

1 March 2019
MIK/VG/097420.00028/63284269.01

Report on title – Chiswick High Road, Hounslow W4 3AS

Dated 1 **March 2019**

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1 Interpretation

The following terms are used in this report:

Benefits: any right, easement, restriction, stipulation, restrictive covenant, mining or mineral right, franchise or other interest that benefits the Property.

Incumbrances: any right, easement, restriction, stipulation, restrictive covenant, mining or mineral right, franchise or other interest to which the Property is subject.

Property: the property described in *Paragraph 4.* of this report.

Owner: Transport for London of 55 Broadway, London SW1H OBD.

2 Scope of the review and limitation of liability

- 2.1 This report has been prepared for the sole benefit of you, Transport for London, in connection with your proposed development and disposal of the Property and for no other purpose.
- 2.2 This report is addressed to the Owner for its exclusive use. It must not be relied on by or made available to any other party without our written consent.
- 2.3 The report is based on our review of the title documents, search results, planning documents and replies to pre-contract enquiries you have provided.
- 2.4 We have not inspected the Property and are unable to advise on the physical condition of the Property.
- 2.5 We have made no enquiries of the actual occupiers of the Property and have not taken any steps to verify independently the information supplied by you in replies to enquiries.
- 2.6 We express no opinion on the commerciality of the transaction. We are unable to advise on the value of the Property. We recommend that you have the Property professionally valued. You should ensure that the valuer is aware of the matters mentioned in this report, as they may affect the value.

3 Executive summary

This is a summary of the major issues that we think should be brought to your attention:

- 3.1 The plans attached and marked "Drainage and Water search plans" at *Annex B* indicates that there is a public sewer, surface water, disposal main or lateral drain within the boundaries of the Property and results of the search are at paragraph 7.4 below. **Note: Any development proposals should take into account and liaise with Thames Water.**
- 3.2 The plans attached and marked "Cadent Gas Search" at *Annex B* shows the location of the Cadent Gas Ltd infrastructure within the boundaries of the Property and the results of search are at paragraph 7.6 below. The results of the search revealed that Cadent Gas Infrastructure is affected. The Property may also be subject to the provisions of an easement or wayleave agreement which may prevent the erection of permanent/ temporary buildings, or structures etc.

There may also be rights reserved for apparatus granted to other utility companies within the vicinity of the Property. The registered titles of the Property do not reveal any registered easements or wayleave agreement. **Note: Any development proposals should take into account and liaise with Cadent Gas.**

- 3.3 The plan attached and marked "BT Infrastructure Search Plan" at [Annex B](#) shows the location of BT apparatus located within the boundaries of the Property (see cabinet box symbols). **Note: Any development proposals should take into account and liaise with BT.**
- 3.4 The plans attached and marked "Scottish & Southern Electricity Networks Plan" at [Annex B](#) which shows electric lines and/or electrical plant belonging to Scottish and Southern Energy within the boundary of the Property. **Note: Any development proposals should take into account and liaise with BT.**
- 3.5 The results of the Highways Search show that part of the Property is designated as "Adopted Amenity" which means it is a piece of land that is owned, managed and maintained by the Council. Please see attached the plan "Highways Search Plan" at Annex B which shows the Adopted Amenity area coloured green. **Note: In respect of the area which is Adopted Amenity and registered title of the Owner an application for a Stopping- Up Order will need to be made alongside the planning application.**

4 The Property

- 4.1 The Property is the land and buildings known as 517, 519, 521 and 523 Chiswick High Road, Hounslow.
- 4.2 A plan showing the Property edged in red is attached as [Annex A](#).
- 4.3 The Property is registered at the Land Registry under freehold title numbers MX344461, MX221202 and MX198987. The plan for each title is also attached at [Annex A](#). The class of title is absolute freehold title. Absolute title is the best class of title available.
- 4.4 The registered owner of the Property is the Owner.

5 Matters benefiting the property

The Property does not enjoy any benefits.

6 Matters burdening the property

The Property is not subject to any Incumbrances.

7 Search results

7.1 Index map search

An index map search confirms whether a property is registered at the Land Registry (and, if so, the title number(s) under which it is registered). If a property is not registered, an index map search will show whether a property is subject to any pending applications for registration or any cautions against first registration.

The result of our index map search confirmed that the Property is registered under the title number(s) stated in [Paragraph 4.3](#) of this report.

7.2 Local land charges search

A search of the local land charges register shows matters such as compulsory purchase orders, tree preservation orders, planning enforcement notices and financial charges registered against a property. You should note that the search result provides a snapshot of the register on the date of the search. Local land charges registered after the date of the search will still bind a property.

The local land charges search was provided by Hounslow London Borough Council on 19 December 2018. The result of the search revealed that the Property was designated as being in a Smoke Control Area pursuant to Section 11 of the Clean Air Act 1956 on 15 April 1966.

No other Local Land Charges are registered against the Property.

7.3 Local authority search (including any optional and additional enquiries)

A local authority search reveals important information about a property, such as planning permissions and building regulation consents, proposals for road schemes, environmental and pollution notices and whether any part of the property is registered as common land or as a town or village green. A local authority search only reveals matters that affect the property being searched against. It will not disclose matters that affect neighbouring properties.

The local authority search was provided by Hounslow London Borough Council on 19 December 2018. The result of the search revealed the following information:

Chiswick High Road is a highway maintainable at public expense.

No part of the Property is registered as common land or as a town or village green. The possibility of land being common land or a town or village green is significant, as the land may be subject to third party rights and the owner's ability to use or develop the land may be restricted. Even if land is not registered as common land or a town or village green at the date of the search, it is possible for common land or new town or village greens to be registered in some circumstances.

The Property is subject to a CIL charging Schedule.

7.4 Drainage and water enquiries

The replies to drainage and water enquiries show whether a property is connected to the mains water supply and mains drainage. The replies may also show the location of public sewers within the boundary of a property and other such matters that may restrict development.

Replies to the drainage and water enquiries were provided by Thames Water on 10 December 2018. The replies revealed the following information:

The search does not reveal whether foul and surface water from the Property drain to a public sewer as this is a plot of land which is vacant. As the enquiries relate to a plot of land which is vacant, it is recommended that the drainage proposals are checked with the developer. A copy of the sewer map plan is Plan 2 at [Annex B](#).

Please see the public sewer map on the plans marked "Drainage and Water Search Plans" at [Annex B](#) which indicates that there are no sewers within 30.48 metres (100 feet) of any buildings within the Property.

The Search does not confirm whether the Property is connected to the mains water supply on a metered basis as this is a plot of land which is vacant.

Please see a map of the waterworks on the plans marked "Drainage and Water Search Plans" at [Annex B](#) which indicates that there are water mains, resource mains or discharge pipes within the boundaries of the Property.

7.5 Chancel repair search

A chancel repair search shows whether the owner of a property may be liable to contribute towards the cost of repairs to the chancel of a parish church. We would advise you not to contact any parish churches directly in relation to chancel repair liability, as this may limit the availability of indemnity insurance.

The chancel repair search was provided by Chancel Check on 5 December 2018. The result of the search showed that the Property is not within the historical boundary of a parish which continues to have a potential chancel repair liability.

7.6 Utility search National Grid Gas

The gas search was provided by Cadent Gas Ltd on 7 December 2018. The results of that search revealed that Cadent Gas Ltd infrastructure is affected. The Property may be subject to the provisions of an easement or wayleave agreement which may prevent the erection of permanent/ temporary buildings, or structures etc. There may also be rights reserved for apparatus granted to other utility companies within the vicinity of the Property. The registered titles of the Property do not reveal any registered easements or wayleave agreement. ***The Owner confirms it does not have any further information.*** A copy of the plan produced by Cadent showing the location of the apparatus within the boundaries of the Property is attached and labelled "Cadent Gas Search Plan" at [Annex B](#).

7.7 Utility search National Grid Electric

The search was provided by National Grid Electric on 7 December 2018. Nothing was disclosed within the Property.

7.8 Utility search BT Infrastructure

The BT Infrastructure search was provided by BT on 5 December 2018. Please see the plan attached and labelled "BT Infrastructure Search Plan" at [Annex B](#) which shows BT apparatus located within the boundaries of the Property – see cabinet and box symbols.

7.9 Utility search BT Wayleave

The search was provided by BT Openreach on 13 December 2018. Nothing was disclosed within the Property.

7.10 Regional Electric Search

The Regional Electric search was provided by Scottish and Southern Energy on 7 December 2018. Please see attached the plan labelled "Scottish & Southern Electricity Networks Plan" at *Annex B* which shows electric lines and/or electrical plant belonging to Scottish and Southern Energy within the boundary of the Property.

7.11 Highways Search

The Highways Search dated 20 December 2018 confirms that the Property directly abuts Clarence Road which is a publicly adopted highway and Chiswick High Road (North Circular Road) which is maintained by Transport for London. The results of the Highways Search show that part of the Property is designated as "Adopted Amenity" which means it is a piece of land that is owned, managed and maintained by the Council. Please see attached the plan "Highways Search Plan" at *Annex B* which shows the Adopted Amenity area coloured green. In respect of the area which is Adopted Amenity and registered title of the Owner an application for a Stopping-Up Order will need to be made alongside the planning application.

8 Replies to pre-contract enquiries

You should note the following information provided by the Seller in their replies to our pre-contract enquiries:

- 8.1 Reply 4.3 – The Property contains paths accessible to the public.
- 8.2 Reply 27 and 29.1 – the Owner has not exercised a VAT option to tax over the Property.

9 Conclusion

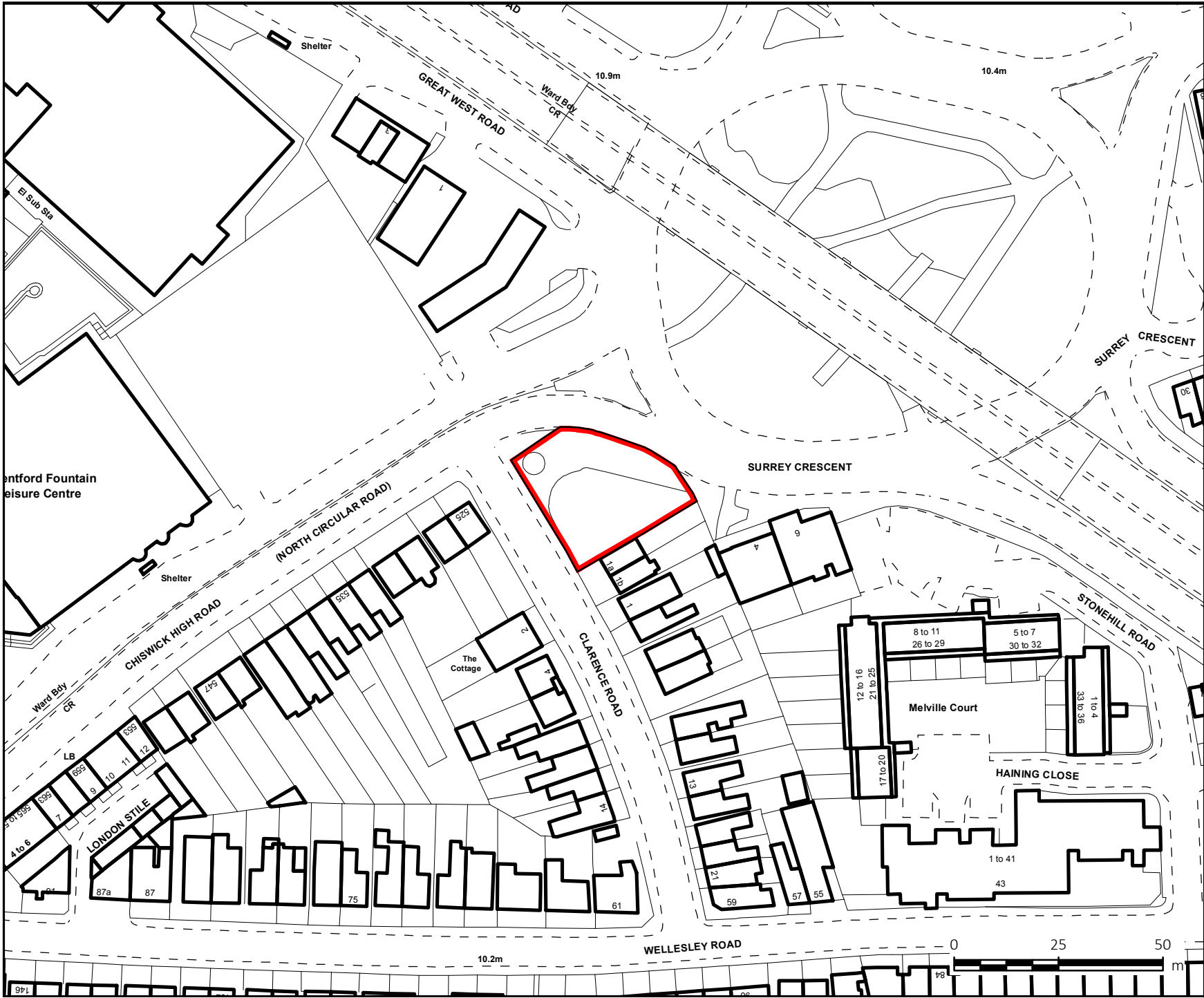
Subject to the matters referred to in this report, we are of the opinion that the Property has good and marketable title.

Dentons UK and Middle East LLP

Signed Dentons UK and Middle East LLP

Dated.....1 March 2019

Annex A: Plan of the Property

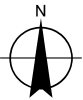


TfL Operational Property
Commercial Development
Finance Directorate
55 Broadway
London SW1H 0BD

MAYOR OF LONDON

Land at
Chiswick High Road

Date	29/11/2018
Initials	REM
Drg. No.	PAR
Rev	A
Scale	1:1,250 at A4

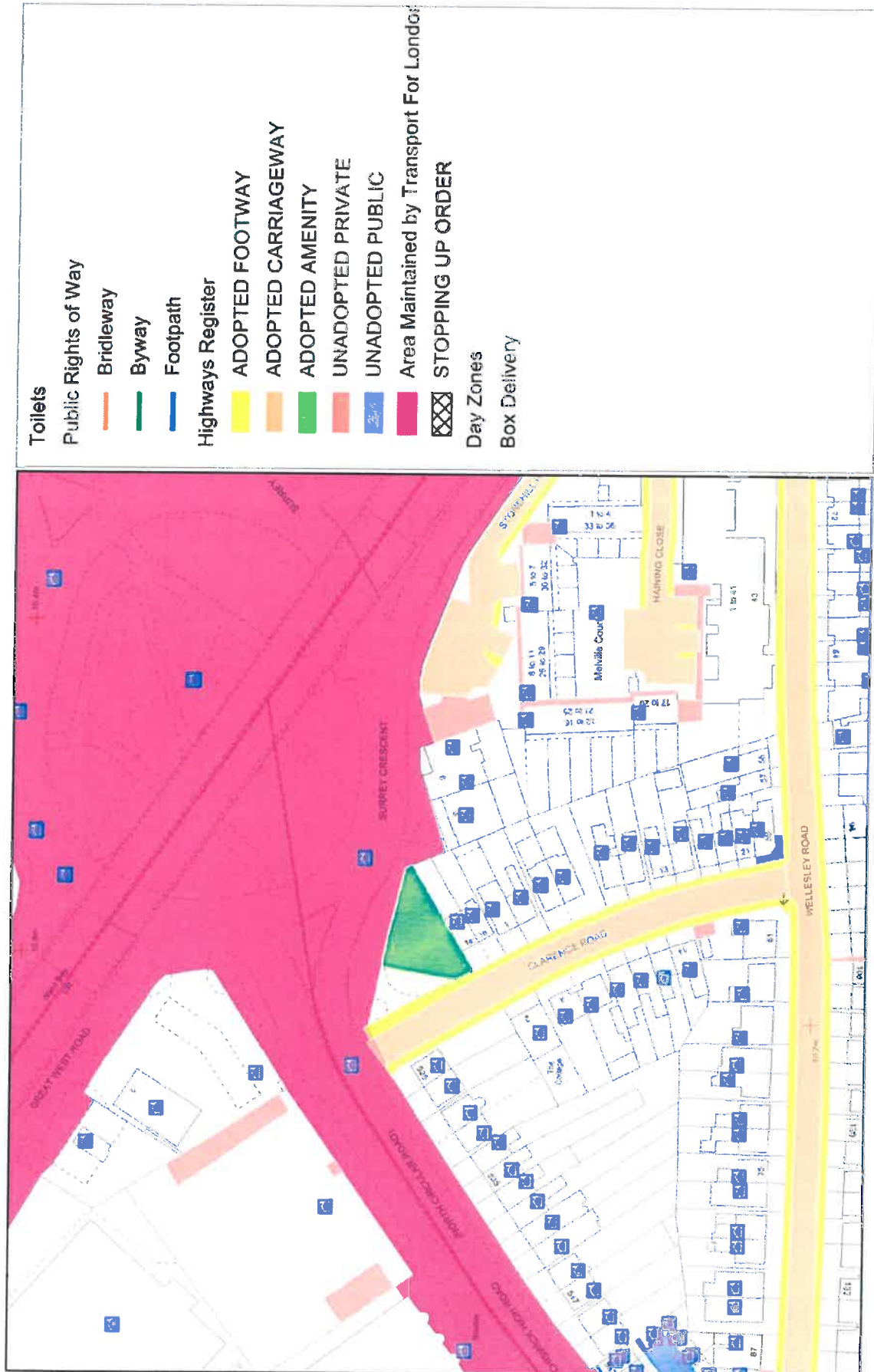


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any of the information it
contains may be copied
or communicated to
third parties without
written permission.

Coordinate System: British National Grid

Annex B: Search plans

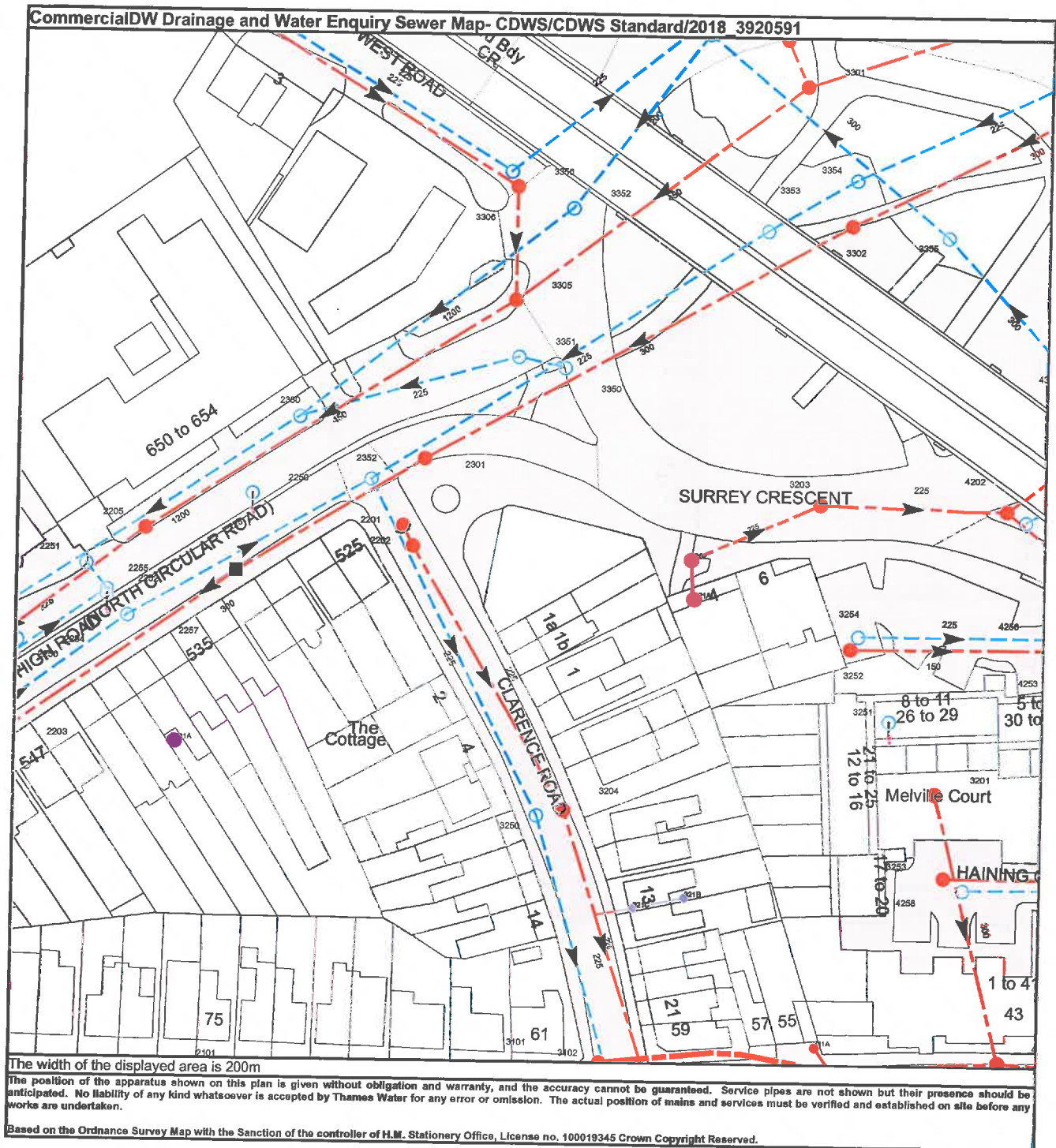
Chiswick High Road, Hounslow, W4 3AS



1:1250

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Drainage and Water Search Plans



NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no survey information is available.

Manhole Reference	Manhole Cover Level	Manhole Invert Level
3202	10.37	7.84
321A	n/a	n/a
3359	10.7	4.2
3353	10.98	7.73
3303	10.7	5.98
3301	10.81	5.81
3203	9.99	7.36
3302	10.9	6.4
3354	10.9	7.9
3252	n/a	n/a
3254	n/a	n/a
3251	9.66	n/a
3201	9.73	6.43
3355	10.88	5.58
4202	10.19	6.19
4252	10.26	8.77
2252	9.72	n/a
2255	9.73	7.59
2257	9.74	7.39
2205	10.07	5.22
221A	n/a	n/a
2250	9.86	n/a
2350	10.35	3.9
2352	9.99	7.09
2201	10.28	8.95
2202	10.26	8.36
2301	10.24	6.54
3356	10.46	9.04
3306	10.47	6.09
3305	10.54	5.69
3351	10.83	n/a
3250	10.04	6.74
3350	10.37	8.24
3204	10.06	6.91
3352	10.29	4.1
2254	9.62	n/a
2251	10.05	7.63
3101	9.92	-4.32
321C	n/a	n/a
321B	n/a	n/a
311A	n/a	n/a
3253	n/a	n/a
4258	n/a	n/a
4107	9.44	4.99

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.



Sewer Key - Commercial Drainage and Water Enquiry

Public Sewer Types (Operated & Maintained by Thames Water)

	Foul: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	Surface Water: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	Combined: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	Trunk Surface Water
	Trunk Foul
	Storm Relief
	Vent Pipe
	Proposed Thames Surface Water Sewer
	Proposed Thames Foul Sewer
	Bio-solids (Sludge)
	Gallery
	Surface Water Rising Main
	Sludge Rising Main
	Vacuum

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'ne' or '0' on a manhole level indicates that data is unavailable.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve
	Dam Chase
	Fitting
	Meter
	Vent Column

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Control Valve
	Drop Pipe
	Ancillary
	Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Outfall
	Undefined End
	Inlet

- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Searches on 0118 925 1504.

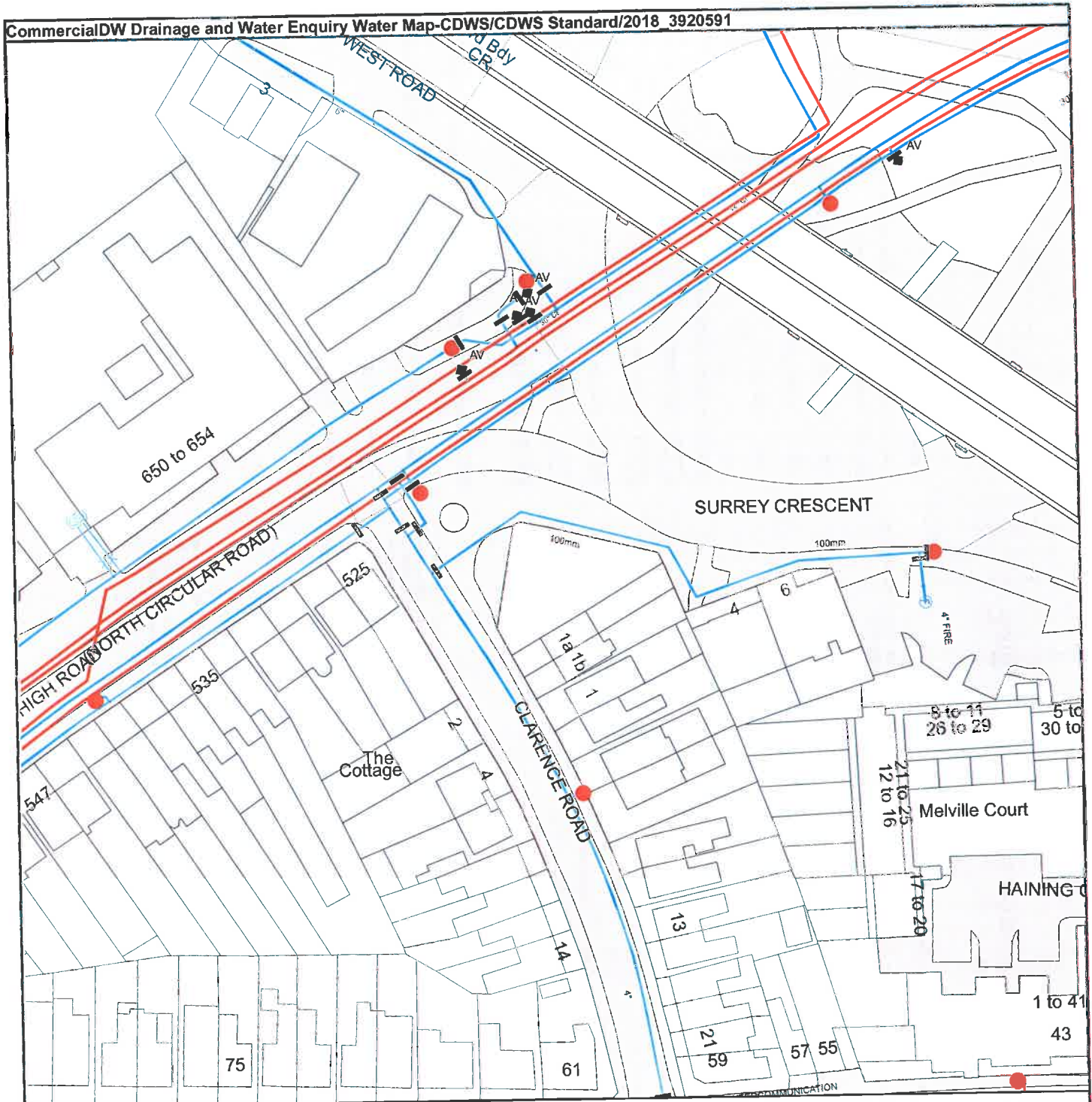
Other Symbols

Symbols used on maps which do not fall under other general categories

	Public/Private Pumping Station
	Change of characteristic indicator (C.O.C.I.)
	Invert Level
	Summit
Areas	
	Lines denoting areas of underground surveys, etc.
	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

	Foul Sewer
	Combined Sewer
	Culverted Watercourse
	Surface Water Sewer
	Gully
	Proposed
	Abandoned Sewer



The width of the displayed area is 200m

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



Waterworks Key - Commercial Drainage and Water Enquiry

Water Pipes (Operated & Maintained by Thames Water)

1" **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.

18" **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.

3" SUPPLY **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.

3" FIRE **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.

3" METERED **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.

Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.

Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Thames Water Utilities Ltd, Property Searches, PO Box 3189, Slough SL1 4W, DX 151280 Slough 13
T 0845 070 9148 E enquiries@thameswater.co.uk | www.thameswater.co.uk

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

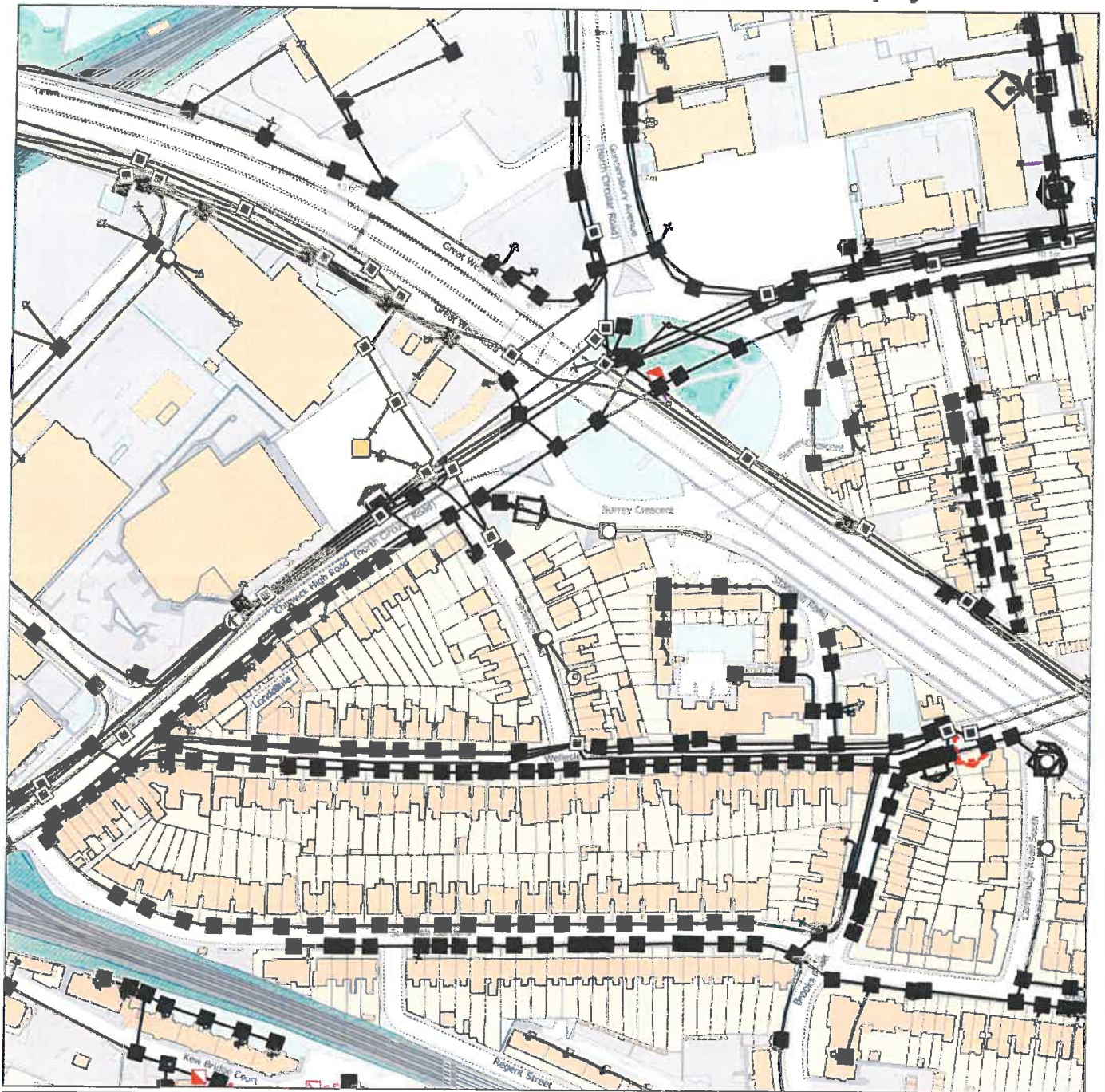
Other Symbols

- Data Logger

Other Water Pipes (Not Operated or Maintained by Thames Water)

Other Water Company Main: Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.

Private Main: Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

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KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling		Built	
Pole			Duct Tee		Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : WDC11291Y

Map Reference : (centre) TQ1932878278

Easting/Northing : (centre) 519328,178278

26" CI

MR-5108084

DR4 RLL5E0033110
14/05/07

700c

90 PE
MR-510919240

SCALE: 1:250

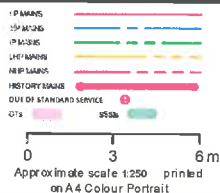
USER ID: Rachel Carnuthers

DATE: 12/7/2018

NRSWA RESPONSE

MAP REF: TQ 1978

CENTRE: 519313,178292



Some examples of plant items:



This plan shows those pipes owned by Cadent Gas Limited in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy hereof cannot be guaranteed. Service pipes, valves, syphons, slab connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Cadent

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OF THE CONTROLLER OF THE STATUTORY OFFICE
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Scottish & Southern Electricity Networks Ltd. It is to be used
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reproduced or used in any other way without the written
consent of the Controller of the Statutory Office.

Registered in England No. 04094200. Registered Office:
No. 1 Parkway Place, 43 Parkway Road, Reading, RG1 3BH

WEST LONDON

020-8606-6400

LV

Scale 1:1250

Date: 07/12/2018

Grid Ref: tq19317828

YOR

makalajefferies

Plot 2 of 2

UNCONTROLLED COPY

Subject to Revision without Notice

Template: SIAS NESWA BW A4 plot4

NORMAL DEPTH TO THE TOP OF THE
CABLE WHEN LAID.

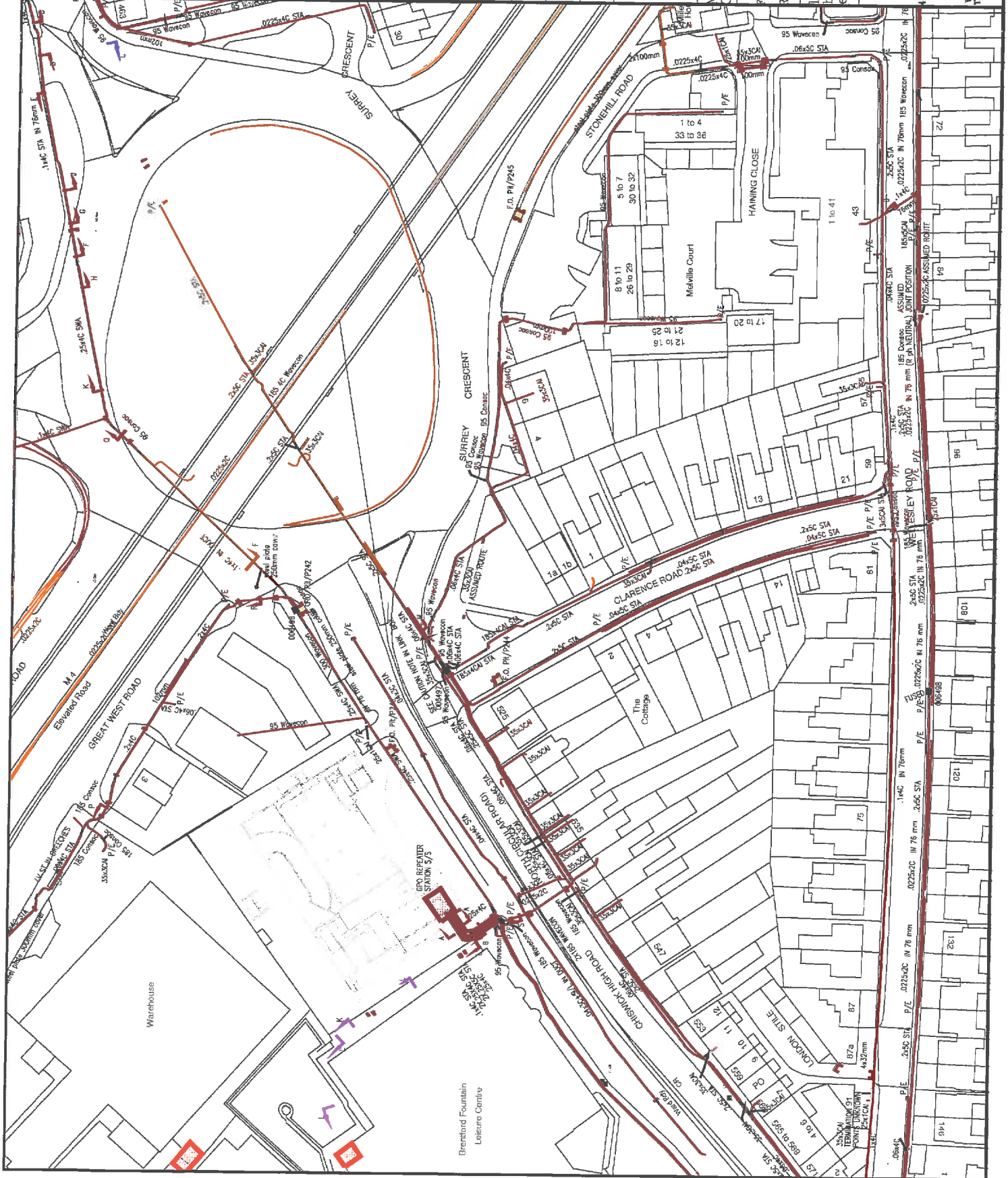
FOOTPATH 0.40m 0.45m 0.60m 0.75m
ROAD CROSSING 0.65m 0.80m 0.75m 0.90m

L.V./services - up to 1000V
- over 1000V to 11,000V
e.h.v. -22,000V and 132,000V

WARNING

There may have been subsequent alterations to
the surface levels. Trial holes must be taken to
determine positions and depths of cables. If (G)
border from the Health and Safety Executive -
Any danger from buried cables - should be
consulted immediately before any excavation work
(available from the HSE)






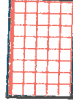


















WHEN WORKING IN THE VICINITY OF OVERHEAD LINES
THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD
BE CONSULTED
(AVAILABLE FROM THE HSE)



GIS ELECTRIC SYMBOLS (SOUTH)

	LV UNDERGROUND SERVICE CABLE		POLE
	LV UNDERGROUND MAINS CABLE		POLE MOUNTED TRANSFORMER
	2KV-3.3KV UNDERGROUND CABLE		SUBSTATION
	6.6KV UNDERGROUND CABLE		LINK BOX
	11KV UNDERGROUND CABLE		PILLAR
	22KV UNDERGROUND CABLE		MAJOR PIPELINE
	33KV UNDERGROUND CABLE		ASSUMED ROUTE
	66KV UNDERGROUND CABLE		CROSS SECTION
	132KV UNDERGROUND CABLE		DUCTING
	LV OVERHEAD LINE		FLYING STAY
	2-3.3KV OVERHEAD LINE		PME EARTH
	6.6KV OVERHEAD LINE		NEUTRAL EARTH
	11KV OVERHEAD LINE		OIL/GAS GAUGE
	22KV OVERHEAD LINE		OIL/GAS TANK
	33KV OVERHEAD LINE		BALANCER
	66KV OVERHEAD LINE		REGULATOR
	132KV OVERHEAD LINE		PIT
	FIBRE OPTIC CABLE		SCHEMATIC CONNECTOR
	PILOT CABLE		SUPPLY LOCATION-PROPERTY
	CIRCUIT BREAKER		SUPPLY LOCATION-OTHER
	SWITCH DISCONNECTOR		SUPPLY LOCATION-STREET FURNITURE
	POLE BOX		
	STRAIGHT JOINT		
	TEE JOINT		
	TRIFURCATING JOINT		
	POT END JOINT		
	CAPPED END JOINT		
	SEALING END JOINT		
	SERVICE CONNECTOR JOINT		
	D/H CONNECTOR JOINT		
	WALL BOX JOINT		

GIS ELECTRIC SYMBOLS (NORTH)

	FIBRE OPTIC CABLE		LINK BOX
	PILOT CABLE		PILLAR
	6.6/11kV UNDERGROUND CABLE		SUBSTATION
	33kV UNDERGROUND CABLE		
	132kV UNDERGROUND CABLE		
	LOW VOLTAGE UNDERGROUND CABLE		WATER PIPELINE
	6.6/11kV OVERHEAD LINE		OIL PIPELINE
	33kV OVERHEAD LINE		GAS PIPELINE
	132/275kV OVERHEAD LINE		SWITCH DISCONNECTOR
	LOW VOLTAGE OVERHEAD LINE		CIRCUIT BREAKER
	POLES		SUPPLY POINT
	TOWER		
	POLE TERMINATION		
	JOINTS		
	DUCTING		

GIS Gas Symbols

 Medium Pressure Pipe

 Low Pressure Pipe

 Gas Ducting

 Gas Supply Point

 Gas Joint


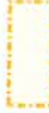























 End Closure

 Pressure Reduction Station

 Gas Utility Connection Point

 Valve

GIS Environmental Guide

Countryside Agency	English Nature/Scottish Natural Heritage
	
Areas of Outstanding Natural Beauty (AONB)	Site of Special Scientific Interest (SSSI)
	
National Park	National Nature Reserve (NNR)
Environment Agency	
	RAMSAR
Borehole	Special Area of Conservation (SAC)
	
Water Extraction Point	Special Protection Area (SPA)
	
Sensitive Waterway	Ancient Woodland
	
Source Protection Zone	
	
Vulnerability Zone	
Forestry Commission	Areas of Concern
	
Access	Contaminated
	
Ownership	Cadmium
	
	Methane
	
	Heavy Metal-Unclassified
	
	Asbestos
	
	Ordinance
	
	Mercury
	
	Restricted Access
English Heritage/Historic Scotland	
	
Monuments	
SEPA	
	
Flood Area	
	
Flood Location	