Ref. P17-077

simpson CONSULTING ENGINEERS | tws



Keepers Cottage
Duffield Road
Sonning
RG4 6GJ
Structural Inspection Report

July 2026

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Document History

Issue No.	Description	Date
1	First Issue	27.06.24
2	Updated following revisit	22.07.26

1. Instruction, Introduction & Summary

1.1 Simpson Associates were instructed by Sarah Tassell of Spratley & Partners on behalf of Sonning Golf Club to carry out a structural inspection of an existing property known as Keepers Cottage, on Duffield Road in Sonning, RG4 6GJ. The purpose of the inspection is to comment on to ensure the building is structurally stable and suitable for residential use.

1.2 Previous inspections of the property were carried out in December 2017 and June 2024, for the same purpose as listed above. Comparisons between the previously observed condition and the current condition of the property have been made in Section 3, to identify any significant changes since the last inspection.

1.3 No works to the main structure have been undertaken since the previous visit. However, vegetation within the rear garden has been trimmed, and some larger trees and bushes removed. The property remains vacant, with infrequent access only.

1.4 A non-intrusive visual site inspection was carried out by Structural Engineer Michael Beckly, on Tuesday 30th June 2026. Photographs from this inspection are included in Appendix A.

1.5 Simpson Associates have not been asked to comment on services or other non-structural matters. General building items have been excluded from the brief and are reported on for information only.

2. Existing Structure

2.1 The property is a grade II listed, two-storey detached property located on the outskirts of Woodley, Reading. The oldest part of the property is thought to have been constructed in the 16th century. The building is timber framed, with masonry infill panels. The ground floor construction is a mix of suspended timber/brick flooring, with first floors constructed of timber joists. Roof construction is tiled on timber rafters with purlins spanning between loadbearing dividing walls.

2.2 The property appears to have been extended and altered numerous times in the past, including an extension at both ends of the property; constructed of timber frame/loadbearing masonry and two single storey monopitch extensions to the rear.

2.3 Externally, the property is on a site which slopes down from the rear of the property to the road at the front. Internally, the property is generally level throughout, with the exception of a lowered room to the rear underneath a monopitch timber extension. The external ground level to the rear is higher than the finished floor level internally, suggesting the external masonry wall is acting as a small retaining wall. The wider site has been trimmed with vegetation cut short or removed, however ivy continues to grow over the rear (north-west elevation) and north-eastern elevation of the property.

3. Inspection Observations

3.1 The building is formed of four distinct areas on plan, with loadbearing dividing walls between supporting additional elements where necessary. The cells have been referenced in Figure 1 and will be referenced throughout the following observations.

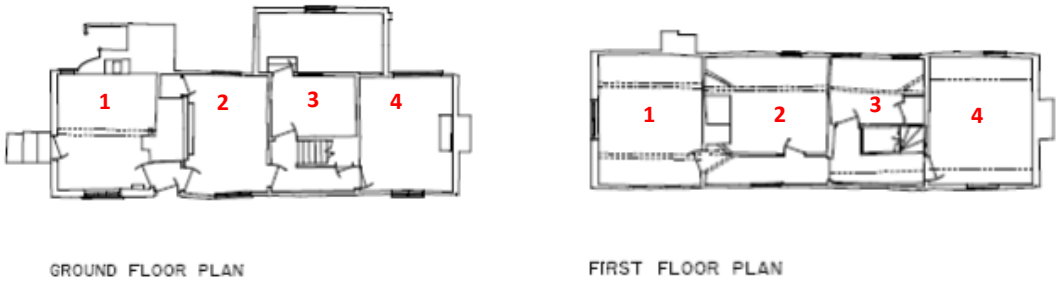


Figure 1 – Cell layout on plan.

3.2 Cell 1 is currently a kitchen and provides primary access to the property (the existing front door is fixed closed). A large timber beam runs through the centre of the room, supporting floor joists spanning front to back. The central timber beam is supported on timber posts internally. A large chimney breast is located in the internal wall between cells 1 & 2. The ground floor slab in this area is ground bearing, solid brick flooring.

2017: Due to settlement in the ground below, this slab is undulating throughout the room and adjacent lobby. At ground and first floor, the floor joists have deflected significantly, with deflection >150mm noted between the corner of the room and the centre.

2024: No visible differences in the previously observed deflection within the visible ceiling and floor joists. Peeling and bubbling paintwork was noted throughout at low level, due to prolonged periods of moisture ingress to the masonry wall. The main timber beam and post appear solid with no signs of rot or woodboring infestation. The ground floor also appears solid, however remains uneven. At ceiling level, floor joists do not look to have worsened, however are still significantly deflected, with movement of the ceiling finishes now visible.

2026: No significant change observed compared to previous inspection. Beams and ceiling remain painted, although some further peeling of paintwork was noted. At low level, adjacent to the entrance door, a section of plaster has spalled from the wall, likely due to a combination if moisture ingress and potential impact, as the kitchen area appears to have been used for storage.

3.3 Cell 2 is believed to be a living/dining room, A timber floor was noted underfoot, however it is unclear whether a solid ground bearing slab was present below, to match cell 1.

2017: The external wall to the front of the property is bowed horizontally and apertures of approximately 25mm long were visible between the timber frame and masonry infill. The walls are generally cold, and plaster finishes are bubbled/peeling at low level, suggesting possible damp issues. This may be attributed to ingress from driving rain penetrating cracks in the external masonry, or from a more underlying rising damp issue.

At ceiling level, timber joists appear to span between internal dividing walls, hence perpendicular to cell 1. Both floor joists and ceiling appear to be deflecting significantly, circa 100mm at midspan. Debris, likely from nesting birds or rodents, has accumulated above the ceiling and can be seen at the junction between the ceiling and walls.

2024: The condition of the masonry wall looks to have deteriorated since previous inspection. Cracks between the timber frame and masonry infill have increased in width and length, increasing from a previously observed 25mm to >40mm, while the mortar surrounding the window frame appears to be failing. The panel below the window appears to be live and can be moved with little effort, as is the timber column in the external wall of the building, due to significant rot at low level which has resulted in a loss of section of >50%.

2026: The movement of the front elevation in this area appears to be ongoing. At low level, a masonry plinth has failed in the location of the cracks, which has led to further deterioration of the timber beams and bearers, hence more prominent cracks appearing between the masonry and timber frame. It is recommended that this is addressed to avoid further movement and potential failure.

3.4 Cell 3 includes a hallway and a flight of stairs to the first floor, as well as a study/utility room. This room also provides access to the single storey rear extension.

2017: A bathroom is located above this cell at first floor level, which has leaked in the past and subsequently rotted the timber boards below. Generally, the construction of this floor is robust, but cracks were noted in some primary timber members and would need to be addressed by strengthening the existing or complete replacement.

2024: No changes to condition of primary timbers, which still will require strengthening or replacement. The prolonged period of vacancy will likely have allowed the deterioration to continue, however the precise extent of this is not clear, and further specific moisture testing of the timber would be required to confirm. Towards the front of the building in this area, the render appears to be spalling, consistent with the previous two cells.

2026: No significant change was observed to timber beams and joists compared to previous inspection. Timber beams still require strengthening however they do not appear to have deteriorated significantly. The lathe and plaster ceiling shows signs of spalling and flaking paintwork, but this is not considered a significant risk.

However, on the front elevation, a crack was noted at low level between the timber and masonry infill panels. Being near to ground level, this provides an opportunity for water ingress to the primary timber structure supporting the structure above.

3.5 A staircase is also located within Cell 3 and is constructed of large timber members. This leads up to the first-floor lobby and corridor which spans the length of the building.

2017: The staircase within is firm underfoot, however the balustrade surrounding the staircase was damaged and partially removed. The first-floor lobby was live in part and considered unsafe to stand on.

2024: The staircase remains usable; however, the first-floor lobby is still springy and unsafe to stand on in places.

2026: The staircase remains usable; however, it, along with the first-floor landing, is springy underfoot. It is not clear the reason for this, but it is assumed to be either undersized timber joists or rot/damp of the timber bearings.

3.6 The monopitch extension which lowers out the rear of the building is accessible through Cell 3.

2017: The timber rafters of the monopitch extension are rotted and require replacement. The roof from an external view shows significant deflection due to the condition of rafters. This has caused some tiles to slip or break, allowing water ingress into the building; effects of the ingress are visible in the corner of cell 4 on the first floor.

2024: No significant structural changes since last inspection.

2026: No significant changes noted since last inspection. Vegetation continues to grow into the area from below the wall plate level. Timber joists remain damp, showing failures to the roofing system which will likely worsen over time.

3.7 Cell 4 is believed to be a dining room and is thought to be an addition to the original. As with cell 2, the ground floor slab is timber underfoot however it is unclear if a ground bearing slab is present below. Floor levels in this cell are stepped down 110mm from the adjacent solid floor construction.

2017: Walls appear generally plumb but show signs of mild damp or water ingress in parts. First floor joists span between the internal dividing wall and end gable wall.

2024: The ground floor generally appears damp, however, appears to be structurally sound.

2026: No significant changes noted since last inspection. Walls remain cold despite prolonged dry weather, and vegetation was noted entering the room, however through the window only, rather than invasively through the masonry.

3.8 Observations at first floor level of Cells 1, 2 and 3 were not completed in 2017, therefore only observations from the more recent site visits have been recorded in this report.

3.9 2024: In Cell 1 at first floor level, the internal walls have become de-laminated from the timber frame near the door in the cell; signs of movement are visible, predominantly due to a >15mm gap between the frame and masonry. Cracking is visible below the windowsill in the room, while lateral movement of the front external wall from the timber frame is noticeable.

2026: Cracking adjacent to doorway noted but does not appear to have worsened significantly. Cracking below windowsill, above ground floor doorway, has worsened with spalling render vertical cracks appearing through render and masonry. The ceiling is bowing significantly, with water staining noted in a number of locations. This moisture is likely to be exacerbating the issue, along with debris which has accrued in the loft space.

3.10 2024: In Cell 2 at first floor level, cracks are visible within the chimney breast at mid-height between floor and ceiling, up to ceiling level. The delamination of the plaster ceiling is also noted. it is unclear whether this is due to failures of the joists above or is an isolated failure within the finishes.

2026: Cracks to chimney stack remain, but do not appear to have worsened. The ceiling remains in place however it is still bowing significantly. A small crack, approximately 2mm width, was noted in the corner of the room at mid-height, between the dividing wall and rear elevation. Vegetation was noted within the room, however through the window only, rather than invasively through the masonry.

3.11 2024: Within Cell 3 at first floor level, cracks in masonry along the first-floor external walls were noticeable, as well as peeling/crumbling sections within corners of the internal/external walls. The ceiling within the first-floor lobby looks as though it can be removed if desired, as this sits approximately 350mm below ceiling height in all other rooms – the roof structure within the cell appears flush with adjacent cells, therefore no alterations would be required to the roof structure for this specific alteration.

2026: No significant changes noted compared to previous inspections.

3.12 2024: Within Cell 4 at the first-floor level, the structure appears generally stable. There appears to be continued peeling and deterioration of the damp corner is visible, with cracks in internal wall plaster and main observed.

2026: Some cracking was noted within plaster finishes to the end gable wall. These ranged from hairline – 3mm, running from ceiling level to a timber beam at eaves level, and separately from eaves level to floor level.

3.13 The roof space is accessible via a small loft hatch suitable for visual inspection only.

2017: The roof structure has deteriorated significantly and is unsafe to load. The current first floor ceiling appears to be an addition as part of an existing lath and plaster ceiling is visible above. The roof appears to be formed of oak rafters of varying sizes. These rafters appear to span onto a ridge board, a midspan purlin and the external timber frame. Many are notched, reducing their structural capacity. The purlins appear to be a suitable size, given their span and applied loading. Most timber members appear to be suffering from beetle attack and rotting. A specialist survey is recommended.

2024: No changes are visible since previous visit. From an external view of the building, the ridge line is slightly uneven, however this may be partly due to the nature of the materials used during original construction, which are unlikely to be uniform.

2026: No significant changes noted compared to previous inspections.

3.14 Externally, it is obvious that repair/refurbishment has been undertaken in the past as there are varying types of brick masonry infill visible on the front elevation. While generally, brickwork has been painted, some panels have been rendered before being painted. A concrete strip which appears to be acting as a DPM surrounds the external base of the building.

2017: The walls generally appear to be plumb with no major signs of movement due to roof separation or differential settlement.

2024: The external wall on the front elevation, aligned with cell 2 appears to be failing beneath the windowsill at ground floor level, with the adjacent masonry panel becoming separated from the timber frame post. In turn, this post has rotted at low level, with significant loss of section noted. Cracking within the low-level plinth was also noted, as a result of water ingress and movement of the primary structure. Gutters and drainpipes around the property are in poor condition, with several gutters blocked and downpipes detached from gutters, allowing rainwater to run down the face of the external walls. Climbing vegetation is present along the majority of the rear elevation, including the monopitch extension. This will not only cause cracks within the external walls but providing a pathway for water ingress and freeze-thaw action within the structure.

2026: As noted previously, the low-level plinth has further deteriorated since the previous inspection, causing further movement of the timber frame above. Upon inspection, it appears that part of the low-level timber bearing beam has been removed and replaced with cement mortar infill, which is no longer tying the frame together. In addition, the movement of the masonry is causing rubble below the internal slab to move, which is causing undulation to internal floor finishes.

A rainwater pipe on the front elevation is disconnected at the base, and there is evidence of water ingress causing delamination of the masonry brick plinth at low level. Over time this will lead to further spalling of the protective outer face of the masonry and further failure of the brick plinth.

3.15 On the south-west elevation, masonry brick arches are visible above the door and window openings.

2017: Cracks were noted above the doorway arch, suggesting the arch has dropped slightly and caused the masonry above to move.

2024: No significant change since previous inspection.

2026: Cracking in masonry has worsened slightly, with some spalling mortar noted and further peeling of paintwork. Cracking was noted within the arch masonry suggesting this may be losing some strength and becoming reliant on the door frame for support.

4. Recommendations

4.1 The property remains in generally poor condition and requires significant restoration to be habitable. Being vacant for many years with no heating and numerous pathways for water ingress being observed, the structure will continue to deteriorate. However, while some timber members within the building have rotted, the majority of hardwood timber elements remain in reasonable condition.

4.2 Walls are bowed significantly in some locations. While some have clearly occurred since the previous inspection, others may be a result of the original structural form and uneven nature of the materials used. It is however clear that where timber frame members have deteriorated, signs of movement and cracks have appeared within adjacent masonry wall panels.

4.3 One of the ongoing issues noted in both 2024 and 2026 was the condition of the front external wall in cell 2. The masonry plinth at low level has failed, with masonry brickwork spalling and in turn causing movement of the timber frame and masonry infill panels above. In addition, it was noted that a section of original timber bearer had been replaced with cement mortar historically. This repair had removed any physical connection between the timber frame column and the low-level timber bearers, which is further exacerbating the issue.

4.4 We would recommend that the cement mortar is removed, the masonry plinth reconstructed in similar materials, and a new hardwood timber bearer scarf-jointed into the masonry wall to reconnect adjacent beams and the column above. The adjacent masonry infill panels are likely to become live during the works and may require removal and reinstatement upon completion of the timber works.



Figure 1 - Phase 1 Repair Works

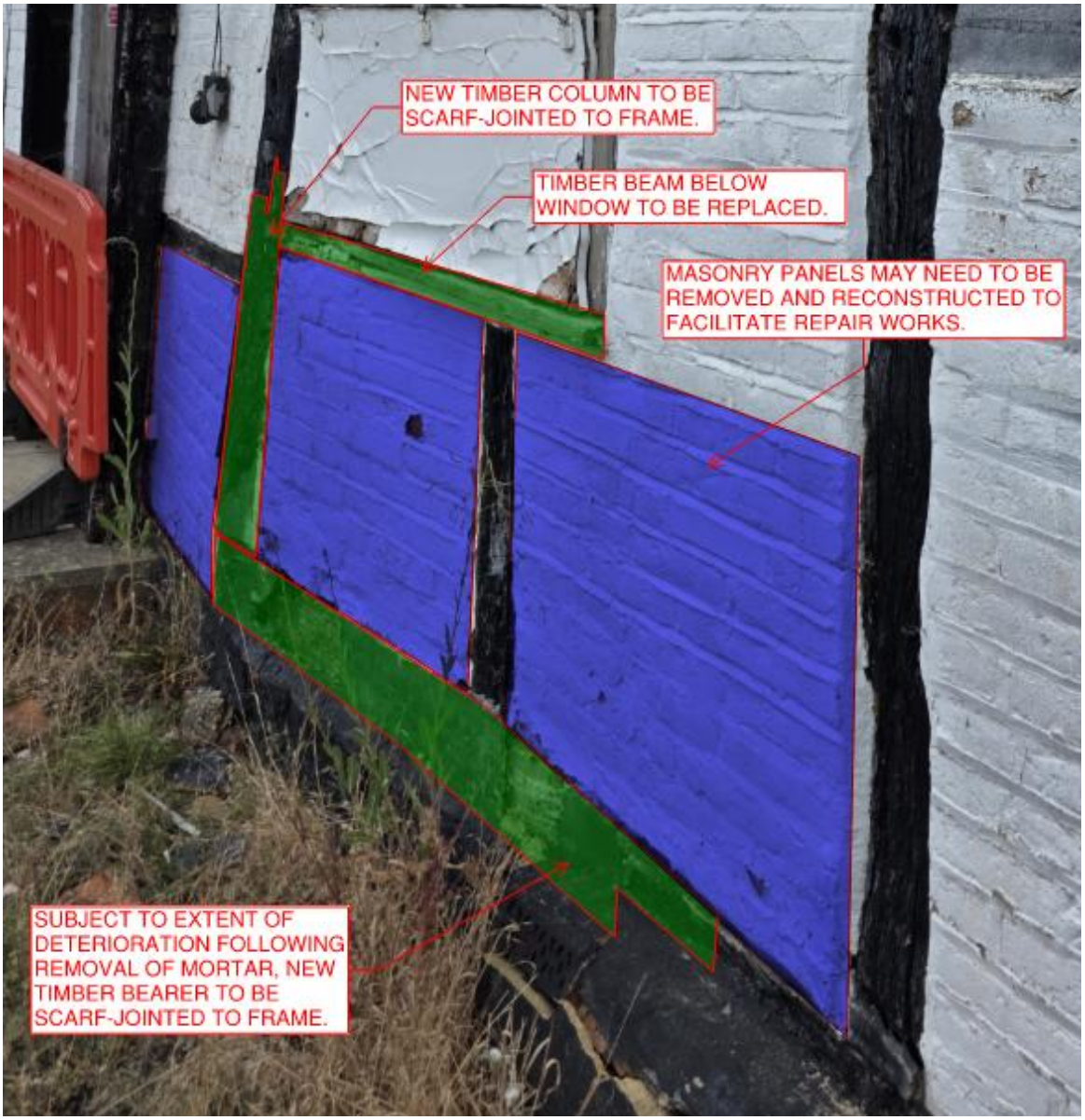


Figure 2 - Phase 2 Repair Works

4.5 Temporary works will likely be required to support the first-floor external wall and timber member above. This may be done using localised needle beams below the upper timber beam and acrow props onto ground bearers internally and externally. Upon completion, needle beams are to be removed and holes made good.

4.6 The roof structure shows signs of rot and beetle infestation. While the roof ridge appears generally level externally, our previous recommendation in 2017 was to consult a timber surveyor to fully assess the condition of the timber. This recommendation remains valid, as it is clear that previous alterations have occurred in the past, with a new ceiling installed on the first floor below the original ceiling line.

4.7 A number of tiles have slipped from the roof and will be allowing water ingress to occur in periods of wet weather. This will be causing damage to timber, but also saturated ceiling finishes and will eventually lead to collapse of internal ceilings. It is noted that access to this area will be difficult and would likely need to occur from above via a full perimeter scaffold and 'tin hat' roof to allow tiles to be stripped for access. Subject to closer inspection, additional strengthening measures may be likely to ensure the roof remains structurally sound. This may be done by installing additional rafters alongside existing and replacement/strengthening of existing purlins/ridge beam.

4.8 As noted, following previous inspection, connections between the rafters and ceiling joists, which ensure the roof does not spread, were not visible, but are likely to have been affected by water ingress and member deterioration. Additional ceiling joists fixed to the proposed rafters may be required to ensure no further lateral spread occurs.

4.9 While the monopitch roof to the rear of the property does not appear to have significantly deteriorated since previous inspections, should this area be utilised as habitable/storage space, it is recommended that the roof to this area is to be replaced entirely. As these aren't original structures, the approach to this may be less sensitive than the main building roof space. This will, however, require confirmation from the Conservation Officer.

4.10 The existing ceiling at first floor level is to be removed to ensure all debris within the roof space is cleared. With remedial works to the roof rafters and joists, a new ceiling will be suitably strong and within deflection limits.

4.11 Visual inspection of the existing first floor joists was not possible for the majority of the building. Further investigation of these joists is required to determine the section sizes and strength of the members. It is also prudent to ensure that joist ends are in good condition, particularly where bearing on external walls, and to confirm that infestation from the roof space has not spread to the joists. Where joists show signs of infestation and rotting, these are to be replaced with new joists, suitably treated to prevent insect attack. This approach is also to be adopted for suspended ground floor slabs, if identified.

4.12 Where existing ground bearing floors have sunken over time, this may be remedied using a levelling screed. It may, however, be useful to undertake isolated investigations/coring to determine the quality of the substrate below the slabs. It should, however, be noted that head height on the ground floor is limited, with approximate clear height of 1.8-2.0m throughout.

4.13 At the Southwestern end, the brick arch is to be propped and mortar joints repointed. Once the mortar is set, props to the arch may be removed. This will ensure no further movement of the masonry arch.

4.14 It should be noted that the existing building has been without heating for some time. As is the case with timber (and timber framed properties), when heating is reintroduced, there is likely to be thermal movement. This may lead to cracks appearing in the existing structure. The structure is to be carefully monitored throughout this transition phase and addressed where necessary with repointing/making good masonry where necessary.

4.15 Vegetation continues to grow on the rear elevation of the building. This has extended to eaves level and chimney stacks beyond. There is a risk that this vegetation will continue to grow into the building via the timber roof rafters and tiles, which could lead to further damage in time. Chimney stacks appear sound currently but ongoing growth may cause future issues. It is recommended that climbing vegetation is removed to prevent further issues. The most effective method to achieve this is to cut the vegetation at low level and apply a weed killer to prevent further growth. Once the plants have died, the branches may be carefully removed from the building to limit damage to the structure.

5. Appendix A – Photos (2017 v 2024 v 2026)



Photograph 1a [Timber Beam in Cell 1, Ground Floor, 2017]



Photograph 1b [Timber Joists in Cell 1, Ground Floor, 2017]



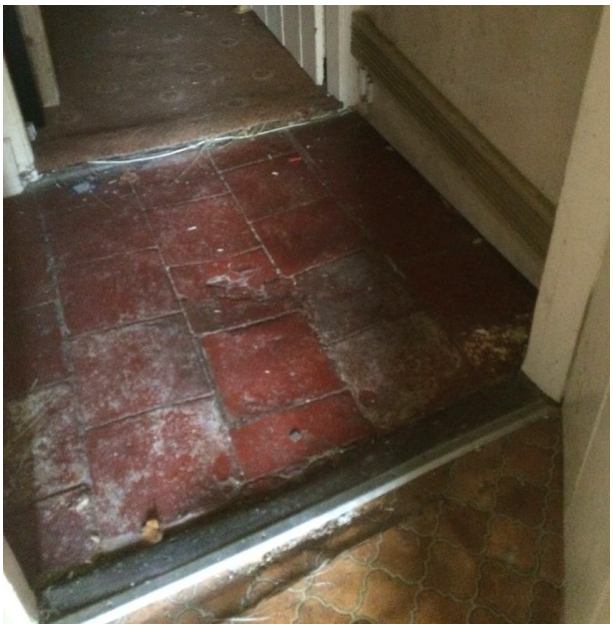
Photograph 1c [Timber Joists in Cell 1, Ground Floor, 2024]



Photograph 1d [Timber Joists in Cell 1, Ground Floor, 2026]



Photograph 1e [Timber Beam in Cell 1, Ground Floor, 2026]



Photograph 2a [Sunken Ground Floor Slab, 2017]



Photograph 2a [Sunken Ground Floor Slab, 2026]



Photograph 3a [Crumbling Wall in Cell 1, Ground Floor, 2024]



Photograph 3b [Crumbling Wall in Cell 1, Ground Floor, 2026]



Photograph 4a – [Timber Frame & Masonry Infill, Cell 2, Ground Floor 2017]



Photograph 4b – [Visible apertures in Masonry, Cell 2, Ground Floor 2017]



Photograph 4c [Visible apertures in Masonry, Cell 2, Ground Floor, 2024]



Photograph 4d – [Timber Frame & Masonry Infill, Cell 2, Ground Floor 2026]



Photograph 5a [Floorboards in Inner-West Cell, 2017]



Photograph 5b [Floorboards in Inner-West Cell, 2017]



Photograph 5c [Floorboards in Inner-West Cell, 2026]



Photograph 6a [Rear Monopitch Extension, 2017]



Photograph 6b [Rear Monopitch Extension, 2024]



Photograph 6c [Rear Monopitch Extension, 2026]



Photograph 6d [Rear Monopitch Extension, 2026]



Photograph 7a [Cracked Timber Beam, 2017]



Photograph 7b [Cracked Timber Beam, 2024]



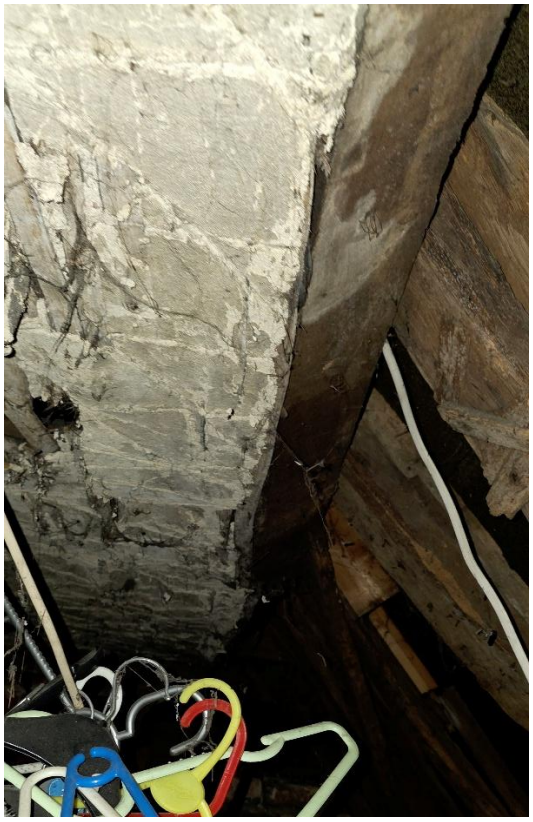
Photograph 8a [Damp, First Floor, East Corner, 2017]



Photograph 8b [Damp, First Floor, East Corner, 2024]



Photograph 9a [Timber Rafters, 2017]



Photograph 9b [Timber Rafters, 2026]



Photograph 10a [Separation of timber frame and masonry, Cell 1, First Floor, 2024]



Photograph 10b [Separation of timber frame and masonry, Cell 1, First Floor, 2026]



Photograph 11a [Cracking at eaves level, Cell 1, First Floor 2024]



Photograph 11a [Cracking at eaves level, Cell 1, First Floor 2026]



Photograph 12a [Roof Ridge Line, 2017]



Photograph 12b [Roof Ridge Line, 2026]



Photograph 13a [External Masonry Wall, 2017]



Photograph 13b [External Masonry Wall, 2026]



Photograph 13c [External Masonry Wall, 2024]



Photograph 13d [External Masonry Wall, 2026]



Photograph 13e [External Masonry Wall, 2024]



Photograph 13f [External Masonry Wall, 2026]



Photograph 13g [External Masonry Wall, 2026]



Photograph 13h [External Masonry Wall, 2026]



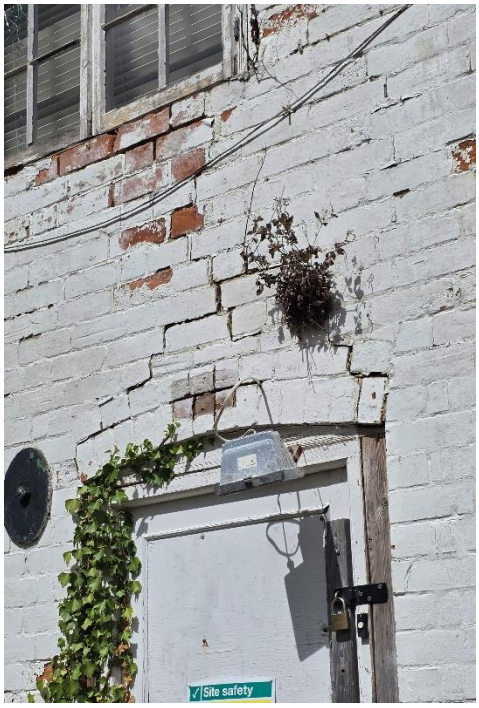
Photograph 14a [Monopitch Roof, 2017]



Photograph 14b [Monopitch Roof, 2026]



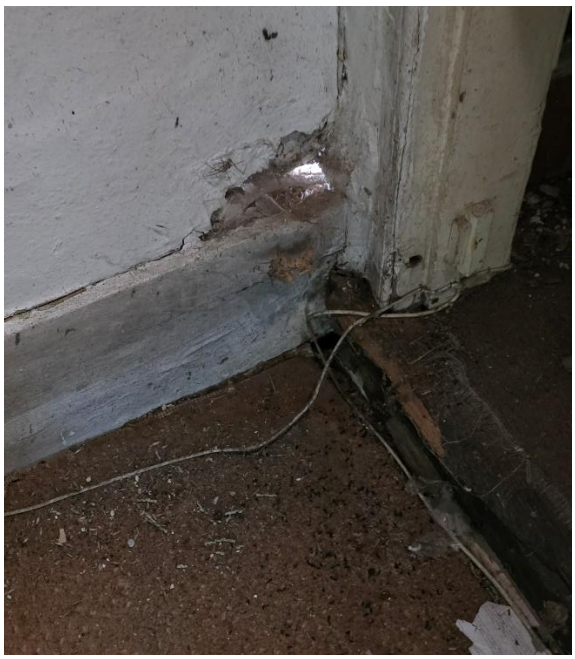
Photograph 15a [Cracking Above Masonry Arch, 2017]



Photograph 15b [Cracking Above Masonry Arch, 2026]



Photograph 16 [Vegetation Damage to Entrance Steps, 2026]



Photograph 17 [Aperture in External Wall, Cell 4, 2026]



Photograph 18 [Cracking to Gabel Wall, Cell 4, 2026]



Photograph 19 [Cracking to Chimney Stack, Cell 2, 2026]



Photograph 20 [Cracking Below 1F Window, Cell 1, 2026]



Photograph 21 [Movement of Timber Frame, 1F Cell 2, 2026]



Photograph 22 [Cracking to External Wall Junction, 1F Cell 1, 2026]



Photograph 23 [Substrate Below GF Slab Viewed from Cracked Masonry Plinth, 2026]



Photograph 24 [Rear Elevation, 2026]



Photograph 24 [Front Elevation, 2026]

6. Terms, Conditions & Limitations of Report

1. General

This report is confined to an inspection of the structural elements of the property only. Therefore, the report excludes any inspection or comment on electrical and mechanical installations, decorative conditions, damp proofing, non-structural timber fixtures, fittings, mouldings, coverings, windows, finishes, etc., and all other non-structural matters.

The purpose of this report is limited to an opinion on the structural condition of the property. We shall only report upon those structural defects that may materially affect the stability of the property and provided that these defects are reasonably detectable at the time of our inspection. Whilst we will use all reasonable skill and care in preparing this report, it should be appreciated that we cannot offer any guarantee that the property will be free from future defects or that existing ones will not suffer from further deterioration.

2. Roof Structures

It should be noted that roofs and roof timbers can be subject to deterioration, and it would be necessary for you to make specific arrangements for the inspection of this area if you require confirmation about the condition.

3. Unexposed Parts

Internal inspection is made within the limits of ready accessibility, and it is not normal practice to lift floor coverings or floorboards, remove panels or plaster, or move heavier items of furniture. Consequently, we have not been able to inspect woodwork or any other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect. Such unexposed parts may contain problems, and you would need to make special arrangements for these areas to be investigated (where practicably possible) if you require confirmation about their condition.

4. Foundations

Where trial holes are excavated as part of a structural report, the condition of the footing and the founding soil relates only to the point of excavation and does not necessarily guarantee a continuation of the same conditions throughout the non-inspected areas of the structure. Whilst such trial pits will usually provide a reasonable indication as to the general state of the foundations and ground conditions, these cannot be determined with complete certainty. However, more detailed investigations could be carried out if we are so instructed.

5. Monitoring

Where the stability of a structure has been confirmed as a result of a series of monitoring readings during a given period of time, this does not guarantee the future stability of the structure beyond the monitoring period.

6. Disclosure to a Third Party

This report may not be relied upon by a third party for any purpose without the written consent of this practice. Furthermore, this report has been prepared and issued specifically for the benefit of the addressee and no responsibility will be extended to any third party for the whole or any part of its contents.

7. Methane/Radon

Testing for or enquiry about possible Methane presence from geological or organic sources, or the presence of or susceptibility to Radon Gas, have not been carried out as part of the structural report. Whilst the presence of such gases in harmful amounts is not a common occurrence, you should consider whether you wish such a test to be carried out since this may well affect the future value of the property/site and any prospects for future development.

8. Statutory Requirements

Enquiries with local or statutory authorities have not been carried out. Whilst attention may be drawn to any apparent breaches of statutory requirements relative to the building or site, the absence of any such comment does not imply compliance with such requirements.

9. Method of Inspection

External inspection of the building has been carried out from ground level by visual and optical sighting. This method means that parts of the structure may be incapable of inspection, and we cannot confirm that they are free from defect. Special arrangements (where practicably possible) would need to be made before inspection of these areas could take place.

10. Contamination

The property and site have not been tested for any form of contamination, pollution or any other environmental impairment and we are unable to make any comment in this regard. However, such matters are an important consideration and may well affect the value of the property/site and any prospects for future development. Specific environmental audits can be arranged with appropriate specialists in this field.

11. Trees and Shrubs

Where there are trees and shrubs in close proximity to the property then there may be a risk of possible subsidence problems in the future and advice should be sought from an Arboricultural Association approved Tree Surgeon on the need for tree and shrub reduction or removal.