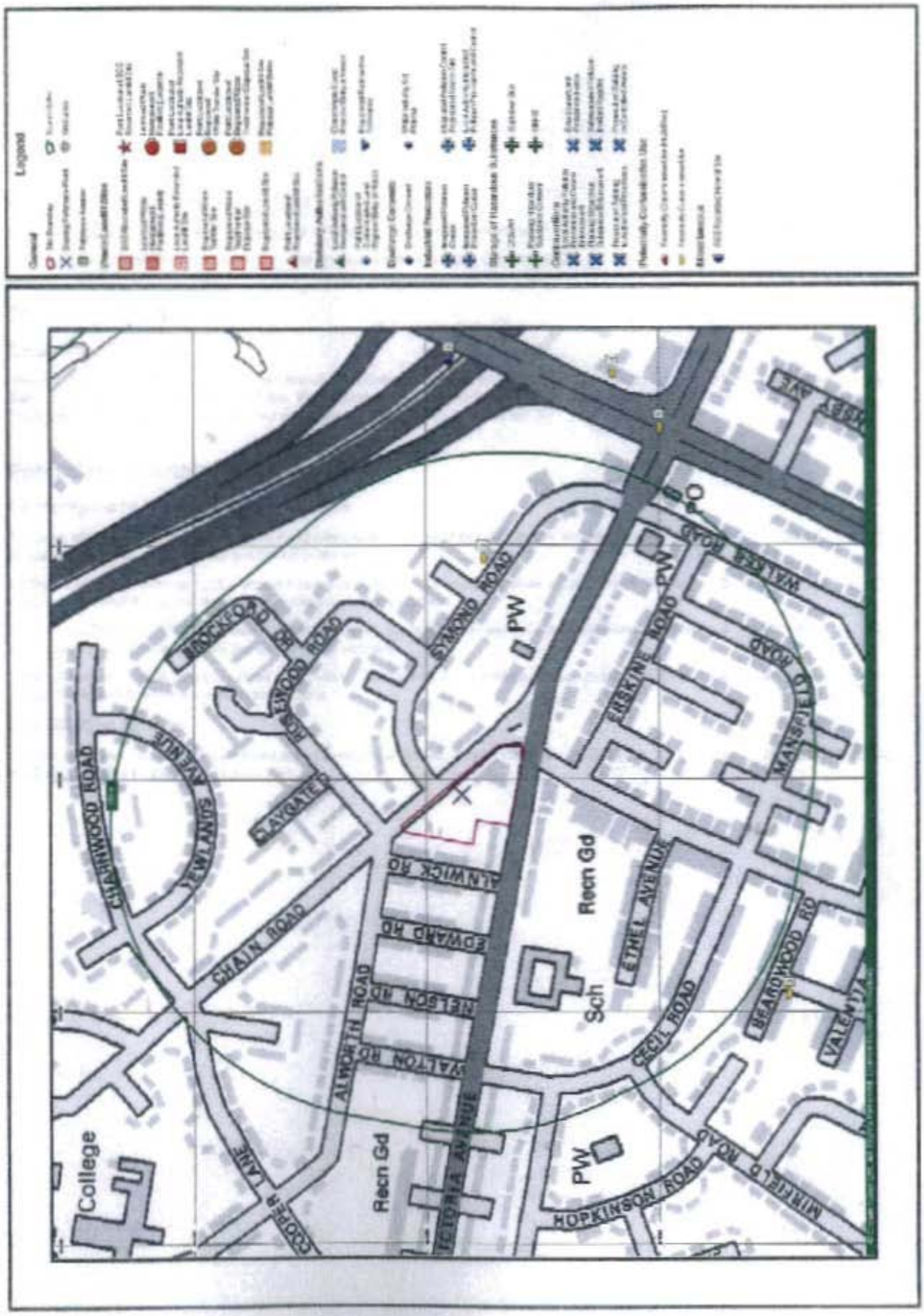
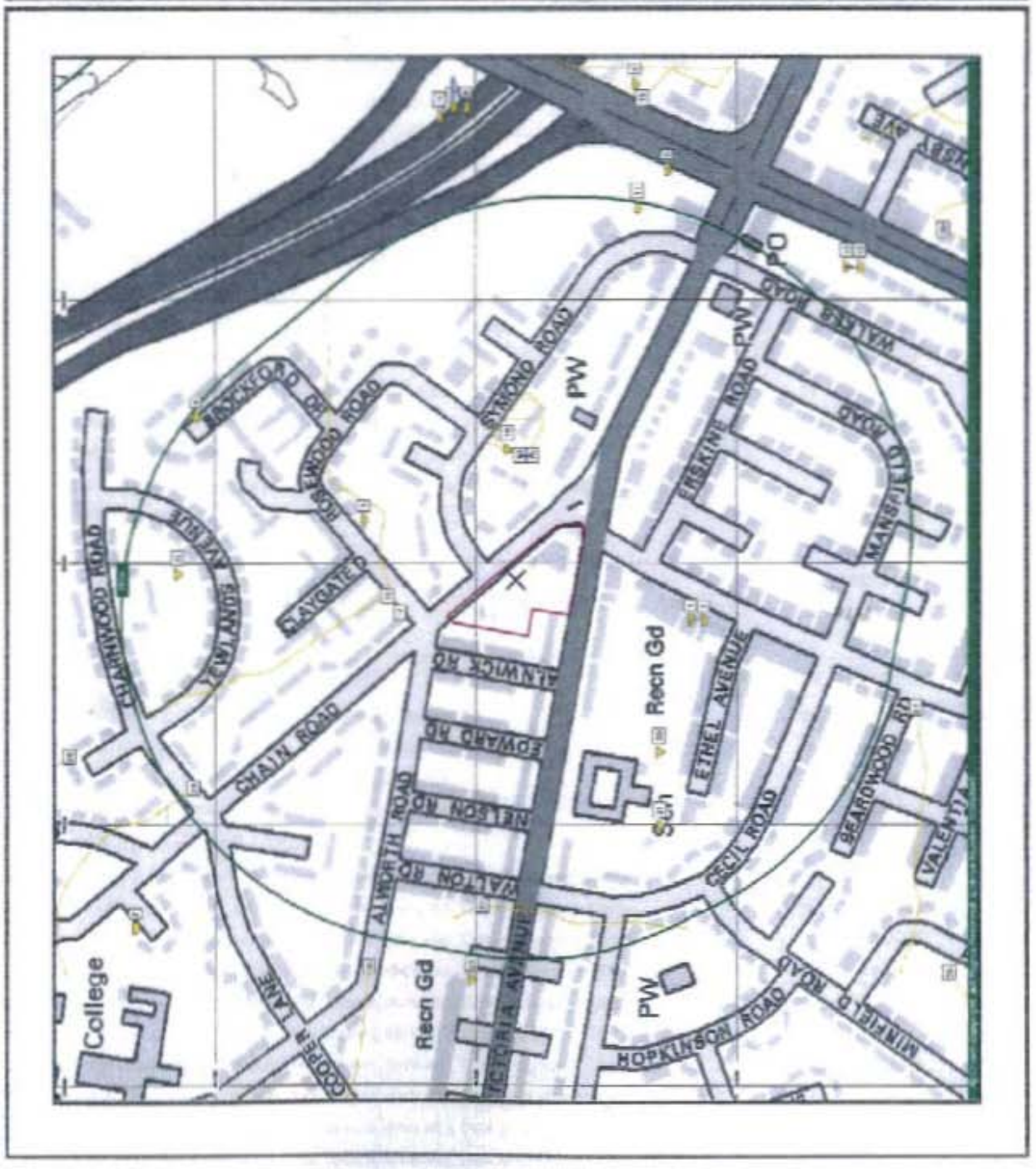
Current Land Use



Sources

Description	Ref. No.	Search Buffer	Direction
Waste/Landfill Sites			
Local Authority Landfill Coverage			
Manchester City Council, - Has not been able to supply Landfill data. Contact ref: 1	-	On Site	-
Rochdale Metropolitan Borough Council, - Has no landfill data to supply. Contact ref: 2	-	250-500m	E
Discharge Consents			
Discharge Consents			
United Utilities Water Plc, Rochdale Road,Manchester,Greater Manchester, Sewerage Discharge, Reference: 01MAN0114, Version: 1, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 100m. Contact ref: 3	1	250-500m	E
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
A3 Scrap Metal Collections, ,30,Symond Road,Manchester, Scrap Metal Merchants, Status: Active, Positional Accuracy: Automatically positioned to the address	2	0-250m	E
All Done Cleaning Contracts, ,2,Courtfield Avenue,Manchester, Cleaning Services - Commercial, Status: Inactive, Positional Accuracy: Automatically positioned to the address	3	250-500m	SW
Chambers & Perkins, ,1196,Rochdale Road,Manchester, Cleaning Materials & Equipment, Status: Active, Positional Accuracy: Automatically positioned to the address	4	250-500m	E
Jewish Cemetery, ,1106,Rochdale Road,Manchester, Cemeteries & Crematoria, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	SE
Fuel Station Entries			
Avenue Self Serve, 1357 Rochdale Road,Manchester, Fuel Station, Status: Obsolete, Positional Accuracy: Located by supplier to within 10m	5	250-500m	SE


Legend


PW
PW
PW
Recn Gd
Recn Gd
Sch
College
ROCKFORD ROAD
SYMOND ROAD
HOLYWOOD ROAD
CLAYGATE
CHARNWOOD ROAD
SOUTH AVENUE
CHAIN ROAD
ALWORTH ROAD
COOPER LANE
VICTORIA AVENUE
ALNWICK RD
EDWARD RD
NELSON RD
WALTON RD
ERSKINE ROAD
WALTER ROAD
MANSFIELD ROAD
ETHEL AVENUE
CECIL ROAD
BEARDWOOD RD
VALENTIA
HOPKINSON ROAD
MINERVA RD

Sources

Description	Ref. No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1952	1	0-250m	S
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1952 - 1982	2	0-250m	S
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1975	3	0-250m	N
Electricity Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1975	4	0-250m	NE
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1975	5	250-500m	E
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1975	6	250-500m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1982	7	250-500m	NW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1952 - 1975	8	250-500m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1952	9	250-500m	E
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1963	-	250-500m	S
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1967	-	250-500m	S
Potentially Contaminative Industrial Uses (Past Land Use)			
Quarrying of sand & clay, operation of sand & gravel pits, Date of mapping: 1938-1956	10	0-250m	E
Heap, unknown constituents, Date of mapping: 1956	11	0-250m	E
Quarrying of sand & clay, operation of sand & gravel pits, Date of mapping: 1848	12	250-500m	SE
Heap, unknown constituents, Date of mapping: 1956	13	250-500m	E
Electricity production & distribution [inc large transformers], Date of mapping: 1990	14	250-500m	E
Quarrying of sand & clay, operation of sand & gravel pits, Date of mapping: 1956	-	250-500m	W
Cemetery or Graveyard, Date of mapping: 1910-1990	-	250-500m	SE
Heap, unknown constituents, Date of mapping: 1938-1956	-	250-500m	E
Quarrying of sand & clay, operation of sand & gravel pits, Date of mapping: 1848	-	250-500m	NE
Potentially Infilled Land			
Potentially Infilled Land (Non-Water)			
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1990	15	0-250m	E
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1990	16	250-500m	SE
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1990	-	250-500m	W
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1990	-	250-500m	NE
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1956	17	0-250m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1910	18	0-250m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1910	19	0-250m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1910	20	0-250m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1910	21	0-250m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1910	22	0-250m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	23	0-250m	W
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	24	0-250m	NW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1894	25	250-500m	W
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1894	26	250-500m	W

Historical Land Use

Description	Ref. No.	Search Buffer	Direction
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1894	27	250-500m	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1910	28	250-500m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1894	-	250-500m	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	29	250-500m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1894	-	250-500m	W
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1894	-	250-500m	W
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1938	30	250-500m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	S
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1848	-	250-500m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1910	-	250-500m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1910	-	250-500m	W
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1910	-	250-500m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1894	-	250-500m	NW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1910	-	250-500m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1910	-	250-500m	NW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1894	-	250-500m	NW

Historical Land Use

Map Details

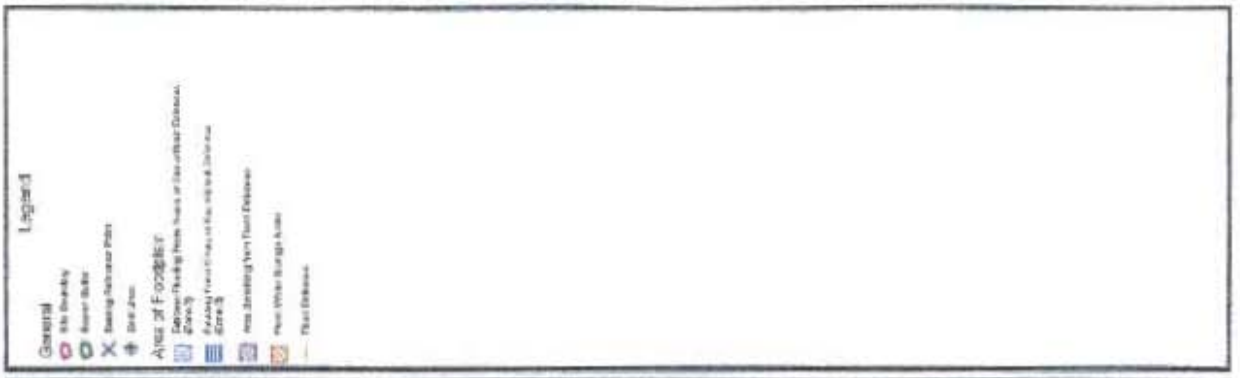
The following maps have been analysed for Historical Tanks and Energy Facilities.

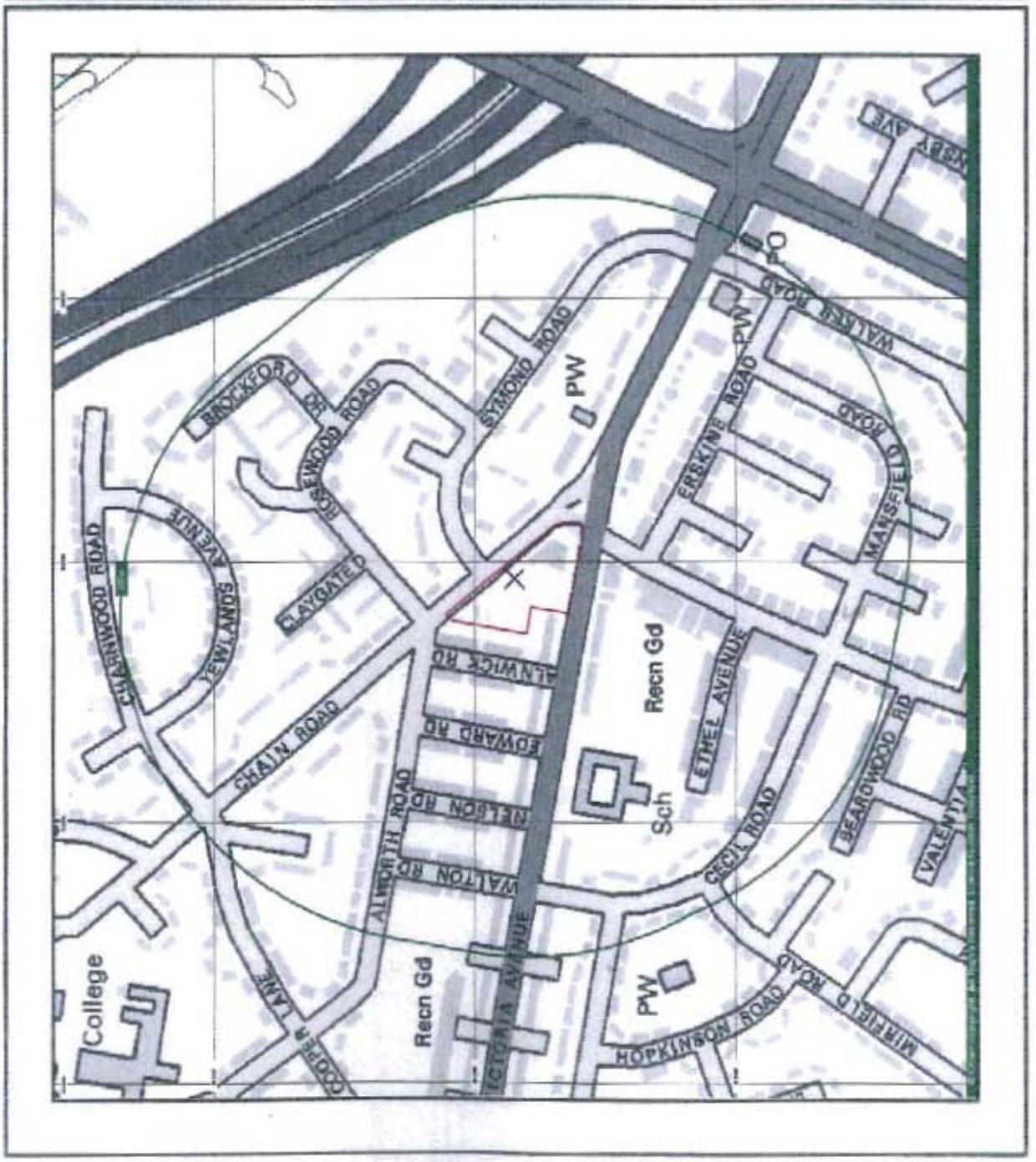
1:2,500	Mapsheet	Published Date
National Grid	SD8503	1952
National Grid	SD8504	1952
National Grid	SD8603	1952
National Grid	SD8604	1952
National Grid	SD8603	1955
National Grid	SD8604	1964
National Grid	SD8503	1967
1:1,250	**Mapsheet**	**Published Date**
National Grid	SD8503NE	1951
National Grid	SD8503NW	1951
National Grid	SD8504NE	1952
National Grid	SD8504SE	1952
National Grid	SD8504SW	1952
National Grid	SD8603NE	1952
National Grid	SD8603NW	1952
National Grid	SD8604NW	1952
National Grid	SD8604SE	1952
National Grid	SD8604SW	1952
National Grid	SD8603NE	1954
National Grid	SD8503NW	1955
National Grid	SD8504SW	1958
National Grid	SD8604SE	1962
National Grid	SD8503NE	1963
National Grid	SD8603NW	1967
National Grid	SD8604NW	1972
National Grid	SD8604SW	1975
National Grid	SD8504SE	1982
National Grid	SD8503NW	1963
National Grid	SD8503NE	1963
National Grid	SD8504SW	1982

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information.

1:10,560	Mapsheet	Published Date
Lancashire And Furness	096_00	1848
Lancashire And Furness	096_NE	1894
Lancashire And Furness	096_SE	1894
Lancashire And Furness	096_NE	1910
Lancashire And Furness	096_SE	1910
Lancashire And Furness	096_NE	1932
Lancashire And Furness	096_SE	1938
National Grid	SD80SE	1956
1:10,000	**Mapsheet**	**Published Date**
National Grid	SD80SE	1990

Sensitivity

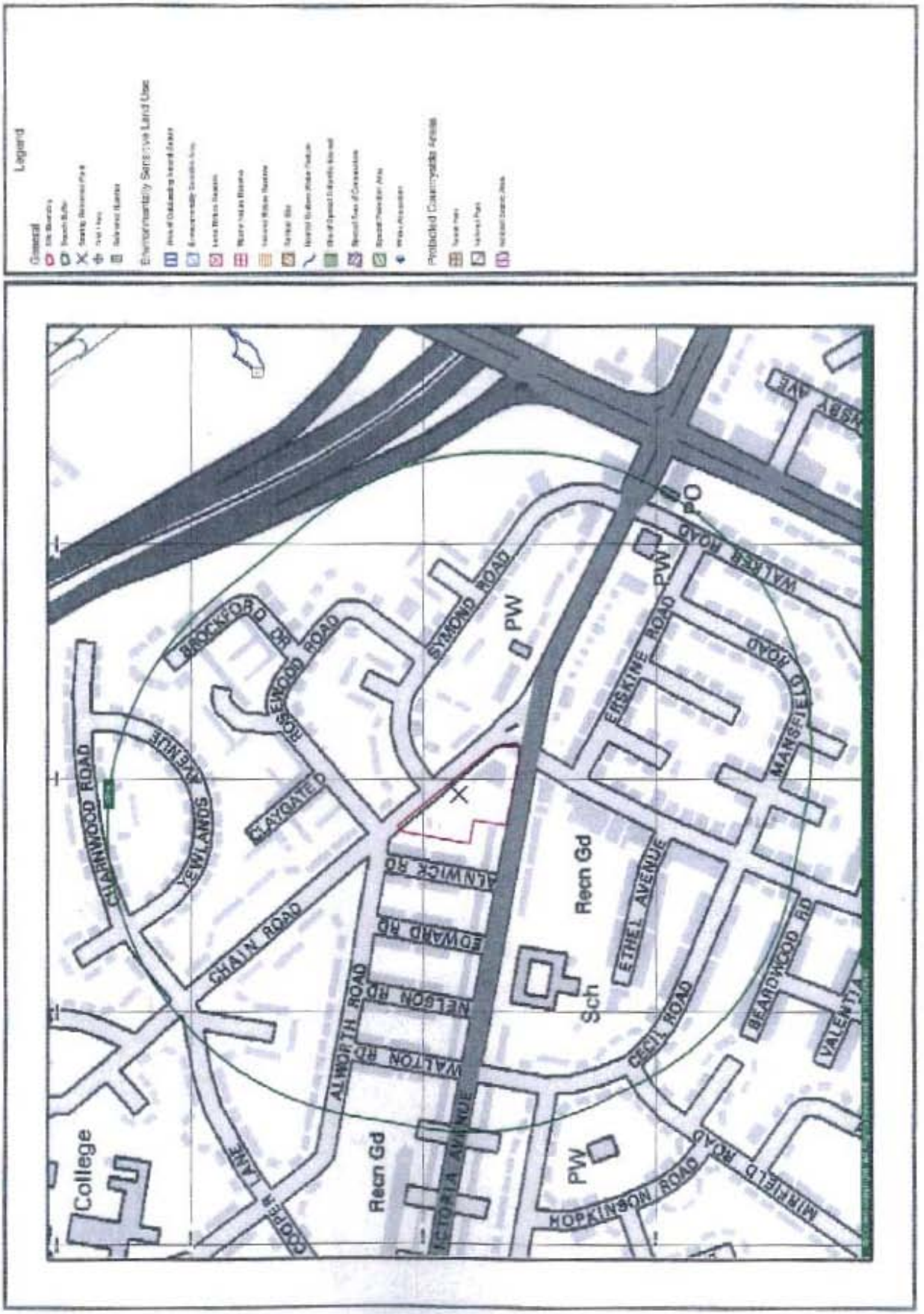




Pathways and Receptors

Description	Search Buffer	Direction
Pathways		
Groundwater Vulnerability		
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 11 South Pennines. Contact ref: 3	On Site	-
Drift Deposits		
No	N/A	
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	

Sensitivity



Pathways and Receptors

Description	Ref. No.	Search Buffer	Direction
Environmentally Sensitive Receptors			
Nearest Surface Water Feature			
250-500m	1	250-500m	NE

Other Factors

Description	Search Buffer	Direction
Brine Compensation Areas		
No	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. Contact details are included in the Useful Contacts section of this report. Contact ref: 4	On Site	-
Mining Instability		
Inconclusive Coal Mining	On Site	E
Radon Affected Areas		
Less than 1% of homes are above the Action Level. Contact ref: 5	On Site	-
Radon Protection Measures		
No radon protective measures are necessary in the construction of new dwellings or extensions. Contact ref: 6	On Site	-
Potential for Collapsible Ground Stability Hazards		
No Hazard	N/A	
Potential for Compressible Ground Stability Hazards		
No Hazard. Contact ref: 6	On Site	-
Potential for Ground Dissolution Stability Hazards		
No Hazard	N/A	
Potential for Landslide Ground Stability Hazards		
Very Low. Contact ref: 6	On Site	-
Potential for Running Sand Ground Stability Hazards		
Very Low. Contact ref: 6	On Site	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Very Low. Contact ref: 6	On Site	-
No Hazard. Contact ref: 6	0-250m	NE
Shallow Mining Hazards		
No Hazard	N/A	

Useful Information

Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this 'buffer' relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as a Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974.

Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets.

In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set.

This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

Mining Instability Data

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Ordnance Survey Licensed Partner

Environment Agency

SEPA Scottish Environment Protection Agency

LANDMARK Information Group

THE COAL AUTHORITY

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Useful Contacts

Contact Name and Address

1 **Manchester City Council Planning Department**
Town Hall
Manchester
Greater Manchester
M60 2LA
Telephone 0161 234 5000
Fax 0161 234 4508

www.manchester.gov.uk

2 **Rochdale Metropolitan Borough Council Environmental Health Department**
P O Box 32
Telegraph House
Ballie Street
Rochdale
Greater Manchester
OL16 1JH
Telephone 01706 864139
Fax 01706 864185

www.rochdale.gov.uk

3 **Environment Agency National Customer Contact Centre (NCCC)**
PO Box 544
Templeborough
Rotherham
S60 1BY
Telephone 08708 506 506

enquiries@environment-agency.gov.uk

4 **The Coal Authority Mining Report Service**
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
Telephone 0845 7626848

thecoalauthority@coal.gov.uk

5 **Health Protection Agency**
Chilton
Didcot
Oxfordshire
OX11 0RQ
Telephone 01235 831600
Fax 01235 833891

6 **British Geological Survey Enquiry Service**
British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG
Telephone 0115 936 3143
Fax 0115 936 3276

enquiries@bgs.ac.uk
www.bgs.ac.uk

Please note that the Environment Agency / SEPA have a charging policy in place for enquiries.

Other Contacts

Institution of Civil Engineering Surveyors
26 Market Street
ALTRINCHAM
Cheshire
WA14 1PF
Telephone 0161 928 8074

www.ices.org.uk/ices.asp

Contact Name and Address

The Association of Geotechnical and Geoenvironmental Specialists
Foreham Street
83 Copers
Cope Road
Beckenham
Kent
BR3 1NR

Telephone 020 86588212

www.ags.org.uk/

The Environmental Auditors Registration Association
Welton House
Limekiln Way
Lincoln
LN2 4US

Telephone 01522 540069

www.greenchannel.com/iea/earahome.htm

The Environmental Industries Commission
45 Weymouth Street
London
W1N 3LD

Telephone 020 79351675

www.eic-uk.co.uk/

The Institution of Civil Engineers
One Great George Street
Westminster
LONDON
SW1P 3AA

Telephone 0207 222 7722
Fax 0207 222 7500

www.ice.org.uk

The Royal Institution of Chartered Surveyors
12 Great George Street
Parliament Square
London
SW1P 3AD

Telephone 020 7222 7000

www.rics.org.uk/

Wilboum Associates
30 Jessops Riverside
800 Brightside Lane
Sheffield
S9 2RX

www.environmental-surveyors.com

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Telephone 0844 844 9966
Fax 0844 844 9980

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www.landmarkinfo.co.uk

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c. The headings in these Terms are for convenience only and shall not affect the meaning or interpretation of any part of these Terms.

d. Landmark may modify these Terms, and may discontinue or revise any or all other aspects of the Services at our sole discretion, with immediate effect and without prior notice, including without limitation changing the Services available at any given time. Any amendment or variation to these Terms shall be posted on our Websites. Continued use of the Services by You shall be deemed an acceptance by You to be bound by any such amendments to the Terms.

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a. You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either Landmark or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights

b. Subject always to these Terms You may, without further charge, make the Services available to;
   i. the owner of the Property at the date of the Report,
   ii. any person who purchases the whole of the Property Site,
   iii. any person who provides funding secured on the whole of the Property Site,
   iv. any person for whom You act in a professional or commercial capacity,
   v. any person who acts for You in a professional or commercial capacity, and
   vi. prospective buyers of the Property Site as part of an Information Pack but for the avoidance of doubt, Landmark shall have no liability to such prospective buyer unless the prospective buyer subsequently purchases the Property Site, and the prospective (or actual) buyer shall not be entitled to make the Service available to any other third party

   Accordingly Landmark shall have the same duties and obligations to those persons in respect of the Services as it has to You

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e. Each recipient of the Services agrees (and agrees it will cause its employees, agents or contractors who may from time to time have access to the Services to agree) it will not, except as permitted herein or by separate agreement with Landmark:-
   i. effect or attempt to effect any modification, merger or change to the Service, nor permit any other person to do so; or
   ii. copy, use, market, re-sell, distribute, merge, alter, add to or carry on any redistribution, reproduction, translation, publication, reduction to any electronic medium or machine readable form or commercially exploit or in any other way deal with or utilise or (except as expressly permitted by applicable law) reverse engineer, decompile or disassemble the Services, Content or Website; or
   iii. remove, alter or in any way change any trademark or proprietary marking in any element of the Services and You shall acknowledge the ownership of the Content, where such Content is incorporated or used into Your own documents, reports, systems or services whether or not these are supplied to any third party
   iv. create any product which is derived directly or indirectly from the data contained in the Services

f. The mapping contained in any Services is protected by Crown Copyright and must not be used for any purpose outside the context of the Services or as specifically provided by these Terms.

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a. VAT at the prevailing rate shall be payable in addition to the Landmark Fees. You shall pay any other applicable indirect taxes related to Your use of the Services.

b. An individual or a monthly invoice showing all Orders created by You will be generated subject to these Terms. You will pay the Landmark Fees at the rates set out in Landmark's or its Authorised Reseller's invoice. The Landmark Fees are payable in full within 30 days without deduction, counterclaim or set off You acknowledge that time is of the essence with respect to the payment of such invoices. Landmark reserve the right to amend the Landmark Fees from time to time and the Services will be charged at the Landmark Fee applicable at the date on which the Service is ordered.

c. We may charge interest on late payment at a rate equal to 3% per annum above the base lending rate of National Westminster Bank plc.

d. Landmark or its Authorised Reseller shall not be obliged to invoice any party other than You for the provision of Services, but where Landmark or its Authorised Reseller does so invoice any third party at Your request, and such invoice is not accepted or remains unpaid, Landmark or its Authorised Reseller shall have the option at any time to cancel such invoice and invoice You direct for such Services. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by Landmark or its Authorised Reseller to provide an element or elements of the Services shall not prejudice Landmark's or its Authorised Reseller's ability to require payment in respect of the Services delivered to You.

5. **Termination**

a. Landmark may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:-
   i. You fail to make any payment due in accordance with clause 4,
   ii. You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
   iii. You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so; additionally, without prejudice to the foregoing, Landmark may remedy the breach and recover the costs thereof from You.

b. If Your rights are terminated under this clause and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us in relation to the value of Services previously purchased.

c. Landmark reserves the right to refuse to supply any or all Services to You without notice or reason.

6. **Liability**

a. We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.

b. Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or wilful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.

c. As most of the information contained in the Services is provided to Landmark by others, Landmark cannot control its accuracy or completeness, nor is it within the scope of Landmark's Services to check the information on the ground. Accordingly, Landmark will only be liable to You for any loss or damage caused by its negligence or wilful default and subject to clause 6.o below neither Landmark nor any person providing information contained in any Services shall in any circumstances be liable for any inaccuracies, faults or omissions in the Services, nor shall Landmark have any liability if the Services are used otherwise than in accordance with these Terms.

d. Save as precluded by law, Landmark shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by Landmark.

e. In any event, and notwithstanding anything contained in these Terms, Landmark's liability in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever arising by reason or in connection with this Contract (except in relation to death or personal injury) shall be limited to an aggregate amount not exceeding £1 million if the complaint is in relation to a Report on residential property and an aggregate amount not exceeding £10 million in respect of any other Report or Service purchased from Landmark

f. Landmark will not be liable for any defect, failure or omission relating to Services that is not notified to Landmark within six months of the date of the issue becoming apparent and in any event, within twelve years of the date of the Service

g. You acknowledge that:-
   i. Subject to clause 6.o below You shall have no claim or recourse against any Third Party Content supplier nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts of omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Service) in connection with the Services (for the avoidance of doubt Landmark is not a Third Party Content supplier). Landmark does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Landmark will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;
   ii. Landmark's only obligation is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;
   iii. no physical inspection of the Property Site reported on is carried out as part of any Services offered by Landmark and Landmark do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site for any particular purpose nor should it be relied upon for determining saleability or value or used as a substitute for any physical investigation or inspection. Landmark recommends that You Inspect and take other advice in relation to the Property Site and not rely exclusively on the Services
   iv. Subject to clause 6 o below, Landmark shall not be responsible for error or corruption in the Services resulting from inaccuracy or omission in primary or secondary information and data, inaccurate processing of information and data by third parties, computer malfunction or corruption of data whilst in the course of conversion, geo-coding, processing by computer or electronic means, or in the course of transmission by telephone or other communication link, or printing.
   v. Landmark will not be held liable in any way if a Report on residential property is used for commercial property or more than the one residential property for which it was ordered
   vi. the Services have not been prepared to meet Your or anyone else's individual requirements; that You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same, and You confirm You are solely responsible for the selection or omission of any specific part of the Content;
   vii. Landmark offer no warranty for the performance of any linked internet service not operated by Landmark;
   viii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;
   ix. Any support or assistance provided to You in connection with these Terms is at Your risk,

h. All liability for any insurance products purchased by You rests solely with the insurer Landmark does not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property.

i. Professional opinions contained in Reports are provided to Landmark by third parties, and such third parties are solely liable for the opinion provided. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Wilbourn Associates Limited, and any issues with regard to the provision of such opinion should be taken up with the relevant third party
   If Landmark provides You with any additional service obtained from a third party, including but not limited to any interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, subject to clause 6.o below Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You Landmark will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those Third Parties.

j. In any event no person may rely on a Service more than 12 months after its original date

k. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Landmark shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.

l. Time shall not be of the essence with respect to the provision of the Services

m. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Subject to clause 6.o below, Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme

n. Where Landmark provides its own risk assessment in connection with any Report, Landmark shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, save where Landmark conducted the same negligently, in which case the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause 6n apply solely to risk assessments conducted by Landmark, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6i above