CUSTOMER / CLIENT

PROPERTY LOCATION

55 Hulmes Rd, Manchester, M40 1GP

Site Investigation Report

Reference: 2872
Version: 1
Date Created: 10 December 2025

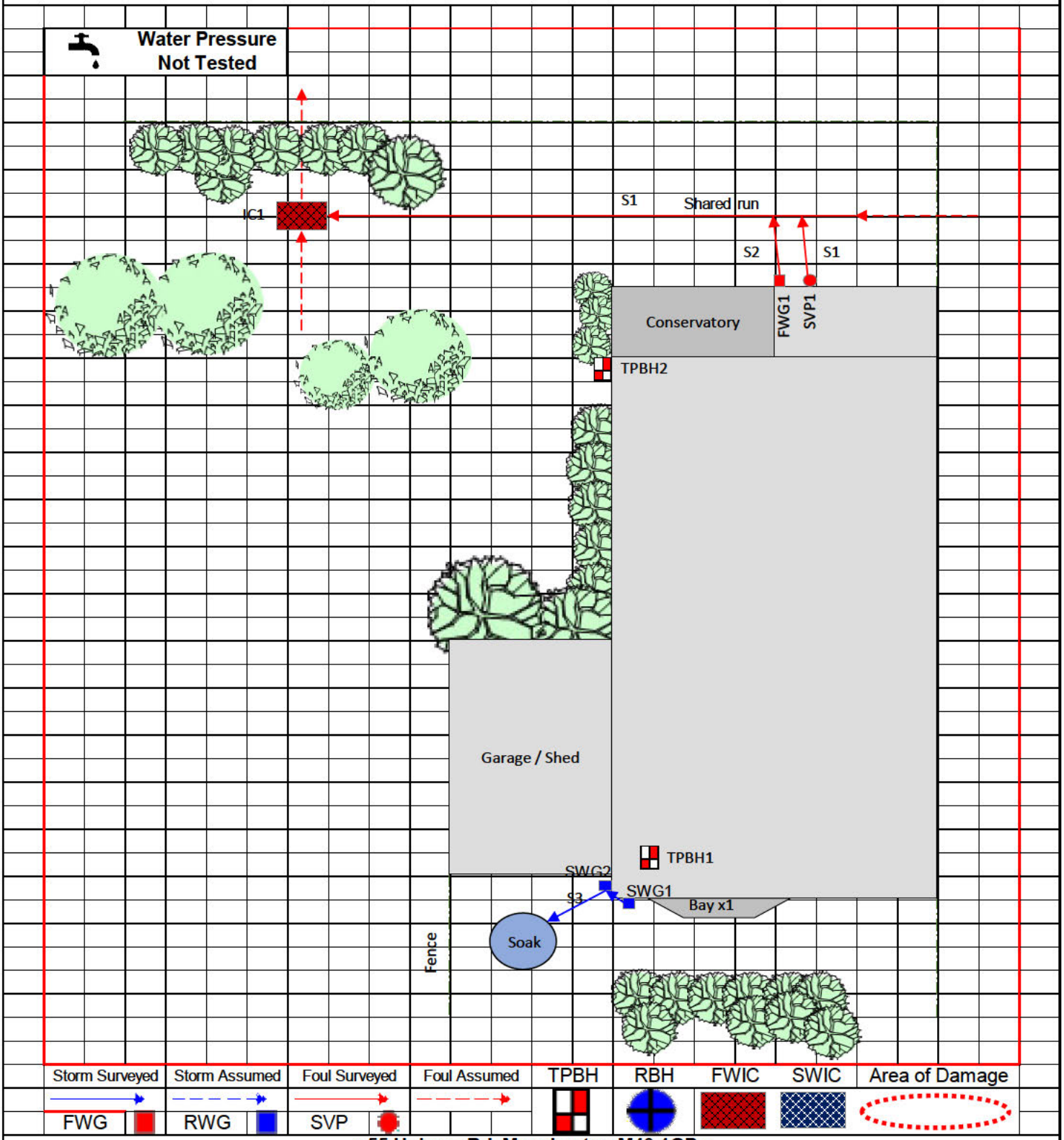
Bradgate Surveying Limited
Office 2, The Dairy, Newtown Grange Farm Business Park, Newtown Unthank
Leicestershire, LE9 9FL
Office: 0330 175 5670
E-mail: enquiries@bradgate.group
Website: www.bradgate.group

Site Investigation Report

Site 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.



« 55 Hulmes Rd, Manchester, M40 1GP »

2872

Site Investigation Report

TPBH1

Client	Bradgate Surveying Limited	**Ref**	2872
Name			
Address	55 Hulmes Rd **City** Manchester	**Postcode**	M40 1GP

Logged By: Ryan Lay	**Started:** 24/11/2025	**Trial Pit/Borehole Location** Front Left Corner within Cellar	
Site Team: Ryan Lay	**Completed:** 24/11/2025	**Bore Type** Hand Auger	**Total Depth of Boring:** 2700mm
Trial Pit: 1 **Borehole No:** 1	**Backfilled:** 24/11/2025	**Groundwater Depth** None Observed	**Roots:** None Observed

Date

Depth (m)	Sample Type	Sample Number	Shear Vane Reading	Blow Counts (blows/75mm)	Graphic Log	Key: D - Disturbed sample Note: Cellar floor approximately 2200mm below external ground level
0.0						
0.1	D	1	131			Brickwork 150mm below ground level
0.2						Brown, Very Stiff Clay at 150mm
0.3						
0.4						
0.5						
0.6						
0.7						
0.8						
0.9						
1.0	D	2	140+			Brown, Very Stiff Clay at 1000mm
1.1						
1.2						
1.3						
1.4						
1.5	D	3	140+			Brown, Very Stiff Clay at 1500mm
1.6						
1.7						
1.8						
1.9						
2.0	D	4	140+			Brown, Very Stiff Clay at 2000mm
2.1						
2.2						
2.3						
2.4						
2.5	D	5	140+			Brown, Very Stiff Clay at 2500mm
2.6						
2.7						Borehole Closed at 2700mm, auger not cutting, ground to stiff
2.8						
2.9						Dry on completion
3.0						
3.1						
3.2						
3.3						
3.4						
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

TPBH2

Client	Bradgate Surveying Limited	**Ref**	2872
Name			
Address	55 Hulmes Rd **City** Manchester	**Postcode**	M40 1GP

Logged By: Ryan Lay	**Started:** 24/11/2025	**Trial Pit/Borehole Location** Rear Left Corner of House	
Site Team: Ryan Lay	**Completed:** 24/11/2025	**Bore Type** Hand Auger	**Total Depth of Boring:** 2200mm
Trial Pit: 2 **Borehole No:** 2	**Backfilled:** 24/11/2025	**Groundwater Depth** None Observed	**Roots:** Observed

Date

Depth (m)	Sample Type	Sample Number	Shear Vane Reading	Blow Counts (blows/75mm)	Graphic Log	
0.0						Brickwork 650mm below ground level
0.1						
0.2						
0.3						
0.4						
0.5						
0.6	D	1	94		Roots HL-2mm at FL	Brown, Stiff Clay to 650mm
0.7						
0.8						
0.9						
1.0	D	2	140+			Brown, Very Stiff Clay to 1000mm
1.1						
1.2						
1.3						
1.4						
1.5	D	3	140+			Brown, Very Stiff Clay to 1500mm
1.6						
1.7						
1.8						
1.9						
2.0	D	4	140+			Brown, Very Stiff Clay to 2000mm
2.1						
2.2						
2.3						Borehole Closed at 2200mm, auger not cutting, ground to stiff
2.4						
2.5						Dry on completion
2.6						
2.7						
2.8						
2.9						
3.0						
3.1						
3.2						
3.3						
3.4						
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						

Key:

D - Disturbed sample

Site Investigation Report

Site Images One

Completed By	Ryan Lay	**Date**	24/11/2025
Address	55 Hulmes Rd, Manchester, M40 1GP		
Name		**Ref**	2872



Front of Property



Rear of Property



Rear Right Hand Side of Property



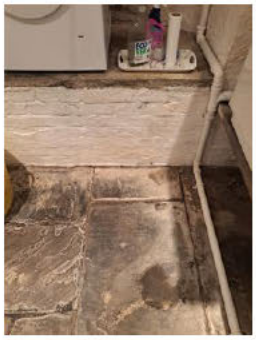
Interior of Property



Conservatory Exterior



Conservatory Exterior



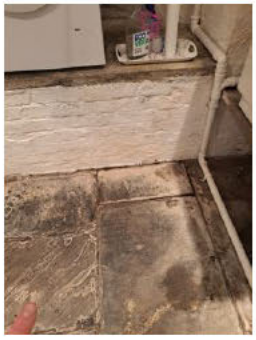
TPBH1 Location



TPBH1 Underside



TPBH1 Sample(s)



TPBH1 Completion



TPBH2 Location



TPBH2 Underside

Site Investigation Report

Site Images Two

Completed By	Ryan Lay	**Date**	24/11/2025
Address	55 Hulmes Rd, Manchester, M40 1GP		
Name		**Ref**	2872



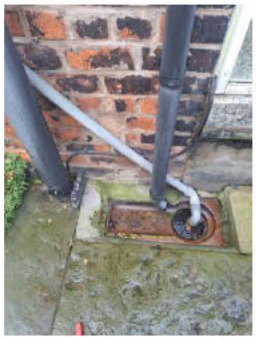
TPBH2 Sample(s)



TPBH2 Completion



IC1



FWG1 & SVP1 Location



FWG1 Location



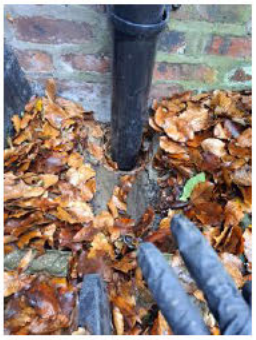
SVP1 (Open)



SWG1



SWG1 Close-Up



SWG2



SWG2 Close-Up

Bradgate Surveying Ltd
Professional Inspection Services
support@bradgate.group 03301755670

2872 M40 1GP
Report: RPT-2025-0302

Table of Contents

Project Overview
Inspection Summary
Detailed Findings
- Section 1: Section 1
- Section 2: Section 2
- Section 3: Section 3

Guide to Defect Codes
Inspection Methodology
Limitations & Disclaimers

Report Reference:

This document contains confidential information and is intended solely for the addressee.

Project Overview

Site Details

55 Hulmes Road

Manchester M40 1GP

Client Information

Bradgate Surveying Limited

0330 175 5670

support@bradgate.group

Office 2, The Dairy, Newtown Grange Farm Business Park

Newtown Unthank, Leicestershire LE9 9FL

Report Date: **December 22, 2025**

Status: Final

Format: **Comprehensive Report**

Inspection Summary

13 Total Observations	**0** Critical Issues
3 Sections Inspected	**13.4m** Total Length

Severity Distribution

Low (Severity 1-2)	0
Medium (Severity 3)	2
High (Severity 4-5)	0

0.0% Low Risk	100.0% Medium Risk	0.0% High Risk

Detailed Findings

B **Section 1** SVP1 → IC1 → Downstream 100
VC- Vitrified Clay Foul
2 8 obs



0.00m Survey Start Point



0.80m Line Deviates Down 0:07

Band: Full

Remarks: *"pipework travels directly downwards to 0.8m "*

1.80m Remark 0:21

Remarks: *"Enters shared run (goes left) unsure of pipe dia"*



2.50m Remark 1:31

Remarks: *"Inlet at 9 o clock - FWG1"*

6.50m	Roots Band: Fine	3	5:39	
8.10m	Roots Band: Fine Remarks: *"Also displaced joint"*	3	4:40	
9.40m	Remark Remarks: *"Backdrop into bottom of inspection chamber"*		3:43	
9.60m	Finish Node Point Remarks: *"Unable to feed camera further - end of survey"*		3:50	

A **Section 2** FWG1 → Section 1 → Downstream 100
VC- Vitrified Clay Foul
2 obs



0.00m	Survey Start Point	-	
1.40m	Finish Node Point Remarks: *"Enters Section 1 - travels left, end of survey"*	-	

A **Section 3** SWG2 → Soakaway → Downstream 100
VC- Vitrified Clay Stormwater
3 obs



0.00m **Survey Start Point**



0.90m **Remark** 3:18

Remarks: *"Enters run - travels vertically downwards"*



2.40m **Finish Node Point** 4:51

Remarks: *"Enters what looks like to be a soakaway "*



Guide to Observation and Defect Codes

The following codes are used throughout this report to identify specific types of observations and defects found during the inspection. Understanding these codes will help in interpreting the findings and prioritizing remedial actions.

Structural Defects

B	Broken - Pieces of pipe are visibly displaced and moved from original position. Often associated with deformity.
JX	Defective Junction - the Junction (purpose made/built in) is damaged or obstructed in any way.
CX	Defective Connection - the Connection (added later) is damaged, poorly constructed or obstructed in any way.
CXI	Defective Intruding Connection - the Connection pipe intrudes into the drain.
C	Crack/s - Longitudinal, Circumferential, or Multiple cracking where pipe is not visibly open.
F	Fracture/s - Longitudinal, Circumferential, or Multiple fracture/s where pipe is not visibly open.
H	Hole - a visible hole in the fabric of the pipe.
D	Deformed - original cross sectional area/circular form of the pipe has been reduced or altered.
SR	Sealing Ring Intruding - the joint seal/material between two pipes can be seen intruding into the pipe.
S	Surface Damage - the pipe wall surface has been damaged by erosion, wear or mechanical reduction.
XP	Collapsed Pipe - a complete loss of structural integrity reducing the cross-section by over 50%.
LX	Defective Lining - a wrinkled, blistered, failed, bulged, blistered etc., lining sleeve.
JD	Joint Displaced, Medium or Large - Movement where the adjacent pipe has skewed or is off centre. The pipe wall thickness can be seen.
OJ	Open Joint, Medium or Large - Longitudinal (where pipes are pulled apart) movement and the pipe wall thickness can be seen.

Service Defects

OB	Obstruction - An obstacle is blocking or partially blocking the pipe and is likely to affect the flow
R	Roots - Tree roots have penetrated the pipe. Often defined as Fine, Tap or Mass roots.
DEG	Attached Deposits, Grease - Grease accumulation on pipe walls causing loss of cross-sectional area.
DER	Settled Deposits, Coarse - Gravel, chippings or coarser materials affecting flow and causing turbulence.
DES	Settled Deposits, Fine - Sand, silt or finer materials affecting flow and causing turbulence.
DEE	Attached Deposits, Encrustation - calcium or similar deposits often caused by seeping joints, cracks and fractures.

Construction

LD	Line of drain/sewer deviates down.
LL	Line of drain/sewer deviates left.
LR	Line of drain/sewer deviates right.
LU	Line of drain/sewer deviates up.
CN	Connection - a pipe that has been added to the after initial installation.
JN	Junction - a preformed/purpose made junction built in on initial construction.
SC	Shape Change - the diameter or dimensions of the pipe have changed.

Miscellaneous

WL	Water Level - Indicates the water level observed in the pipe.
SA	Survey Abandoned - the survey could not be continued any further for any reason and was abandonded.
I	Infiltration - Water entering pipe through defects.
REM	Remark - Additional information where a defect or observation is not included in the standardised system.
MC	Material Change - the pipe material changes to a different material at this point.
V	Vermin - Rats are observed in the pipe.
CU	Loss of Vision - the camera view is obstructed by high water levels or other materials.
START	The beginning point of the survey Will normally include the start node type.
FINISH	The finish point of the survey Will normally include the finish node type.

Severity Ratings

- **High (4-5):** Requires immediate attention. Structural integrity or functionality at risk.
- **Medium (3):** Requires attention within planned maintenance cycle.
- **Low (1-2):** Minor defects requiring monitoring or routine maintenance.

Note: These codes follow industry standards as defined in EN 13508-2 and WRc Manual of Sewer Condition Classification (MSCC). The severity ratings are based on the potential impact on structural integrity, service reliability, and public safety.

Methodology

CCTV Drainage Survey Methodology

Inspection Standards
This survey was conducted in accordance with EN 13508-2 and WRc's Manual of Sewer Condition Classification (MSCC) standards, using industry-approved equipment and procedures.

Survey Procedure

Pre-Inspection
- Comprehensive high-pressure water jetting (120-150 bar) to remove debris and ensure clear visibility (where required or requested)
- Equipment calibration and distance counter zeroing at start reference point
- Site safety assessment including confined space procedures and gas monitoring

CCTV Inspection
- Pan/tilt/zoom or coiuler camera system with minimum 1000 lumen lighting
- Maximum traverse speed of 0.2 m/s for detailed observation
- 360° rotation at regular intervals and detailed inspection of all visible defects
- Digital recording at minimum 720p resolution with real-time monitoring

Data Recording
- Standardized defect coding using EN 13508-2 classification system
- Clock position references (12 o'clock = top of pipe)
- Precise distance measurements from start point (±0.5% accuracy)
- High-resolution still images captured for all significant observations
- Severity grading scale 1-5 (1=minimal, 5=critical requiring immediate action)

Quality Assurance
- 100% inspection coverage of accessible pipeline sections
- Re-inspection of areas with initial poor visibility
- Cross-verification of observations against video timestamps
- Independent review of severity gradings for consistency

Survey Limitations
- Inspection limited to accessible sections from available access points
- Assessment based solely on visible internal pipe conditions
- Heavily surcharged sections may require repeat inspection
- Water tightness issues may not be seen via visual inspection
- Does not include hydraulic capacity or flow analysis
- Small diameter connections (<150mm) may have restricted visibility

Health & Safety Compliance
All work conducted in accordance with HSE Confined Spaces Regulations (where required),

including continuous gas monitoring (H_2S, CH_4, O_2, CO), appropriate PPE, and emergency procedures.

Limitations & Disclaimers

This report is based on a visual inspection of accessible drainage infrastructure only. The following limitations apply:

- Assessment limited to internally visible defects only
- Structural integrity cannot be fully determined without invasive investigation
- Pipe capacity and hydraulic performance not assessed
- Water tightness issues may not be seen via visual inspection
- Inaccessible sections not inspected
- Conditions may have changed since the inspection date
- Recommendations based on visible evidence at time of survey

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F . S . T

FLAWLESS
SOIL TESTING

REPORT NUMBER:
BSL371

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

SITE ADDRESS†:
55 Hulmes Road,
M40 1GP

DATE OF SITE VISIT†:
24 November 2025

DATE RECEIVED BY LABORATORY:
01 December 2025

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

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

DATE REPORTED:
29 December 2025

† Client supplied information.

22 Francis Road, Braintree, Essex, CM7 2NR
Tel : 07778442814
Registered in England Company Reg. No. 14487335
VAT No: 443 1025 40

www.Flawless-Soils.com
Email - Enquiries@flawless-soils.com

UKAS TESTING
28443

Laboratory Summary Results

Our Ref : BSL371

Location† : 55 Hulmes Road, M40 1GP

Client: Bradgate Surveying Ltd

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

Date Sampled†: 24/11/2025

Date Received : 01/12/2025

Date Tested : 01/12/2025

Date of Report : 29/12/2025

Sample Ref†		Type	Water Content	Soil Fraction	Liquid Limit	Plastic Limit	Plasticity Index	Liquidity Index*	Modified Plasticity Index*	Soil Class*	Filter Paper Contact Time	Soil Sample Suction	Oedometer Strain	Estimated Heave Potential (Dd)	Roots Present or No Roots Observed*†	In situ Shear Vane Strength*†	Organic Matter O.M	pH Value	Sulphate Content (g/l)		Class*
TP/BH No†	Depth† (m)		(%) [1]	>0.425mm (%) [2]	(%) [3]	(%) [4]	(%) [5]	[5]	(%) [6]	[7]	(d)	(kPa) [8]	[9]	(mm) [10]	[11]	(kPa) [12]	(%) [13]	[14]	SO_3 [15]	SO_4 [16]	[17]
1	U/S 0.150	D	19.4	<5	44	15	29	0.15	29	CI											
	1.0	D	18.1	<5																	
	1.5	D	18.4	<5																	
	2.0	D	18.3	<5																	
	2.5	D	18.6	<5																	

Test Methods / Notes

[1] BS EN ISO 17892-1 : 2014 + A1 : 2022

[2] Not recorded if <5%, otherwise measured as agreed with client

[3] BS EN ISO 17892-12 : 2018 + A2 : 2022 Clause 5.3 - 1 Pt Test - Cone 80g/30°

Note: One-Point Correction Factors obtained from Table 1, Clause 5.3.2, BS 1377-2 : 2022

[4] BS BS EN ISO 17892-12 : 2018 + A2 : 2022 Clause 5.5

[5] BS BS EN ISO 17892-12 : 2018 + A2 : 2022 Clause 6.5

[6] BRE Digest 240 : 1993

[7] BS 5930 : 2018 : Figure 8 - Plasticity Chart for the classification of fine soils

[8] BRE IP 4/93

[9] DIHM One Dimensional Swell / Strain Test. Oedometer testing by GSTL UKAS no. 2788. Full report provided upon written request.

[10] Estimated Heave Potential calculated by GSTL UKAS no. 2788. Full report provided upon written request.

[11] Roots present at depth or below. Info taken from logs if provided

[12] Values of shear strength were determined in situ using a pilcon hand vane.

[13] E010 based on Walkely-Black methodology. Completed by DETS UKAS no. 4480.

[14] BS 1377 : Part 3 : 2018 + A1 2021 Clause 12. PH testing by K4 Soils Ltd UKAS no. 2519. Full report provided upon written request.

[15] BS 1377 : Part 3 : 2018 + A1 2021 Clause 7.6. Sulphate testing by K4 Soils Ltd UKAS no. 2519. Full report provided upon written request.

[16] $SO_4 = 1.2 \times SO_3$

[17] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note: If the SO_4 content falls into the DS-4 or DS-5 class, it would be prudent to consider the sample as falling into the DS-4M or DS-5M class respectively unless water soluble magnesium testing is undertaken to prove otherwise.

Key

D	Disturbed sample (small)
B	Disturbed sample (bulk)
U	Undisturbed sample
W	Groundwater sample
ENP	Essentially Non-Plastic by inspection
U/S	Underside of Foundation
H&F	Hair & Fibrous Roots
D&D	Dead & Decomposing Roots
DEV	Deviation
*	Non UKAS accredited testing.
†	Client supplied information.

UKAS TESTING

28443

Test results reported relate only to the items tested.

This report shall not be reproduced except in full without approval of the laboratory.

Laboratory Summary Results

Our Ref : BSL371

Location† : 55 Hulmes Road, M40 1GP

Client: Bradgate Surveying Ltd

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

Date Sampled†: 24/11/2025

Date Received : 01/12/2025

Date Tested : 01/12/2025

Date of Report : 29/12/2025

Sample Ref†		Type	Water Content	Soil Fraction	Liquid Limit	Plastic Limit	Plasticity Index	Liquidity Index*	Modified Plasticity Index*	Soil Class*	Filter Paper Contact Time	Soil Sample Suction	Oedometer Strain	Estimated Heave Potential (Dd)	Roots Present or No Roots Observed*†	In situ Shear Vane Strength*†	Organic Matter O.M	pH Value	Sulphate Content (g/l)		Class*
TP/BH No†	Depth† (m)		(%) [1]	>0.425mm (%) [2]	(%) [3]	(%) [4]	(%) [5]	[5]	(%) [6]	[7]	(d)	(kPa) [8]	[9]	(mm) [10]	[11]	(kPa) [12]	(%) [13]	[14]	SO_3 [15]	SO_4 [16]	[17]
2	U/S 0.650	D	23.9	<5	50	19	31	0.16	31	CH											
	1.0	D	20.3	<5																	
	1.5	D	19.2	<5																	
	2.0	D	17.7	<5																	

Test Methods / Notes

[1] BS EN ISO 17892-1 : 2014 + A1 : 2022

[2] Not recorded if <5%, otherwise measured as agreed with client

[3] BS EN ISO 17892-12 : 2018 + A2 : 2022 Clause 5.3 - 1 Pt Test - Cone 80g/30°

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[4] BS BS EN ISO 17892-12 : 2018 + A2 : 2022 Clause 5.5

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[16] $SO_4 = 1.2 \times SO_3$

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note: If the SO_4 content falls into the DS-4 or DS-5 class, it would be prudent to consider the sample as falling into the DS-4M or DS-5M class respectively unless water soluble magnesium testing is undertaken to prove otherwise.

Key

D	Disturbed sample (small)
B	Disturbed sample (bulk)
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ENP	Essentially Non-Plastic by inspection
U/S	Underside of Foundation
H&F	Hair & Fibrous Roots
D&D	Dead & Decomposing Roots
DEV	Deviation
*	Non UKAS accredited testing.
†	Client supplied information.

UKAS TESTING

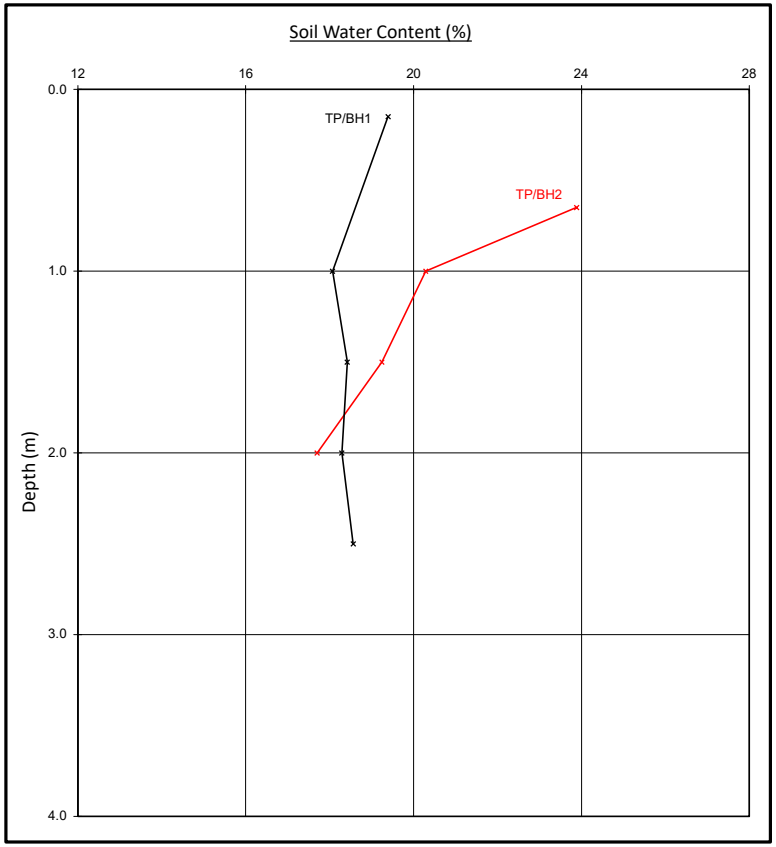
28443

Test results reported relate only to the items tested.

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Water Content Profiles

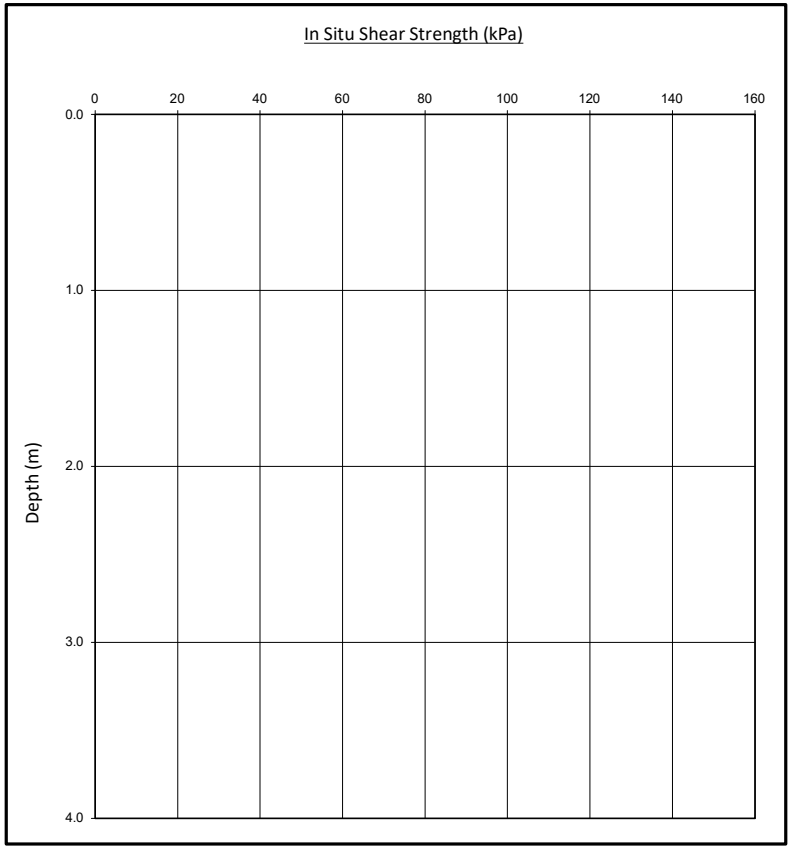
Our Ref : BSL371
Location† : 55 Hulmes Road, M40 1GP
Work carried out for: Bradgate Surveying Ltd
Office 2, The Dairy, Newtown Grange Farm Business Park, Leicestershire



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† : 24/11/2025
Date Received : 01/12/2025
Date Tested : 01/12/2025
Date of Report : 29/12/2025



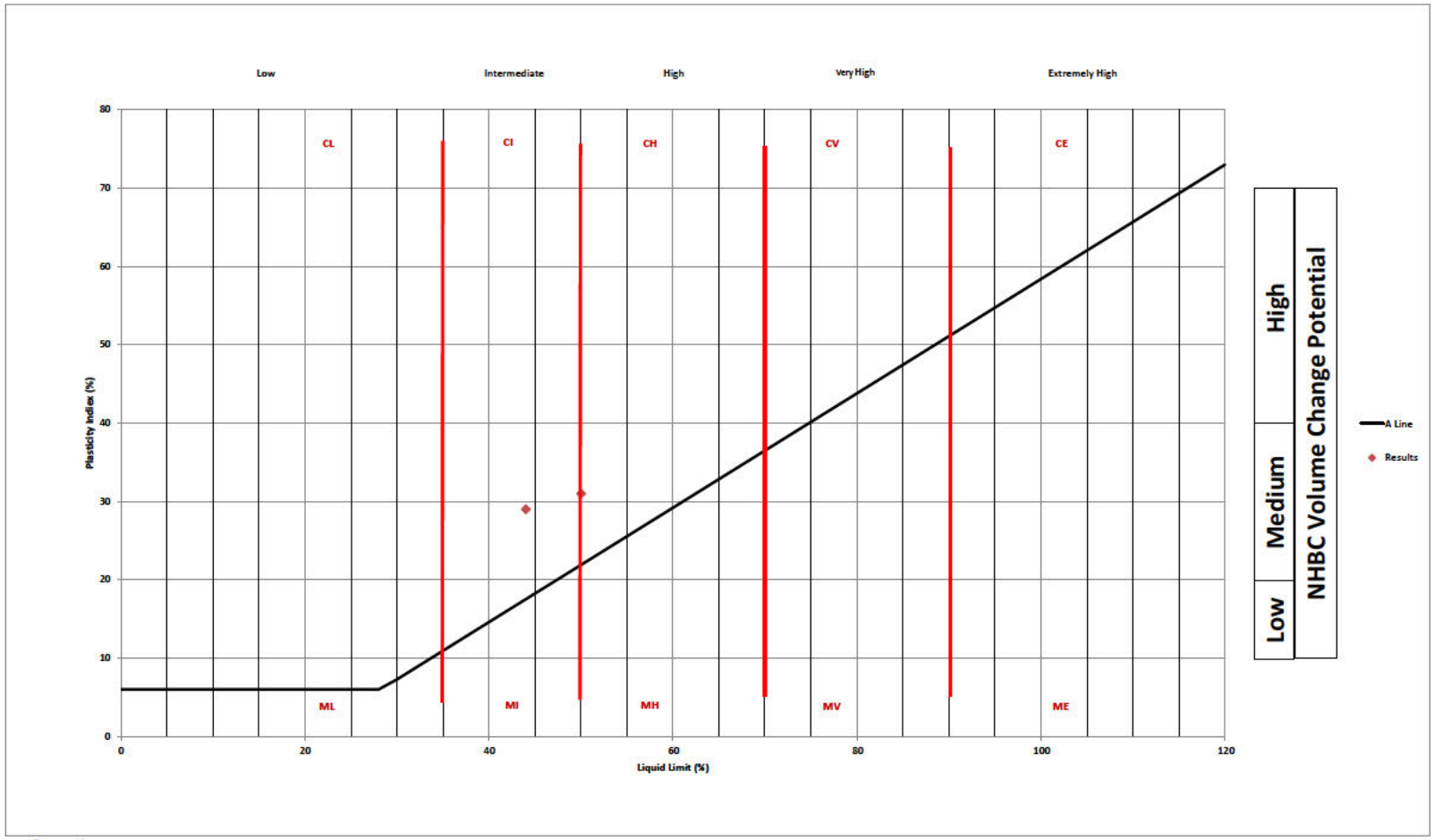
Note
1. Values of Shear Strength were determined in situ by use of a pilcon hand vane of which is limited to a maximum reading of 120 kPa*.

† Client supplied information.

Plasticity Chart

Our Ref : BSL371
Location† : 55 Hulmes Road, M40 1GP
Work carried out for: Bradgate Surveying Ltd
Office 2, The Dairy, Newtown Grange Farm Business Park, Leicestershire

Date Sampled† : 24/11/2025
Date Received : 01/12/2025
Date Tested : 01/12/2025
Date of Report : 29/12/2025



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

† Client supplied information.

End of Report

EPSL
Independent Scientific Analysis

European Plant Science Laboratory

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

Intec
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Gwynedd, North Wales
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ROOT IDENTIFICATION

55 Hulmes Road

Client Reference: BSL
Report Date: 4 December 2025
Our Ref: R64406

Sub Sample	Species Identified		Root Diameter	Starch
TP/BH2:				
FL (=0.65m)	*Prunus* spp.		2 mm	Abundant
FL (=0.65m)	*Hedera* or *Fatsia* spp.		1 mm	Abundant
FL (=0.65m)	too small and decayed for identification	1	<1 mm	Absent

Comments:

1 - Possibly a Monocot species.

Prunus spp. include blackthorn, cherry, cherry-laurel, Portuguese laurel, peach, plum, and related species.
Hedera spp. include ivy; *Fatsia* spp. are shrubs closely related to ivy.

Signed: G S Turner

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