

August : 2023



Independent Arboricultural Consultancy

**Tree Condition Report for a Beech tree
11 Lon Pennant, Blackwood NP12 1EL
For Ceri Hughes**

AUTHOR: MARK CHESTER

1 INTRODUCTION

- 1.1 This report provides information and advice with regards to the condition and management of a Beech tree at 11 Lon Pennant, Blackwood.
- 1.2 The purpose of the report is inform the owner of any issues present. This report is based on a visit to the property by Mark Chester of Cedarwood Tree Consultants on Friday 18th August 2023.
- 1.3 The report is limited to a visual assessment of one specific tree on the identified property. No other trees were appraised apart from observations from a distance.
- 1.4 The report focuses on responding to the question: Are there any safety or other management issues to be aware of? Recommendations for any works to the tree needed are provided, if necessary.
- 1.5 The tree survey included a thorough assessment of tree safety, from the ground.
- 1.6 The report refers to the condition of the tree and property on the day of the survey. The tree was assessed from ground level only. The assessment of tree health/condition is based on a standard industry-accepted method of Visual Tree Assessment (VTA). No invasive or destructive tests were undertaken, and no soil or root samples were analysed off-site.
- 1.7 Trees are dynamic organisms and their condition can change rapidly due to circumstances such as (but not limited to) storms and other extreme weather such as drought, accidents/vandalism, pests and diseases and nearby building & maintenance works. It is recommended that any significant trees are inspected professionally on a regular basis and, where safety issues have been raised, annual inspections are typically recommended. Cedarwood Tree Consultants cannot be held liable for any tree or branch failures arising from changed circumstances.
- 1.8 All directions described in this report are stated when viewing from the rear of the property.
- 1.9 The potential for trees to damage buildings and light structures (patios, retaining walls, etc.) can be broadly categorised into two types of damage: direct and indirect damage:
- 1.10

3 REPORT LIMITATIONS

3.1 A lack of recommended work does not imply that a tree is safe and, likewise, it should not be implied that a tree will be made safe following the completion of any recommended work.

3.2 Any alteration or deletion from this report shall invalidate it as a whole.

4 PROPERTY DESCRIPTION

The property is a detached dormer bungalow towards the head of a cul-de-sac. Possibly constructed in the 1970s, it backs on to a golf course. The rear garden is tiered, rising several metres to land of the golf course, which is broadly level in the locality.

4 GEOLOGY AND SOIL

We have not explored the geology or the soil. The ground rises several metres from the rear of the property to the tree, so subsidence is not expected to be an issue.

6 DISCUSSION

- 6.1 There is a mature Beech tree on the rear boundary to the property. It is in an elevated position, exposed to the prevailing wind. The ground within the rear garden is tiered, rising 4-5 metres to the rear boundary, where the tree is. The ground beyond is broadly level. The tree is one in a row on this boundary, with some birch and possibly willow close by. There is another beech in the neighbouring garden. The ground beyond is part of the golf course, and there is extensive open ground.
- 6.2 The tree was inspected when in full leaf. It is in good vigour. There is no evidence of decay via the presence of fungal fruiting bodies. There are some smaller branches and their removal would be beneficial.

7

7.1

Trees may be protected by Tree Preservation Order(s) and/or Conservation Area. Planning conditions may also restrict tree works. We understand that the tree is subject to a Tree Preservation Order.

DISCLAIMERS

The information and opinion in this report is offered in the interests of sound arboricultural management and should not be interpreted as a recommendation to proceed with the purchase of the property or for mortgage lenders to advance a mortgage charge on the property or for insurers to offer cover for the subject property.

Home Buyer Tree Report, 11 Lon Pennant, Blackwood, NP12 1EL March 2022

Inspection Methodology: We use the Visual Tree Assessment (VTA) methodology as defined by Mattheck. This methodology uses externally present evidence to inform future management, and is recognised industry best practice.

Mark Chester

BSc (Hons); MICFor; CUEW; C. Hort; MCIOH; Tech.Cert (Arbor.A); F.Arbor.A; C. Env.



Principal Consultant | Cedarwood Tree Care Ltd

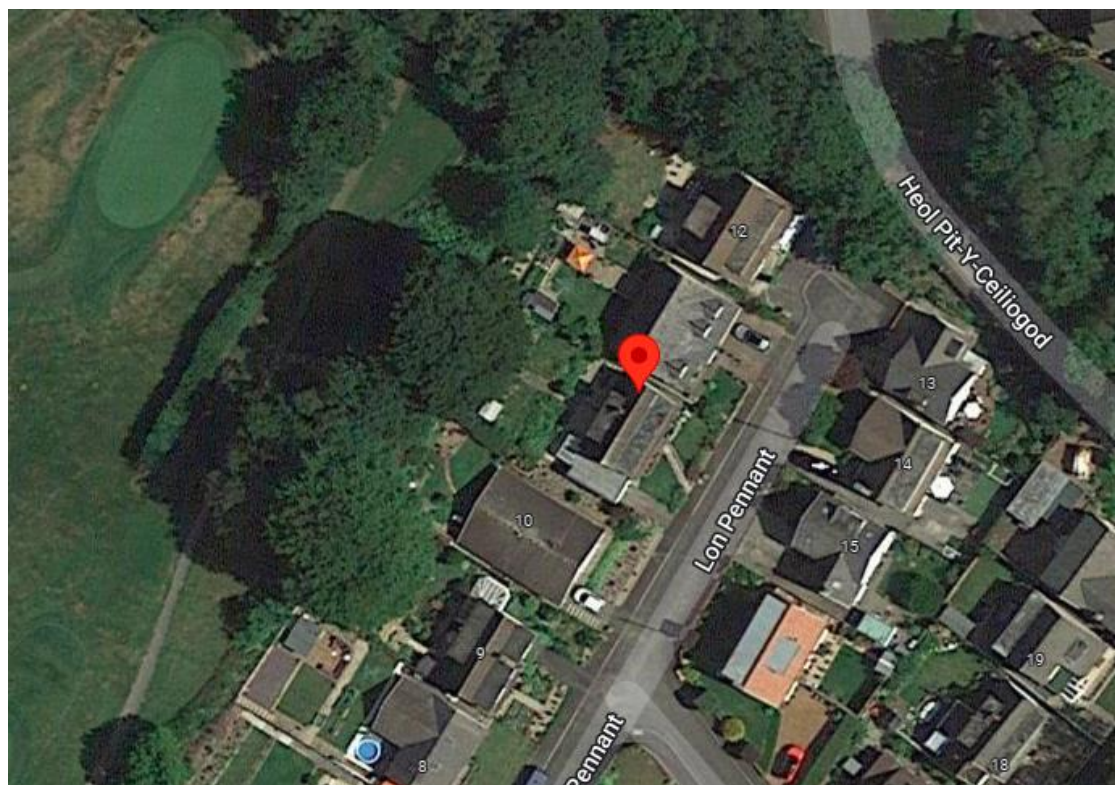
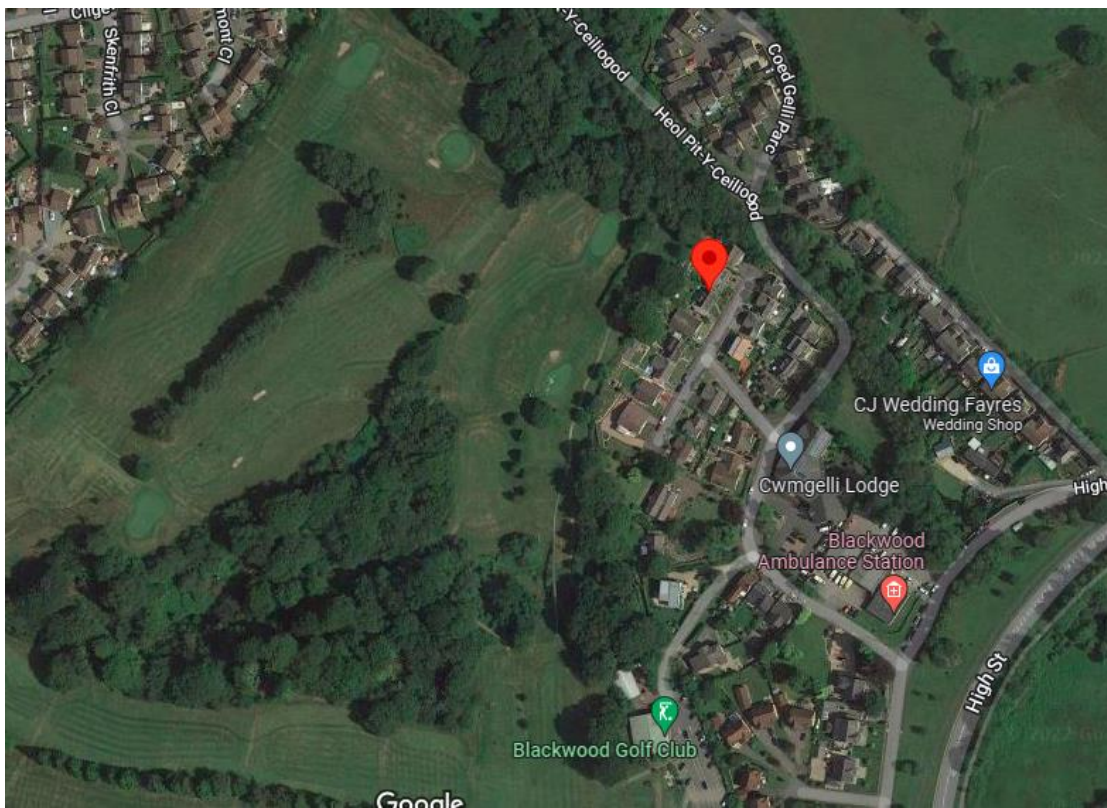
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Reference: Photographs

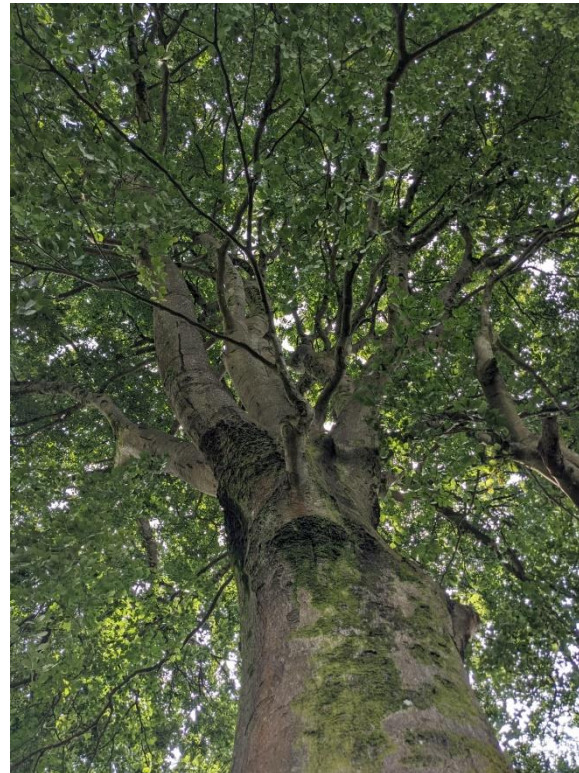


IMAGE 1 The Beech tree viewed from the bottom of the rear garden.

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IMAGE 2 (above) and 3 (below): Two views of the trunk, showing some of the smaller branches and one larger one recommended for removal.



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IMAGE 5 The ground on the neighbouring land, the golf course .

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END OF REPORT