UK lenders may be concerned by these findings and it could make it more difficult for you to obtain a mortgage for this property.

It is important to be fully informed of all risks associated with a property before completing your purchase.

Please read all the information in this report carefully.

Based on the environmental search results for this property, we have proposed a number of next steps. Extrapolating the time, costs and complexity associated with these, the score above indicates any likely impact on transaction timings. The recommended next steps are likely to impact this transaction's completion timings.

Please contact us with any questions relating to the searches at: avista@groundsure.com

Reference: Avista Fail Sample
Your reference: G64425-10
Date: Sep 04, 2017
Key recommended next steps

These relate to environmental risks that may affect the enjoyment of a property, health, insurance premiums and/or a lender's willingness to lend.

**Contaminated Land**

This property is assessed to have potentially significant contamination risks due to the presence of the following potentially contaminative historical land use:

1. Chemical works on site between circa 1891 and 1965, with associated unspecified tanks circa 1953.

**Key recommended next steps:**

- If the property was built after 1999, you can find out if its NHBC Buildmark Certificate includes contaminated land cover by emailing a copy of the NHBC certificate to avista@groundsure.com, quoting your report reference. If so, our experts will review your report free of charge and, if appropriate, revise to a pass free of charge.
- Investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion.
- If the property was built after 1985, consider contacting the planning department of the relevant local authority to clarify any conditions placed in the original planning consent documentation regarding investigation/remediation (cleaning) of contamination on the site. Our experts will review any such conditions identified and if appropriate revise to a pass free of charge.
- Consider contacting the Contaminated Land Officer within the Environmental Health Department of the relevant Local Authority to ask about previous land use of the area, written details confirming whether the land has been designated ‘Contaminated Land’ (as defined under Part 2A of EPA 1990), and if the Local Authority plans to take any further action.
- If speed is a priority, or other methods have failed, insurance might be the best option. However, at this stage it may be expensive, and it is not always possible to get suitable insurance. Numerous companies offer environmental insurance. If you are considering this option you can get in touch with Groundsure who will be happy to provide further details.

**Flood risk**

This property is assessed to have a flood risk rating of moderate or higher. Key recommended next steps:

- Consider flood prevention measures that may be useful in this property, such as flood gates and barriers or airbricks.
- Check to see if the property is eligible for the Flood Re scheme, which enables many properties at risk of flooding to be insured at reasonable rates: [http://www.floodre.co.uk/homeowner/about-us/](http://www.floodre.co.uk/homeowner/about-us/)
- Investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion.
Groundwater

The property is assessed to have a groundwater flood risk of moderate or higher. Key recommended next steps:

- If the house has a basement or other section below ground, investigate whether tanking is possible. This is a process where basement areas are sealed with a watertight material to prevent groundwater seeping in.
- Look at the search result in the context of its locality. Discuss with the seller (and potentially their neighbours) to see if groundwater flooding is common there and what measures are in place to combat it.
- Consider property level flood prevention measures that may be useful in this property, such as flood gates and barriers or airbricks.
- Consider conducting a visual check at the property looking for water staining, damp patches or mould growth. Be aware of any damp smells. It is also worth checking the survey to see if any of these things have been reported.

Ground stability

This property is assessed to lie within an area that either has a moderate to high risk of natural ground subsidence, a risk of natural cavities being present, or non-natural ground subsidence risks are present. Key recommended next steps:

- Consider having a structural survey conducted by a Structural Surveyor to determine whether or not the property is affected. Note that any such structural survey will supersede the Groundsure report.
- Consider conducting a visual check at the property looking out for cracks and other signs of subsidence.
- Consider contacting the relevant Local Authority to ask for records of the property and local area relating to subsidence.
- Remember that professional advice should be sought before altering the ground in any way at this property, including by planting trees.

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority. Key recommended next steps:

- Groundsure recommends that a full Coal Mining Search is conducted. This can be ordered through the Coal Authority or your preferred search provider.

Infilled Land

The property is assessed to lie within 25m of an area of infilled land. Key recommended next steps:

- Consider having a structural survey conducted by a Structural Surveyor to determine whether or not the property is affected. Note that any such structural survey will supersede the Groundsure report.
- Consider conducting a visual check at the property looking out for cracks and other signs of subsidence, however be aware recent redecoration of the property may mask signs.
- Consider contacting the relevant Local Authority to ask for records of the property and local area relating to subsidence.
● Remember that professional advice should be sought before altering the ground in any way at this property, including planting trees.

● If structural surveys have not considered the potential effects of being built on a site like this, you may wish to contact the local Building Regulations Officer, Planning Department and if recently constructed, the site developers. Newer developments may benefit from an NHBC guarantee or other environmental warranty that often covers structural issues.

● Unless information is available confirming that suitable ground engineering techniques have been used to protect the property, it is recommended that you contact the Local Authority Planning department to confirm whether protective design measures were used during construction.

Further recommended next steps

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure, mobile masts, and planning restrictions.

Environmental designations

The property lies within 50m of an environmentally protected site or area. Key recommended next steps:

● Seek further guidance from the local planning department on any likely restrictions if considering any property development.

Solar

Existing or proposed solar installations have been identified within 5km of the property. Key recommended next steps:

● Use the details given in the report to find out more about the potential impacts on this property by contacting the operating company and/or Local Authority.

● Consider visiting the area in order more accurately to assess the impact this solar farm would have on this property.

Wind

Existing or proposed wind installations have been identified within 5km. Key recommended next steps:

● Use the details given in the report to find out more about the potential impacts on this property.

● Consider contacting the operating company and the relevant Local Authority for further information.

● Consider visiting the area in order more accurately to assess the impact this wind development would have on this property.

Energy infrastructure

The property lies within 500m of energy or gas transmission infrastructure. Key recommended next steps:

● Ensure the presence of overhead power lines and pylons near the property is considered before the transaction completes.
Pylons
The property lies within 500m of a pylon or overhead power line. Key recommended next steps:

- Ensure the presence of overhead power lines and pylons near the property is considered before the transaction completes.
Environmental Summary

Environmental searches are designed to ensure that any hazards and risks associated with this property including clean-up costs are identified and considered alongside the investment in or purchase of a property. Please see the Avista Action Alert: on p.2 for further advice.

Contaminated Land

Our Contaminated Land searches have found some potentially significant contamination risks. These could include risks relating to industrial processes, petrol stations, or landfill. Please see p.7 for further details of the identified issues.

Past Land Use  | Identified
Waste and Landfill | None
Current Industrial | None

Flood Risk

This property is at risk from one or more kinds of flooding. Property's overall risk assessment for river, coastal, surface water and groundwater flooding is moderate. Please see p.9 for further details of the identified issues.

River and Coastal Flooding  | Very low
Groundwater Flooding  | High
Surface Water Flooding  | Negligible
Past Flooding  | None
Flood Storage Areas | None

Flood Insurance Rating  | Green
The insurance rating is compiled by JBA, the UK’s leading flood expert

Ground Stability

This property is assessed to have potential for natural or non-natural ground subsidence. Please see p.10 for further details of the identified issues.

Natural Ground Stability  | Moderate - high
Non-Natural Ground Stability | Identified

Radon

Local levels of Radon are considered normal. Percentage of affected homes in your local area is: Less than 1%

Passed
Contaminated Land

Past Land Use

Previous use of industrial land

The land on which this property sits is potentially at risk of being legally designated 'Contaminated Land' due to previous industrial activity. This risk of contamination could affect your ability to get a mortgage or, if the land is found to be contaminated, could entail a legal obligation and associated costs to rectify. As our searches suggest industrial activities at the property may have caused soil or groundwater contamination, further enquiries or insurance is recommended.

Please see the Avista Action Alert: on p.2 for further advice.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Use</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>on site</td>
<td>Chemical Works</td>
<td>1891</td>
</tr>
<tr>
<td>0</td>
<td>on site</td>
<td>Refuse Heap</td>
<td>1891</td>
</tr>
</tbody>
</table>
The area is classified as 'High Potential Risk' of designation as Contaminated Land under the Environmental Protection Act 1990.

**Potential contamination from storage tanks**

Maps suggest storage tanks were located on the property in the past. Tanks like this can sometimes store toxic waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which may have caused contamination at this site. This risk of contamination could affect your ability to get a mortgage or, if the land is found to be contaminated, could entail a legal obligation and associated costs to rectify.

Please see the Avista Action Alert: on p.2 for further advice

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Use</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>on site</td>
<td>Chemical Works</td>
<td>1955</td>
</tr>
<tr>
<td>0</td>
<td>on site</td>
<td>Chemical Works</td>
<td>1932</td>
</tr>
<tr>
<td>0</td>
<td>on site</td>
<td>Chemical Works</td>
<td>1923</td>
</tr>
<tr>
<td>0</td>
<td>on site</td>
<td>Chemical Works</td>
<td>1965</td>
</tr>
<tr>
<td>0</td>
<td>on site</td>
<td>Chemical Works</td>
<td>1907</td>
</tr>
<tr>
<td>0</td>
<td>on site</td>
<td>Chemical Works</td>
<td>1915</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Use</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>on site</td>
<td>Unspecified Tank</td>
<td>1953</td>
</tr>
<tr>
<td>5 m</td>
<td>W</td>
<td>Unspecified Tank</td>
<td>1953</td>
</tr>
<tr>
<td>6 m</td>
<td>SE</td>
<td>Tanks</td>
<td>1953</td>
</tr>
<tr>
<td>6 m</td>
<td>S</td>
<td>Tanks</td>
<td>1953</td>
</tr>
<tr>
<td>9 m</td>
<td>E</td>
<td>Unspecified Tank</td>
<td>1953</td>
</tr>
<tr>
<td>10 m</td>
<td>E</td>
<td>Unspecified Tank</td>
<td>1953</td>
</tr>
<tr>
<td>13 m</td>
<td>N</td>
<td>Unspecified Tank</td>
<td>1932</td>
</tr>
</tbody>
</table>

These storage tanks were located by Groundsure's experts using detailed historical maps of 25 or 50 inches to the mile. On occasion they turn out not to have been storage tanks, but other structures of similar size and shape.
Groundwater Flooding

JBA Risk Management data indicates that the property is in an area with a high risk of groundwater flooding. Groundwater levels are either at very near (within 0.025m of) the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within manmade underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and a 1 in 100 year return period.
Natural ground subsidence

This property, or an area within 50m of the property, is at a moderate to high degree of risk of natural ground subsidence. This kind of structural risk can cause problems at a property in the long term and may entail costs to resolve.

Please see the Avista Action Alert: on p.2 for further advice

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term “Subsidence” refers to ground movement that could cause damage to foundations in domestic or other properties.
Non-natural ground subsidence

Coal mining
This property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see the Avista Action Alert: on p.2 for further advice

Geological cavity filled with other materials
Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see the Avista Action Alert: on p.2 for further advice

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Use</th>
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<tbody>
<tr>
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<td>on site</td>
<td>Refuse Heap</td>
<td>1891</td>
</tr>
</tbody>
</table>
Groundsure’s experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past mining activity was identified from systematic analysis of Ordnance Survey historical maps. Information is taken from features identified on maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.
Energy summary

Oil And Gas
No active or planned wells or extraction areas (such as fracking sites) identified near the property.

- Oil and Gas Areas: None
- Oil and Gas Wells: None

Wind and Solar
Our search of existing and planned renewable wind and solar infrastructure has identified results.
Please see the Avista Action Alert: on p.2 for further advice, and p.14 for further details of the identified issues.

- Wind: Identified
- Solar: Identified

Energy Infrastructure
Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.
Please see the Avista Action Alert: on p.2 for further advice, and p.18 for further details of the identified issues.

- Power stations: None
- Energy Infrastructure Projects: Identified
- None

Please contact us with any questions relating to the searches at: avista@groundsure.com

Date: Sep 04, 2017
## Solar

### Existing and Agreed Solar Installations

There is an operational or planned solar photovoltaic farm or smaller installation located near this property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Address</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2-3 km</td>
<td>W</td>
<td>Robert McBride Ltd, , Robert McBride Ltd, Middleton, Rochdale, Manchester, M24 4DP</td>
<td>Contractor: PerPetum Sun LPA Name: Rochdale Borough Council Capacity (MW): 1.3 Application Date: 05/03/2015 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction Date Commenced: -</td>
</tr>
</tbody>
</table>
The solar installation data is supplied by Department of Energy and Climate Change (DECC) and updated on a monthly basis.

Wind

Wind farms
An active wind farm, group of turbines or individual wind turbine has been identified within 5000 metres of this property. See below for details of the operating company, number of turbines, project and turbine capacity.

Groundsure recommends further independent research with UKWED of any sites of interest to determine exact locations and details of the projects.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| B  | 4-5 km   | NE        | Site Name: Beet Farm, Broad Lane, Burnedge, Rochdale, North West  
Operator Developer: Landowner (private or company)  
Status of Project: Consented  
Type of project: Onshore  
Number of Turbines: 1  
Turbine Capacity: 0.1MW  
Total project capacity: 0.1  
Approximate Grid Reference: 391438, 410575 |

Proposed wind farms
A wind farm or group of turbines or individual wind turbine has been proposed within 5000m of this property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase this property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| 2  | 2-3 km   | N         | Site Name: Thornham Fold Farm Thornham Lane, Middleton, Manchester, M24 2SD  
Planning Application Reference: 11/DS4990  
Type of Project: 2 Wind Turbines  
Application Date: 04-Nov-11  
Planning Stage: Detail Plans Granted  
Project Details: Scheme comprises construction of two 11kw wind turbines with hub heights of 18.3m.  
Approximate Grid Reference: 389753, 409126 |
Proposed wind turbines
Planning applications for individual wind turbines have been proposed within 5000m of this property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase this property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Details</th>
<th>Application Date</th>
<th>Planning Stage</th>
<th>Project Details</th>
<th>Approximate Grid Reference</th>
</tr>
</thead>
</table>
| 3  | 3-4 km   | SE        | Site Name: 150 Grange Avenue, Oldham, Greater Manchester, OL8 4EQ  
Planning Application Reference: HH/055268/08  
Type of Project: Residential Unit & Wind Turbine | Application Date: 05-Aug-08  
Planning Stage: Detail Plans Granted  
Project Details: Scheme comprises construction of three storey rear extension, installation of domestic wind turbine. | |
| A  | 3-4 km   | NE        | Site Name: 5 Hanging Chadder Farm Hanging Chadder Lane, Royton, Oldham, Greater Manchester, OL2 6XR  
Planning Application Reference: PA/333300/12  
Type of Project: Wind Turbine | Application Date: 19-Nov-12  
Planning Stage: Detail Plans Granted  
Project Details: Scheme comprises relocation of wind turbine. | |
| A  | 3-4 km   | NE        | Site Name: Hanging Chadder Farm 5 Hanging Chadder, Royton, Oldham, Greater Manchester, OL2 6XR  
Planning Application Reference: PA/330701/11  
Type of Project: Wind Turbine | Application Date: 22-Jun-11  
Planning Stage: Detail Plans Granted  
Project Details: Scheme comprises installation of 1 wind turbine on farmland (re-submission of PA/330400/11). | |
| A  | 3-4 km   | NE        | Site Name: Hanging Chadder Farm 5 Hanging Chadder Lane, Royton, Oldham, Greater Manchester, OL2 6XR  
Planning Application Reference: PA/330400/11  
Type of Project: Wind Turbine | Application Date: 18-Apr-11  
Planning Stage: Detail Plans Withdrawn  
Project Details: Scheme comprises construction of 1 wind turbine on farmland. | |
| 4  | 4-5 km   | NE        | Site Name: Rushey Fields Farm Dorset Avenue, Shaw, Oldham, Greater Manchester, OL2 7DS  
Planning Application Reference: PA/331541/11  
Type of Project: Wind Turbine | Application Date: 14-Nov-11  
Planning Stage: Detail Plans Refused  
Project Details: Scheme comprises construction of a wind turbine on farmland. | |
<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| S  | 4-5 km   | N         | Site Name: Former Hill Top Primary School Hill Top Drive, Rochdale, Greater Manchester, OL11 2EH  
Planning Application Reference: 13/01088/FUL  
Type of Project: Wind Turbine  
Application Date: 17-OCT-13  
Planning Stage: Detailed Plans Submitted  
Project Details: Scheme comprises installation of an 18m high wind turbine, having an overall maximum height to blade tip of 24.5m.  
Approximate Grid Reference: 390076, 410535 |
| B  | 4-5 km   | NE        | Site Name: Beet Farm Broad Lane, Burnedge, Rochdale, Greater Manchester, OL16 4QD  
Planning Application Reference: 13/00942/FUL  
Type of Project: Wind Turbine  
Application Date: 17-OCT-13  
Planning Stage: Detailed Plans Submitted  
Project Details: Scheme comprises installation of a 100kW wind turbine with a hub height of 23m and tip height of 35m.  
Approximate Grid Reference: 391437, 410598 |

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure’s experts. This search includes planning applications for single wind turbines only, within 5000m around the property. This data is updated on a quarterly basis.
Energy infrastructure

Electricity transmission lines and pylons
The nearest overhead transmission lines and/or/pylon is located 404m from the property.

Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit www.emfs.info. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website.

Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. However, if the existence of overhead power transmission may have a material impact with regard to the decision to purchase this property, Groundsure recommends contacting these organisations.
Energy infrastructure

There is energy infrastructure, such as electricity or gas transmission or storage taking place near to this property. This could include high capacity electricity transmission lines, electricity substations, strategic gas pipes and feeders and other National Grid infrastructure associated with electricity generation and transmission and gas transmission.
### Transportation Summary

#### HS2
No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 2.5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

<table>
<thead>
<tr>
<th>HS2 Route</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>HS2 Safeguarding</td>
<td>None</td>
</tr>
<tr>
<td>HS2 Stations</td>
<td>None</td>
</tr>
<tr>
<td>HS2 Depots</td>
<td>None</td>
</tr>
</tbody>
</table>

#### Crossrail 1
This property is not within 250 metres of the Crossrail project.

<table>
<thead>
<tr>
<th>Crossrail 1 Route</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crossrail 1 Stations</td>
<td>None</td>
</tr>
<tr>
<td>Crossrail 1 Worksites</td>
<td>None</td>
</tr>
</tbody>
</table>

#### Railways
This property is not within 250 metres of any railways or railway stations.

<table>
<thead>
<tr>
<th>Active Railways</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Railway Stations</td>
<td>None</td>
</tr>
</tbody>
</table>
Planning summary

Planning Applications

Using information supplied by Local Planning Authorities dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

Large Developments
within 250m
0

Small Developments
within 125m
0

House extensions or new builds
within 50m
2

Please see p.22 for details of the proposed developments.

In this report large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 Million) and all other projects with a value of £250,000 or more. While small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000.

Planning restrictions

Protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

Environmental Protected Areas
identified

None

Visual and Cultural Protected
Areas

None

Please see p.23 for further details of the identified issues.

Telecoms

There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 500 metres of the property.

Mobile phone masts
identified
None
House extensions and small new builds within 50m

2 house extensions and small new builds within 50m have been submitted for planning permission near to the property during the last ten years.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Address</th>
<th>Application Ref. and Submission date</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>18 m</td>
<td>SE</td>
<td>30 Irk Vale Drive, Chadderton, Oldham, Greater Manchester, North West, OL1 2TW</td>
<td>Application Ref.: HH/337620/15 Submission date: 02/10/2015 Status: Plans Approved-Detail Plans Granted</td>
<td>- An application (ref:HH/337620/15) for detailed plans was granted by Oldham Council</td>
</tr>
</tbody>
</table>
An application (ref: HH/339306/16) for detailed plans was granted by Oldham Council.
Green Belt

The property is located in or within 50m of Green Belt land. This could result in a particularly pleasant location, but if on site could also be expected to significantly affect the owner's ability to develop the property.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Green Belt Name</th>
<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>34 m</td>
<td>N</td>
<td>Liverpool, Manchester and West Yorks Greenbelt</td>
<td>Oldham District (B)</td>
</tr>
</tbody>
</table>

Green Belts are intended to prevent inappropriate development by keeping certain areas of land permanently open. The fundamental purpose of Green Belt is to prevent continued growth of urban areas. Hence the majority of Green Belt land is located on the fringe of large towns and cities, extending into the countryside.

The searches listed below were run against this property and found not to be of concern or represent a risk.

**Contaminated Land**
- Previous power station, substation, or other energy feature
- Previous petrol stations
- Previous Garages
- Land previously used for military purposes
- Active or recent landfill
- Previous landfill (from Environment Agency Records)
- Previous landfill (from British Geological Survey records, 1973)
- Previous landfill (from Local Authority and historical mapping records)
- Waste site no longer in use
- Active or recent waste sites
- Active industrial land use
- Active or obsolete petrol stations
- Licence for pollutant release
- Current and recent pollutant release to water or land
- Pollutant release licence to air
- Licence for release of Red List toxic substances
- Specific intent to release exceptionally toxic liquids
- Dangerous Substance Inventory (List 1)
- Dangerous Substance Inventory (List 2)
- Site storing large quantities of hazardous or explosive substances
- Hazardous substance storage/usage
- Sites designated as Contaminated Land
- Recorded pollution incidents

**Flood**
- Areas Benefiting from Flood Defences
- Flood defences
- Flood storage areas: part of floodplain
- Historic flood areas
- JBA insurability
- Proposed Flood Defences
- Risk of flooding from rivers and the sea
- Surface water flood risk

**Ground stability**
- Non-coal mining
- Mining cavities
- Natural geological cavities

**Oil and Gas**
- Licensed blocks
- Potential future exploration areas
- Oil, gas, shale gas or coalbed methane extraction
- Proposed oil, gas, shale gas or coalbed methane extraction

**Wind and solar**
- Proposed solar installations

**Energy Infrastructure**
- Power stations
- Nuclear installations
- Projects

**Transportation**

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Please contact us with any questions relating to the searches at: avista@groundsure.com

Date: Sep 04, 2017
Search Code and Groundsure terms and conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if they find that you have suffered actual loss as a result of your search provider failing to keep to the Code. Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP. Tel: 01722 333306 Fax: 01722 332296 Email: admin@tpos.co.uk Web: https://www.tpos.co.uk/

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE
COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:
Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: https://www.groundsure.com/terms-and-conditions-sept-2016/

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