severn
ARBORICULTURAL CONSULTANCY

ARBORICULTURAL REPORT

CADEBY HALL

Report Date
3rd July 2026

Location
Cadeby Hall
Main Street
Nuneaton
CV13 0AX

Client
Arboreco Professional Tree Care

Prepared By
Edward Severn
Dip Arb L4 (ABC), TechArborA

Arboricultural ASSOCIATION
Technician Member

OVERVIEW

1.0 - INTRODUCTION

1.1 - I, Edward Severn of Severn Arboricultural Consultancy was instructed to carry out a tree survey by Mr. Edward Litchfield, of Arboreco Professional Tree Care, on an avenue of 23 trees located at his client's property: Cadeby Hall, Main Street, Nuneaton, CV13 0AX. The purpose of this survey was to undertake a ground level inspection to identify the condition, any structural defects and presence of any decay fungi on the trees and to produce a report including observations and recommendations of remedial action where required.

1.2 - This report is based on an inspection that took place on the 26th of June 2026. This survey was carried out by myself, who holds a Level 4 Diploma in Arboriculture, a Technician Member of the Arboriculture Association and have a LANTRA Certificate in Professional Tree Inspection

1.3 - The survey was carried out by utilising ground level visual tree assessment methods. Only the twenty-three lime trees within the avenue were inspected and included within the arboricultural schedule.

1.4 - The avenue of Limes runs alongside a driveway which intersects the A447 Ashby Road and Main Street, Cadeby. The avenue has a minor variation in age, with the Horse Chestnuts (T14 &T15) being outliers in both species and age. A number of trees have been historically removed from the avenue which has resulted in an uneven exposure to wind, and crown in-balance on certain specimens. In regard to remedial action, while individual characteristics and defects have been identified on trees within the avenue, it is appropriate to consider the avenue collectively when recommending remedial action.

2.0 - STATUTORY RESTRICTIONS

2.1 - I have confirmed that a portion of the inspected trees within the avenue are protected under a Leicestershire County Council 1968 Area Tree Protection Order (TPO: 0801/05/02). These trees at T1 to T12. A total of ten trees on the south eastern side of the driveway are located within the Cadeby Conservation Area, of which the boundary end on the north eastern edge of that driveway. The protection status of these trees was checked using the Hinckley and Bosworth Council's interactive map and Leicester County Council's Interactive Map.

3.0 - SURVEY INFORMATION

3.1 - Specific information on the surveyed trees has been recorded in the survey schedule. A key is presented before the survey as a guide to the data recorded. An ID number has been applied to all trees that have been recorded in this survey. An approximate position along with ID numbers have been annotated on the survey map.

3.2 - Species names have been recorded in both botanical and common names. A general observation of the physiological health and structural condition have been recorded under observations, along with any major defects or diseases. Recommendations are made based on these observations taking into account each trees specific requirements, interests of safety and short-term management.

3.3 - Management recommendations have been designated a priority based upon the tree's location and significance of present condition and defects. The priority categorisation is as follows:

E - Emergency: Must be completed within 24 hours of notification

U - Urgent: Must be completed within 30 days of the survey date

1 - High Priority: Must be completed within 6 months of the survey date

2 - Moderate Priority: Must be completed within 12 months of the survey date

3 - Low Priority 3: Must be completed within 18 months of the survey date

R - Routine: Should be completed as part of a scheduled maintenance plan

O - Optional: Not essential but should be considered if the aims and budget are conducive

3.5 - Photographs can be found in Appendix 3 and include photos of trees and any groups identified within the survey schedule in appendix 1.

.

4.0 - SITE MAP

4.1 - The map provided in Appendix 2 has the approximate locations, derived from GPS data which is accurate to 2m, and the corresponding ID numbers of the trees, annotated onto a map of the site. The map has been derived from OS map data, and provided by EMAPSITE prior to the survey data being digitally annotated.

5.0 - CONTRACTORS

5.1 - I would recommend that the contractors used to undertake the work required in the recommendations of the report can demonstrate a sound, up to date arboricultural knowledge and carry out work to British Standard BS 3998: 2010 Tree Work - Recommendations. Such contractors can be found, but are not limited to, the Arboricultural Associations Approved Contractor Scheme are recommended and can be found on the Arboriculture Associations website.

6.0 - LIMITATIONS

6.1 - This survey was undertaken at ground level only utilising ground level visual tree assessment methods. Defects may be present in the upper crowns of trees that are only visible from within the crown itself and may not have been identified. With this in mind, any contractors working on these trees must carry out a general assessment to check for any defects that are not visible from ground level and report them if discovered.

6.2 - This survey does not cover any part of the drainage or service systems on the site as it is not within an Arboriculturist's qualifications to carry out such an assessment.

6.3 - Trees are susceptible to unpredictable influences from climate that may or may not affect their biological systems, and because of this no tree can be categorised as safe.

6.4 - Re-inspection frequencies have been recorded for each tree; these are determined by the physiological and structural condition of the trees during the inspection. In the case of severe weather and storms however it is advised that trees be re-inspected due to the unpredictable damage that can be caused. Generally however, I recommend that the trees on site be inspected every 24 months.

Edward Severn *3rd July 2026*

Dip Arb L4 (ABC), TechArborA

APPENDIX 1

ARBORICULTURAL SURVEY

CADEBY HALL, MAIN STREET, NUNEATON, CV13 0AX

ARBORICULTURAL REPORT KEY

ID	Specific tree numbers e.g. T1, T2 or 0001, 0002 etc	
Species	Common name and botanical name	
Est. Height	Estimated height to the top of the tree. Estimated by using a clinometer	
Diameter	Measured stem diameter at 1.5m, (TS) = Twin-Stemmed, (MS) = multi-stemmed	
Crown Spread	Estimated spread of crown from measured generally as a single figure or if required from North to south (N-S) and East to West (E-W)	
Condition	GOOD	Notes on the condition of the tree including an overall rating on Structural and Physiological condition. If the tree is not compromised with defects, it is 'GOOD'
	FAIR	Notes on the condition of the tree including an overall rating on Structural and Physiological condition. if the tree is slightly compromised it is 'FAIR'
	POOR	Notes on the condition of the tree including an overall rating on Structural and Physiological condition. if the tree is significantly compromised it is 'POOR'.
	DEAD	Notes on the condition of the tree including an overall rating on Structural and Physiological condition. If the tree has no signs of physiological processes, then it is 'DEAD'
Recommendations	Recommendations are given as a result of condition. This includes outline of work. e.g. 'Take down to ground level'	
Age	Y	Young: A tree of under 10 years of age
	EM	Early-Mature: A tree within its first third of normal life expectancy
	SM	Semi-Mature: A tree within its middle third of normal life expectancy
	M	Mature: A tree within its final third of normal life expectancy
	OM	Over-Mature: A tree undergoing natural decline
	D	Dead: A tree that is no longer undergoing physiological processes
Priority	**E**	Emergency: Must be completed within 24 hours of notification or as soon as possible
	U	Urgent: Must be completed within 30 days of the survey date
	1	High Priority: Must be completed within 6 months of the survey date
	2	Moderate Priority: Must be completed within 12 months of the survey date
	3	Low Priority 3: Must be completed within 18 months of the survey date
	R	Routine: Should be completed as part of a scheduled maintenance plan
	O	Optional: Not essential but should be considered if the aims and budget are conducive
Re-inspection	The frequency of re-inspection given in the number of months. e.g. (6, 12, 18, 24, 36, 60)	

IDENTIFIED TREES

Tree No.	Species	Age Class	Diameter (mm)	Est Height (m)	Crown Spread (m)				Observations	Recommendations	Priority	Inspection Frequency
					N	E	S	W				
T1	Common Lime (*Tilia x europaea*)	M	940	20	7.7	5.1	9	5.1	The main stem bifurcates at 4.1m into two boughs. The southern bough bifurcates again at 5.7m, with the northern bough bifurcating at 5.9m. The unions within the crown appear sound. There is a moderate amount of moderate sized deadwood present throughout the crown .	Remove deadwood over 50mm	2	24
T2	Common Lime (*Tilia x europaea*)	M	860	20	10.3	6.7	4	5.1	The main union is located at 3.3m. Multiple additional bifurcations are present from 3.4m to 4.9m. Epicormic growth is present on the main stem from 3.1m to 10m. The crown displays dead branch tips and deadwood on the northern side of the crown.	Remove epicormic growth to 10m Remove deadwood over 50mm	2	24
T3	Common Lime (*Tilia x europaea*)	M	697	23	6.4	5.9	5.7	6.4	This tree has a clear stem to the main union at 7.2m. The main stem bifurcates again at 9m into a western bough. Overall, the crown is reasonably formed. There are moderate amounts of epicormic growth present throughout, but not to the extent that warrants action. The proposed remedial works to T4 will result in an increase of wind loading to the upper crown.	Reduce upper crown by 4m.	2	24
T4	Common Lime (*Tilia x europaea*)	M	1050	23	11.5	7.5	2.6	9.8	A small Ganoderma fruiting body is present on the eastern side of the stem base at 0.2m. Test drilling within this area of the stem-base has uncovered moderate decay on the respective side. The main stem has seen a large scaffold limb failure which has resulted in an asymmetric crown, and increased wind loading to the north western crown. Minor deadwood and dead branch tips are present within the remaining crown. The current condition warrants retention, however it is likely that this tree's condition will decline over the next 5 years.	Reduce crown to approximately 14m in height and reduce the lateral spread by 6m.	2	24

Tree No.	Species	Age Class	Diameter (mm)	Est Height (m)	Crown Spread (m)				Observations	Recommendations	Priority	Inspection Frequency
					N	E	S	W				
T5	Common Lime (*Tilia x europaea*)	M	615	22	5.3	8.4	2.8	2.6	The main union is located at 5.1m. The crown has an asymmetric form due to the proximity from a now removed/failed adjacent tree. This has led to an increase of wind load within the upper crown.	Reduce upper crown by 4m	2	24
T6	Common Lime (*Tilia x europaea*)	M	800	23	6.1	4.8	3.2	6.7	A historic wound is located on the north-western side of the stem base at ground level to up to 1m. Exposed sapwood is present with superficial decay only. Test drilling uncovered no extended decay. The main union is located at 4.4m. Overall a well-formed specimen, however increased wind loading will occur from remedial works and the loss of the adjacent tree.	Reduce upper crown by 4m	2	24
T7	Common Lime (*Tilia x europaea*)	M	1250	24	8.3	3.5	3.8	11.7	The main is located at 5m, from which two main boughs and one limb arise. The crown is well - formed, however as with the previous trees, there will be an increase in wind loading do to increased exposure from remedial works and removed trees.	Reduce by 5m in height and reduce north western crown by 3m lateral	2	24
T8	Common Lime (*Tilia x europaea*)	M	490	20	2.0	2.1	4.9	4.1	This tree has a minor southern lean, and an exposed asymmetric form due to the loss of an adjacent tree., which has resulted in extended southern limbs	Reduce height by 2m and the lateral spread of the southern crown by 3m.	2	24
T9	Common Lime (*Tilia x europaea*)	M	560	18	4.5	7.2	7.9	5.6	A well-formed albeit with a predominant southern crown. The main unions within the crown appear sound and foliage displays good vitality.	No Action Required	-	24

Tree No.	Species	Age Class	Diameter (mm)	Est Height (m)	Crown Spread (m)				Observations	Recommendations	Priority	Inspection Frequency
					N	E	S	W				
T10	Common Lime (*Tilia x europaea*)	M	960	13	3.2	3.8	3.9	6.6	A large cluster of long established *Ganoderma spp* fruiting bodies are present on the eastern side of the stem base. Although decay is considerable in within stem-base, the remaining material within the buttresses and the previous crown reduction are sufficient to prevent failure. However, of greater concern is the extensive decay around the main unions at 2.1m. the crown has previously been reduced to 12m. This trees condition is unlikely to improve.	Take down to ground level. Replant with a tree of the same species	1	24
T11	Common Lime (*Tilia x europaea*)	M	680	22	5.2	7.1	4.9	4.3	A well-formed specimen. There is evidence of repeated basal sucker removal through a build-up of reaction growth around the stem-base. Minor deadwood is present within the crown.	No Action Required	-	24
T12	Common Lime (*Tilia x europaea*)	M	1170	25	8.9	8.4	5.5	9.3	A characterful specimen. The main stem displays evidence of *Phytophora* bleeding canker, with multiple areas of the main stem displaying secretion up to 3.4m. In areas the infection appears to be in remission. The main unions appear sound, but deadwood and dieback of branch tips is present throughout.	Remove deadwood over 50mm Re-inspect in 12 months to assess the progression of the bleeding canker infection.	2	24
T13	Common Lime (*Tilia x europaea*)	M	800	23	4.6	5.5	6.9	6.3	A reasonably formed specimen, with multiple limbs arising from the main stem before the main bifurcation at 10.1m. Epicormic growth is present on the main stem from 4.8m to 9m. Minor deadwood and branch tip dieback is present throughout the crown albeit only minor.	Remove deadwood over 50mm, Remove epicormic on the main stem.	3	24
T14	Horse Chestnut (*Aesculus hippocastanum*)	EM	470	15	6	5.4	4.8	5.4	A well-formed, early-mature tree with the main union located at 2m. The north-eastern limb bifurcates again at 2.5m. There is minimal leaf miner damage visible during the inspection, however this is likely to increase into the late summer.	No Action Required	-	24

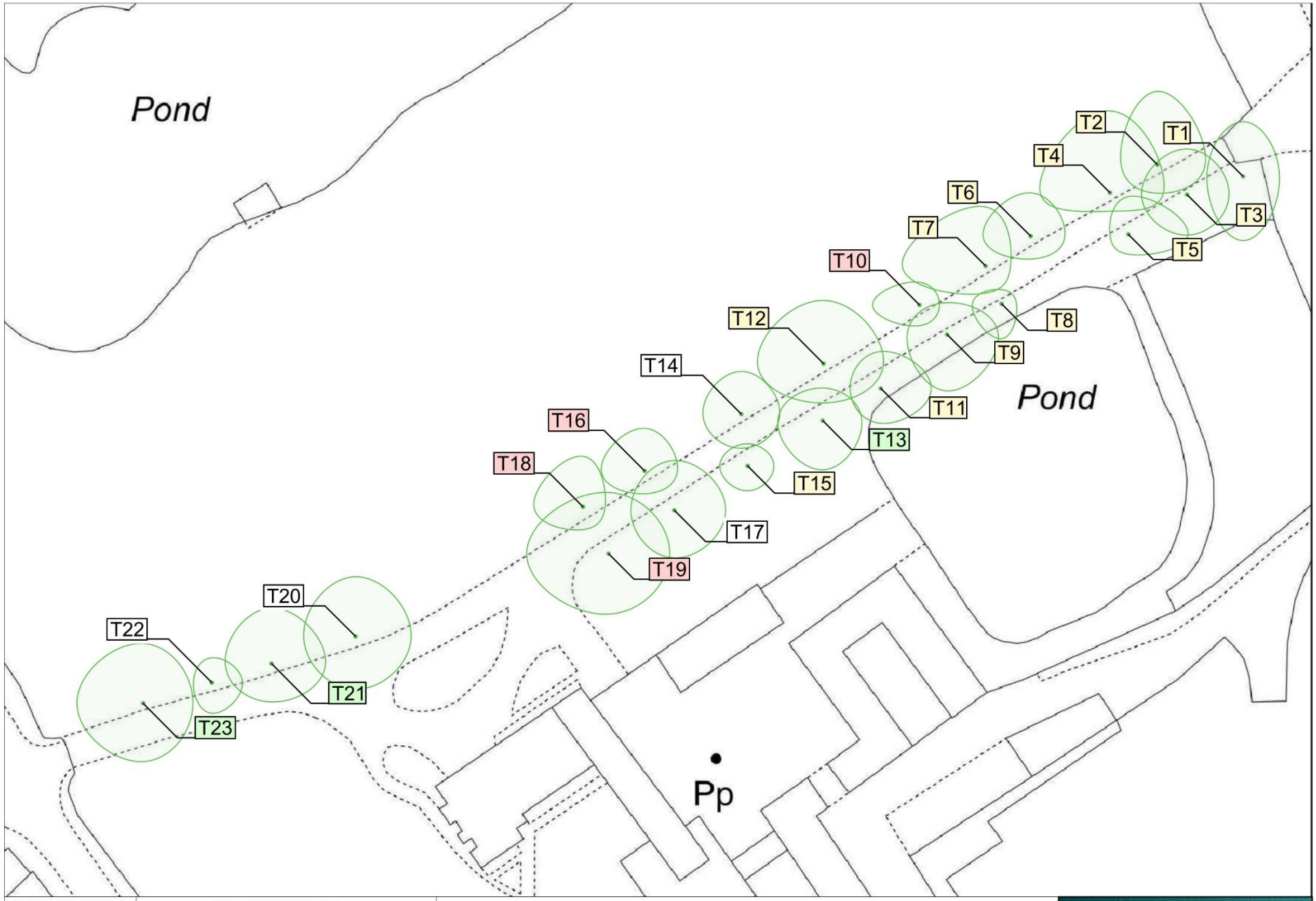
Tree No.	Species	Age Class	Diameter (mm)	Est Height (m)	Crown Spread 1`(m)				Observations	Recommendations	Priority	Inspection Frequency
					N	E	S	W				
T15	Horse Chestnut (*Aesculus hippocastanum*)	EM	300, 310	11	3.1	3.7	3.5	3.9	The main union of this tree is located at 1.2m, from which two main stems arise. The main stem and arising stems have helical bark fissures indicating bleeding canker has been present for numerous years. Active secretion on southern side buttress.	Re-inspect in 12 months to assess progression of the bleeding canker infection	2	12
T16	Common Lime (*Tilia x europaea*)	M	715	18	6	4.6	3.2	6.9	Extensive decay is present within the stem base, with evident bulge-wood reaction growth from ground level to 1.4m. Although the crown is well-formed there is deadwood and branch tip dieback throughout the crown. This tree has limited potential due to its physiological and structural condition.	Take down to ground level Replant with a tree of the same species	1	-
T17	Common Lime (*Tilia x europaea*)	M	860	24	7	7.2	6.7	6.1	A well-formed, mature specimen. Minor epicormic growth is present on the main stem which ascends into the upper crown. The first major bifurcation of the main stem is at 10.4m. The crown displays good vigour and vitality.	No action Required	-	24
T18	Common Lime (*Tilia x europaea*)	M	700	21	7.1	3.1	3.2	5	Extensive decay and bulge-wood reaction growth is present from ground level to 1.7m. Test drilling found an average 160mm of remaining wall thickness. Deadwood and branch tip dieback is present throughout the crown. This tree has limited potential due to its physiological and structural condition.	Take down to ground level Replant with a tree of the same species	1	-
T19	Common Lime (*Tilia x europaea*)	M	890	24	8.6	8.6	8.5	11.5	The main stem bifurcates at 4.2m, from which an extended northern limb arises from a tight union. Additionally, a western limb also arises from a tight union at 4.2m. This trees main union is located at 5.4m. Unions within the mid and upper crown appear healthy and well formed.	Reduce the northern limb originating from 4.2m by 4m Reduce the Western limb originating from 4.2m by 2.5m	1	24

Tree No.	Species	Age Class	Diameter (mm)	Est Height (m)	Crown Spread 1`(m)				Observations	Recommendations	Priority	Inspection Frequency
					N	E	S	W				
T20	Small-leaved Lime (*Tilia cordata*)	M	1100	25	8.4	7.8	7.4	7.3	Exposed sapwood is present on the northern side of the main stem from 0.3 to 1.5. Minor decay is present within the same region, but not of consequence. The main stem is dense with epicormic growth, preventing the inspection of the tree's main unions, however foliage within the crown displays good vitality and vigour.	No action required	-	24
T21	Small-leaved Lime (*Tilia cordata*)	M	915	25	7.8	7.6	5.4	6.5	The main stem is clear of growth 6.8m from which dense epicormic growth is present. There is deadwood located within the mid and upper crown, some of which overhangs the driveway.	Remove deadwood over 50mm	3	24
T22	Common Lime (*Tilia x europaea*)	M	1130	10	3.5	4.3	4.3	2.6	Necrotic bark is present on the western side of the stem, up to 7m where saprophytic fruiting bodies are present. This tree has historically been topped at 8m and displays relatively favourable regrowth.	No action required	-	24
T23	Large-leafed Lime (*Tilia platyphyllos*)	M	990	26	8.4	7	8.2	9.3	An attractive, well-formed specimen. The first of the main limbs arise from unions at 5m. Unions within the crown appear sound. Minor dead wood is present throughout. Branches in the lower crown hang low over the adjacent driveway.	Crown lift to 4m over the adjacent driveway. Remove deadwood over 50mm	3	24

APPENDIX 2

TREE LOCATION PLAN

CADEBY HALL, MAIN STREET, NUNEATON, CV13 0AX



VEGETATION KEY	WORK PRIORITY KEY
Stem & Canopy	Emergency, Urgent
Tree ID	Priority 1, Priority 2, Priority 3, Priority 4
Group/Hedge ID	Priority 1, Priority 2, Priority 3, Priority 4

LOCATION: Cadeby Hall, Main Street, Nuneaton, CV13 0AX
CLIENT: Arboreco Professional Tree Care
DATE: 03/07/2026
MAP TYPE: Tree Location Plan
REF: M_150_TLP
AUTHOR: Edward Severn

severn
ARBORICULTURAL CONSULTANCY

APPENDIX 3

PHOTOGRAPHS

CADEBY HALL, MAIN STREET, NUNEATON, CV13 0AX



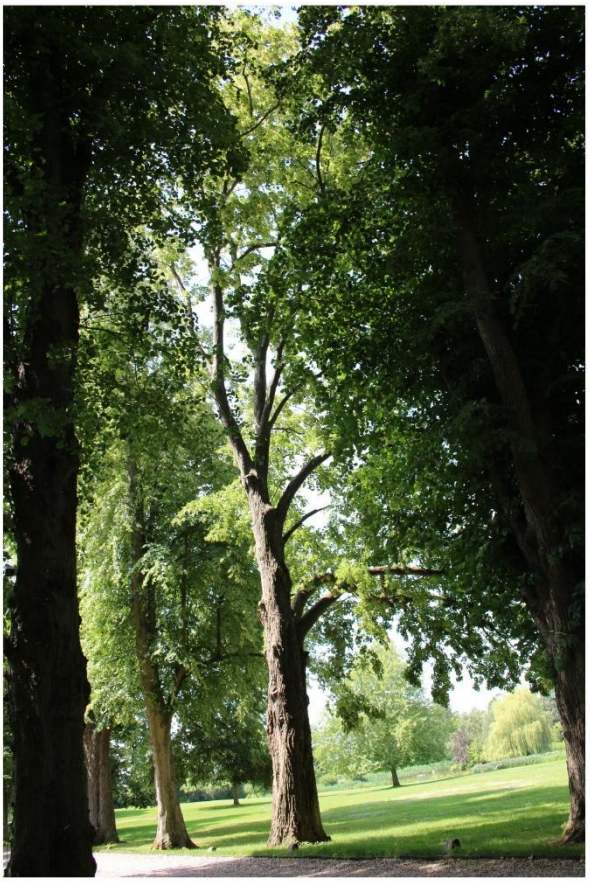
T1 Common Lime



T2 Common Lime



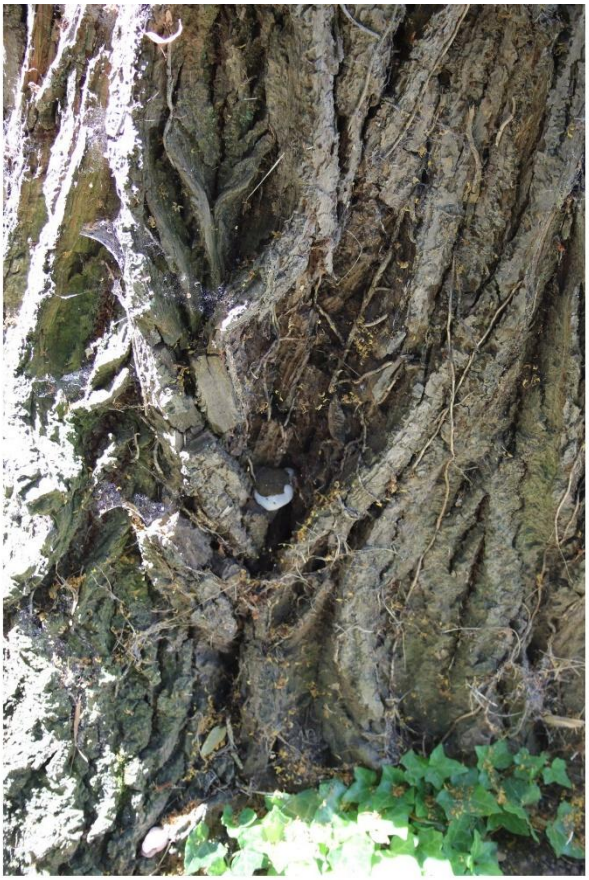
T3 Common Lime



T4 Common Lime



T4 Common Lime - Scaffold Limb Failure Wound



T4 Common Lime- Fruiting Body



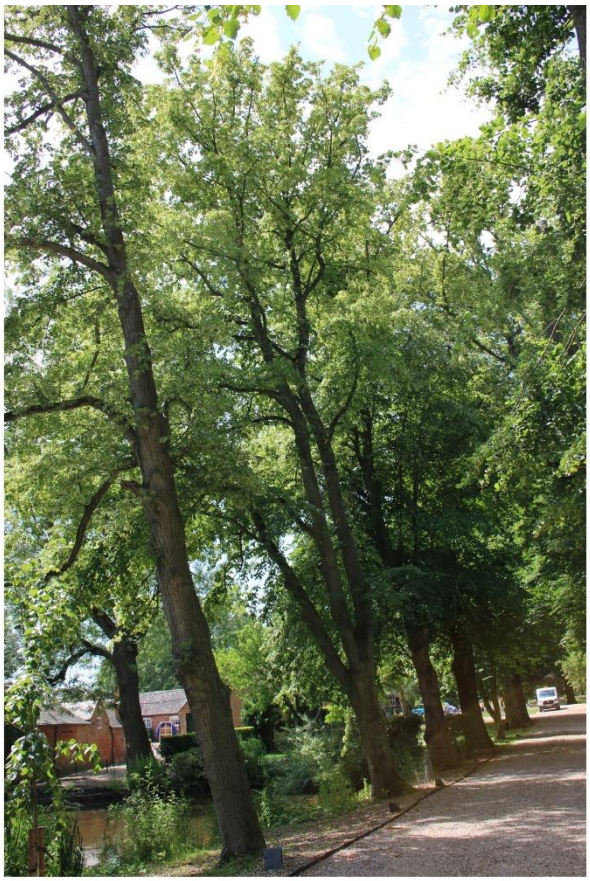
T5 Common Lime



T6 Common Lime



T7 Common Lime



T8 & T9 Common Lime



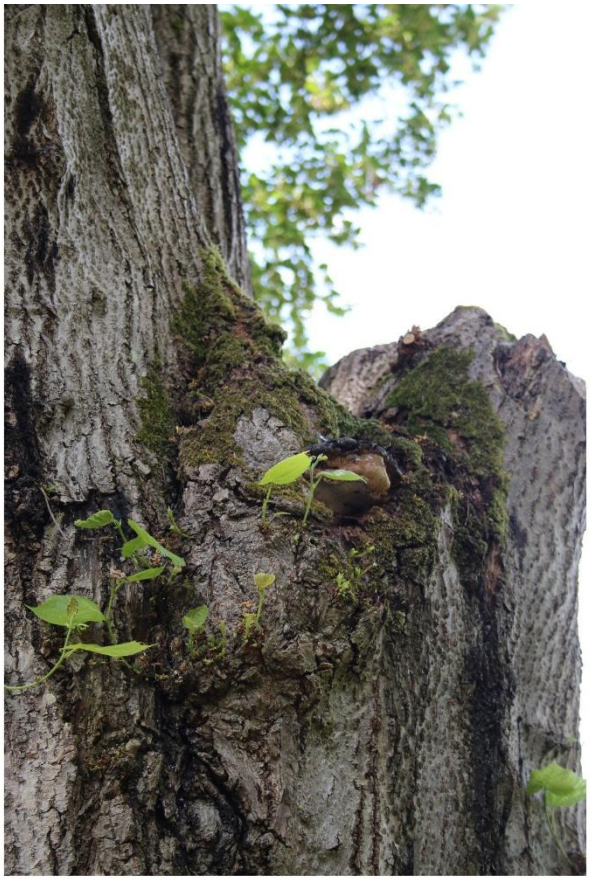
T8 Common Lime



T10 Common Lime



T10 Common Lime - Ganoderma



T10 Common Lime - Main Union Ganoderma



T11 Common Lime



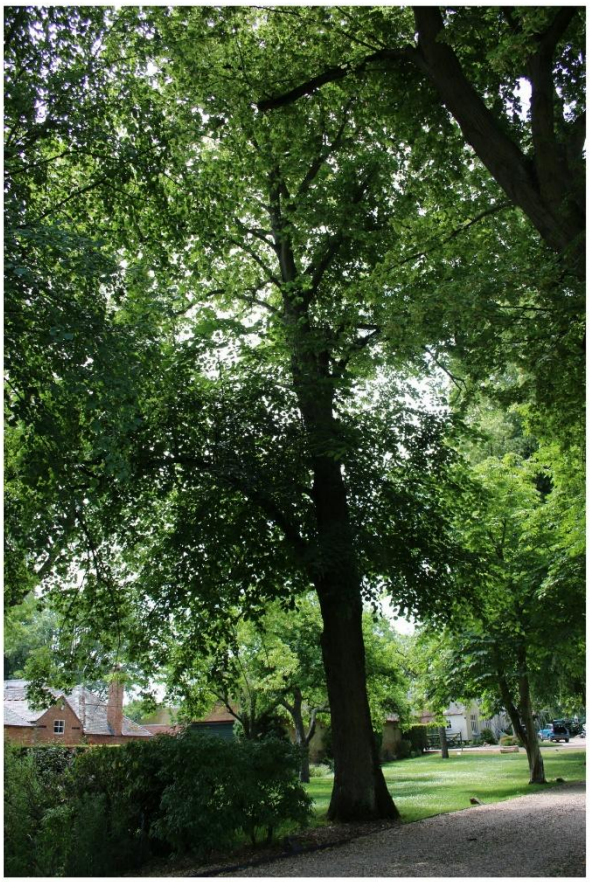
T12 Common Lime



T12 Common Lime - Main Stem South



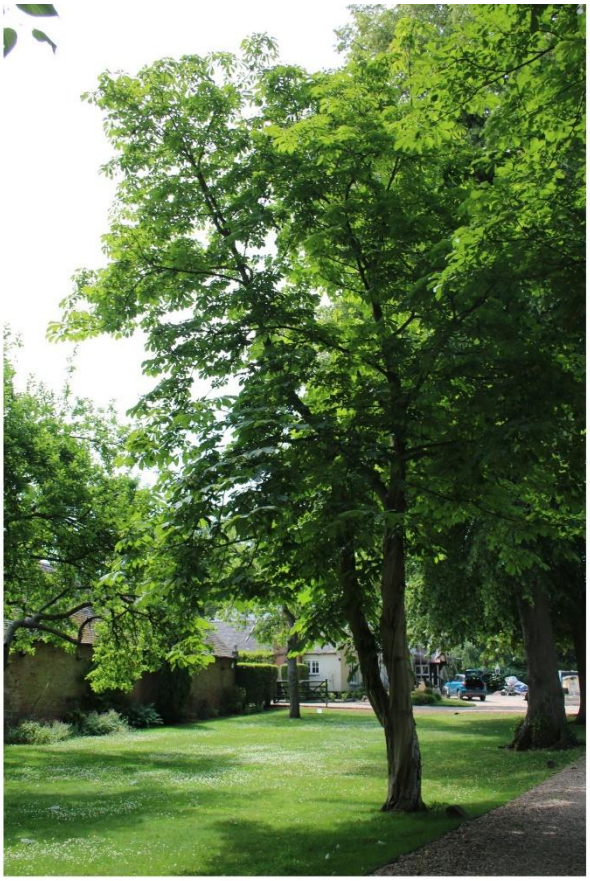
T12 Common Lime - Main Stem West



T13 Common Lime



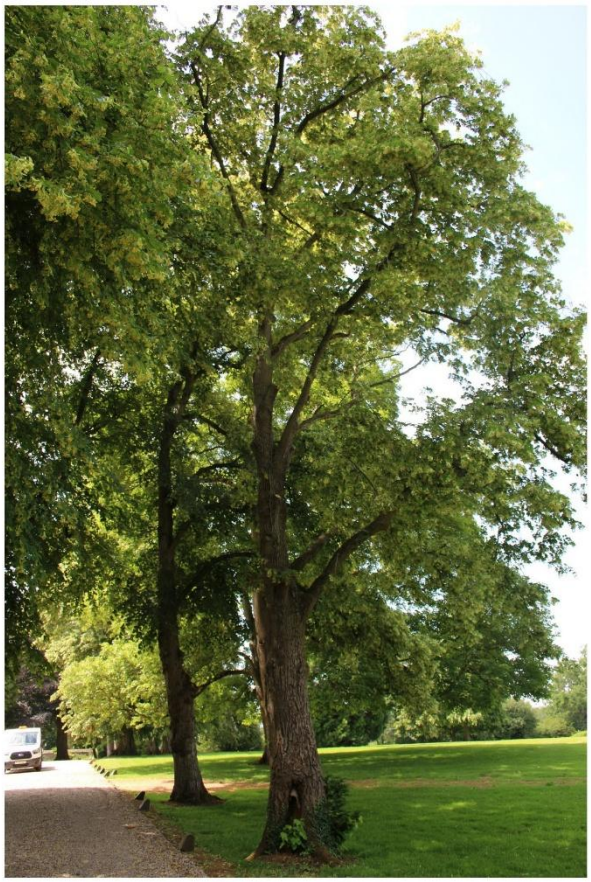
T14 Horse Chestnut



T15 Horse Chestnut



T15 Horse Chestnut - Bleeding Canker



T16 Common Lime



T16 Common Lime - Basal Cavity



T17 Common Lime



T18 Common Lime - Main Stem Decay



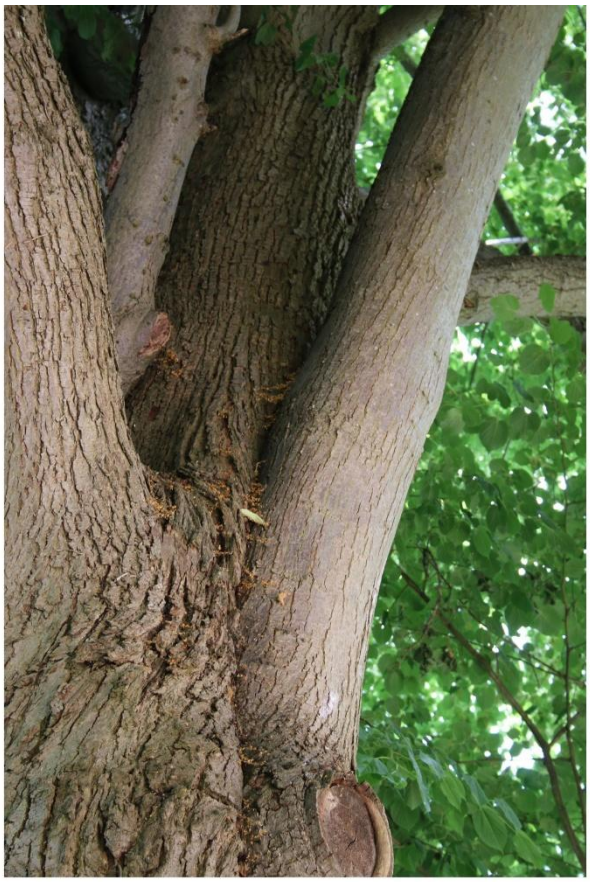
T18 Common Lime



T19 Common Lime



T19 Common Lime - Northen Limb Attachment



T19 Common Lime - Western Limb Attachment



T20 Small Leaved Lime



T21 Small Leaved Lime



T22 Common Lime



T23 Large Leaved Lime

severn
ARBORICULTURAL CONSULTANCY

31 Nursery Close
Thurlaston
Leicestershire
LE9 7TQ

TEL: 07933 244 832
EMAIL: severnarboricultural@gmail.com

www.**severnarboricultural**.co.uk

Edward Severn
DipArb L4 (ABC), TechArborA

Arboricultural
ASSOCIATION
Technician Member