



Schedule of Condition on:
Carriageways, Footways and Ginnel,
Old Police Station, 738-744 Wilmslow
Road, Didsbury, M20 2DW

On behalf of:
HUS Property Developments Limited

2 September 2021:
Prepared by Matthew Silas,
BSc (Hons) MRICS
Ranmoor Property Chartered Surveyors
Centurion House, 129 Deansgate
Manchester, M3 3WR



Our Ref: MS/152/310821

Your Ref:

Private & Confidential

HUS Property Developments Limited
11 Warwick Road,
Old Trafford
Manchester
M16 0QQ



By email only: wasil.hussain@icloud.com

2 September 2021

Dear Sirs,

Condition Schedule: Carriageways, Footways and Ginnel, Old Police Station, 738-744 Wilmslow Road, Didsbury, M20 2DW

Valuation Certificate - Terms of Appointment

In accordance with instructions received dated 31 August 2021, we report accordingly.

In preparing this report, we confirm that Ranmoor Property Chartered Surveyors are acting as External Consultants and are able to undertake this instruction competently. We also confirm that our maximum liability for all advice and services provided in connection with this instruction shall not, in aggregate, exceed £100,000 (One Hundred Thousand pounds).

We can confirm that we are not aware of any conflicts of interest in undertaking this instruction.

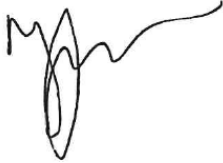
Scope of Instructions

We have inspected and provide our 'Schedule of Condition' report, which we understand will be used to qualify the current condition of the subject property, prior to development works. The schedule will put into words or photographs, the current condition of the property, in order that it can be relied upon in contemplation of a 'Terminal Schedule of Dilapidations' at the end of the subject works

An inspection of the property was undertaken by Matthew Silas, BSc (Hons), MRICS on 31 August 2021. The weather at the time of the inspection, was dry.

We trust that this report is satisfactory for your current requirements, but, if we can be of further assistance, please do not hesitate to contact us.

Yours Faithfully,



**Matt Silas, BSc (Hons), MRICS, RICS Registered Valuer
Director**

For and on behalf of Ranmoor Property Chartered Surveyors

Property Details: Carriageways, Footways and Ginnel, Old Police Station, 738-744 Wilmslow Road, Didsbury, M20 2DW

1. Description

Relating to the following
Planning Reference - 128136/FO/2020.

Change of use of former police station to 6 x two bed self-contained apartments (Class C3), including the erection of a 3 storey rear extension, following demolition of rear single storey and two storey outriggers and elevations alterations to front including new front entrance. Former Didsbury Police Station 742 - 744 Wilmslow Road Manchester M20 2DW

Planning Reference - CDN/21/0601

Discharge of conditions 3 (materials), 4 (Acoustic Insulation), 5 (external plant), 9 (Secure by Design Accreditation measures) and 11 (Construction Method Statement) from planning approval reference 128136/FO/2020

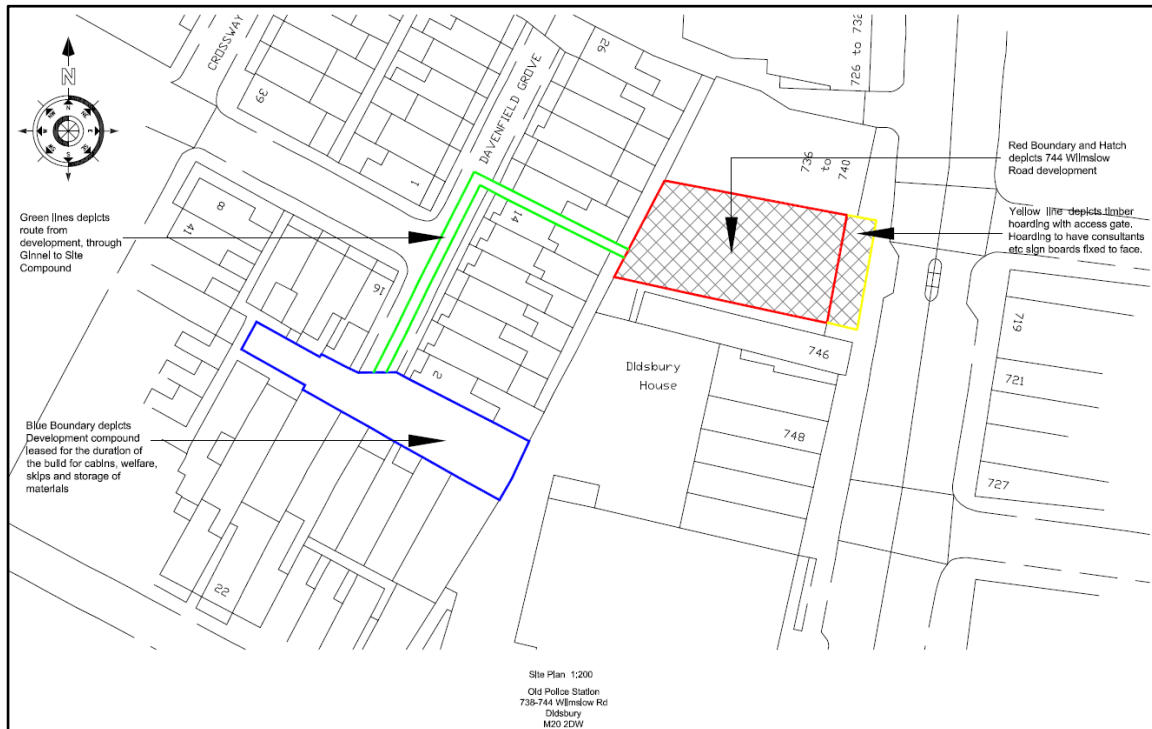
2. Accommodation / Subject Property

The subject property comprises the Carriageways, Footways and Ginnel, Old Police Station, 738-744 Wilmslow Road, Didsbury, M20 2DW

This is set out below as follows:

- a. Wilmslow Road Highway and Pavement (area edged yellow plus surroundings)**
- b. Ginnel (area edged green plus surroundings)**
- c. Davenfield Grove Highway and Pavement / Davenfield Road**
- d. Development Compound (area edge blue)**

These areas are identified on the plan provided below. Please note that this is solely for identificational purposes only.



3. Condition

The general condition of all areas was considered reasonable to poor, being consistent with surfaced land and highways being subject to heavy vehicular and pedestrian flow. The existing condition is detailed within the photographic evidence provided below.

4. Limitations of our Report

We have not inspected any parts of the structure, which were concealed, inaccessible or unexposed at the time of our inspection. Therefore we are unable to report that the property is free from defects that a more detailed survey may reveal. Nor have we arranged for the testing of electrical, heating or other services.

We have not carried out an asbestos inspection, and have not acted as asbestos inspectors in completing our inspection. It is assumed that there is a dutyholder, as defined in the Control of Asbestos in the Workplace Regulations 2002, and that a Register of Asbestos and effective Management Plan is in place.

We accept no responsibility to any third party for the whole, or any part of its contents.

5. Tenure

We understand that the ownership of all property, being Carriageways, Footways and Ginnel, around the vicinity of the Old Police Station, 738-744 Wilmslow Road, Didsbury, M20 2DW, is held freehold / long-leasehold by third parties.

6. Schedule of Photographs

a. Wilmslow Road Highway and Pavement (area edged yellow plus surroundings)



- a. Wilmslow Road Highway and Pavement (area edged yellow plus surroundings)



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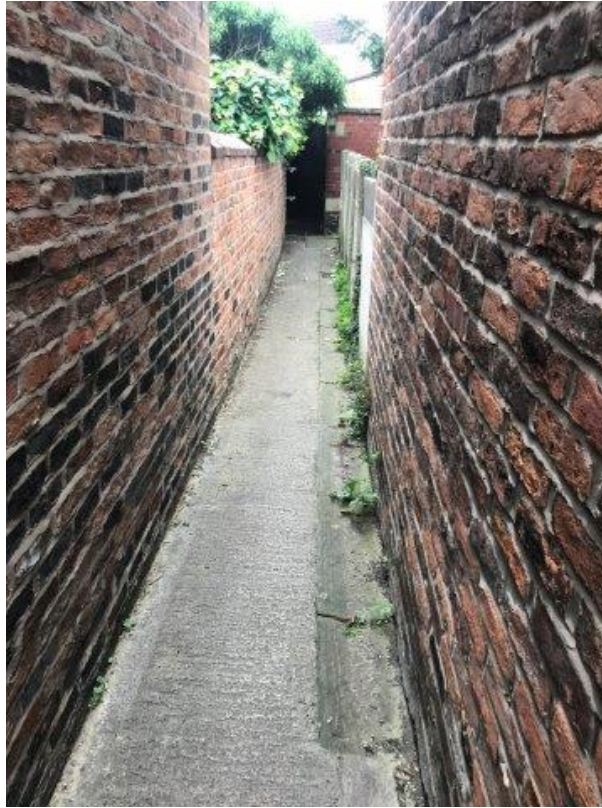
b. Ginnet (area edged green plus surroundings)



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c. Davenfield Grove Highway and Pavement / Davenfield Road



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d. Development Compound (area edged blue)



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Terms and Conditions of the report

These are the general Terms and Conditions upon which our valuations and report are prepared, unless agreed otherwise in writing or stated otherwise in the body of this report. Ranmoor Property (Woodford) Limited maintains a Complaints Handling Procedure in accordance with RICS guidance. This can be obtained from the office manager.

GENERALLY

1. In these Terms and Conditions the following words and expressions shall have the following meanings:
 - the 'Client' means the person or organisation awarding the Contract. An Agent acting for a Third Party shall be deemed to be the Client unless designated in writing by the Third Party;
 - the 'Contract Price' means the agreed fee or scale of charges for the Work, subject to such alterations as may be made under the provisions hereinafter contained;
 - the 'Contract' means the agreement concluded between the Client and the Surveying Firm, including these Terms and Conditions, all Briefs and other documents which are relevant to the Contract;
 - the 'Surveying Firm' means the business whose Proposal for the Work is accepted by and on behalf of the Client and includes the Surveying Firm's successors and permitted assignees;
 - the 'Work' means the surveying, mapping, research or advice or any other service to be executed and all supporting Product(s) to be produced and supplied by the Surveying Firm in accordance with the Brief and includes any additional work requested by the Client under clause 6;
 - the 'Purpose' means the use for the Work as stated in the Contract;
 - the 'Proposal Period' means the period of time between the Surveying Firm receiving an invitation from the Client to provide a Proposal for the work and the date by which the Surveying Firm must submit his Proposal;
 - the 'Product(s)' means the drawings, digital data, photographs, listings, reports or any other supporting documentation.
2. In so far as is reasonably possible during the Proposal Period, the Surveying Firm shall be deemed to be satisfied before submitting the Proposal as to the nature and requirements of the Work, the conditions under which the Work will be completed and the correctness and sufficiency of the Proposal. The several documents forming the Contract are to be taken as mutually explanatory of each other and in cases of discrepancy the Brief shall prevail. The Client warrants that all relevant information has been provided regarding the nature and scope of the Work and any unusual conditions, which may apply. Should these prove to be incorrect, any delays thus caused may be subject to an additional claim. The submitted Proposal is valid for a period of 3 months unless otherwise stated.
3. The Surveying Firm shall not be obliged to commence the Work until requested in writing to do so by the Client. Once Work has commenced the Client shall not cancel the Contract without compensating the Surveying Firm in full for the Work done to notification of cancellation together with a payment of 20 per cent of the Contract Price remaining.
4. The Surveying Firm shall execute and complete the Work in conformity with the Brief and the delivery dates agreed. The Surveying Firm shall supply and provide for all matters necessary for the completion of the Work, at the expense of the Surveying Firm, except as specifically provided for in this Contract. Effective delivery shall be delivery to the Client or, by instruction, to a Third Party. Where delivery is refused or where the Surveying Firm is unable to deliver due to circumstances beyond its control, the Surveying Firm is entitled to treat the Contract as being fulfilled and invoice the Client accordingly.
5. In the event of a conflict between these General Terms and the Specific Terms in the Brief, the Specific Terms prevail.
6. Unless expressly provided, no term in the agreement between Surveying Firm and the Client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by any person other than Surveying Firm or the Client.

7. Work which the Client reasonably considers fails to meet the standards contained in the Brief shall be returned to the Surveying Firm within 60 days of receipt for correction at the Surveying Firm's own expense. If such Work is found, on being checked by the Surveying Firm, to be within the standards specified then the costs incurred by the Surveying Firm in checking shall be payable by the Client.
8. The Work shall be completed in accordance with the agreed programme and dates or within such time as may be agreed with the Client. Any request by the Surveying Firm for extension of time shall be made in writing to the Client within seven days of the Surveying Firm being aware of such need arising. The Client may vary the Work either in form, quality or quantity provided that the total cost of the Contract is not affected by more than 10 per cent. Such variations shall be valued at the rates set out in the Contract where applicable or failing this at new rates to be agreed between the parties. Where variations to the Work would affect the total cost by more than 10 per cent, the Contract Price shall be renegotiated at the request of the Surveying Firm.
9. The Surveying Firm may sub-contract part of the Work, whilst accepting full responsibility for the Work as if it had not been sub-contracted. The Surveying Firm reserves the right to alter the deployment of personnel or equipment on this contract at any time during its term.
10. Where it is necessary for the Surveying Firm to have access on to private property the Client will be responsible for obtaining any necessary permissions. The Client will also furnish the Surveying Firm with a list of the occupiers and any letters of identification which may be needed.
11. Where the Client has instructed the Surveying Firm to make investigations which cause damage to the Property on the basis that the Client has obtained the owner's consent, the Client will indemnify the Surveying Firm against any loss or cost arising.
12. The Client may at any reasonable time examine or test any part of the Work or materials intended for use therein and the Surveying Firm shall give every reasonable facility and assistance necessary. The cost of making any test and of facilities and assistance provided shall be borne by the Client.
13. Invoices may be submitted by the Surveying Firm to the Client at not less than monthly intervals for completed stages of the Work. Payment will be made within 30 days of the date of invoice. The Surveying Firm may charge interest at a rate of 4 per cent over Base Lending Rate per month, on a daily basis on overdue accounts. Only the final payment shall be taken as admission of the due performance of the Contract.
14. The Surveying Firm shall hold or effect policies of insurance to cover Public Liability for not less than (£2.5M), Employers Liability for not less than (£5M) and Professional Indemnity with cover to be in compliance with the regulations laid down for the time being by the national Professional Body. The Surveying Firm shall insure the Product(s) against all risks whilst in transit until effective delivery to the Client. The Surveying Firm shall not be responsible for the insurance of Work installed in or on property under the control of the Client.
15. The Surveying Firm shall not be liable for any inaccuracy of the Product(s) beyond the specified scale or accuracy, or for any matters resulting from their use for purposes other than that stated in the Contract. No liability shall attach to the Surveying Firm in respect of any consequential loss or damage suffered by the Client.
16. Should the Surveying Firm be in breach of the Contract the Client may serve written notice on the Surveying Firm specifying the breaches of Contract and requiring them to be remedied within 30 days. Failing such remedy the Client may terminate the Contract by serving written notice to that effect on the Surveying Firm. The Client may decide to use only so much of the Work, upon payment to the Surveying Firm of such fees as they shall agree. In the event of the Client failing to provide such matters as agreed in the Contract the Surveying Firm shall be entitled to an extension of the Contract period for any consequent



delay and to payment for any additional costs that the Surveying Firm may reasonably incur.

17. In the event of the Client failing to make payments by the due date the Surveying Firm shall have the right to suspend the Work until receipt of such payments and to receive payment for any additional cost arising from such suspension. If such period of suspension shall exceed 30 days the Surveying Firm may, on giving the Client 14 days notice, terminate the Contract without prejudice to any of his other rights under the Contract and be entitled to the compensation laid down in clause 3.
18. If either party commits an act of bankruptcy or has a Receiving Order made against them the Work may be suspended and the Contract terminated upon written notice being served.
19. The Surveying Firm shall not be liable for any failure to perform the Work either at all or within any particular time if performance is delayed, hindered or prevented by any circumstances beyond the Surveying Firm's control. After a period of seven days from the start of such circumstances either party may give notice to determine the Contract forthwith. The Client shall pay the Surveying Firm for the Work undertaken together with the such additional costs to which the Surveying Firm has been committed or might reasonably be incurred.
20. The copyright in the Product(s) shall remain vested in the Surveying Firm who will grant an irrevocable royalty free licence for use by the Client for any purpose related to the Purpose once payment has been received in full. Such licence may not be transferred to a Third Party without the written agreement of the Surveying Firm. The Surveying Firm may provide Product(s) prior to the issue of an invoice, under a temporary licence arrangement. The Client shall not remove any markings identifying the Surveying Firm as the owner of the Copyright.
21. The Surveying Firm shall respect any confidential documentation or information relating to the Work and make no unauthorised disclosure or use thereof.
22. The Contract shall be governed by and construed according to English Law. Surveying Firms regulated by RICS operate an approved complaints handling procedure, which includes provision for third party dispute resolution.

TERMS AND CONDITIONS FOR INSPECTIONS

23. Generally
 - The Surveying Firm will consider its advice carefully but is not required to advise on any matter the significance of which in relation to the Property is not apparent at the time of inspection from the inspection itself.
 - The Surveying Firm will inspect diligently but is not required to undertake any action which would risk damage to the Property or injury to himself or herself.
 - The Surveying Firm will not undertake any structural or other calculations.
24. Accessibility
 - The Surveying Firm will inspect as much of the internal and external surface area of the building as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible from within the site, or adjacent public areas.
 - The Surveying Firm is not required to move any obstruction to inspection including, but not limited to, furniture and floor coverings.
25. Floors

The Surveying Firm will lift accessible sample loose floorboards, decking and trap doors, if any, which are not covered by heavy furniture, fittings, ply or hardboard, fitted finishes (etc.). The Surveying Firm will not attempt to cut or lift fixed floorboards without the express permission of the owner.



26. Fixed covers or housings
The Surveying Firm will not attempt to remove securely fixed covers or housings without the express permission of the owner.
27. Roofs
The Surveying Firm will inspect the roofs and roof spaces if there are available hatches which are not more than three metres above the adjacent floor or ground. Where no reasonable access is available, the roof spaces will not be inspected. Similarly, outer surfaces of the roof or adjacent areas will be inspected using binoculars, but will be excluded if they cannot be seen.
28. Boundaries, grounds and outbuildings
The inspection will include boundaries, grounds and permanent outbuildings but will not include plant housings, estate houses, constructions or equipment.
29. Services
The Surveying Firm will carry out a visual inspection of the service installations where accessible. Drainage inspection covers will be lifted where they are accessible and it is safe and practicable to do so. No tests of the service installations will be carried out unless previously agreed, although general overall comments will be made where possible and practicable. The Surveying Firm will report if it is considered that tests are advisable.
30. Areas not inspected
The Surveying Firm will identify any areas which would normally be inspected but which the surveyor was unable to inspect.
31. Flats or maisonettes
Unless otherwise agreed, the Surveying Firm will inspect only the subject flat and garage (if any), of the related internal and external common parts and the structure of the building or particular block in which the subject flat is situated. Other flats will not be inspected. The Surveying Firm will state in the Report the limits of access and / or visibility in relation to the common parts and structure. The Surveying Firm will state whether it has inspected a copy of the lease and, if not, the assumptions as the repairing obligations on which it is working.
32. Environmental and other issues
- Particular noise and disturbance affecting the Property will only be noted if it is significant at the time of inspection or if specific investigation has been agreed between the Surveying Firm and the Client and confirmed in writing.
 - The Surveying Firm will report on any obvious health and safety hazards to the extent that they are apparent from the elements of the Property considered part of the inspection.
33. Hazardous materials
- Unless otherwise expressly stated in the Report, the Surveying Firm will assume that no deleterious or hazardous materials or techniques have been used in the construction of the Property. However, the Surveying Firm will advise in the Report if, in its view, there is a likelihood that deleterious material has been used in the construction and specific enquiries should be made or tests should be carried out by a specialist.
 - Subject to access, based upon a limited visual inspection, the Surveying Firm will note and advise upon the presence of lead water supply pipes and materials which are suspected to contain asbestos.
 - The Surveying Firm will advise in the Report if the Property is in an area where, based on information published by the National Radiological Protection Board, there is a risk of radon. In such cases the Surveying Firm will advise that tests should be carried out to establish the radon level.
 - The Surveying Firm will advise if there are transformer stations or overhead power lines which

might give rise to an electro-magnetic field, either over the subject Property or visible immediately adjacent to the Property. The Surveying Firm is not required to assess any possible effect on health or to report on any underground cables.

34. Ground Conditions

The Surveying Firm will not be required to comment upon the possible existence of noxious substances, landfill or mineral extraction, or other forms of contamination.

35. Consents, Approvals and Searches

- The Surveying Firm will be entitled to assume that the Property is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the Property or affect the reasonable enjoyment of the Property.
- The Surveying Firm will be entitled to assume that all planning, Building Regulations and other consents required in relation to the Property have been obtained. Any enquiries should be made by the Client or the Client's legal advisers. Drawings and specifications will not be inspected by the Surveying Firm unless otherwise previously agreed.
- The Surveying Firm will be entitled to assume that the Property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the Property, nor its condition, its use or its intended use, is or will be unlawful.