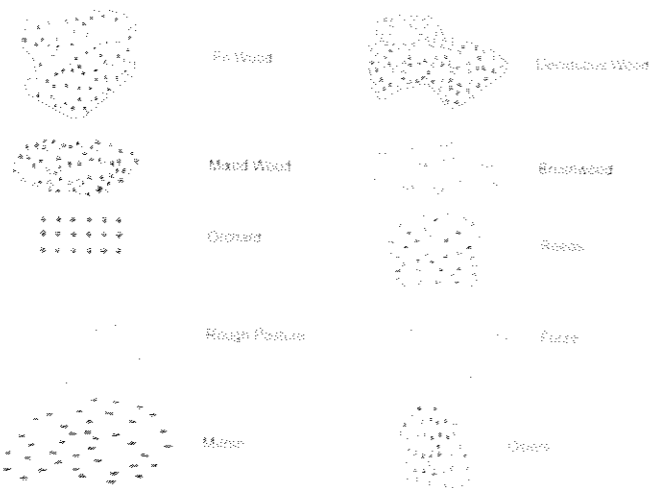
12.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.

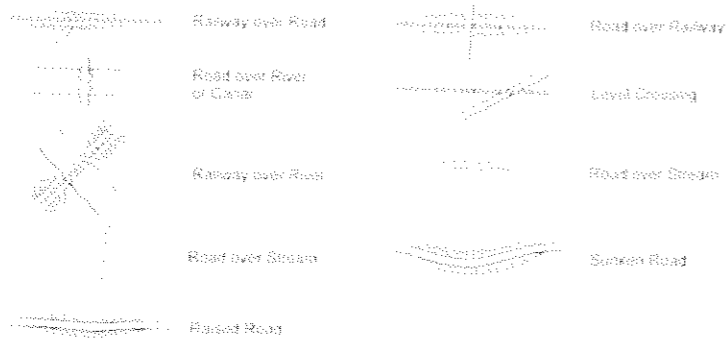
12.12 These terms and conditions were produced on 28 May 2008.

County Series 1:10,560 scale

VEGETATION



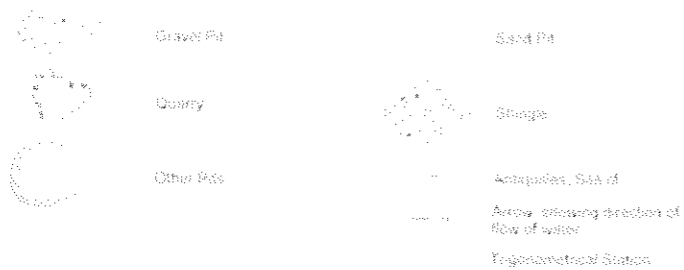
ROADS



RAILWAYS



GENERAL FEATURES



BOUNDARIES



National Grid 1:10,000 scale

HEIGHTS (METRES)

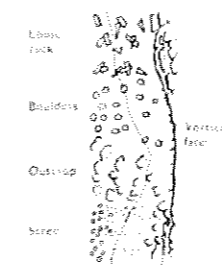
Values are given in metres above mean sea level at Newlyn.

Surface heights determined by ground survey or by air-photogrammetry.

Benchmarks and their values are shown on large scale maps, and bench mark lists containing fuller and possibly later leveling information are obtainable from the Director General, Ordnance Survey.

Contours are at 5 metres vertical interval.

ROCK FEATURES



CONVERSION SCALE

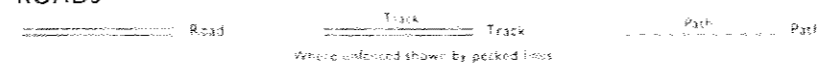
Metres - Feet



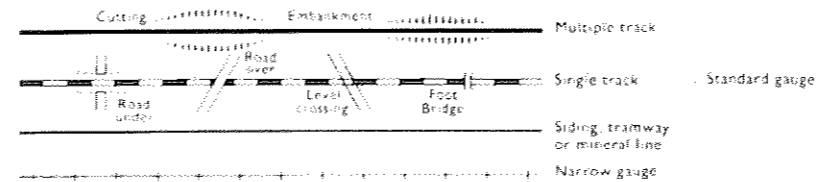
ABBREVIATIONS

BP, BS	Boundary Post or Stone	FO	Post Office
Ch	Church	PC	Public Convenience
CH	Club House	PH	Public House
F Sts	Fire Station	S	Stone
FB	Foot Bridge	Spr	Spring
Fm	Fountain	TCB	Telephone Call Box
GP	Guide Post	TCP	Telephone Call Post
MP, MS	Mile Post or Stone	TM	Town Hall
P	Pole or Post	W	Well
Pol Sta	Police Station	Y	Youth Hostel

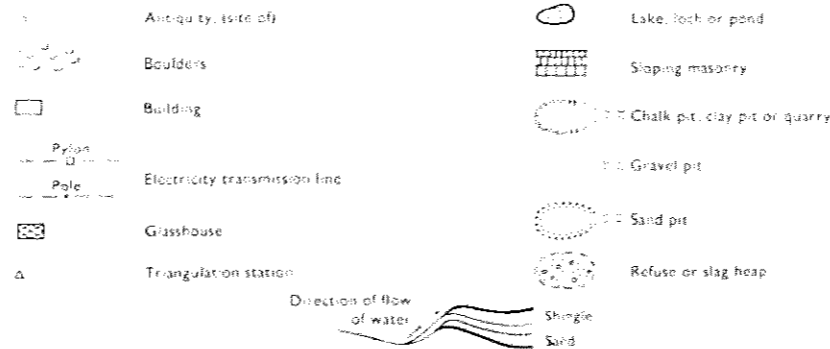
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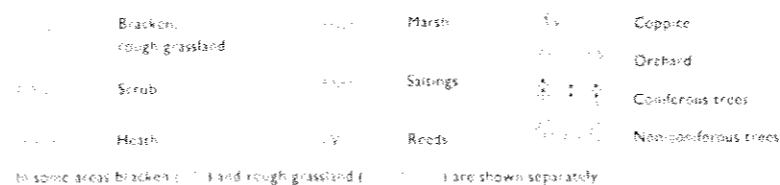
RAILWAYS



GENERAL FEATURES



VEGETATION



In some areas bracken and rough grassland are shown separately.



Historical Map Pack Legend

County Series & National Grid

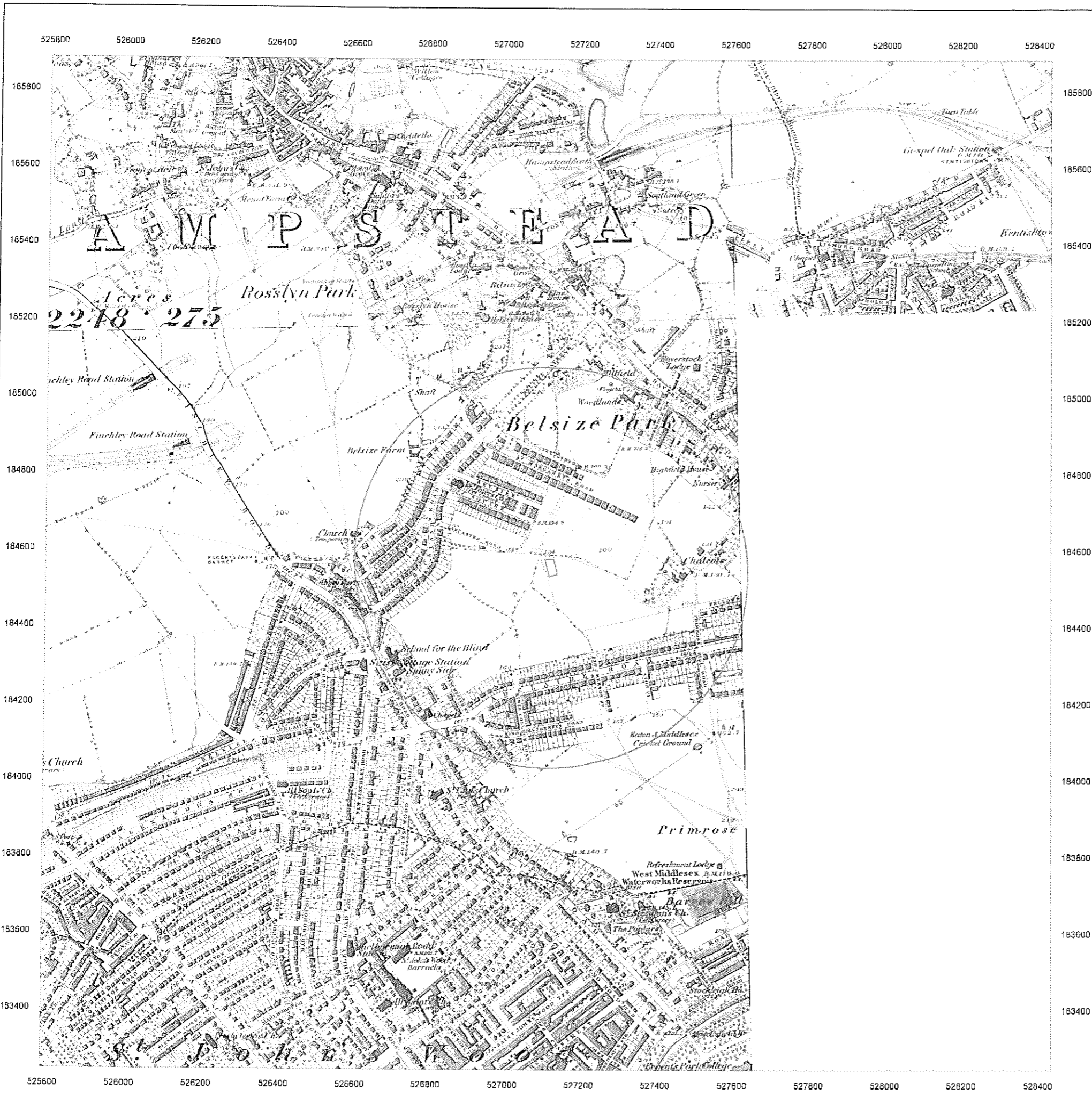
1:10,560 scale & 1:10,000 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

If you have a query regarding any of the maps provided please contact GroundSure's technical helpline. We will endeavour to answer any queries you may have.

Technical Helpline

Tel: 01273 819 700
maps&data@groundsure.com
www.groundsure.com

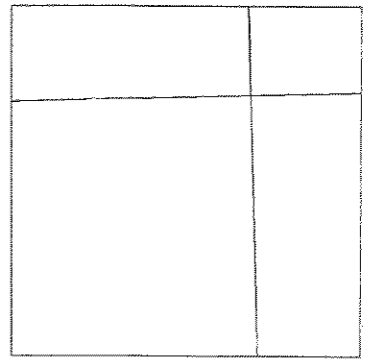


Site Details:
 18-20, LANCASTER GROVE,
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Client Ref: 722146/MB
Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

Map Name: County Series
Map date: 1865-1869
Scale: 1:10,560
Printed at: 1:10,560

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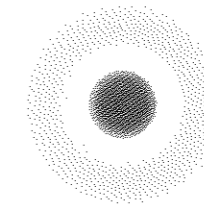
<p>Surveyed 1866 Revised 1866 Edition NA Copyright NA Levelled NA</p>

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Client Ref: 722146/MB
Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

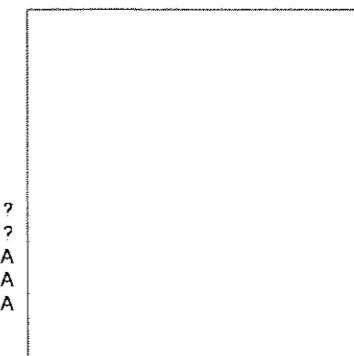
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Revised ?
Edition NA
Copyright NA
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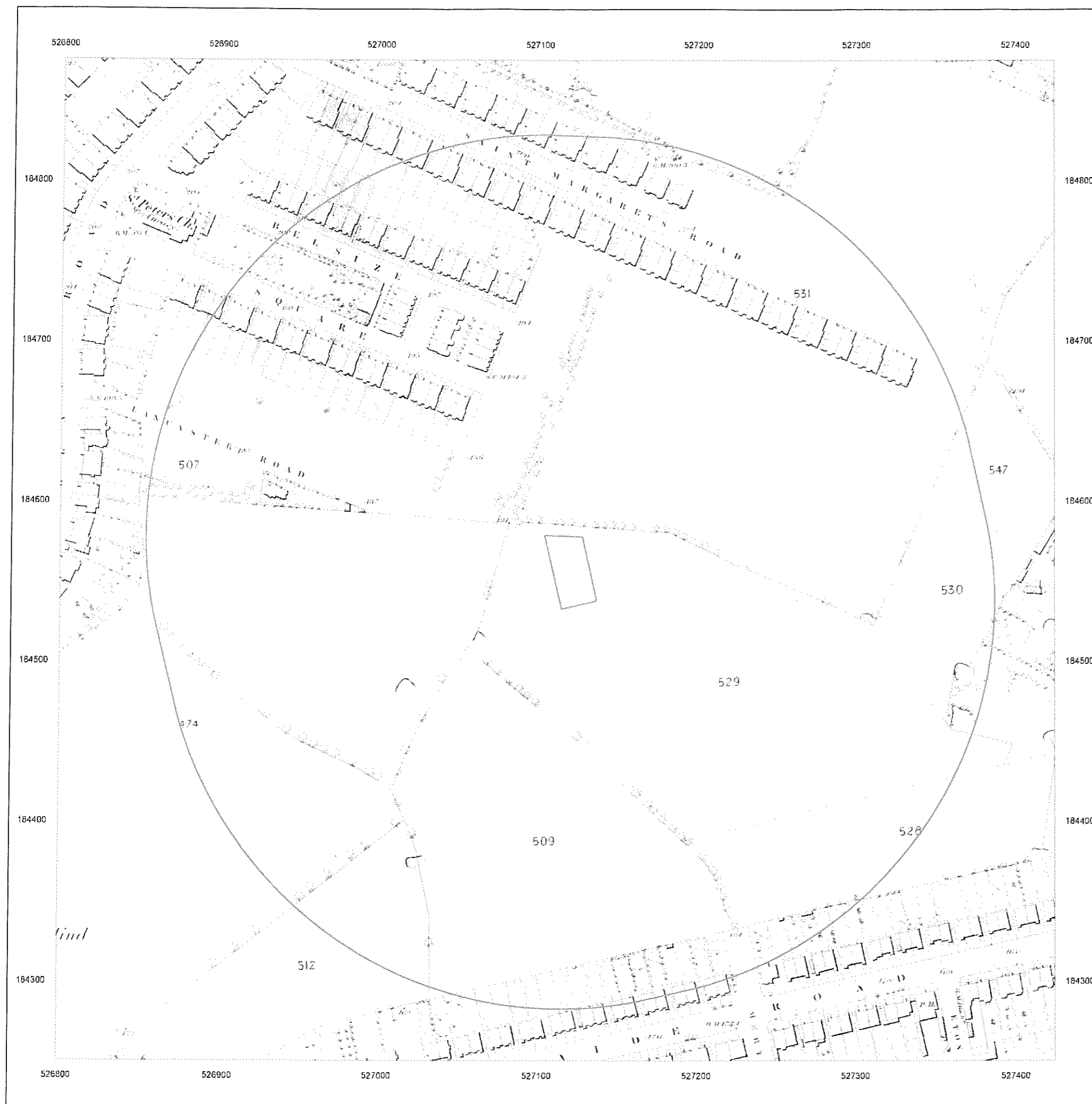
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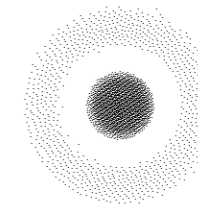
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Client Ref: 722146/MB
Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

Map Name: County Series

Map date: 1894

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1894
Revised 1894
Edition NA
Copyright NA
Levelled NA

Surveyed 1894
Revised 1894
Edition NA
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Revised 1894
Edition NA
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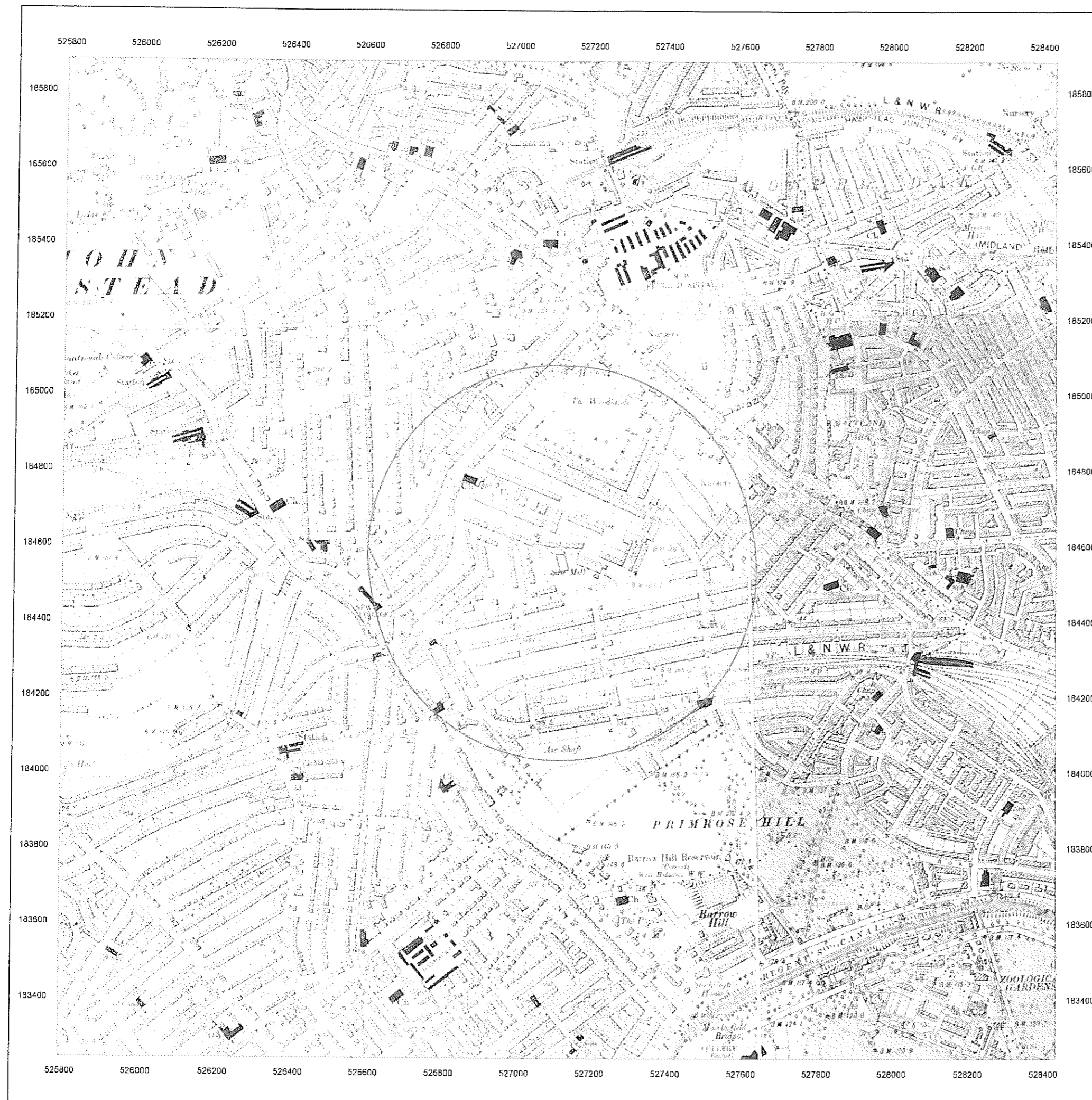


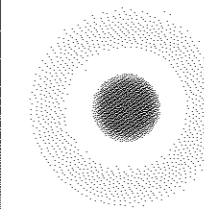
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Report Ref: HMD-24-195380
Grid Ref: 527112, 184563


Map Name: County Series

Map date: 1896

Scale: 1:2,500

Printed at: 1:2,500

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Client Ref: 722146/MB
Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

Map Name: County Series
Map date: 1912-1914
Scale: 1:10,560
Printed at: 1:10,560

<p>Surveyed 1865 Revised 1912 Edition NA Copyright NA Levelled NA</p>	<p>Surveyed 1869 Revised 1913 Edition NA Copyright NA Levelled NA</p>
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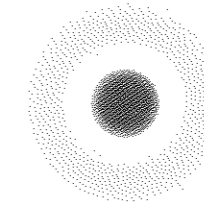
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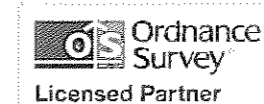
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Edition NA
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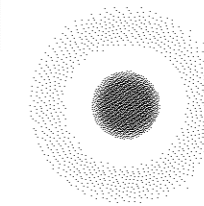
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Client Ref: 722146/MB
Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

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Map date: 1935

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Surveyed 1935
Revised 1935
Edition NA
Copyright NA
Levelled NA



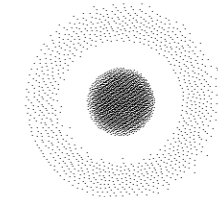
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Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

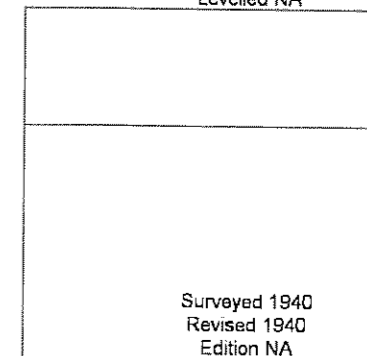
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Revised 1940
Edition NA
Copyright NA
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Surveyed 1940
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Edition NA
Copyright NA
Levelled NA



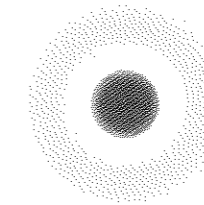
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Client Ref: 722146/MB
Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

Map Name: National Grid

Map date: 1953

Scale: 1:1,250

Printed at: 1:2,500

Surveyed 1953
Revised 1953
Edition NA
Copyright NA
Levelled 1933

Surveyed 1953
Revised 1953
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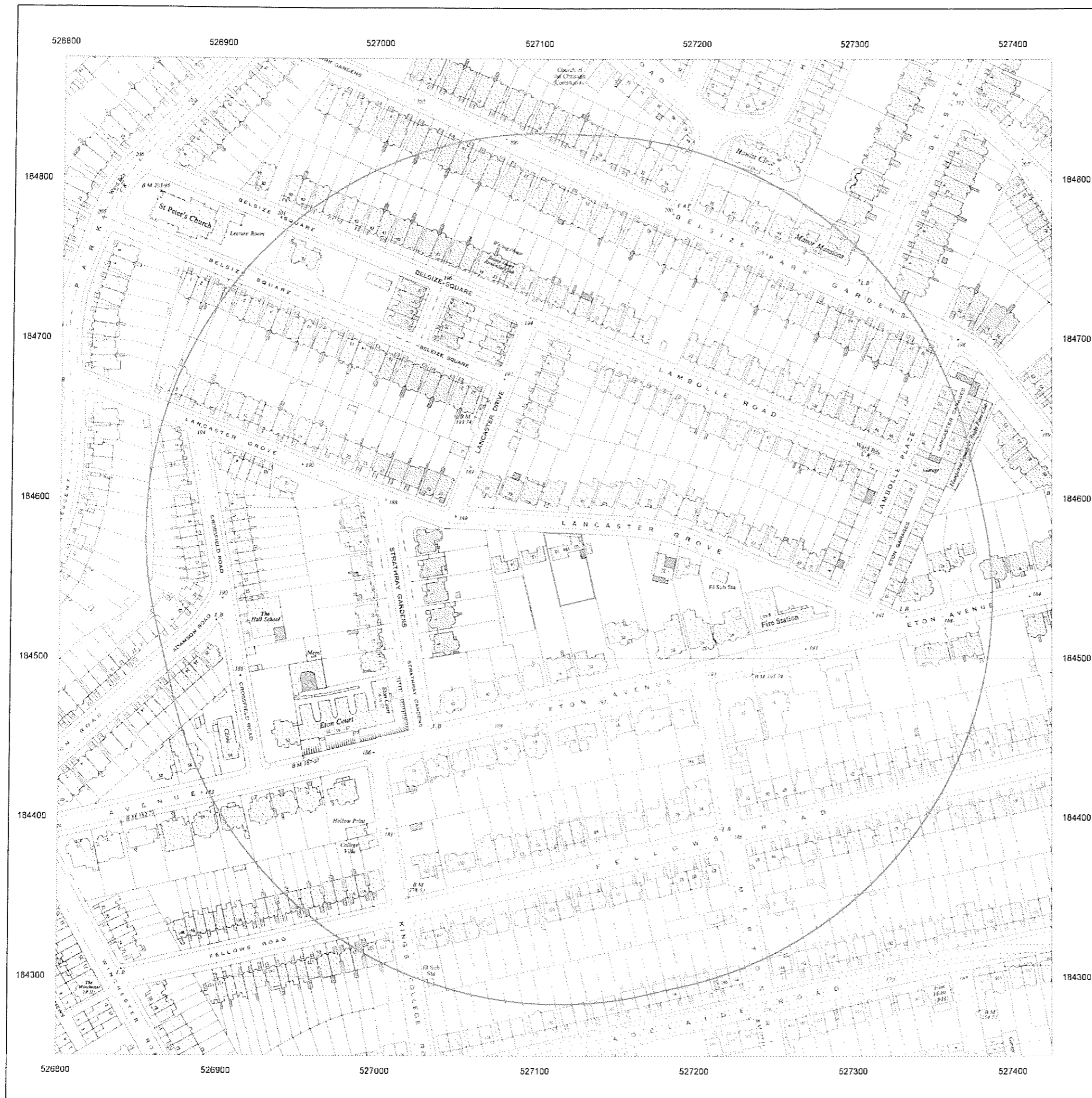


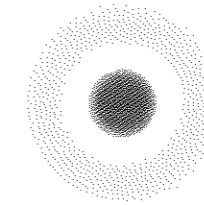
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Client Ref: 722146/MB
Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

Map Name: National Grid

Map date: 1953-1955

Scale: 1:2,500

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Revised 1953
Edition 1955
Copyright NA
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Surveyed 1953
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Edition 1954
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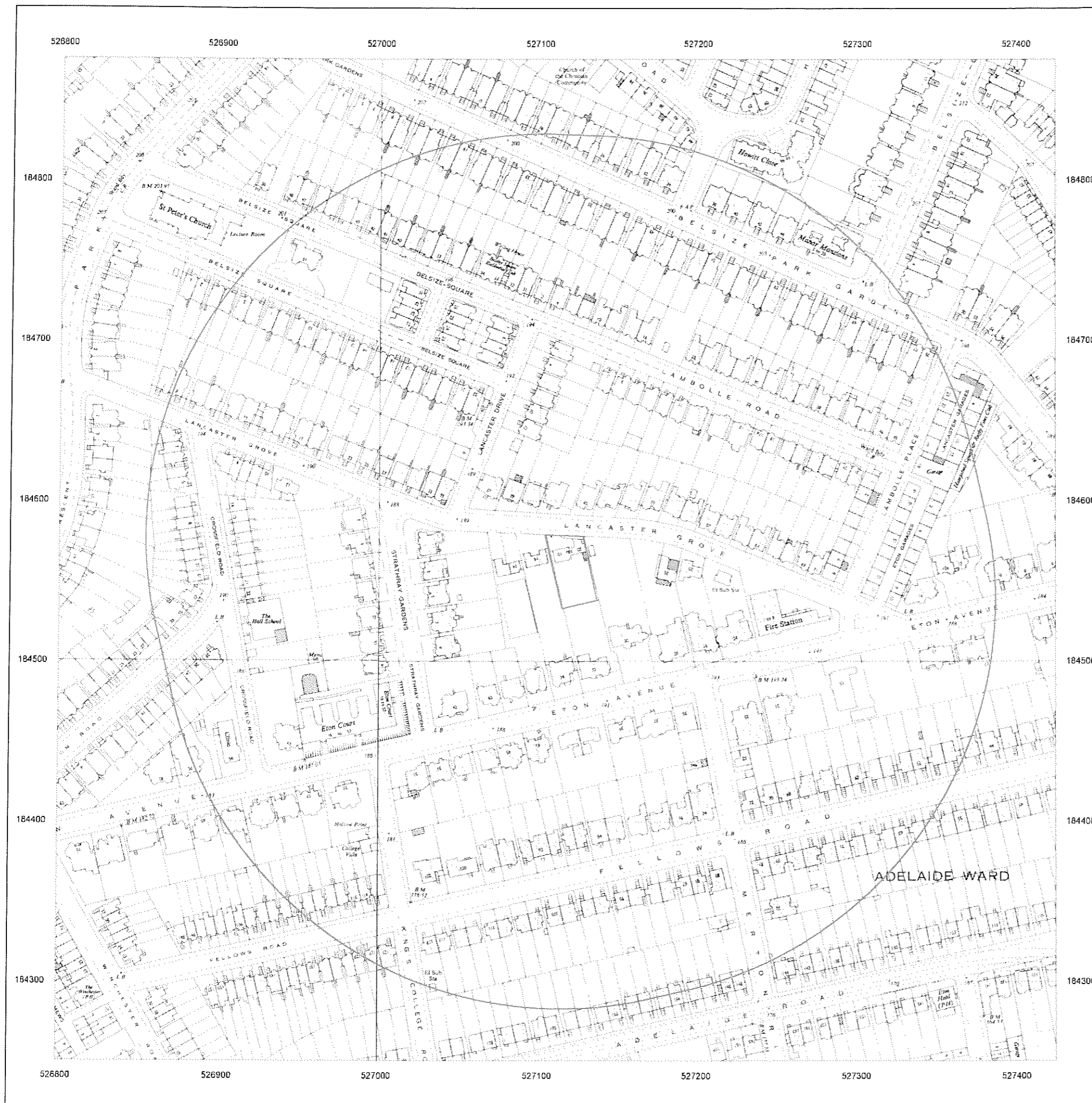


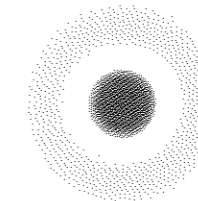
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Grid Ref: 527112, 184563

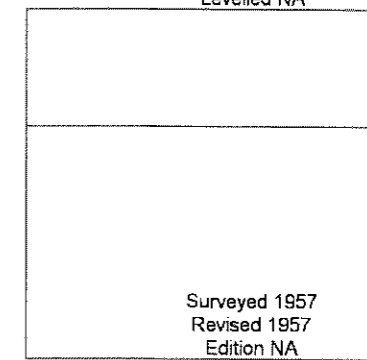
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Edition NA
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Surveyed 1957
Revised 1957
Edition NA
Copyright NA
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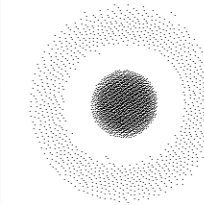
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Client Ref: 722146/MB
Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

Map Name: National Grid

Map date: 1962-1967

Scale: 1:1,250

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Revised 1966
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Copyright 1967
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Surveyed 1962
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Edition NA
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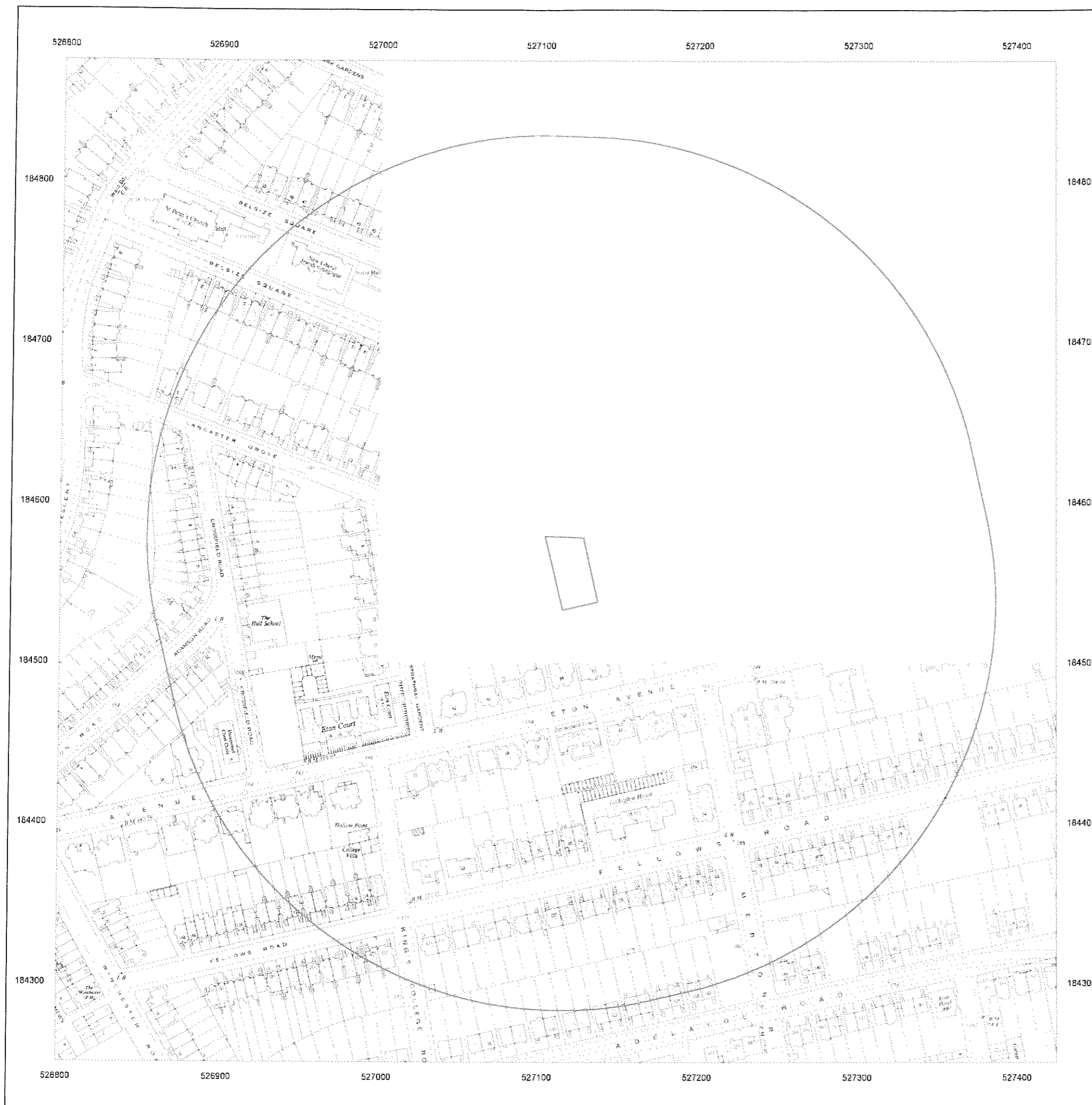
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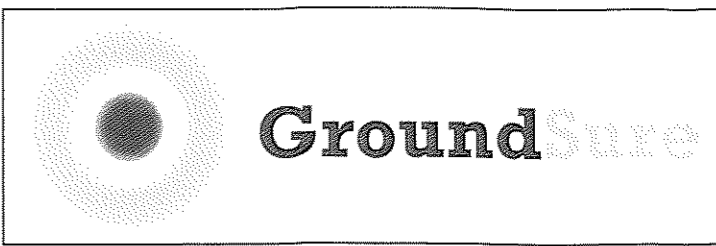
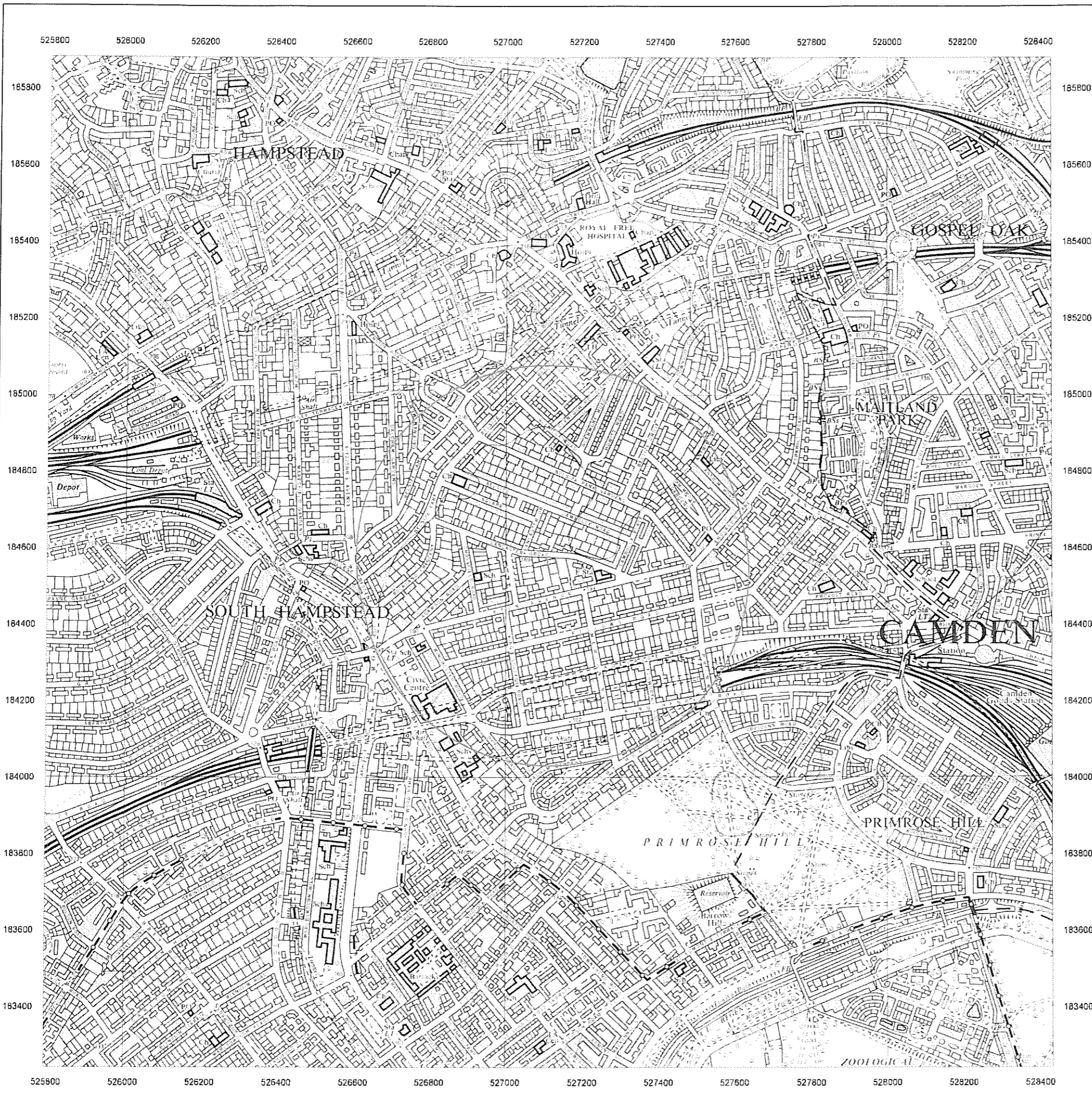


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Client Ref: 722146/MB
Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

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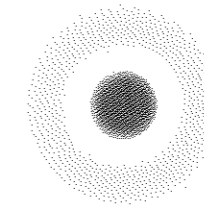
Surveyed 1965
 Revised 1965
 Edition NA
 Copyright NA
 Levelled NA

Surveyed 1968
 Revised 1968
 Edition NA
 Copyright NA
 Levelled NA

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Client Ref: 722146/MB
Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

Map Name: National Grid

Map date: 1967-1972

Scale: 1:1,250

Printed at: 1:2,500

	Surveyed 1953 Revised 1968 Edition NA Copyright 1969 Levelled 1954
Surveyed 1953 Revised 1966 Edition NA Copyright 1967 Levelled 1953	Surveyed 1953 Revised 1972 Edition NA Copyright 1972 Levelled 1954

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Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

Map Name: National Grid
Map date: 1973-1974
Scale: 1:10,000
Printed at: 1:10,000

Surveyed 1974
 Revised 1974
 Edition NA
 Copyright NA
 Levelled NA

Surveyed 1972
 Revised 1973
 Edition NA
 Copyright NA
 Levelled NA

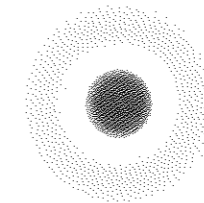
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Client Ref: 722146/MB
Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

Map Name: National Grid

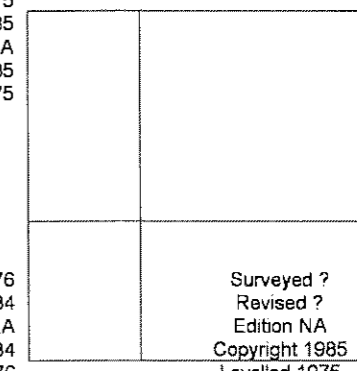
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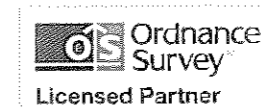
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Revised 1985
Edition NA
Copyright 1985
Levelled 1975

Surveyed 1976
Revised 1984
Edition NA
Copyright 1984
Levelled 1976



Surveyed ?
Revised ?
Edition NA
Copyright 1985
Levelled 1975



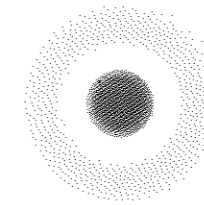
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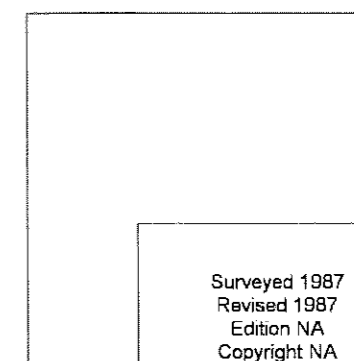
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Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

Map Name: National Grid

Map date: 1987

Scale: 1:1,250

Printed at: 1:2,500



Surveyed 1987
Revised 1987
Edition NA
Copyright NA
Levelled NA

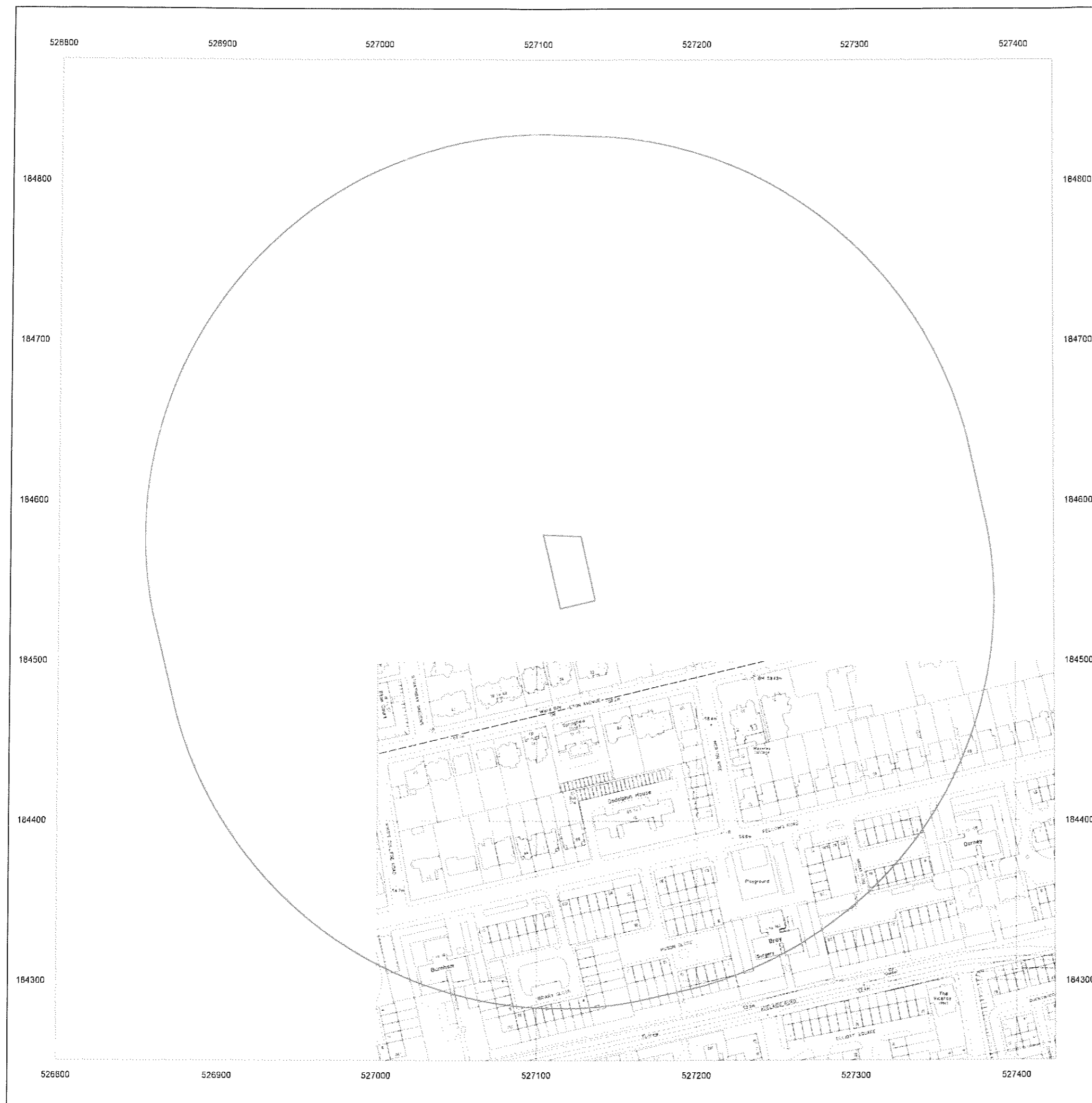


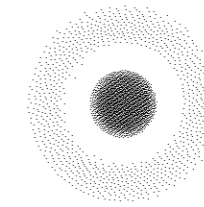
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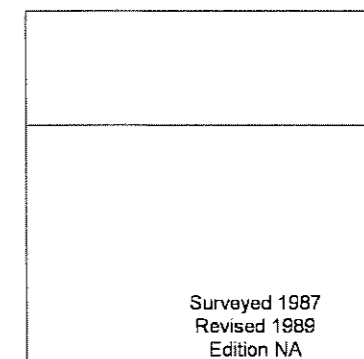
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Grid Ref: 527112, 184563

Map Name: National Grid

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Surveyed 1987
Revised 1989
Edition NA
Copyright NA
Levelled NA



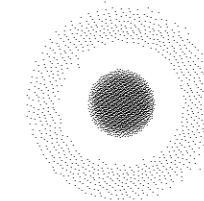
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Client Ref: 722146/MB
Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

Map Name: National Grid

Map date: 1991

Scale: 1:1,250


Printed at: 1:2,500

Surveyed 1991
Revised 1991
Edition NA
Copyright 1991
Levelled NA

Surveyed 1991
Revised 1991
Edition NA
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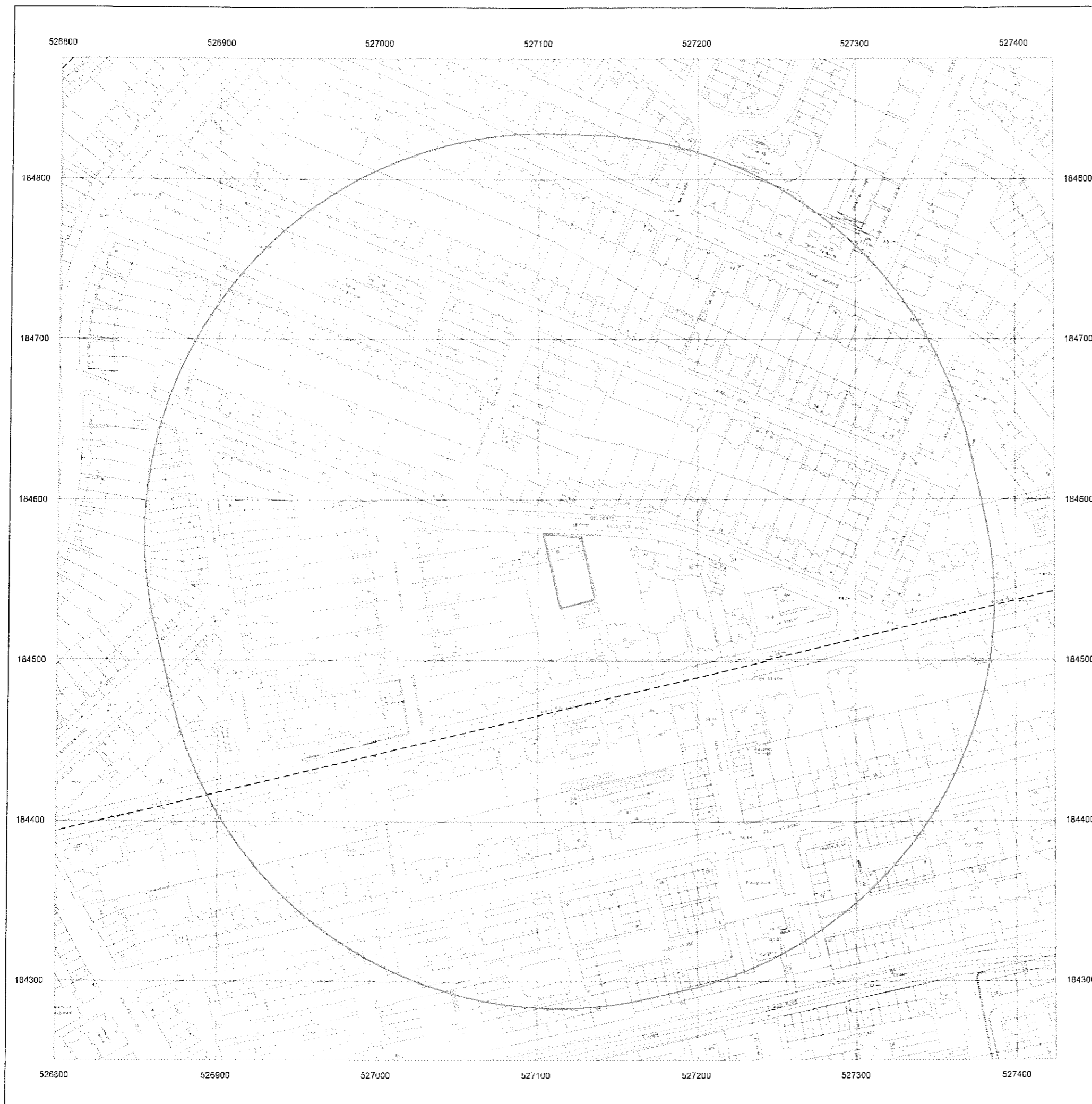
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Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

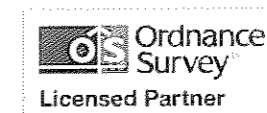
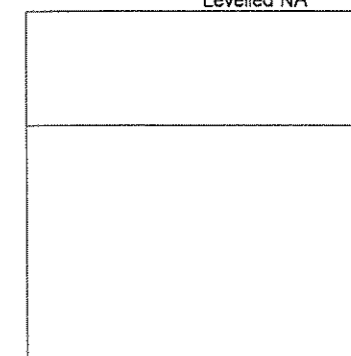
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Surveyed 1974
Revised 1895
Edition NA
Copyright NA
Levelled NA

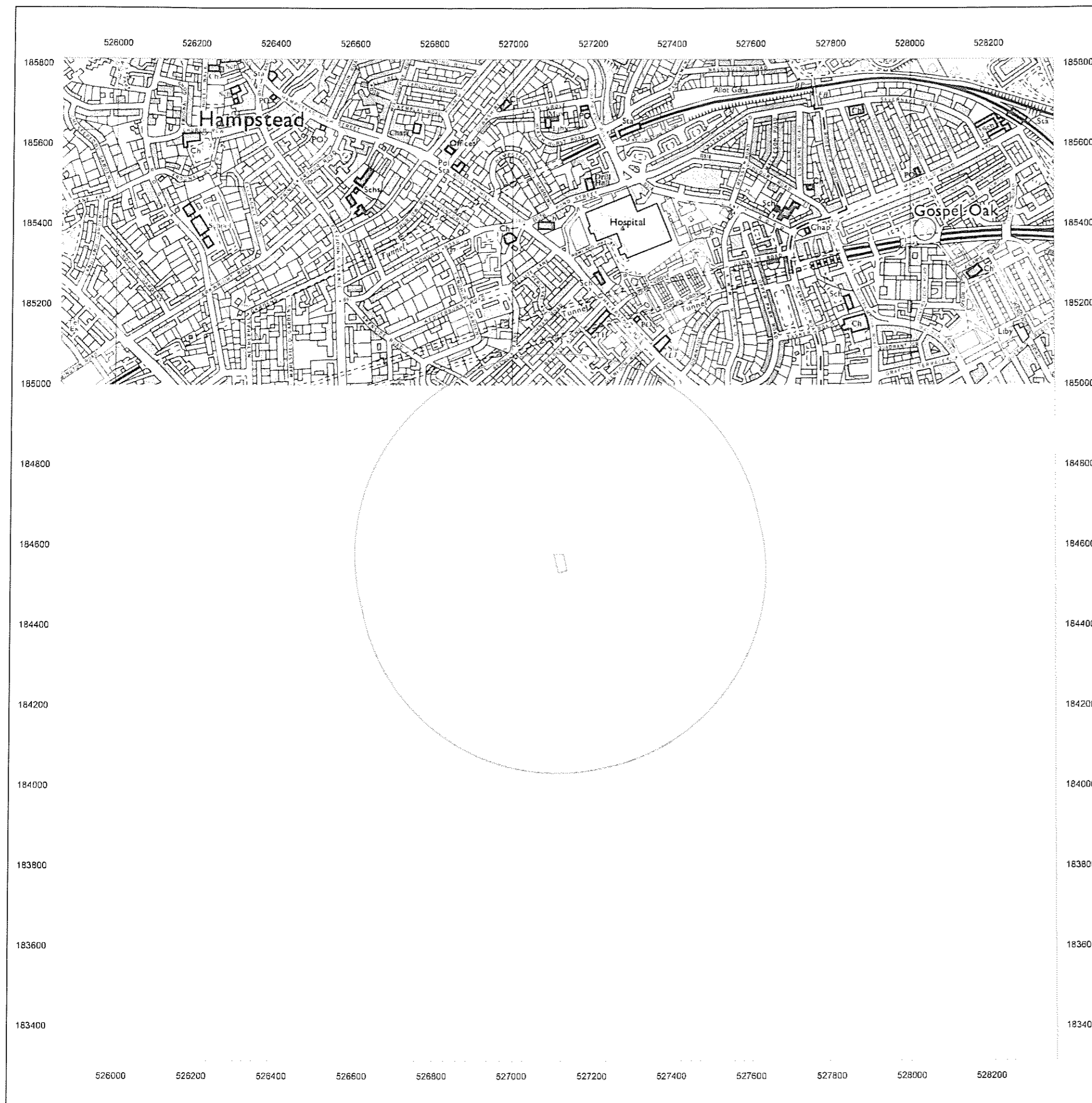


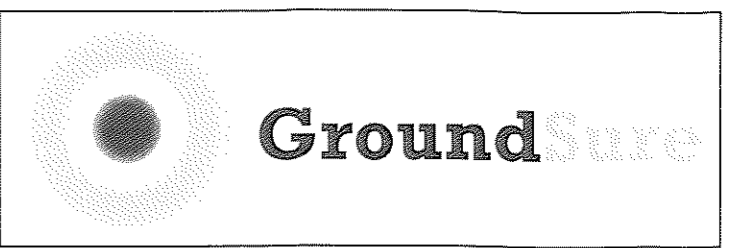
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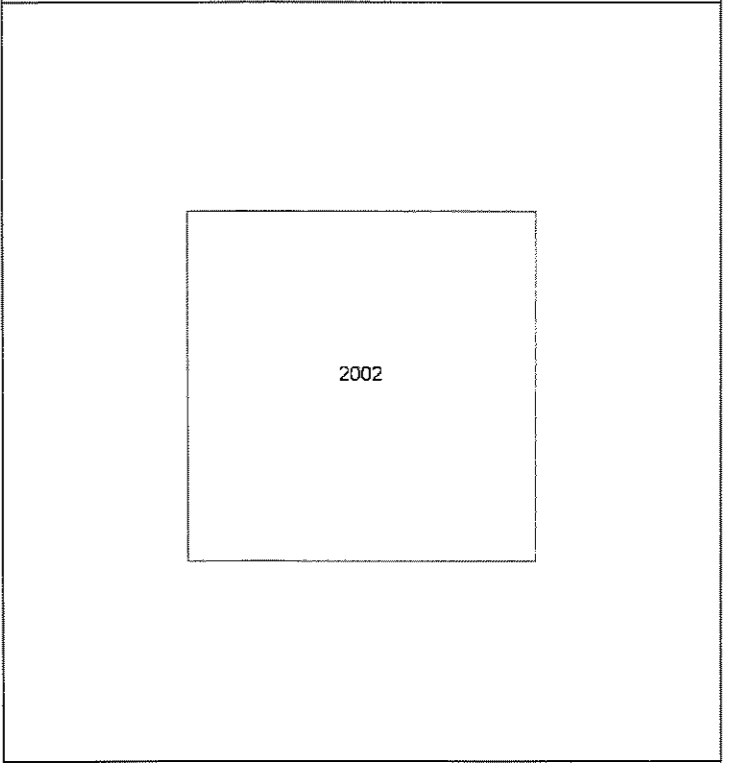




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Report Ref: HMD-24-195380
Grid Ref: 527112, 184563

Map Name: 1:10,000 Raster
Map date: 2002
Scale: 1:10,000
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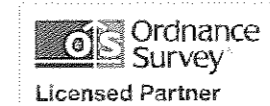
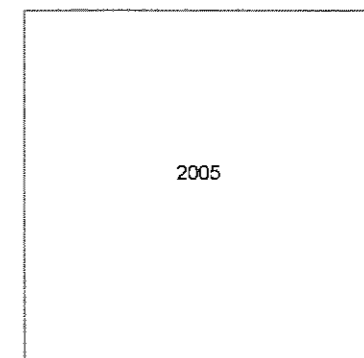
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Grid Ref: 527112, 184563

Map Name: National Grid

Map date: 2005

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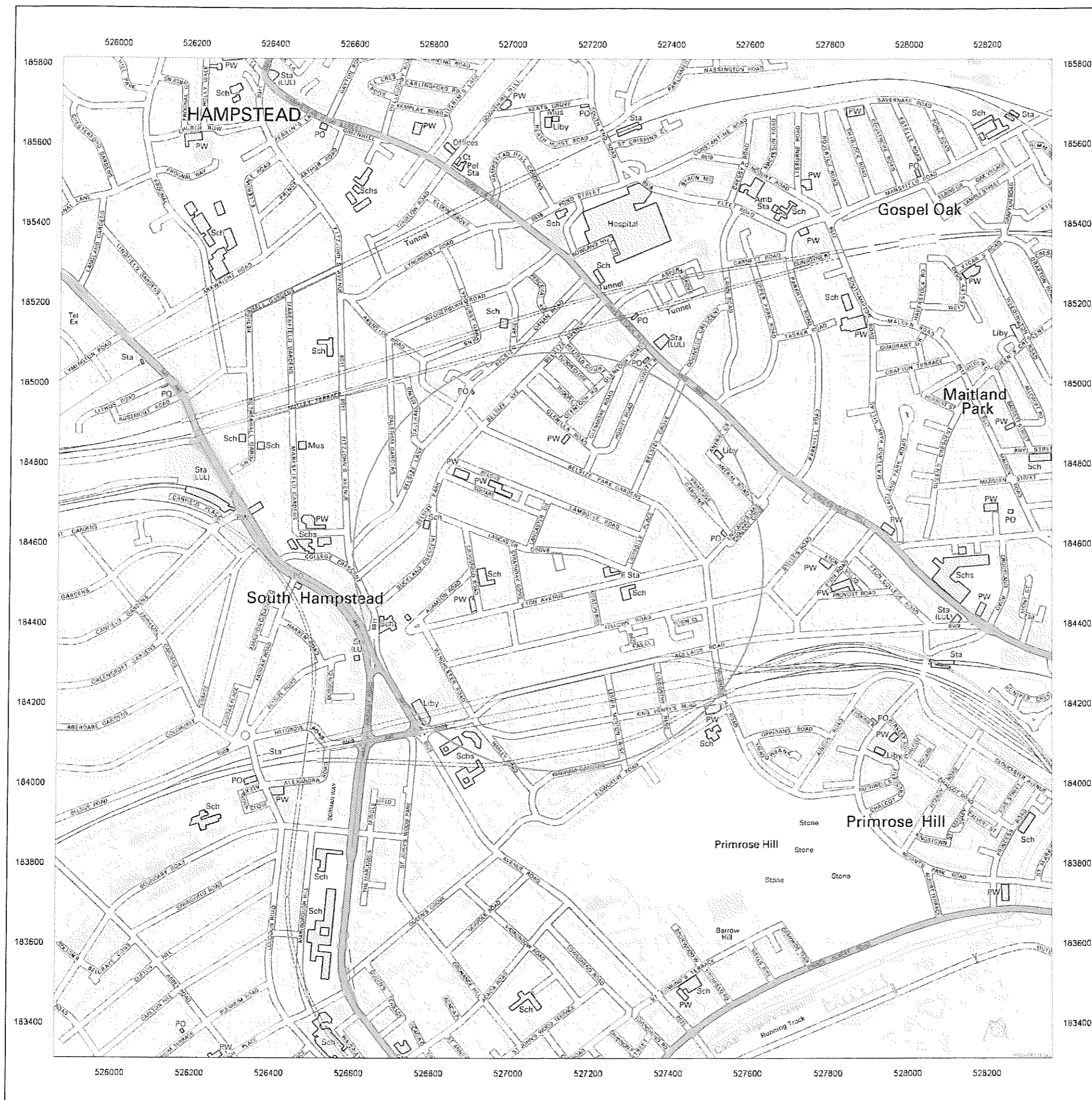


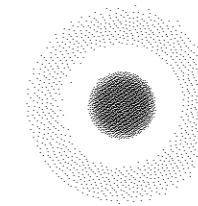
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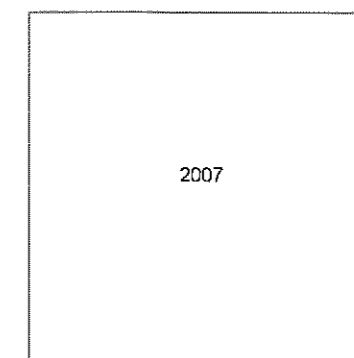
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Map Name: MasterMap

Map date: 2007

Scale: 1:2,500

Printed at: 1:2,500



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