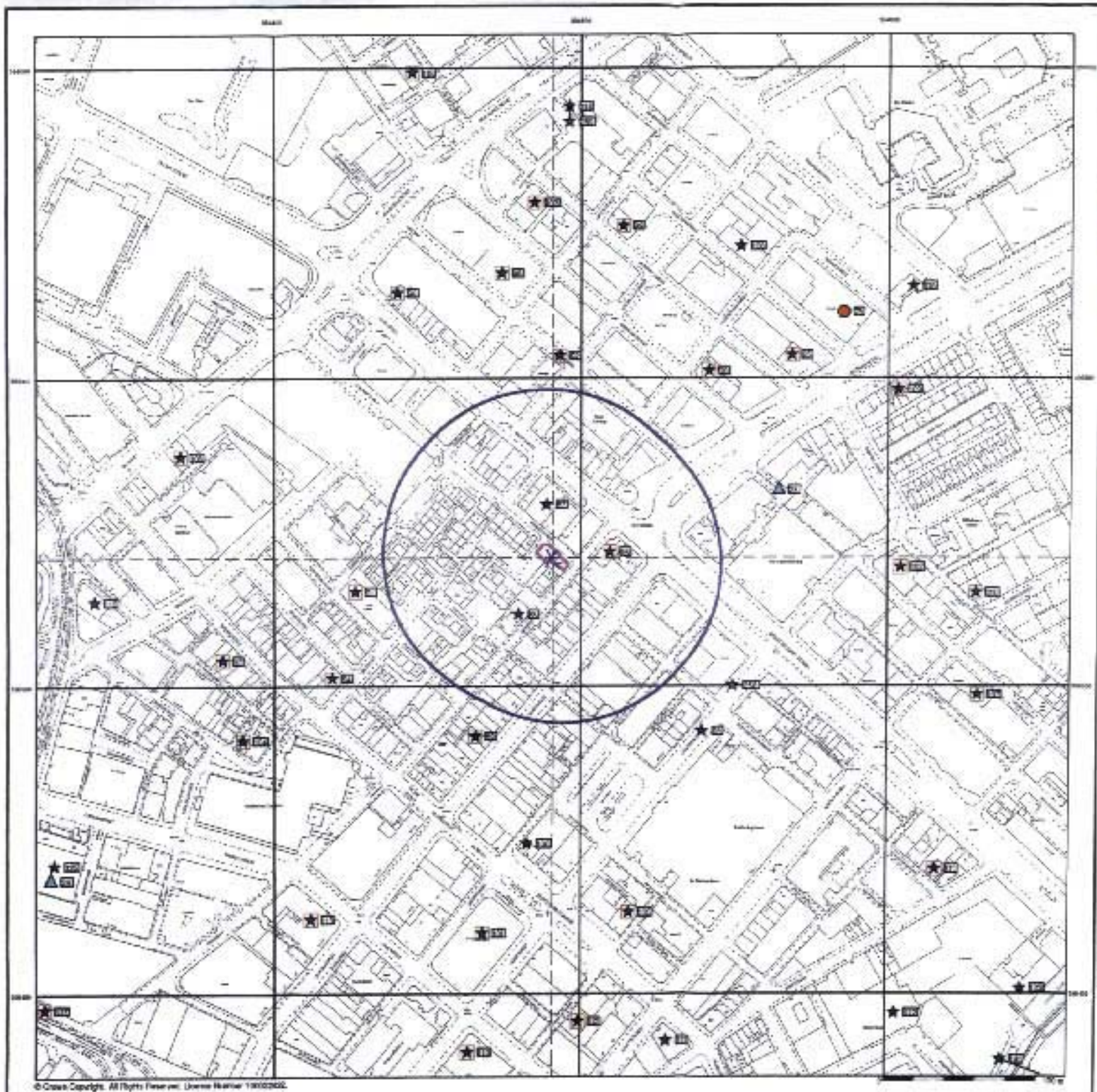

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General

Specified Site
Specified Buffer(s)
Basing/Reference Point
Map ID
Several of Type of Location
Pylon
Overhead Transmission Line

Agency and Hydrological

Contaminated Land Register Entry or Notice (Location)
Contaminated Land Register Entry or Notice
Discharge Consent
Environment or Prohibition Notice
Integrated Pollution Control
Integrated Pollution Prevention Control
Local Authority Integrated Pollution Prevention and Control
Local Authority Pollution Prevention and Control
Local Authority Pollution Prevention and Control Enforcement
Pollution Incident to Controlled Waters
Prosecution Relating to Authorised Processes
Prosecution Relating to Controlled Waters
Registered Radioactive Substance
River Network or Water Feature
River Quality Sampling Point
Subdivided Pollution Incident Register
Water Abstraction
Water Industry Act Referral

Waste

BGS Recorded Landfill Site (location)
BGS Recorded Landfill Site
Ex-Historic Landfill (Without Area)
Ex-Historic Landfill (Without Area)
Integrated Pollution Control Registered Waste Site
Licensed Waste Management Facility (Landfill Boundary)
Licensed Waste Management Facility (Location)
Local Authority Recorded Landfill Site (location)
Local Authority Recorded Landfill Site
Registered Landfill Site
Registered Landfill Site (location)
Registered Landfill Site (Point Surrounded Site)
Registered Landfill Site (Point Surrounded Site)
Registered Waste Transfer Site (location)
Registered Waste Transfer Site
Registered Waste Treatment or Disposal Site (Location)
Registered Waste Treatment or Disposal Site

Geological

BGS Recorded Mineral Site

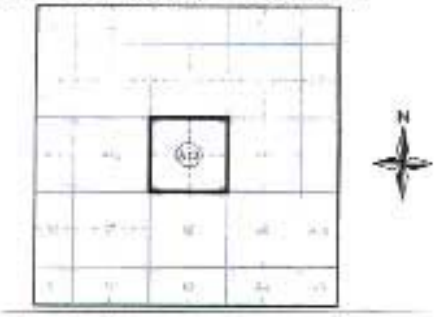
Hazardous Substances

COMAH Site
Explosive Site
NIHHS Site
Planning Hazardous Substance Consent
Planning Hazardous Substance Enforcement

Industrial Land Use

Contemporary Trade Directory Entry
Fuel Station Entry

Site Sensitivity Map - Segment A13



Order Details

Order Number:	24406262_1_1
Customer Ref:	0802-1008
National Grid Reference:	384580, 398680
Slice:	A
Site Area (Ha):	0.02
Plot Buffer (m):	100

Site Details

65 Tib Street, MANCHESTER, M4 1LS

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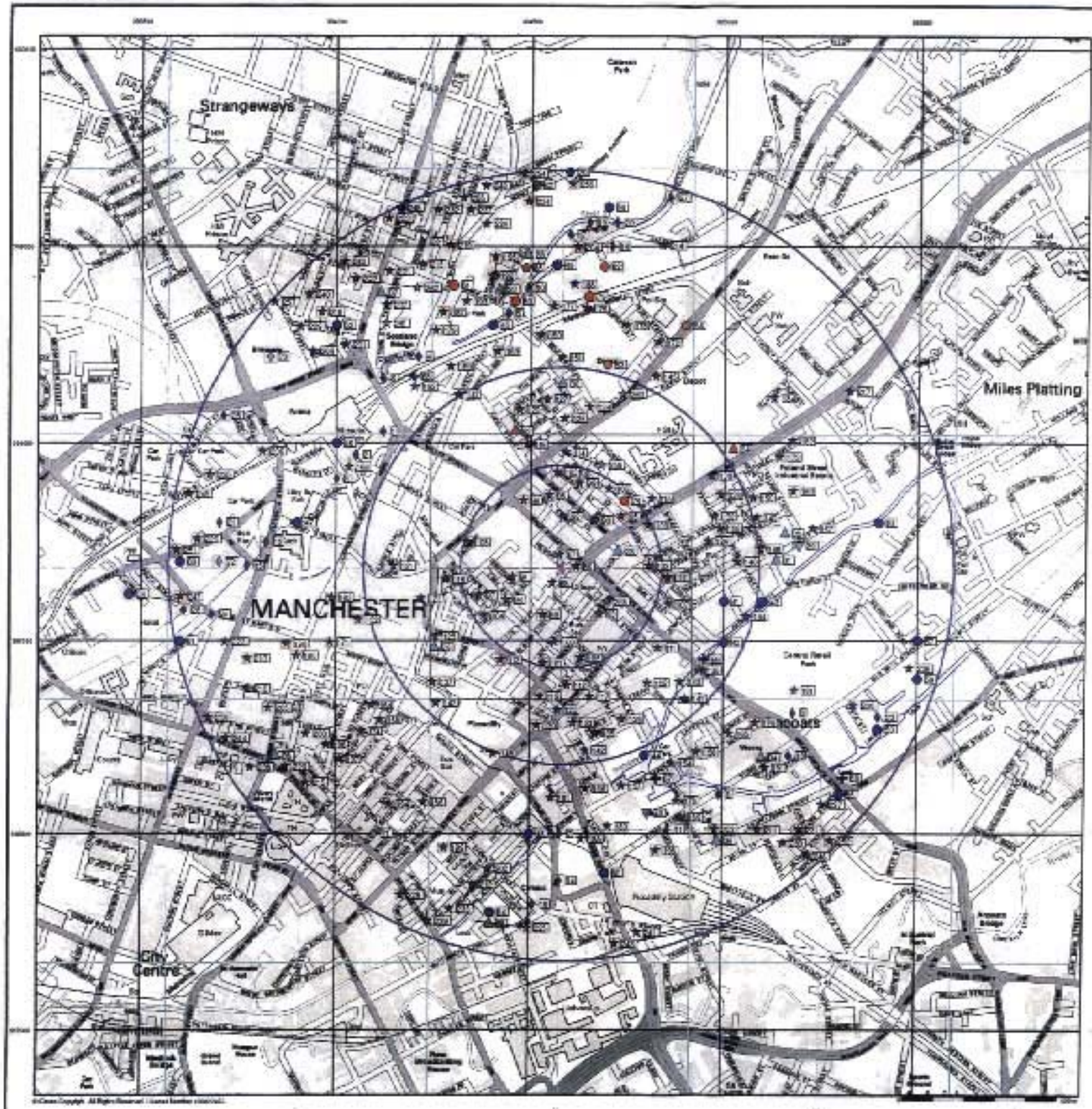

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General

Agency and Hydrological

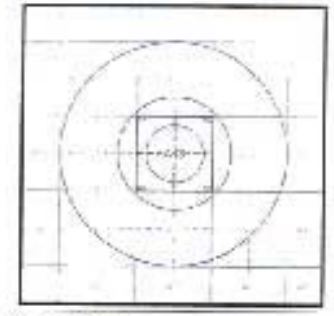
Waste

Geological

Hazardous Substances

Industrial Land Use

Site Sensitivity Map - Slice A



Order Details

Order Number:	2440626_1_1
Customer Ref:	0802-1005
National Grid Reference:	384580, 398680
Slice:	A
Site Area (Ha):	0.02
Search Buffer (m):	1000

Site Details

65 Tib Street, MANCHESTER, M4 1LS

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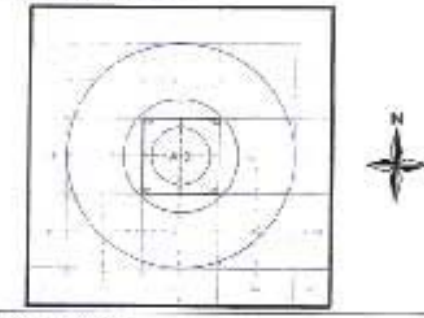
General
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)
- Extreme Flooding from Rivers or Sea without Defences (Zone 3)
- Flooding from Rivers or Sea without Defences (Zone 2)
- Areas Benefiting from Flood Defences
- Flood Water Storage Areas
- Flood Defences

Flood Map - Slice A



Order Details

Order Number:	24406262_1_1
Customer Ref:	6602-1006
National Grid Reference:	384580, 398680
Slice:	A
Site Area (Ha):	0.02
Search Buffer (m):	1000

Site Details
85 Tib Street, MANCHESTER, M4 1LS

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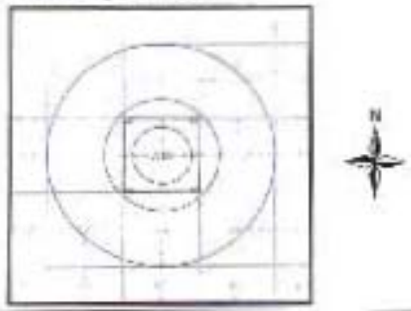
General

Agency and Hydrological (Boreholes)

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A



Order Details

Order Number	24406282_1_1
Customer Ref:	0902-1008
National Grid Reference:	384580, 398690
Slice:	A
Site Area (Ha):	0.02
Search Buffer (m):	1000

Site Details

65 Tib Street, MANCHESTER, M4 1LS

LANDMARK Information Group

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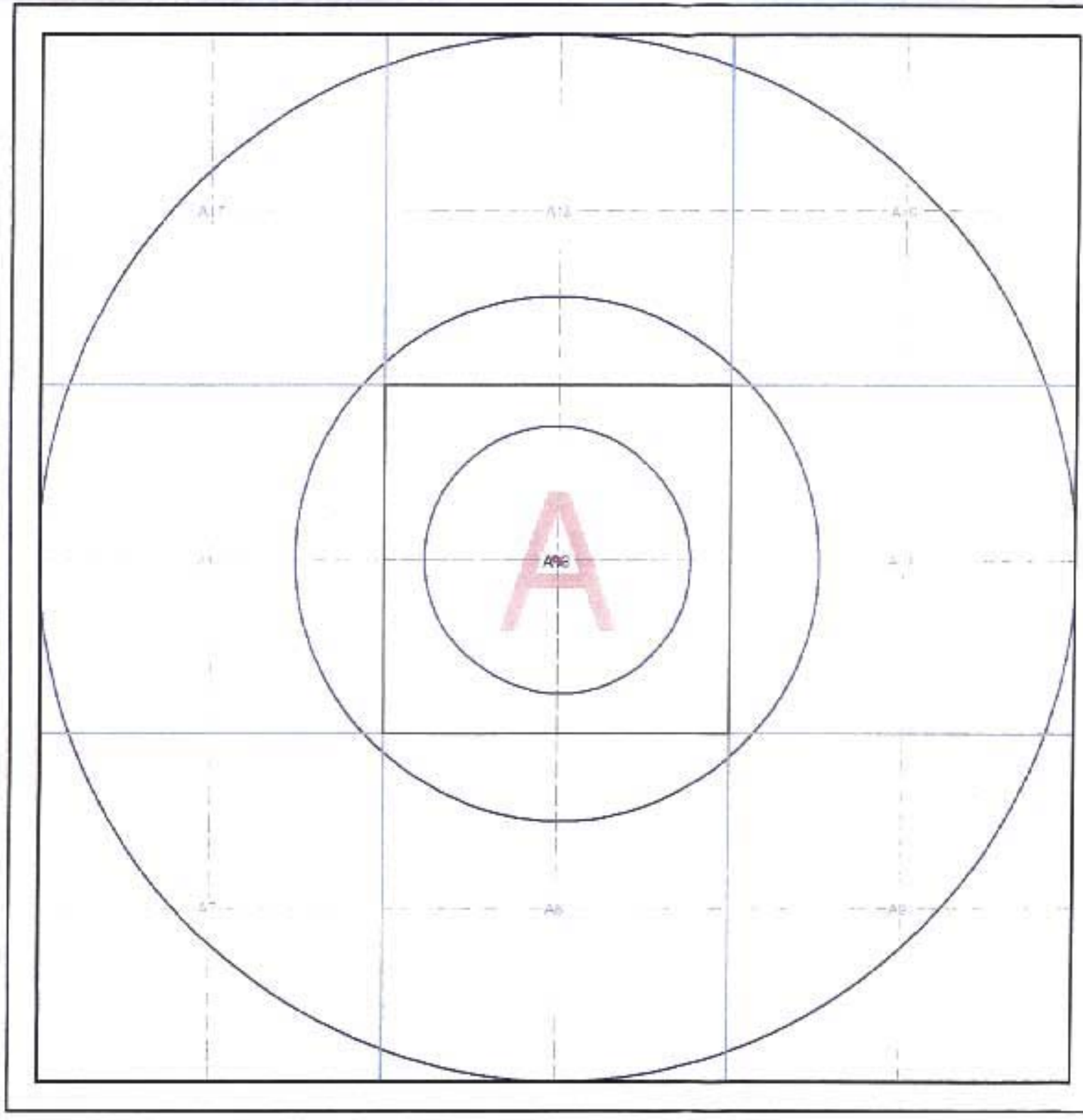

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Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice 'grid'. This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 1:2,500 plot area. Segments that have plot lines associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A/NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:

Ordnance Survey® Licensed Partner

British Geological Survey

Environment Agency

NATIONAL ENGLAND

Envirocheck reports are compiled from 138 different sources of data.

Client Details
Mr S Simmons, Fennell Green & Bates, 25 Smyth Street, Wakefield, WF1 1ED

Order Details

Order Number:	24406262_1_1
Customer Ref:	0802-1006
National Grid Reference:	384580, 398680
Site Area (Ha):	0.02
Search Buffer (m):	1000

Site Details
65 Tib Street, MANCHESTER, M4 1LS

LANDMARK® Information Group

Tel: [illegible]
Fax: [illegible]
Web: [illegible]

LANDMARK TERMS AND CONDITIONS

Definitions
"Authorised Reseller" means an agent or reseller of Landmark whom Landmark has duly appointed to resell its Reports and Services
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"First Purchaser's Lender" means the funding provider for the First Purchaser
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"Terms" means these Terms & Conditions.
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1. **Terms & Conditions**
a. These Terms govern the relationship between You and Landmark whether You are an unregistered visitor to the Website or are purchasing Services. Where these Terms are not expressly accepted by You they will be deemed to have been accepted by You, and You agree to be bound by these Terms when You place any Order, or pay for any Services provided
b. If the person communicating with Landmark is an Authorised Reseller, they must ensure that You agree to these Terms.
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.
e. These Terms, together with the prices and delivery details set out on our Websites, Landmark's Privacy Policy and Your Order comprise the whole agreement relating to the supply of Services to You by Landmark. No prior stipulation, agreement, promotional material or statement whether written or oral made by any sales or other person or representative on our behalf should be understood as a variation of these Terms. Save for fraud or misrepresentation, Landmark shall have no liability for any such representation being untrue or misleading.
f. These Terms shall prevail at all times to the exclusion of all other terms and conditions including any terms and conditions which You may purport to apply even if such other provisions are submitted in a later document or purport to exclude or override these Terms and neither the course of conduct between parties nor trade practice shall act to modify these Terms.

2. **Services**
a. Landmark will use reasonable care and skill in providing the Services to You, however, the Services are provided on the express basis that the information and data supplied in the Services are derived from third party sources and Landmark does not warrant the accuracy or completeness of such information or data. Such information is derived solely from those sources specifically cited in the Services and Landmark does not claim that these sources represent an exhaustive or comprehensive list of all sources that might be consulted.

3. **Intellectual Property**
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.
c. Each of those persons referred to in clause 3.b. shall have the benefit and the burden of Your rights and obligations under these Terms. The limitations of Landmark's liability as set out in clause 6 shall apply to all users of the Service in question in aggregate and Landmark shall not be liable to any other person.
d. All parties given access to the Services agree that they will treat as strictly private and confidential the Services and all information which they obtain from the Services and shall restrict any disclosure to employees or professional advisors to enable the relevant party to conduct its internal business. The requirement in this clause to treat the Services as confidential shall include a requirement to maintain adequate security measures to safeguard the Services from unauthorised access, use or copying
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.
g. You are permitted to make five copies of any Report, but are not authorised to re-sell the Report, any part thereof or any copy thereof unless you are an Authorised Reseller. Further copies may not be made in whole or in part without the prior written permission of Landmark who shall be entitled to make a charge for each additional copy

4. **Charges**
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.d 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 in 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.e 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.e 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.e 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.e 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.
o. Landmark obtains much of the information contained in its Report from third parties. Landmark will not accept any liability to You for any negligent or incorrect entry, or error or corruption in the Third Party Content supplied to Landmark, but Landmark's Suppliers may be liable for such negligent or incorrect entries, or errors or corruptions, subject to the terms and conditions on which they supply the Third Party Content to Landmark.

7. **Construction**
a. Save where expressly provided, this clause 7 shall apply solely to Environsearch Residential Reports (regardless of the result of such Report). Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.
b. Landmark are prepared to offer, at their sole discretion, and without any admission or inference of liability a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution")
c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part II(A) of the Environmental Protection Act 1990 ("the Notice") Landmark will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms
i the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;
ii the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise.
iii the Contribution is strictly limited to the cost of works at the Property Site and at no other site.
iv the Contribution will not be paid in respect of any of the following:
Radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof
Asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures.
Naturally occurring materials arising from the presence or required removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration.
Intentional non-compliance arising from the intentional disregard of or knowing wilful or deliberate non-compliance by any owner or occupier of the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority.
Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report
Any condition which is caused by acts of War or an Act of Terrorism
Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure.
Any fines liquidated damages punitive or exemplary damages.
Any bodily injury including without limitation, death, illness or disease, mental injury, anguish or nervous shock
Any financial loss in respect of any loss of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption.
Any losses incurred following a material change in use of, alteration or development of the Property Site
d. The maximum sum that shall be contributed by Landmark in respect of any Contribution shall be limited to £50,000 in the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.
e Landmark shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.
f Any rights to a Contribution under this Clause 7 are not assignable in the event of a sale of the Property Site and Landmark will not make any Contribution after the date of completion of such sale
g In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Landmark in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Landmark with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Landmark's prior written consent to any estimates for such works or complying with any other reasonable request by Landmark, Landmark shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Landmark the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.
h In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under Part II(A) of the Environmental Protection Act 1990 they will advise Landmark within a maximum period of two months from receipt of such communication. This clause 7h and the service of any notice under it shall not affect the provisions of clauses 7 e and g, and any such communications, even if advised to Landmark will not operate as notice under clause 7e
i Landmark reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7 g) above, to withdraw the offer of payment of Contributions without further notice

8. **Events Beyond Our Control**
a. You acknowledge that Landmark shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or checking data, corruption of data whilst in the course of conversion, geo-coding, processing by computer in the course of electronic communication, or printing.

9. **Severability**
a If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect

10. **Governing Law**
a. These terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts if any dispute arises out of or in connection with this agreement (a "Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice inviting that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court

11. **General; Complaints**
a. Landmark may assign its rights and obligations under these Terms without prior notice or any limitation
b Landmark may authorise or allow our contractors and other third parties to provide to Landmark and/or to You services necessary or related to the Services and to perform Landmark's obligations and exercise Landmark's rights under these Terms, which may include collecting payment on Landmark's behalf
c No waiver on Landmark's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision
d. Unless otherwise stated in these Terms, all notices from You to Landmark must be in writing and sent to the Landmark registered office (or in the case of an Authorised Reseller, to its registered office address) and subject to paragraph e below all notices from Landmark to You will be displayed on our Websites from time to time.
e Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at the Landmark registered office. Landmark or its agents will respond to any such complaints in writing as soon as practicably possible
f A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Landmark shall not be liable to any such third party in respect of any Services supplied
g Landmark's Privacy Policy as displayed on the Website governs the use made of any information You supply to Landmark.

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Envirocheck®
Geology Maps

Envirocheck® Report:

Geology 1:50,000 Maps

Order Details:

Order Number:
24406262_1_1

Customer Reference:
0802-1008

National Grid Reference:
384580, 398680

Slice:
A

Site Area (Ha):
0.02

Search Buffer (m):
1000

Site Details:

65 Tib Street
MANCHESTER
M4 1LS

Client Details:

Mr S Simmons
Fennell Green & Bates
25 Smyth Street
Wakefield
WF1 1ED

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Geology Maps
A Landmark service

Geological Coverage Map

This report is designed for users carrying out preliminary site assessments who require geological maps for the area around a site. The report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale. This mapping may be more up to date than previously published paper maps.

The various geological layers - artificial (man-made) and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps. The final map, that of 'Combined Surface Geology', superimposes all these distinct layers into one, producing a map that shows the rocks that occur at the surface just beneath the soil. NOTE: The legend is in chronological order in accordance with the BGS geological age index.

Not all of the layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

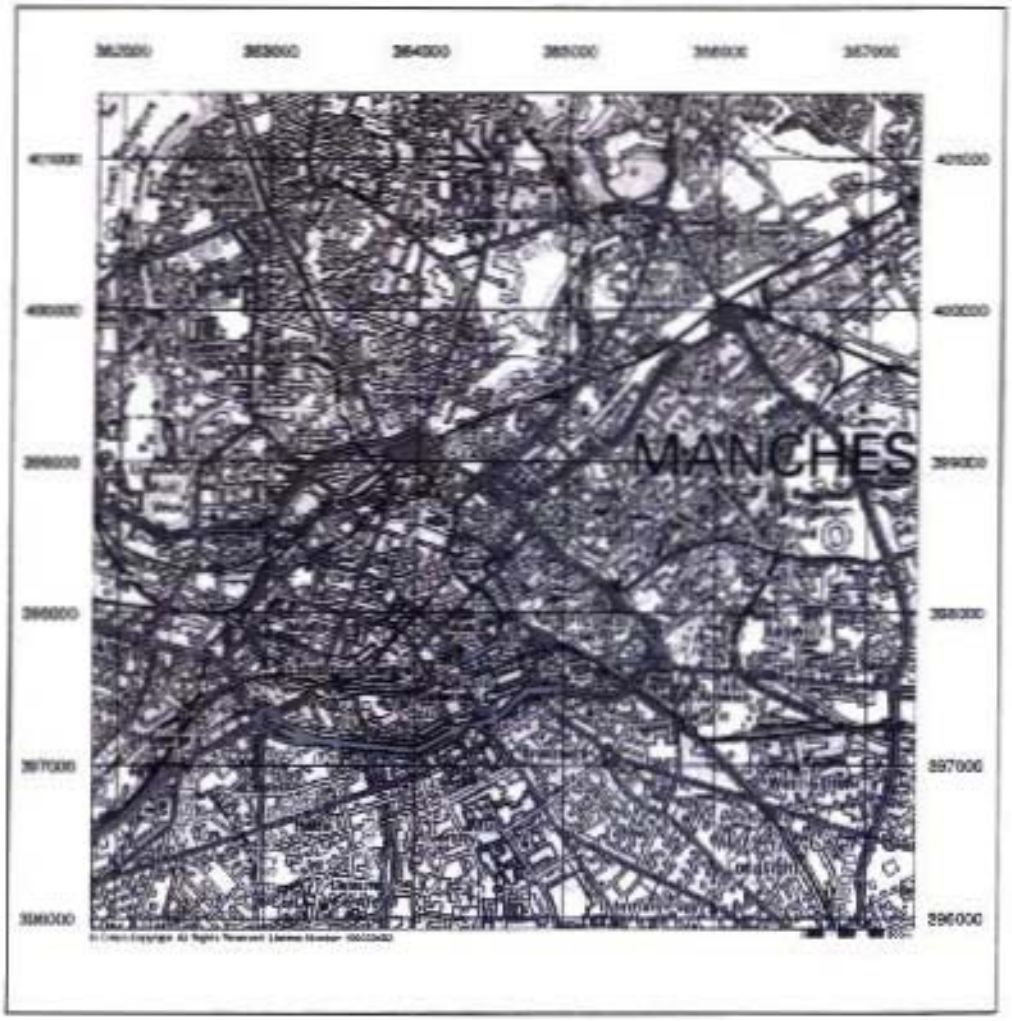


Legend

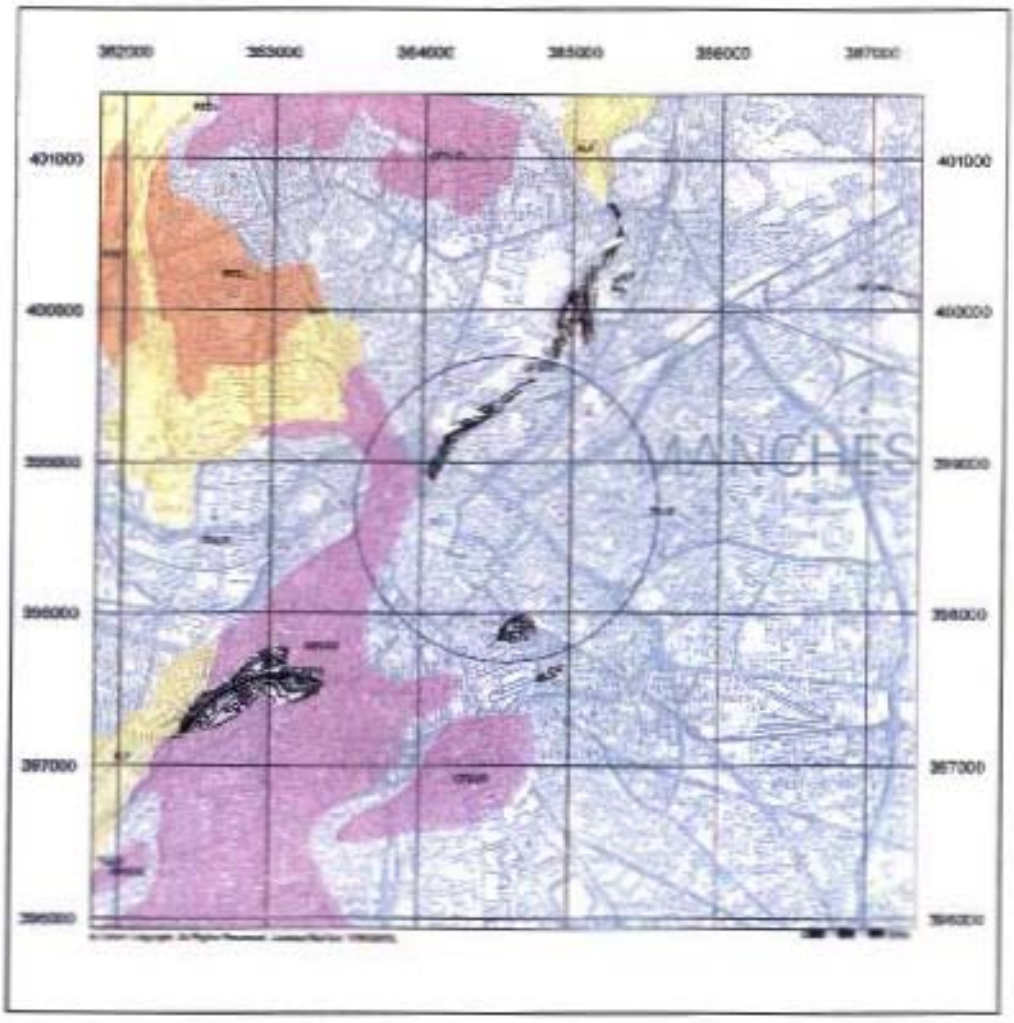
- Map ID
- Specified Site
- Specified Buffer
- Slice
- Segment within a Slice

BGS 1:50,000 Geological Mapping Coverage

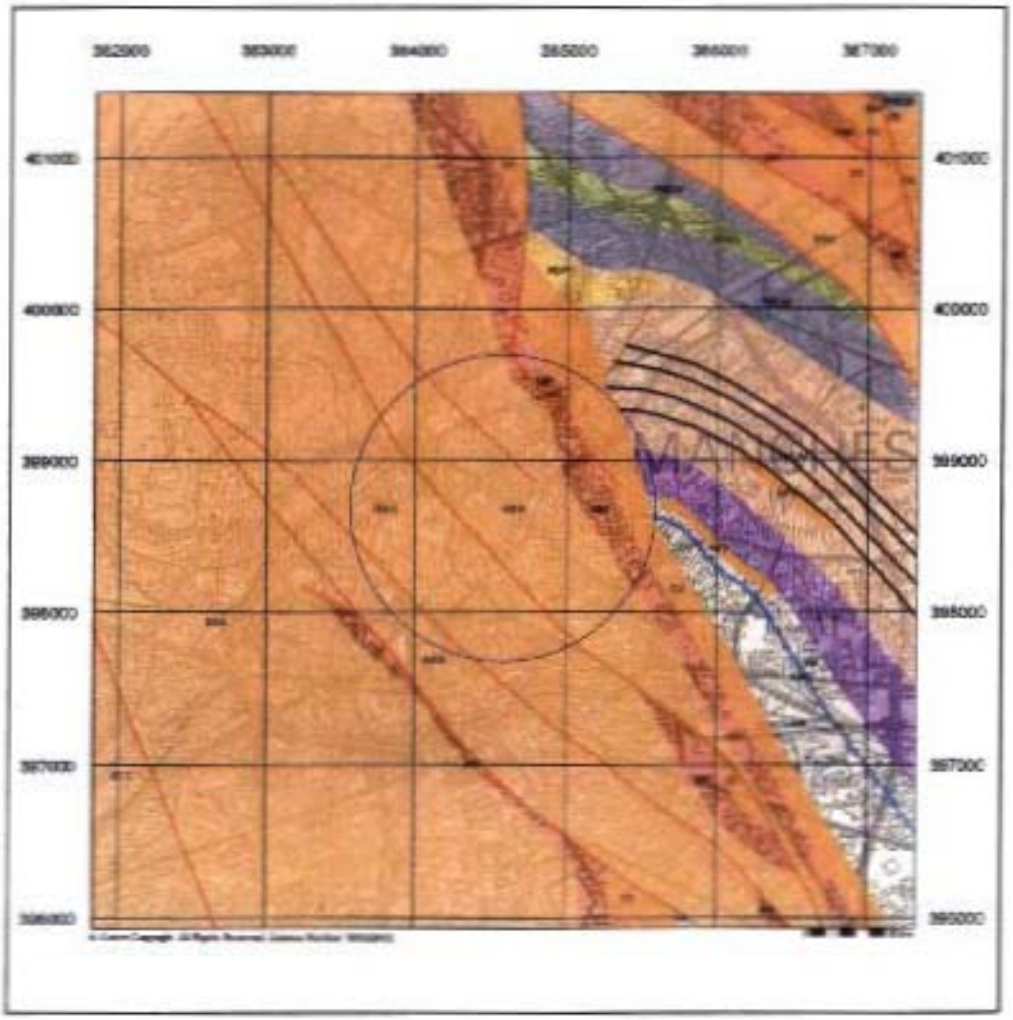
Map ID:	1
Map Sheet No:	085
Map Name:	Manchester
Map Date:	1975
Bedrock Geology:	Available
Superficial Geology:	Available
Artificial Geology:	Not Available
Faults:	Available
Landslip:	Not Available
ck Segments:	Available



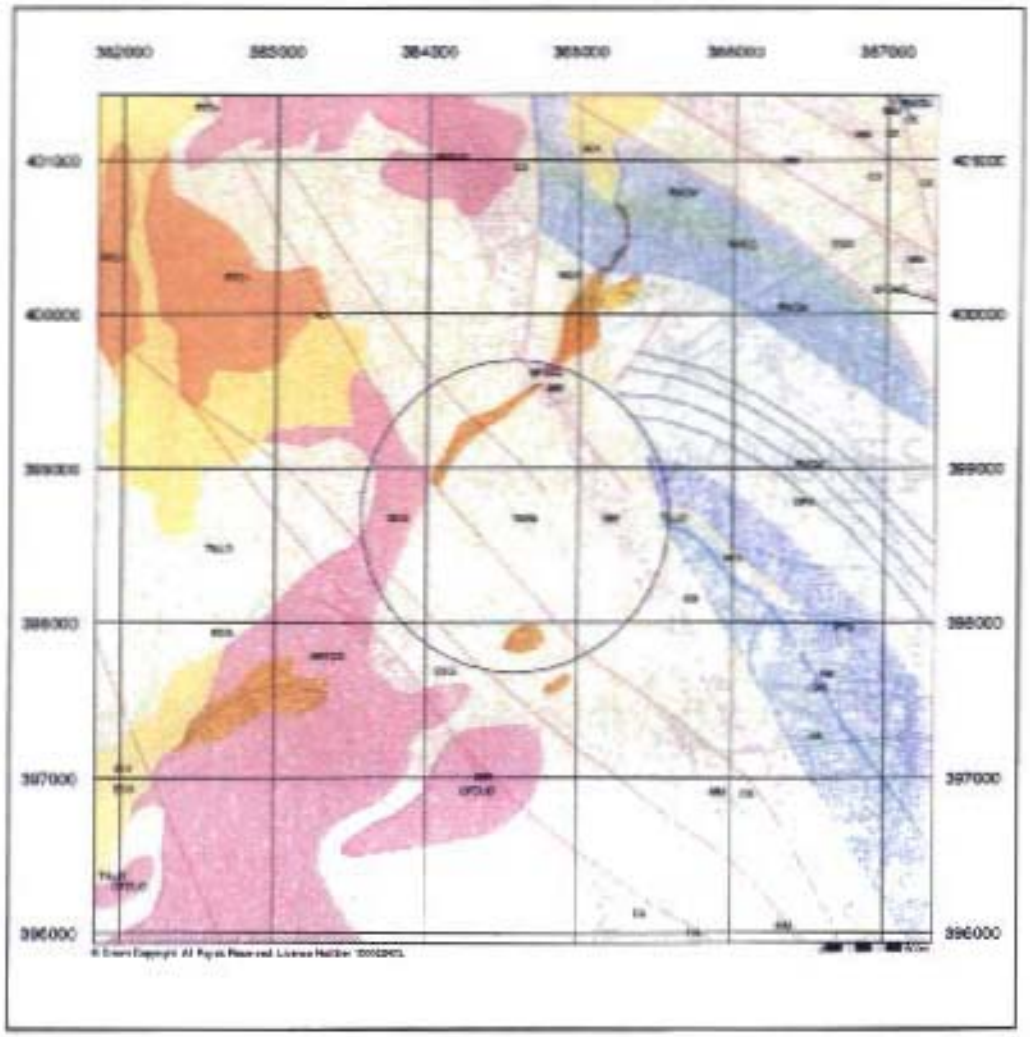
Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age



Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	RTD1	River Terrace Deposits, 1	Sand and Gravel	Quaternary - Quaternary
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Quaternary - Quaternary
	GFDUD	Glaciofluvial Deposits, Undifferentiated, Devensian	Sand and Gravel	Devensian - Devensian
	TILLD	Till, Devensian	Diamicton	Devensian - Devensian
	GFSDD	Glaciofluvial Sheet Deposits, Devensian	Sand and Gravel	Devensian - Devensian



Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	MM	Manchester Marls Formation	Mudstone	Late Permian - Late Permian
	SSG	Sherwood Sandstone Group	Sandstone	Ladinian - Late Permian
	CS	Collyhurst Sandstone Formation	Sandstone	Early Permian - Early Permian
	ETM	Etruria Formation	Mudstone, Sandstone and Conglomerate	Westphalian - Westphalian
	HA	Halesowen Formation	Mudstone, Siltstone and Sandstone	Westphalian D - Westphalian D
	HTS	Holt Town Sandstone Bed	Sandstone	Westphalian D - Westphalian D
	GML	Great Mine Limestone	Limestone	Westphalian D - Westphalian D
	OPS	Openshaw Sandstone	Sandstone	Bolsovian (Westphalian C) - Bolsovian (Westphalian C)



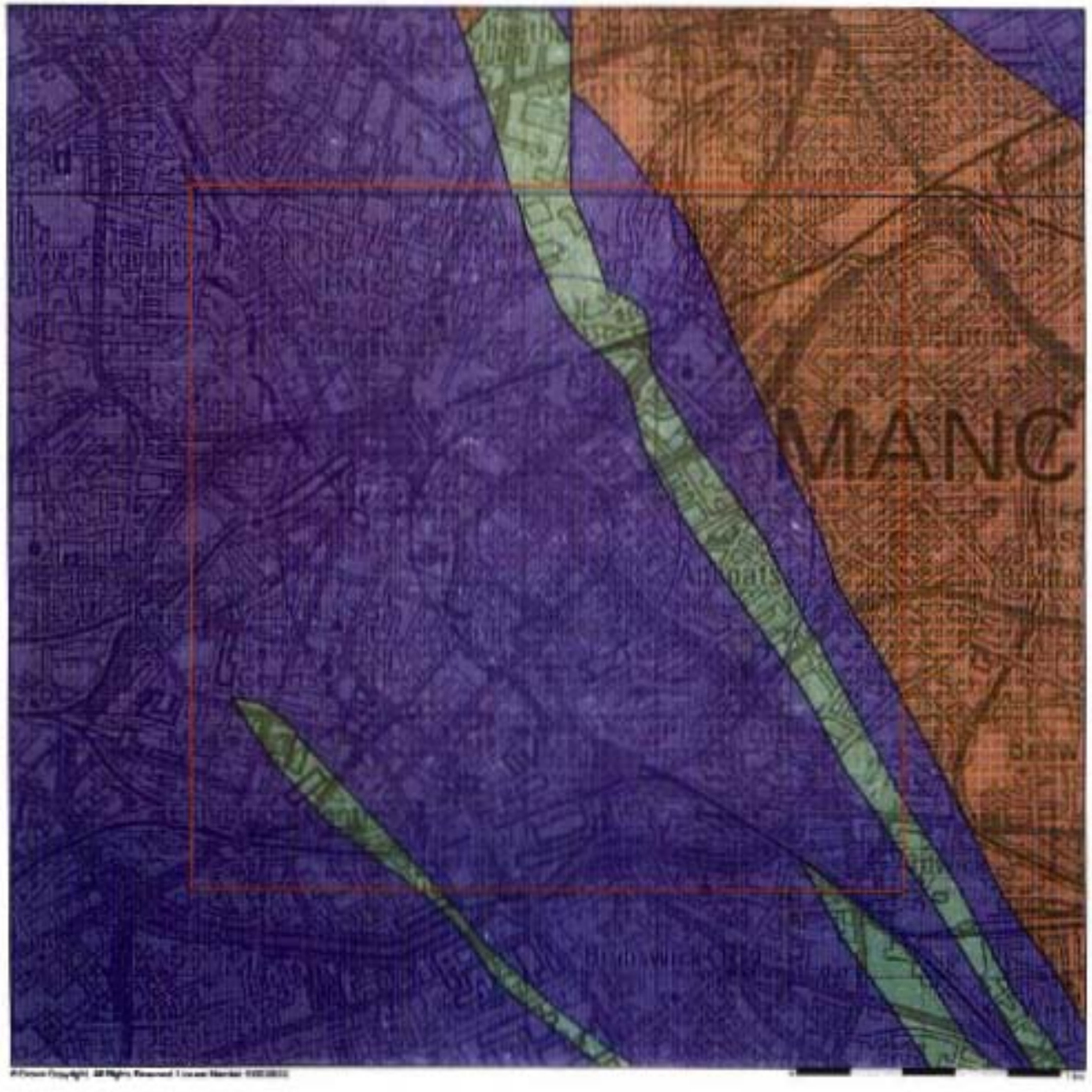
Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

British Geological Survey - Enquiry Service
British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG
Telephone: 0115 936 3143
Fax: 0115 936 3276
Email: enquiries@bgs.ac.uk
Website: www.bgs.ac.uk

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL



Envirocheck®

General

Agency and Hydrological

Groundwater Vulnerability - Slice A



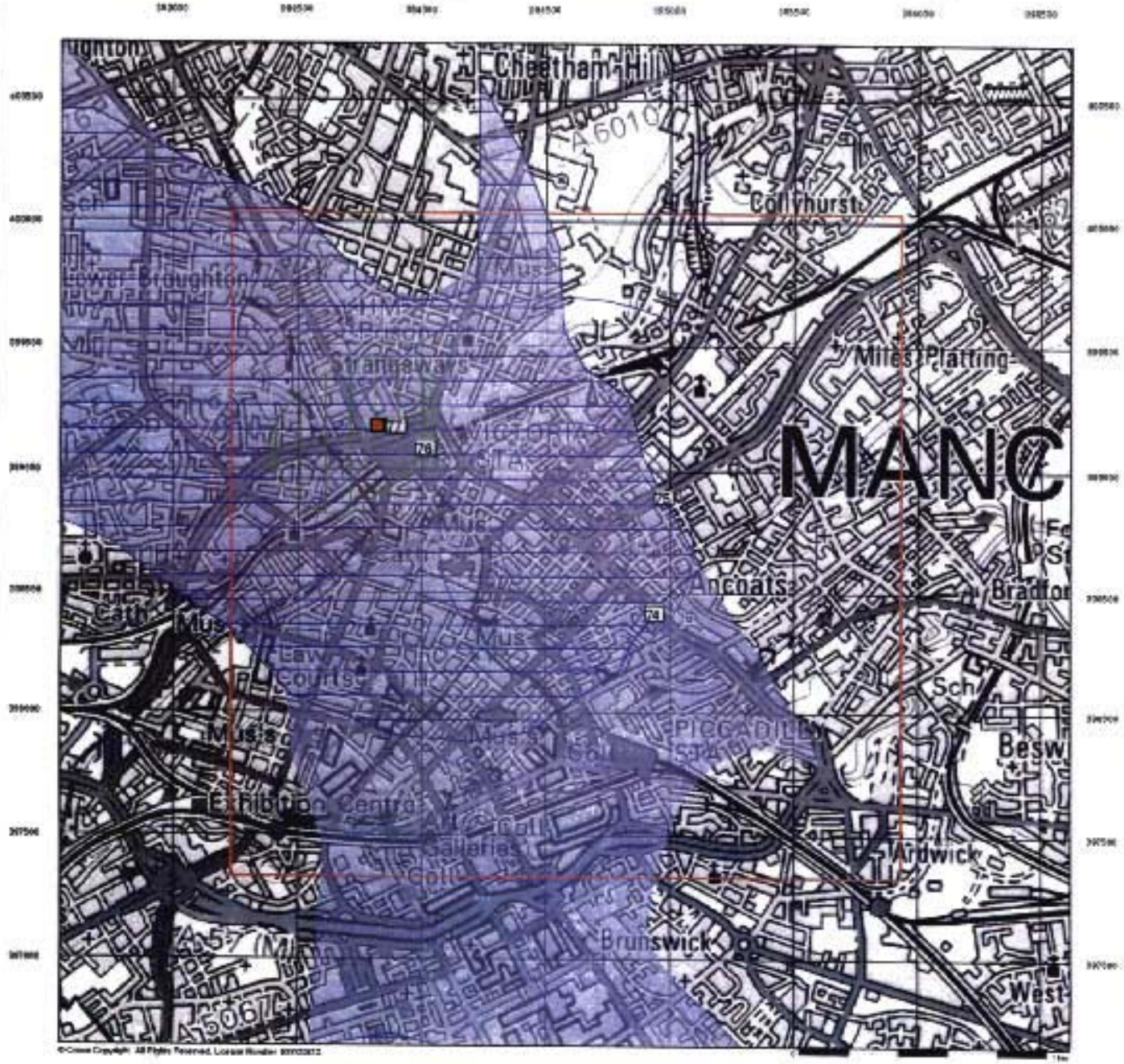
Order Details

Order Number	24406262_1_1
Customer Ref:	0802-1005
National Grid Reference:	384500, 398500
Slice:	A
Site Area (Ha):	0.02
Search Buffer (m):	1000

Site Details

61 Tib Street, MANCHESTER, M4 1LS

LANDMARK



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General

Agency and Hydrological

Source Protection Zones - Slice A



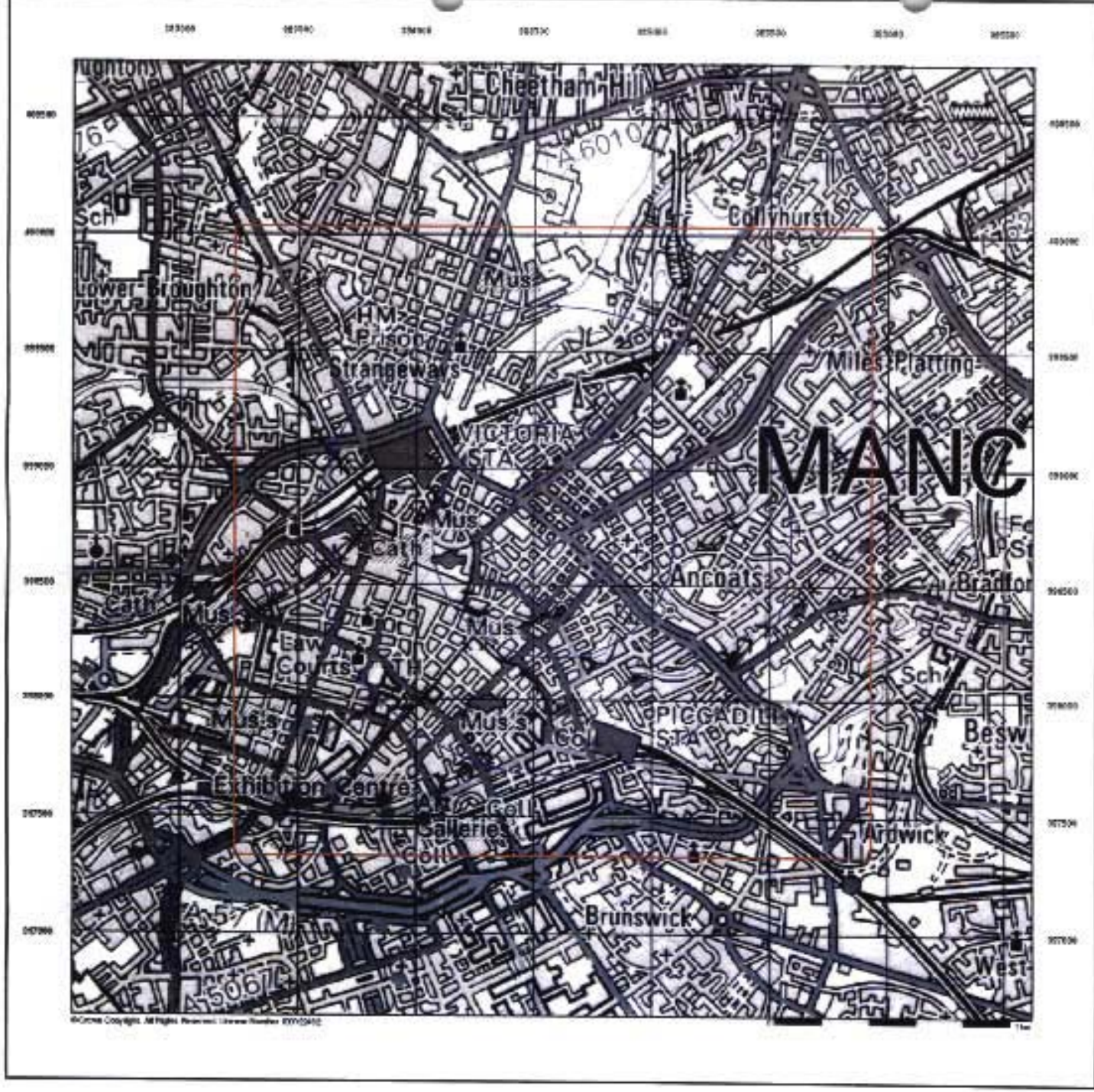
Order Details

Order Number:	24408267_1_1
Customer Ref:	6802-1008
National Grid Reference:	384580, 398683
Slice:	A
Site Area (Ha):	6.02
Search Buffer (m):	1000

Site Details

55 Th Street, MANCHESTER, M4 1LS

LANDMARK



Envirocheck®

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General

Sensitive Land Uses

Sensitive Land Uses - Slice A



Order Details

Order Number:	24406252_1_1
Customer Ref:	0802-1008
National Grid Reference:	384580, 398500
Slice:	A
Site Area (Ha):	0.02
Search Buffer (m):	1000

Site Details

85 Th Street, MANCHESTER, M4 1LS

LANDMARK