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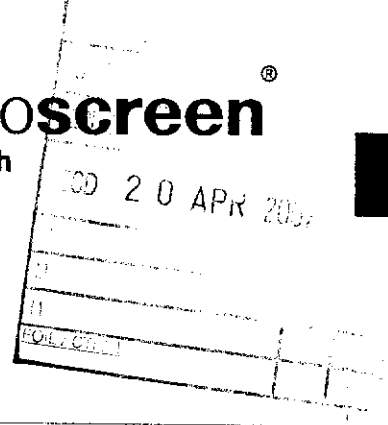

Environmental Certificate

PASSED

This Enviroscreen report dated 23/03/2007 and reference 2234 ITS_ESC has been obtained by Prebuild Soloutions Ltd on behalf of Industrial Truck Services, for the purpose of unspecified activity in relation to Land at Cornwall Street, Site of The Jive Inn, Openshaw, Manchester, M11 2WQ. It is understood that there are redevelopment plans for the site in the form of Demolition of existing Public House and erection of
3 Industrial Units.
. Sources of potential contamination in terms of historical land use, environmental data and current land uses, where known, have been considered in the creation of this report.

In view of the development proposals it is likely that the local planning authority will require a risk based assessment as to the ground conditions with conclusions as to whether any remedial measures are necessary.

Within Part 3 - Chapter 2, Appendix 2.2 of the RICS Appraisal and Valuation Standards (the Red Book), guidance is given to the valuer concerning contamination and hazardous substances, and environmental matters with particular regard to the assumptions that should be used. It is possible to comment as follows:

Appendix 2.2 (E) Contamination and hazardous substances

In the professional opinion of Wilbourn Associates the level of risk associated with the information disclosed in the associated Enviroscreen data:

1) is unlikely to have an adverse effect on the value of the property, and

2) is not such that the property would be designated "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990.

Appendix 2.2 (F) Environmental Matters

In this case the following environmental factors have been identified:

1) An area of Ground Water Vulnerability

2) An area which may be affected by coal mining activity

RICS

Philip E. Wilbourn BSc FRICS
CHARTERED ENVIRONMENTAL SURVEYOR

This Certificate may be relied upon by your client

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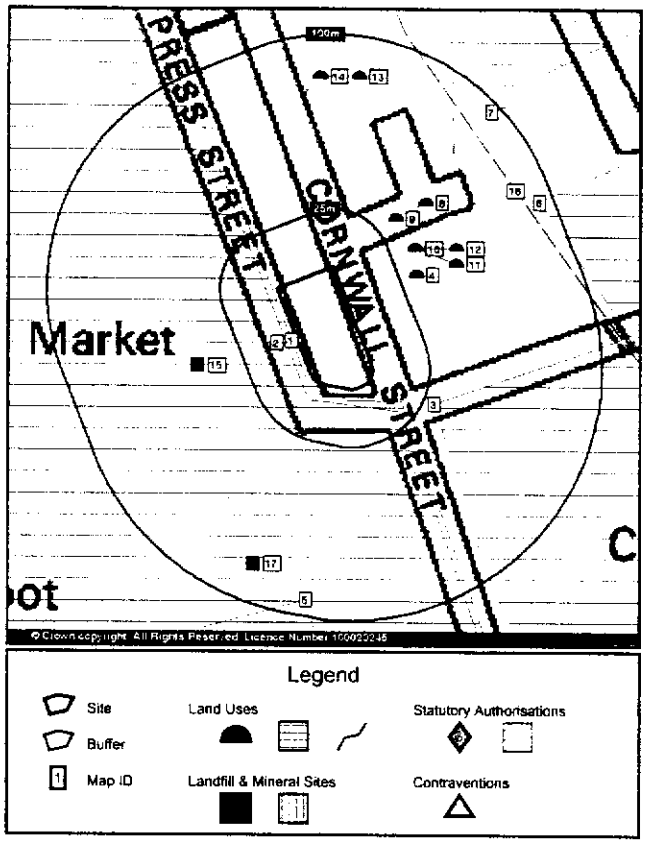

Site
Land at Cornwall Street
Site of The Jive Inn
Openshaw
Manchester
M11 2WQ

Site Boundary:
Site Boundary defined total area: 0.13 Ha

Prepared For
Prebuild Soloutions Ltd
1 Compstall Road
Romiley
Stockport
Cheshire
SK6 4BT

Client Ref
2234 ITS_ESC

Purchase Order No.
2234 ITS enviro

Client Name
Industrial Truck Services

Enviroscreen Order No.
21245870_1

Factors affecting the site

	Map ID	On Site	0 - 25m	25 - 100m
Historical Land Uses				
Potentially Contaminative Industrial Uses (Past Land Use)				
Factory or works - use not specified, Date of mapping: 1895	1		✓	
Transport manufacturing and repair, Date of mapping: 1909-1956	2		✓	
Road haulage, Date of mapping: 1895-1923	3			✓
Factory or works - use not specified, Date of mapping: 1993	4			✓
Road haulage, Date of mapping: 1993	5			✓
Factory or works - use not specified, Date of mapping: 1993	6			✓
Factory or works - use not specified, Date of mapping: 1923	7			✓
Contemporary Trade Directory Entries				
A & R Welding Ltd, Unit C,12 Dewey Street,Manchester, Gate Manufacturers, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	8			✓
Harvey Engineering, Unit B,12 Dewey St,Manchester, Engineering Services, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	9			✓
Hunt-Seco Engineering Ltd, ,10,Dewey Street,Manchester, Hydraulic Engineers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	10			✓
Industrial Truck Services Ltd, ,10,Dewey Street,Manchester, Fork Lift Trucks, Status: Active, Positional Accuracy: Automatically positioned to the address	11			✓
Industrial Trucks, ,10,Dewey Street,Manchester, Fork Lift Trucks, Status: Active, Positional Accuracy: Automatically positioned to the address	12			✓

Factors affecting the site

	Map ID	On Site	0 - 25m	25 - 100m
A J Ltd, ,Wimpory Street,Manchester, Engineering Services, Status: Active, Positional Accuracy: Automatically positioned to the address	13			✓
C & H Sausage, ,Unit 9,Cornwall Street Industrial Estate,Manchester, Sausage Manufacturers, Status: Active, Positional Accuracy: Automatically positioned to the address	14			✓
Landfill & Mineral Sites				
Local Authority Landfill Coverage				
Manchester City Council, - Has not been able to supply Landfill data *	N/A			
Licensed Waste Management Facilities (Locations)				
The Cabin,New Smithfield Market,Whitworth Street East,Manchester,Greater Manches,M11 2WJ, Licence Number: 50411, Site Category: Composting, Licence Status: Issued, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 10m	15			✓
Potentially Infilled Land (Water)				
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1956	16			✓
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	17			✓
Statutory Authorisations				
No features identified within this category	N/A			
Contraventions				
No features identified within this category	N/A			
Natural Features				
Extreme Flooding from Rivers or Sea without Defences				
No	N/A			
Flooding from Rivers or Sea without Defences				
No	N/A			
Areas Benefiting from Flood Defences				
No	N/A			
Flood Water Storage Areas				
No	N/A			
Flood Defences				
No	N/A			
Groundwater Vulnerability				
Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000	N/A	✓		
Drift Deposits				
Drift Deposit: Low permeability drift deposits occuring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium	N/A	✓		

Factors affecting the site

	Map ID	On Site	0 - 25m	25 - 100m
Radon Affected Areas				
Less than 1% of homes are above the action Level	N/A	✓		
Radon Protection Measures				
No radon protective measures are necessary in the construction of new dwellings or extensions	N/A	✓		
Coal Mining Affected Areas				
In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority.	N/A	✓		
Brine Compensation Areas				
No	N/A			

Local Authority Landfill Coverage * if applicable. It has not been possible to obtain Landfill data from this authority therefore the fact that no local authority landfills are disclosed in this report does not necessarily confirm that no local authority landfills exist. We recommend that if you are concerned about landfill you should contact the relevant local authority. "-" denotes the nearest Local Authority Landfill Coverage.

Additional Information

In completing this report Wilbourn Associates has undertaken a review of the Enviroscreen data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Wilbourn Associates. No information as to the age, value and type of property has been made available.

Surveyors are reminded to refer to the RICS guidance note **Contamination and Environmental Matters - their implications for property professionals,** published December 2003, and consider using the property observation checklists developed by the RICS for identifying apparent potential for contamination and recording observations made during the normal course of inspection. The checklists are contained at Appendices C-E of the above guidance note. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover.

Copies of the property observation checklist can be downloaded free of charge at

www.environmental-surveyors.com/downloads.htm

The information in this Enviroscreen® Certificate is derived from a number of statutory and non-statutory sources (refer to the user guide). Whilst every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this Certificate Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this Certificate in conjunction with the User Guide and your attention is drawn to the scope of the Certificate section within the User Guide.

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SEPA

Ordnance Survey

THE COAL AUTHORITY

LANDMARK Information Group

BGS British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL