

Environmental Certificate

PASSED

This Enviroscreen report dated 31/01/2007 and reference WDC_ESC has been obtained by Robinson Nuttall on behalf of Mr R Ainsworth, for the purpose of selling the freehold interest in Ainsworth Nurseries, Leigh Lane, Bury, BL8 1RL. It is understood that there are redevelopment plans for the site in the form of Demolition of existing property and rebuilding to same size. Sources of potential contamination in terms of historical land use, environmental data and current land uses, where known, have been considered in the creation of this report.

A review of selected 1:2,500 and 1:1,250 scale Ordnance Survey mapping covering a period from 1943 to 1996 has identified that the site is on or within 25 metres of tanks.

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

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

Appendix 2.2 (E) Contamination and hazardous substances

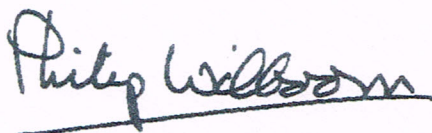
In the professional opinion of Wilbourn Associates the level of risk associated with the information disclosed in the associated Enviroscreen data:

- 1) is unlikely to have an adverse effect on the value of the property, and
- 2) is not such that the property would be designated "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990.

Appendix 2.2 (F) Environmental Matters

In this case the following environmental factors have been identified:

- 1) An area which may be affected by coal mining activity

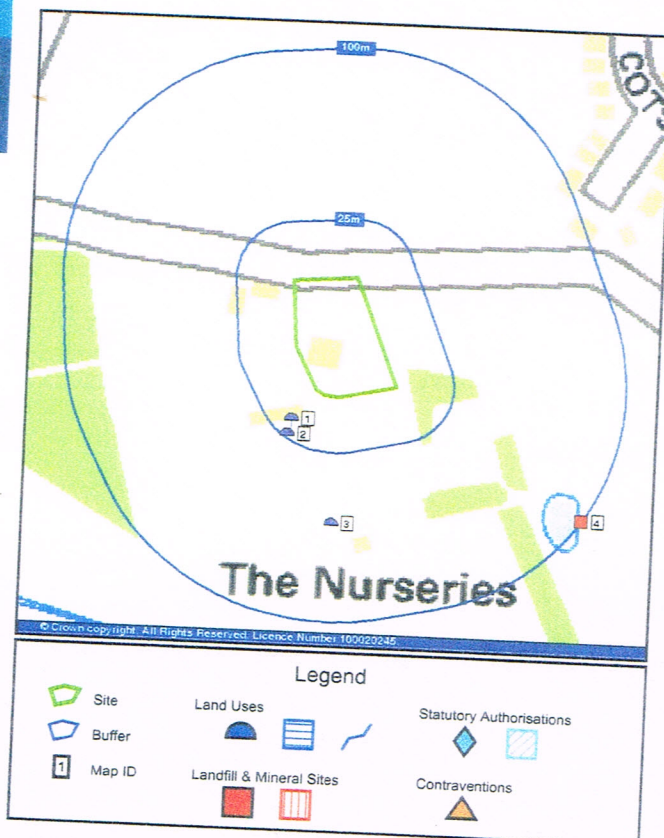


Philip E. Wilbourn BSc FRICS
CHARTERED ENVIRONMENTAL SURVEYOR



This Certificate may be relied upon by your client

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Site

Ainsworth Nurseries
Leigh Lane
Bury
BL8 1RL

Site Boundary:

Site Boundary defined total area: 0.17 Ha

Prepared For

Robinson Nuttall
3 Gresham Close
Whitefield
Manchester
M45 7JP

Client Ref

WDC_ESC

Purchase Order No.

N/A

Client Name

Mr R Ainsworth

Enviroscreen Order No.

20919287_1

Factors affecting the site

	Map ID	On Site	0 - 25m	25 - 100m
Historical Land Uses				
Historical Tanks And Energy Facilities				
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1959 - 1975	1		✓	
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1960	2		✓	
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1975	3			✓
Landfill & Mineral Sites				
Local Authority Landfill Coverage				
Bury Metropolitan Borough Council, - Has not been able to supply Landfill data *	N/A			
Potentially Infilled Land (Water)				
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1956	4			✓
Statutory Authorisations				
No features identified within this category	N/A			
Contraventions				
No features identified within this category	N/A			
Natural Features				
Extreme Flooding from Rivers or Sea without Defences				
No	N/A			
Flooding from Rivers or Sea without Defences				
No	N/A			

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Factors affecting the site

Map ID On Site 0 - 25m 25 - 100m

Areas Benefiting from Flood Defences				
No	N/A			
Flood Water Storage Areas				
No	N/A			
Flood Defences				
No	N/A			
Groundwater Vulnerability				
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000	N/A	✓		
Drift Deposits				
Drift Deposit: Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium	N/A	✓		
Radon Affected Areas				
Less than 1% of homes are above the action Level	N/A	✓		
Radon Protection Measures				
No radon protective measures are necessary in the construction of new dwellings or extensions	N/A	✓		
Coal Mining Affected Areas				
In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority.	N/A	✓		
Brine Compensation Areas				
No	N/A			

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



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Additional Information

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

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

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

www.environmental-surveyors.com/downloads.htm

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