



**Bradgate
Surveying Ltd**

CUSTOMER / CLIENT

PROPERTY LOCATION

28a Gastons Road, Malmesbury, SN16 0BE

Reference: 20258321
Version: 1
Date Created: 30 October 2025

Bradgate Surveying Limited

Office 2, The Dairy, Newtown Grange Farm Business Park, Newtown Unthank
Leicestershire, LE9 9FL

Office: 0330 175 5670

E-mail: enquiries@bradgate.group

Website: www.bradgate.group

Site Investigation Report

Site Investigation Report

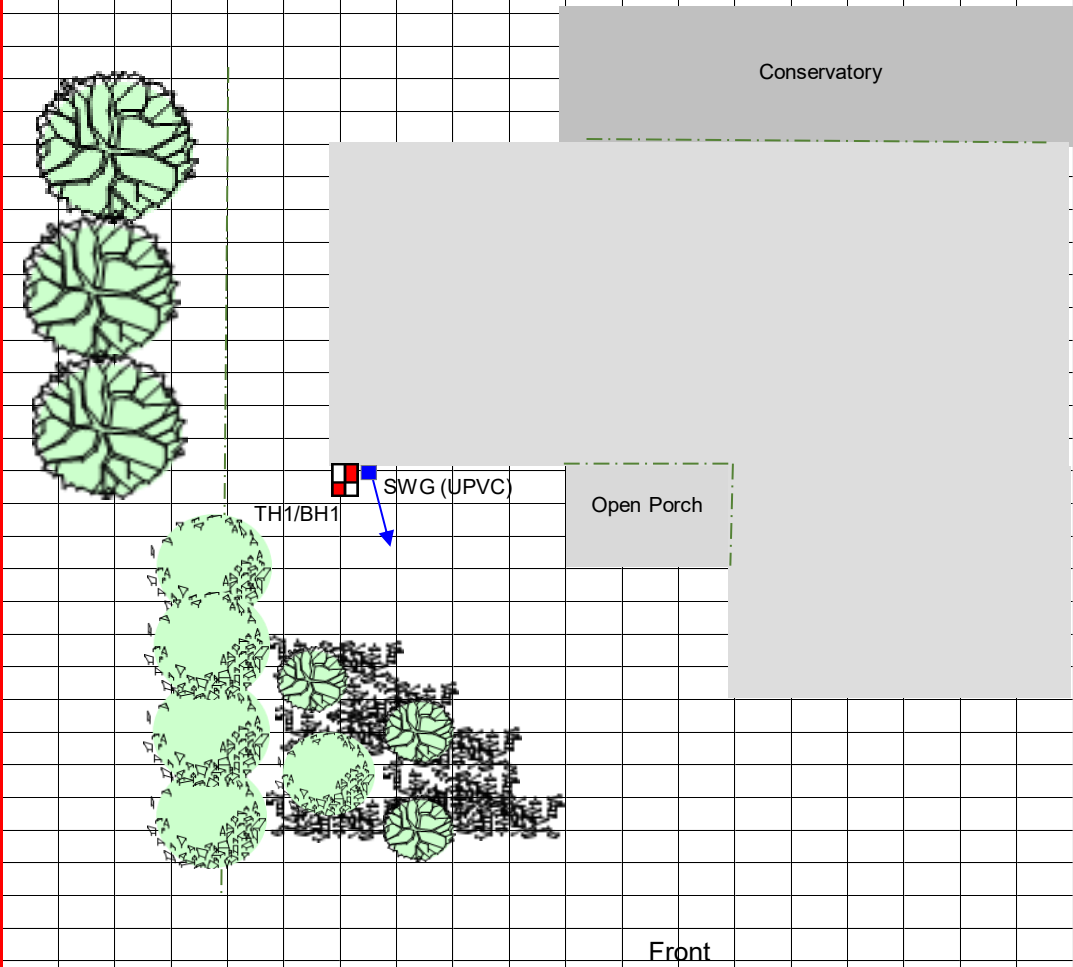
Site Plan

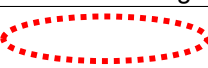


Site Plan Not to Scale

This plan is diagrammatic only and has been prepared to illustrate the general position of the property and its relationship to nearby drains and trees etc. The boundaries are not accurate, and do not infer or confer any rights of ownership or right-of-way.

 **Water Pressure**
Not Tested



Storm Surveyed	Storm Assumed	Foul Surveyed	Foul Assumed	TPBH	RBH	FWIC	SWIC	Area of Damage
								
FWG	RWG	SVP						

« 28a Gastons Road, Malmesbury, SN16 0BE »
20258321

Site Investigation Report

TPBH1



Client		B. Maule & Co.		Ref	20258321	
Name						
Address		28a Gastons Road City Malmesbury Postcode SN16 0BE				
Logged By: John Bonney		Date	Started: 06/10/2025		Trial Pit/Borehole Location Front left corner of property	
Site Team: John Bonney			Completed: 06/10/2025		Bore Type Hand Auger	
Trial Pit: 1			Backfilled: 06/10/2025		Groundwater Depth None noted	
Borehole No: 1					Total Depth of Boring: 3000mm	
Roots:				Roots observed		
Depth (m)	Sample Type	Sample Number	Shear Vane Reading	Blow Counts (blows/75mm)	Graphic Log	
0.0					Concrete blockwork to a depth of 670mm below ground	
0.1						
0.2						
0.3						
0.4						
0.5						
0.6						
0.7						
0.8						
0.9						
1.0						
1.1	D	1	42		Roots 1-6mm @ F/L	Dark brown claybound made ground @ F/L
1.2						
1.3						
1.4						
1.5	D	2	78		Roots H/L-1mm @ 1500mm	Mid greenish/brown silty clay to 1500mm
1.6						
1.7						
1.8						
1.9						
2.0	D	3	140+		Roots H/L-1mm @ 2000mm	Dark blue/grey silty clay to 2000mm
2.1						
2.2						
2.3						
2.4						
2.5	D	4	140+			Dark blue/grey silty clay to 2500mm
2.6						
2.7						
2.8						
2.9						
3.0	D	5	140+			Dark blue/grey silty clay to 3000mm with 10% gypsum crystals
3.1						
3.2						Borehole terminated @ 3000mm
3.3						
3.4						Dry on completion
3.5						
3.6						
3.7						
3.8						
3.9						
4.0						
4.1						
4.2						
4.3						
4.4						
4.5						
4.6						
4.7						
4.8						
4.9						
5.0						

Site Investigation Report

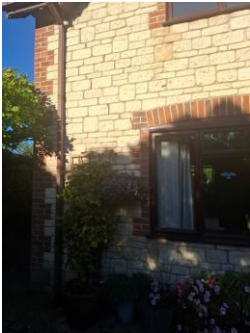
Site Images One



Completed By	John Bonney	Date	06/10/2025
Address	28a Gastons Road, Malmesbury, SN16 0BE		
Name		Ref	20258321



Front elevation of property



Front left corner of property



Location TP1



TP01 excavated



TP/BH01 underside



TP/BH01 samples



Roots within clay



BH01 samples bagged



BH01 roots taken



TP/BH01 reinstated



TP/BH01 reinstated



REPORT NUMBER:
BSL304

CLIENT:
Bradgate Surveying Ltd
Office 2, The Dairy
Newtown Grange Farm Business Park

SITE ADDRESS[†]:
28a Gastons Road,
SN16 0BE

DATE OF SITE VISIT[†]:
06 October 2025

DATE RECEIVED BY LABORATORY:
13 October 2025


Complied By:.....
L. Kirby - Office Administrator

Approved By:.....
J. Garrett - Director

DATE REPORTED:
20 October 2025



[†] Client supplied information.

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28443

Ref: SumRep (Issue 1, Rev 1 & Issued 01.10.25)

Laboratory Summary Results

Our Ref :BSL304

Location[†] :28a Gastons Road, SN16 OBE

Client:Bradgate Surveying Ltd

Address:Office 2, The Dairy, Newtown Grange Farm Business Park, Leicestershire, LE9 9FL

Date Sampled[†]:06/10/2025

Date Received :13/10/2025

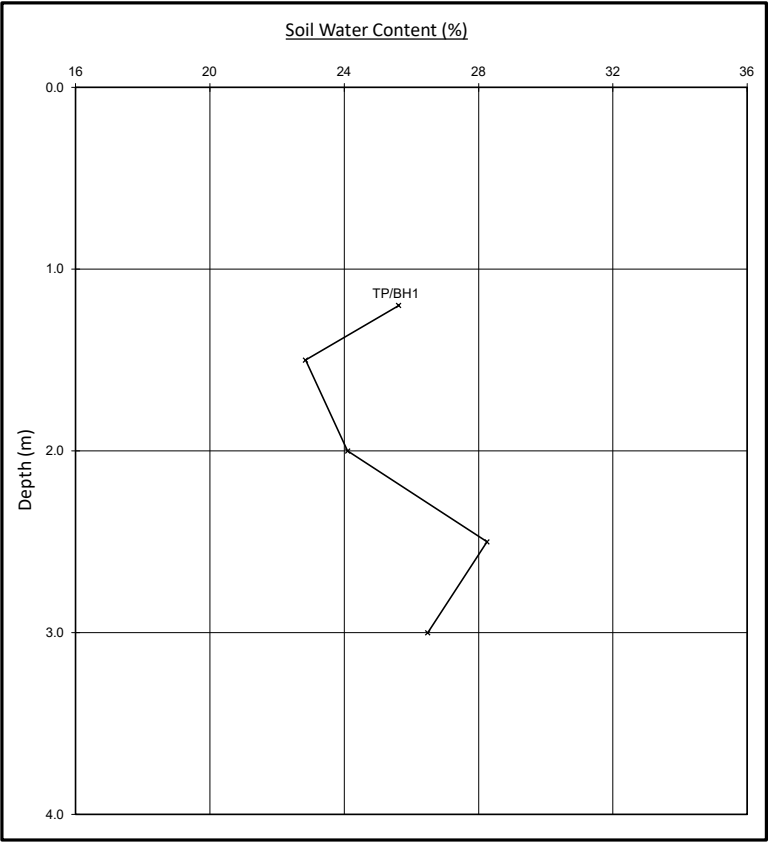
Date Tested :13/10/2025

Date of Report :20/10/2025

Sample Ref [†]		Type	Water	Soil	Liquid	Plastic	Plasticity	Liquidity	Modified	Soil	Filter Paper	Soil	Oedometer	Estimated	Roots	In situ	Organic	pH	Sulphate Content		Class [*]
TP/BH No [†]	Depth [†] (m)		Content	Fraction	Limit	Limit	Index	Index [*]	Plasticity	Class [*]	Contact Time (d)	Sample Suction (kPa) [8]	Strain [9]	Heave Potential (Dd) (mm) [10]	Present or No Roots Observed ^{*†} [11]	Shear Vane Strength ^{*†} (kPa) [12]	Matter O.M (%) [13]	Value [14]	(g / l)		
				> 0.425mm (%) [2]	(%) [3]	(%) [4]	(%) [5]	[5]	Index [*] (%) [6]										[7]	[15]	
1	U/S 1.2	D	25.6	11	60	10	50	0.31	44	CH											
	1.5	D	22.8	<5	62	13	49	0.20	49	CH											
	2.0	D	24.1	<5	58	16	42	0.19	42	CH											
	2.5	D	28.3	<5																	
	3.0	D	26.5	<5	61	17	44	0.22	44	CH											

Water Content Profiles

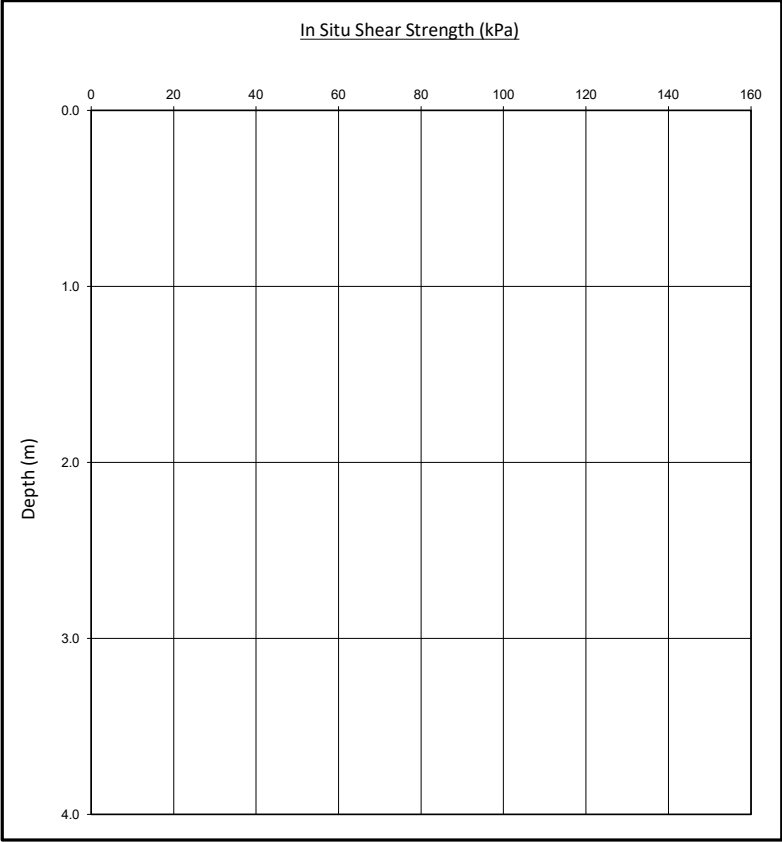
Our Ref : BSL304
Location† : 28a Gastons Road, SN16 0BE
Work carried out for: Bradgate Surveying Ltd
Office 2, The Dairy, Newtown Grange Farm Business Park, Leicestershire, LE9 9FL



Notes
1. If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clay) at shallow depths.

Shear Strength Profiles

Date Sampled† : 06/10/2025
Date Received : 13/10/2025
Date Tested : 13/10/2025
Date of Report : 20/10/2025



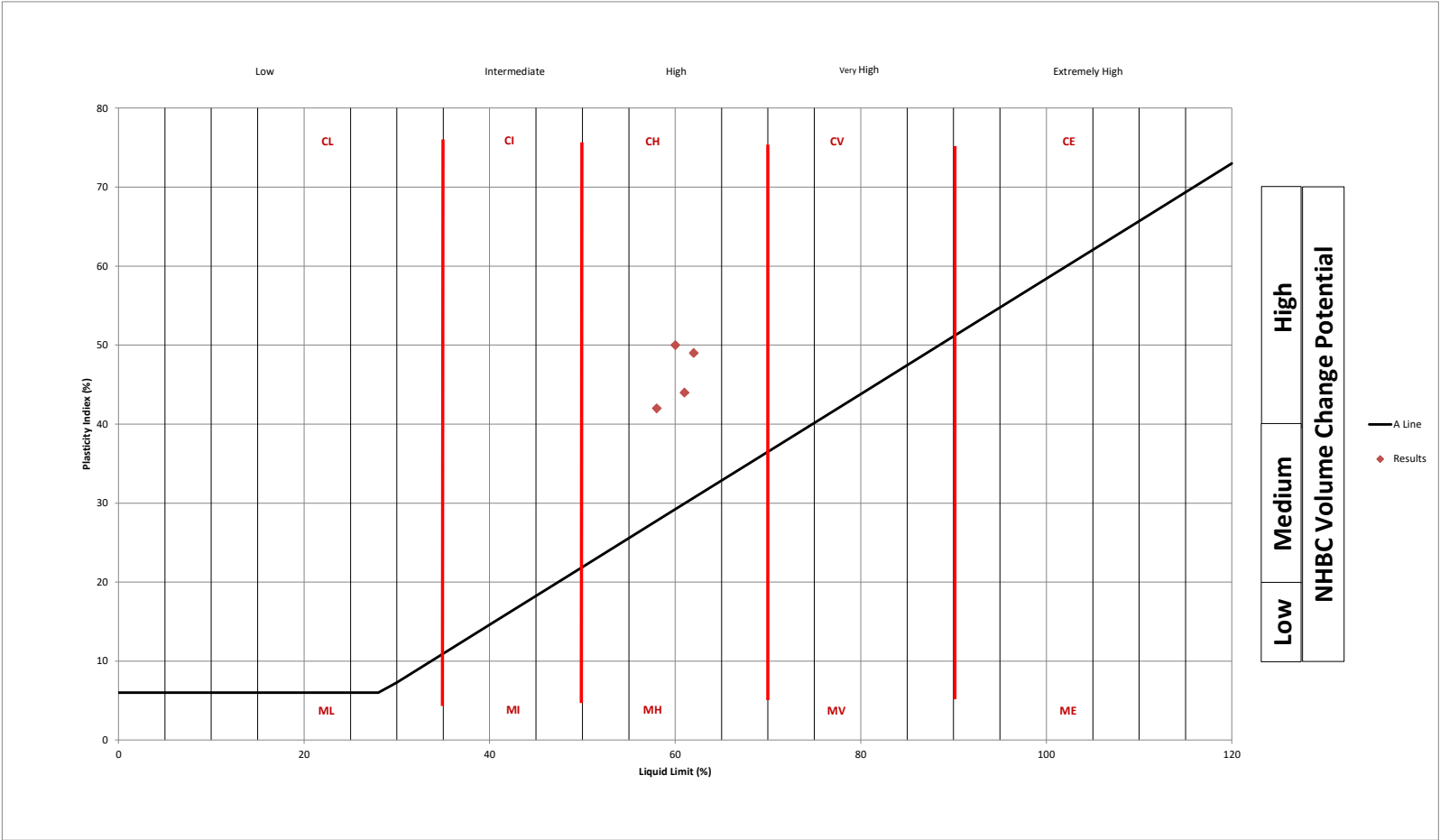
Note
1. Values of Shear Strength were determined in situ by use of a pilcon hand vane of which is limited to a maximum reading of 120 kPa*.

† Client supplied information.

Plasticity Chart

Our Ref : BSL304
Location¹ : 28a Gastons Road, SN16 0BE
Work carried out for: Bradgate Surveying Ltd
Office 2, The Dairy, Newtown Grange Farm Business Park, Leicestershire, LE9 9FL

Date Sampled¹ : 06/10/2025
Date Received : 13/10/2025
Date Tested : 13/10/2025
Date of Report : 20/10/2025



Comments:
1. Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index (Non UKAS).

¹ Client supplied information.

End of Report

Bradgate Surveying Ltd
Office 2, The Dairy
Newtown Grange Farm Business Park
Newtown Unthank
Leicestershire
LE9 9FL

Intec
Parc Menai, Bangor,
Gwynedd, North Wales
LL57 4FG
Tel: 01248 672652
Fax: 01248 672601

ROOT IDENTIFICATION

28a Gastons Road,

Client Reference: BSL
Report Date: 14 October 2025
Our Ref: R62544

Sub Sample	Species Identified		Root Diameter	Starch
TP/BH1:				
FL	Leguminosae spp.	1	5 mm	Abundant
1.5m	Leguminosae spp.	2	<1 mm	Moderate
2m	broadleaved species, too juvenile for positive identification	3	<1 mm	Abundant

Comments:

- 1 - Plus 2 others also identified as Leguminosae spp.
- 2 - Plus 2 others also identified as Leguminosae spp.
- 3 - It may be possible to include/discount species from the list of possibilities. Please contact the laboratory with a list of species on site if this would be useful.

Leguminosae spp. include laburnum, *Robinia* (false acacia or locust), broom, the pagoda tree and the climber wisteria.

Signed: M D Mitchell

Unless we are otherwise instructed in writing, the above sample material will normally be disposed of 6 years after the date of this report.

