

**Report And Valuation
On
SMC Motorcycles Premises
35-59 Walker Street
Sheffield
S3 8GZ**

**Prepared on Behalf of:
Barclays Bank plc**

**Purpose of Report:
Loan Security**

**Prepared By:
SMC Chartered Surveyors
54 Campo Lane
Sheffield
S1 2EG**

16 June 2016

1. INSTRUCTIONS

a. The Client

Barclays Bank plc, St Pauls Place, 121 Norfolk Street, Sheffield, S1 2JW. FA0:
Paul Harries.

b. Purpose of The Valuation

Loan security. We understand that Barclays already has security over the premises and this report is required in connection with amending the existing facility.

c. Status of RICS Member Undertaking The Valuation And Disclosure of Any Previous Involvement

We confirm that the instruction has been undertaken by M J Hull BSc (Hons) MRICS who is suitably qualified and has the knowledge, skills and understanding to undertake the valuation.

We are acting as external valuers in this instruction.

We have undertaken a conflict of interest check. Within the last twenty four months, we have acted for Sheffield Motorcycles Centre Ltd and Mr Frank Hayes with regard to:

- a) A search for property in the Nottingham area on behalf of Sheffield Motorcycles Ltd which ultimately did not lead to a transaction occurring.
- b) Informal advice for Sheffield Motorcycles Ltd concerning the possible acquisition of a railway arch at Walker Street, which did not proceed.

We have informed the Relationship Manager of this previous relationship and it has been confirmed that it is acceptable for SMC Chartered Surveyors to provide the valuation on this occasion.

d. Interest To Be Valued

Part freehold, part long leasehold.

e. Type of Asset or Liability And How It Is Used

The property is a motorcycle showroom and premises. The property is jointly owned by three parties, namely the SSAS Pension Scheme – Frank Hayes, Hayes Holdings (Sheffield) Ltd and Mr Frank Hayes personally. The whole property is leased to Sheffield Motorcycles Ltd. Therefore as it stands, the property is held as an investment.

f. Basis or Bases of The Valuation

• **Market Value (MV)**

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

• **Market Rent (MR)**

The estimated amount for which a property would be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

g. Date of Valuation

6 June 2016.

h. Any Assumptions, Special Assumptions, Reservations, Any Special Instructions or Departures

Our Report & Valuation has been undertaken with reference to the assumptions set out in Appendix II. However, in valuing the property on the assumption that the proposed extension has been completed, we have made the following special assumptions:

- a) That full planning consent and all other necessary consents and regulations have been complied with.
- b) That the property has been constructed in a workmanlike manner and is fully completed in accordance with drawings submitted as part of planning application reference 16/01038/FUL.
- c) That any legal impediments, such as conditions within the ground lease have been relaxed in order to permit development.

i. Schedule of Assumptions And Basis of Valuation

Our report and valuation has been undertaken with reference to the assumptions set out in Appendix II. These assumptions apply, except where otherwise noted in our report.

j. Specific Instructions

With regard to this valuation we are specifically instructed to provide Barclays Bank with our opinion of:

- i. The current Market Value.
- ii. Market Rent of the property together with an opinion of the length of lease which can be granted on the open market and referring to any marketed related incentives necessary to achieve the market rent stated (rent free period).
- iii. The suitability of the property as banking security and any difficulties likely to arise if realisation by Barclays is necessary.
- iv. Whether the value of the property is likely to increase/remains static/decrease.
- v. An indication for insurance purposes of the current reinstatement cost of the building (this is for guidance only to ensure that the property is adequately insured, a formal estimate which would normally be provided by a Quantity Surveyor or equivalent expert is not required).

k. Compliance

Our report and valuation is prepared in accordance with the RICS Valuation - Professional Standards 2014 UK Edition as amended in December 2014 and the International Valuation Standards (IVS). We are an RICS regulated firm.

2. INSPECTION

Our inspection of the property was carried out on 6 June 2016. We were able to inspect the interior of the property and the exterior from ground level. Some parts of the property were inaccessible or visible from ground level and we cannot comment on the condition of such parts. We have not undertaken a building survey.

3. LOCATION

The subject property is located in a prominent position fronting onto the A61 Derek Dooley Way which forms part of the inner relief road to the eastern side of Sheffield City Centre. The property is about half a mile from the city centre. It is very accessible to the major network as a consequence of being in a prominent position. Vehicular access is derived by a left turn from Derek Dooley Way onto Wicker Lane and across a council owned car park to gain access to the yard to the premises. Vehicular access is also possible from Walker Street, to the east and north side of the property.

Accessibility to the main motorway network is very good, as the property is less than half a mile from Sheffield Parkway which connects to junction 33 of the M1 motorway. In addition, the M1 motorway is approximately four miles distant at the Meadowhall junction 34.

4. DESCRIPTION & CONSTRUCTION

The subject property is comprised of a series of interlinked buildings which were previously in office and industrial use and which have been converted into use as a motorcycle showroom and premises. The premises are attached to an adjoining building which is owned by the Manor Operatic Society and there is a party wall.

The property is of varying modes of construction as a consequence of originally being comprised of two or three buildings. The former Seal House is a former two storey brick built office building with a flat roof built originally in the early 1960's. This has been converted to provide a showroom area at ground floor level, a Manager's office, disabled toilet facilities, a stairwell and lobby and also a small catering outlet with an external roller shutter hatch which is used to cater teas, coffees and hot snacks as a service provided to customers.

At first floor level this building comprises a boardroom, store room and a large parts store area. The exterior of the building has been clad in grey Kingspan metal sized cladding which is insulated. There is an automated sliding entrance door at ground floor level.

This building leads through into the main showroom area. This is of steel portal framed construction and has a modern insulated profile sheet roof incorporating translucent roof panels. This area has significant glazing to the front, corner and side. The glazing is virtually full height. The exterior of this building is clad in a mixture of grey cladding to match Seal House and also some terracotta tiles.

The main showroom area has a tiled floor. Just off the showroom there is a WC. This showroom leads into a central showroom area which is used to display Ducati motorcycles. This has a suspended ceiling with LG3 compliant lighting. There is also a private office located off one side. In addition to this there is a stair-rail leading up to the first offices and a further corner office. The remaining areas are made up of varying display areas for ancillary products such as helmets, gloves, and other clothing.

Above this area there is a series of administrative offices, together with a staff/mess room, kitchen facilities and male and female toilet facilities. There is also access to the flat roof, which provides an occasional terrace for staff use.

The third and final part of the building links in at ground floor level as part of the main showroom and is given over mainly to sale and display of clothing and accessories. There is also a loading bay which is used as a motorcycle MOT testing bay. This has a wide roller shutter door to the main yard. Within this bay there is a goods lift which enables motorcycles to be moved up to the first floor workshop.

The workshop is a former print works which has been adapted for use for motorcycle repairs and maintenance. This has an eaves height of approximately 3.05m. The elevations are in brick. There are high level single glazed windows to the Walker Street elevation. The roof is clad in

Insulated asbestos cement sheeting with fibreglass roof lights. The floor is in concrete. There is compressed air and three phase electricity within this area. Part of the space has been partitioned for use as a performance centre. The area has breeze block partitions and a suspended ceiling.

Externally, there is a tarmaced surfaced courtyard. This has a brick and metal railing boundary to Derek Dooley Way and a palisade fence to the main entrance from Wicker Lane adjacent to the council car park. The yard area, is included within part of the title, but full title has not been given to the space. The reason for this is that the yard is shared with the Manor Operatic Society adjoining. The majority of the yard is for access purposed with a section being allocated for car parking. The property is flush to the street fronting Walker Street.

5. ACCOMMODATION

We have measured the property on a gross internal area basis. In summary, the areas are as follows:

	Sq m	Sq ft
<u>Ground Floor</u>		
Showroom/Main Sales Areas	670.58	7,218
Offices	72.25	778
MOT Bay	33.69	363
Ancillary Accommodation	24.49	264
<u>First Floor</u>		
Ancillary Space	154.91	1,667
Offices	102.64	1,105
Workshop	234.04	2,519
Total Gross Internal Area	1,292.60	13,914
<u>Proposed Extension</u>		
Total Additional Showroom Proposed	165.13	1,777
Total Gross Internal Area When Extended	1,457.73	15,691

6. CONDITION

As stated in paragraph 7 of the Schedule of Standard Assumptions and Basis of Valuation in Appendix II of this report, we have not carried out any formal building or structural survey. We have not inspected those parts of the property which are covered, inaccessible, unexposed or not visible from ground level and such parts are assumed to be in good repair and condition.

We cannot express an opinion about, or advise upon, the condition of un-inspected parts and this report should not be taken as making any implied representation or statement about such parts.

During the course of our inspection, we found that the premises were generally in good condition throughout.

We noted that there has been an issue with regard to part of the flat roof above the first floor mess room/offices and there were some damp patches. We understand that the roof covering has been repaired.

Parts of the first floor office and mess/toilet facilities are somewhat dated and have not been refurbished to the same standard as the remainder of the property.

Aside from these observations, we found that the premises can be considered to be in a good state of repair for their age and type.

We have not undertaken a building survey and we have not inspected both parts of the property which were not visible from ground level or which were not visible internally due to the present of display shelving, internal cladding and such like.

For the purposes of this valuation, we have assumed that the premises are overall in good repair and that if another survey was carried out, it would not reveal any defects which would materially affect the price that the property would achieve on the open market.

7. ROAD

We understand that Walker Street, Wicker Lane and Derek Dooley Way are all adopted and maintained at the public expense. Part of the access to the property is over a shared yard/courtyard and also across land in the ownership of Sheffield City Council which is used for car parking. We have assumed that the rights over these areas are permanent.

8. ENVIRONMENTAL MATTERS

Flood Risk

The property is partly in a flood risk Zone 3A (high risk) and the flood risk Zone 2 (medium risk). The area did flood in June 2007.

The property is within a flood warning area. In terms of surface water flooding, the property is within a low risk area.

Ground Conditions

We have not carried out any soil tests or made any other investigations and therefore we are not able to offer any opinion as to the suitability of the site for the existing buildings. For the purpose of the valuation, however, we assume that there are no problems in this respect.

The property is within an area where mining has previously taken and therefore a mining search is recommended.

The property is within an area where the maximum number of properties affected by radon gas is 5-10%. Source: Radon Gas Maps. We have assumed that if required there are adequate radon gas protection measures in place.

Contamination

We have been instructed to obtain a GroundSure Siteguard Report. The report states that the property is acceptable for bank lending purposes. A copy of the Siteguard Report and the Land Use Questionnaire area within Appendix V.

No indications of past or present contaminative land uses were noted during our inspection. Our inspection was only of a limited visual nature and we cannot give any assurance that previous uses on the site or in the surrounding areas have not contaminated sub soils or ground waters.

In the event of contamination being discovered, further specialist advice should be obtained.

Deleterious Materials

We note that there are some asbestos materials present in the property, but these appear to be restricted to roofing materials and the majority of the building was fully refurbished in 2007/2008. We understand that an asbestos survey was undertaken at the time.

We have therefore made the assumption that asbestos materials do not have a negative effect upon the valuation of the property.

Invasive Species

During the course of our inspection, we noted no invasive species affecting the subject property.

Energy Performance Certificate

We have checked the Landmark website. There is no current Energy Performance Certificate for the subject property. This is because it has not changed hands since the introduction of Energy Performance Certificates.

9. SERVICES

We note that mains water, electricity (three phase and single phase), gas and drainage are connected to the property. The property has some air conditioning – mainly to the showroom areas which includes ceiling mounted set units and wall mounted units. In addition there is some domestic scale central heating to areas such as Seal House and to the offices. There is a fire alarm system with smoke detection and an intruder alarm system. There are telephone connections and broadband. In addition there is a CCTV system which covers the interior showroom areas and the exterior areas.

We have not tested any of the services and have assumed that they are in full working order and adequate for their current purposes.

10. RATEABLE VALUE

As a result of an informal enquiry via the Valuation Office Agency website, we note that the property has a current Rating Assessment in the 2010 Rating List of £65,000 and is described in the list as motorcycle showroom and premises.

11. TENURE

The situation regarding the tenure of the property is fairly complicated as it comprises a mixture of freehold and long leasehold interests together with rights granted over the yard area.

The leases are:

- Title no SYK281419 – 800 years from 25 March 1819 – rent £4.5s.0d.
- Title no SYK281420 – 800 years from 25 March 1819 – rent £6.9s.3d.
- Title no SYK576609 – 125 years from 26 March 2010 – rent one peppercorn. This lease is for the former Seal House and includes the access rights over the yard and the parking area. The plan in Appendix IV shows this leasehold title coloured red, the access coloured blue, and the parking area coloured brown.

Freehold title is SYK272337.

We have assumed it is a good, marketable title with no unduly onerous covenants, easements, wayleaves or other unfavourable dominant rights. We recommend that the title is checked by a solicitor and should our assumptions be incorrect, we may have to amend our opinion of value.

12. TENANCIES

The property is let in its entirety by SMC Ltd SSAS/Frank and Susan Hayes and Sheffield Motorcycle Centre (Holding) Ltd to SMC Motorcycles Ltd on the following main terms:-

Date:	10 January 2008
Term of Lease:	15 years from 14 December 2007
Rent review:	14 December 2012 and 2017
Rent:	Initially, £50,000 pa, now £86,183 pa plus VAT. Upwards only basis. Additional rent review on completion of works under Planning Application to a market rent at that time.
Repair:	Full repairing covenant
Alterations:	Not to make alterations other than non-structural
Permitted use:	Class B2 or B8 or such other use as the Landlord may consent to

Alienation clause: (such consent not to be unreasonably withheld or delayed).
Assignment or underletting of the whole only with the landlord's prior consent not to be unreasonably withheld or delayed. Provision for authorised guarantee agreement on assignment.

Insurance: Landlord insures and recoups the premium.

NB: We understand the catering outlet is occupied by a third party on an informal basis, but no rent or fee is charged as the presence of the tenant draws in customers. We have therefore assumed this is merely a licence or tenancy at will without any security of tenure, but recommend that this is verified.

13. PLANNING

In the Unitary Development Plan for Sheffield, the property is shown as being in a business and industrial area. The Unitary Development Plan in part remains the statutory plan for Sheffield, but is being superseded by a new local plan. In 2013, a draft proposals map was published and this shows the subject property as being within a business area.

In terms of recent planning history, this includes the following:

- Resignage of building comprising: 3 x internally-illuminated individual letter name signs, 6 x internally-illuminated fascia signs and 1 x non-illuminated wall mounted sign

35 Walker Street, Sheffield S3 8GZ

Ref. No: 08/04526/ADV

Received: Wed 13 Aug 2008

Validated: Wed 27 Aug 2008

Status: Decided

- Siting of mobile catering unit

35-59 Walker Street, Sheffield S3 8GZ

Ref. No: 08/03188/FUL

Received: Thu 12 Jun 2008

Validated: Tue 19 Aug 2008

Status: Decided

- Submission of 07/03738/FUL condition details.

Condition numbers: 1. Works commended; 2. Materials; 3. Windows, doors and shutters; 4. Vehicle hoist; 5. Materials; 6. Delivery restrictions; 7. External fittings; 8. Scrap; 9. Repairs; 10. Boundary treatment; 11. Cafe; 12. Vehicle servicing; 13. Display; 14. Turning space; 15. Car parking; 16. Traffic signs; 17. Cycle parking; 18. Highway; 19. Improvement works (In accordance with plans and information received 22.4.08 and 20.6.08)

35 Walker Street, Sheffield S3 8GZ

Ref. No: 08/02227/COND

Received: Fri 25 Apr 2008

Validated: Thu 01 May 2008

Status: Decided

- Alterations and extensions to building to form motorcycle sales centre and associated car parking (in accordance with amended plans received on 1.11.2007)

35 - 59 Walker Street Sheffield S3 8GZ

Ref. No: 07/03738/FUL

Received: Mon 17 Sep 2007

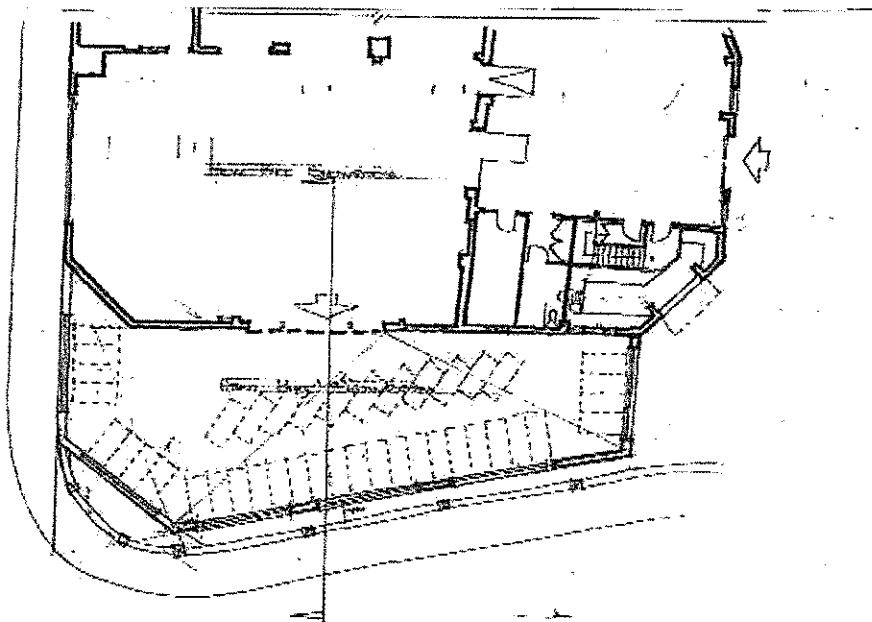
Validated: Mon 17 Sep 2007

Status: Decided

- **Extension to showroom**

Reference	16/01038/FUL
Alternative Reference	Not Available
Application Received	Fri 11 Mar 2016
Application Validated	Thu 02 Jun 2016
Address	SMC Bikes, 35 Walker Street, Sheffield S3 8GZ
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Proposed extension (shown as 'used bike showroom' on plan):



14. MARKET CONDITIONS

Generally

The subject property is a building that has been adapted for use as a motorcycle showroom. It shares many characteristics with motor dealerships with few notable exceptions.

Firstly, due to the nature of motorbikes it has been possible to put the MOT and Maintenance Workshop on the first floor which is reached via a lift, which would not be possible with a motor dealership in such a confined space.

Secondly there is a very limited amount of external display space which would not render the property particularly suitable for motor trade use.

The property is one of the few in the area which is utilised as a motorbike dealership and it has very little direct competition within Sheffield. Recently, other significant competitors have come out of the market including Jeff Hall Motorcycles. Currently, the main competitors in Sheffield are Tech

Moto based on Abbeydale Road and Shalesmoor (mainly dealing with mopeds and so forth). The Bike Specialist at Hillsborough Barracks also has a small dealership. SMC Bikes has franchisers including Ducati, KTM, Suzuki and Yamaha as well as selling used motorcycles. SMC Bikes is by far the largest dealership in the local region. Other than that, purchasers of motorbikes have to look further afield such as Chesterfield, Rotherham, Wakefield etc. Therefore, if the subject property became vacant, we would be reasonably confident that another motorbike dealer would be interested in acquiring the property.

It is also worth noting that there several former car dealership and retail premises have been taken over by gyms such as Exercise 4 Less and Pure Gym and this would be a potential alternative use for the subject unit.

A motorbike dealership falls within a sui generis, i.e. is not within any particular use class, for planning purposes. Therefore, any alternative use other than the sale of vehicles would require a planning consent. The property is not officially within a retail location, but given the past trading history over eight years as a motorbike dealership, it is in our view likely that an alternative leisure or retail use could be a possibility at this location.

Investment

In terms of the investment market for motor trade properties, this is fairly active at present. In part this is because the typical dealership comprises modern premises and usually let on relatively long leases, which is acceptable to institutions. Motor dealership investments generally have better than average tenant retention prospects due to the extensive costs incurred by the occupiers to keep the premises up to a standard required not only by the franchisors but also by the buying public. As matters stand, the subject property is let on a term with over six and a half years unexpired. This would not be attractive to an institutional purchaser, but would be attractive to a private pension scheme or individual acquiring with significant cash reserves. If the investment interest was marketed, we would consider that it would prove to be relatively popular under current market circumstances. Of course, as the end of the lease approaches, the investment value of the property is likely to decline.

Rents

Levels of rent paid for motor trade properties have generally seen some upward growth since about 2012. We are aware of rent reviews that have occurred at Penistone Road, Sheffield which bear this out.

With regard to retail warehouse and other retail uses, there is quite a spread of rental values depending on location, visibility and market sector. Food retailers tend to pay the highest level of value. Food retailers are very discerning with regard to selecting locations. The subject property is perhaps too isolated from foot traffic to appeal to most food retailers, although it does have a very strong presence on the inner relief road. It is, located between a Tesco Extra Superstore on Savile Street and a Tesco Express on Corporation Street.

In recent times there have also been lettings of former retail units for alternative uses, one notable one being the Sentinel Brewery on Shoreham Street in a former carpet showroom.

15. COMPARABLE TRANSACTIONS

288 Penistone Road, Sheffield S6 2FQ

A lease renewal on a small car showroom was agreed in early 2016 between the landlord and Oughtibridge Motors Ltd (t/a Monty's) at £45,000 pa for the first five years and £47,500 pa for the second five years. 10 year full repairing lease. The unit totals 4,650 sq ft and is currently completely configured as showroom due to tenant's improvements. The overall agreed rent is £9.68 per sq ft. Source: Landlord - RP Hague.

296 Penistone Road, Sheffield S6 2FQ

Let to Burrows who have a Hyundai dealership and a secondary Fiat dealership. The Fiat showroom is a tenant's improvement and is not included in the rental calculations. The landlord

and the tenant have recently agreed a rent increase to take effect in late 2016. The passing rent of £120,000 pa will increase to £135,000. The premises total 11,623 sq ft, of which the showroom is 4,572 sq ft. There are 60 outside display spaces plus customer parking. On an overall basis, the rent equates to £11.61 per sq ft. Both parties acted on their own behalf. Source: RP Hague.

178 Shoreham Street, Sheffield S1 4SQ

This former carpet showroom had a showroom area of 2,696 sq ft, a warehouse of 4,750 sq ft plus a mezzanine of 3,550 sq ft. It was let in January 2016 on a 9 year lease with 3 year rent reviews. The passing rent is £40,000 pa. There was an initial 3 month rent free period. The tenant also has break options at 3 and 6 years. The tenant is Sentinel Brewing Company Limited. There are 10 parking spaces on site. This unit is in a position which is less visible than the subject property. Excluding the mezzanine space, the overall rent agreed is equivalent to £5.37 per sq ft.

156 – 158 Shoreham Street, Sheffield S1 4SQ

This is a showroom and warehouse (sub division of space not known) totalling 8,370 sq ft. Currently let for a term commencing March 2014 at £32,000 pa. It is let to a used car dealer – Fowlers Finance.

Car showroom site, Bramall Lane, Shoreham Street, Sheffield S2 4RN

This unit, which was originally a Gordon Lamb Toyota dealership, was sold in 2012 to Mike Brewer Motors at £1,000,000. We are aware that a further transfer occurred on 31 December 2015 to Evolution Funding Limited. The price paid according to the Land Registry was £1,150,000. The property comprises a 6 car showroom with ancillary offices, service reception, workshop and offices together with external vehicle spaces.

The showroom measures 2,883 sq ft, the workshop 2,928 sq ft and ancillary space 3,085 sq ft. The total gross internal area is 8,896 sq ft. Externally, there were 70 vehicle spaces which were made up of 30 display spaces and 40 customer/storage spaces. The price equates to £129.27 per sq ft overall. However, a more detailed analysis of the property (as per Fowler Sandford) which excludes the value of the external parking means that the recent price achieved on the buildings is at approximately £140 per sq ft. Data derived from Fowler Sandford and from Land Registry.

130 – 142 Langsett Road, Sheffield S6 2UB

The former Jeff Hall Motorcycles premises was sold by SMC on behalf of Jeff Hall in June 2015. The overall price achieved was £240,000. The property was comprised of a series of very ramshackle and poorly maintained buildings totalling 7,602 sq ft on 3 levels. Additionally there was a workshop of 1,572 sq ft at the rear which was let out to a motor trade tenant undertaking MOT's and repairs. The price achieved equates to only £26.16 per sq ft but reflects the very poor condition of the property and the extensive repairs required.

48 Suffolk Road, Sheffield S2 4AL

This was a substantial motor dealership let for 5 years from February 2015 to JAM300 Limited trading as a Mercedes dealership. The property comprised offices of 2,304 sq ft, a showroom of 1,826 sq ft and workshop and storage of 3,765 sq ft. Total gross internal area 7,895 sq ft. The property had 80 parking spaces externally including sales pitches fronting Suffolk Road. Total site area 0.71 acres. The property was let to the tenant on a 5 year lease at £80,000 pa. The lease was excluded from the Landlord & Tenant Act. The complicating factor with this property was that it was held on 3 separate titles. One was a leasehold interest from Sheffield City Council with approximately 84 years unexpired. The second was a 200 year lease which commenced in 1921 and which was owned by the Duke of Norfolk's Estate. The third was a 99 year lease from 1987 from Sheffield City Council. We understand there were strict user clauses, which would prevent redevelopment.

The property was sold in April 2016 for £630,000. The purchaser was a cash bidder. The price paid represents a gross yield of 12.7%. The rent payable equates to £10.13 per sq ft on an overall basis.

Motor Trade Investment Yields

Amongst the investment details that we are aware of, Cushman and Wakefield have sold several large scale motor trade dealership investments unexpired lease terms of a minimum of 15 years and in some cases well over 20 years. An investment at Bromley London sold in March 2015 at a yield of 4.91%. Honda Motor Europe at Orpington sold in January 2015 at a yield of 4.45% with 22 years unexpired and with RPI rent increases. A portfolio of investments let to Lancaster PLC was sold off a yield of 4.9% in October 2014.

Closer to Sheffield, Honda Manchester was sold at a yield of 4.9% with 16½ years unexpired and with RPI compounded increases.

Clearly the subject property will not achieve these levels of yield due to the nature of the covenant and the relatively shorter term unexpired. The above information sets the scene for prime property.

Kwik Fit at Wath on Dearne – a garage workshop building with asbestos roofs which is let to Kwik Fit for a term expiring in 2030 was sold by Allsops at auction in March 2014 at £1,050,000 (7.79% gross initial yield), which also devalued to £100 per sq ft. The passing rent was at £7.79 per sq ft.

Retail Yields (secondary)

209/219 Crookes, Sheffield

A parade of shops let to multiple tenants including Fultons, William Hill and Help the Aged. Reversions in 2018 and 2020. Sold at auction in early 2015 for £905,000 which represented a gross yield of 8.78% (8.3% net). Allsops auctions. SMC previously managed this parade.

23 Nottingham Road, Ilkeston

Small parade of shops on site of former petrol filling station. Three tenants (local companies). Leases expire or have breaks in 2017 and 2018. 9% net initial yield agreed. SMC are acting for the purchaser.

Industrial Investment Yields

55 Parkwood Road

A sale and leaseback transaction has been agreed on an industrial property in poor overall condition. The rent will be £80,000 pa (plus £2,100 pa for some advertising hoardings). The lease will be for 10 years and will have a tenant only break option at 5 years. The repair liability will be limited by a schedule of condition, but the lease is otherwise full repairing. The agreed price is £680,000. This represents a net initial yield of 11.47%. The tenant company has no track record financially, as it was acquired out of a group receivership in November 2015. The yield reflects the weak covenant strength and the poor condition of the buildings. The property is freehold. SMC acted for the vendor.

2 Hunsley Street, Sheffield 9

A modern industrial investment, let to RSH (Chesterfield) Ltd at £67,500 pa on a lease with about 6 years unexpired. It was sold in February for £700,000, which represents a net initial yield of 9.11% (9.64% gross). SMC acted for the vendor.

441 Brightside Lane, Sheffield

Modern industrial unit with good quality offices, let to IML Labels and Systems Ltd for 10 years from October 2009 at £58,000 pa. Sold in October 2015 for £765,000 Net initial yield 7.17% net after costs of 5.8% (7.6% gross). 5 years unexpired at the date of sale. The value was underpinned by the vacant possession value.

Retail Uses /Trade Counter Uses30 Chesterfield Road (B & M)

This unit was let in 2012 at a rent which equates to approximately £10 per sq ft. It has a non food retail use and is let on an effectively full repairing and insuring basis. The accommodation has a basement car park. The next rent review is due in 2017.

Hillsborough Trading Point, Penistone Road, Sheffield

A number of units have been let at overall rents of £6.50 per sq ft including to Topps Tiles, Your Electrical Supplies Service and Solutions (YESSS) and James Hargreaves plumbers merchants. The leases commenced between 2013 and 2015. Source: CPP.

Open A1 uses at Bochum Parkway, Norton, Sheffield

We understand that terms have been agreed on new retail units at a scheme proposed by St James Securities with end users. We are not privy to the terms which are still confidential, but understand they are between £13 per sq ft and £21 per sq ft headline rents dependent upon the end user.

Convenience stores

Examples include Tesco at 65 Edward Street - £12.69 per sq ft overall. The Forge, Boston Street - £13.50 per sq ft (Sainsbury's and Wilkinsons).

Gymnasium UsesGuernsey Road off Queens Road, Sheffield

We understand that Exercise 4 Less have taken a lease from May 2016 of the former Dunelm Mills unit at Guernsey Road off Queens Road, Sheffield. The overall rent equates to £6.12 per sq ft. This property is about three times larger than the subject property.

555 Ecclesall Road (first floor), Sheffield 11

c. 3,000 sq ft let to Tribe on 10 year lease with a 5 year break. £25,000 pa. Headline rent £8.33 per sq ft. Initial 8 month rent free period for fitting out. Source: Fernie Greaves.

Pure Gym, Gibraltar Street (ex Brook Shaw Ford showroom).

Showroom premises of 12,884 sq ft let to The Gym Ltd in March 2014 for 15 years with tenant breaks. The quoting rent was £7.00 psf. Let at £80,000 pa (£6.21 per sq ft). Source: Knight Frank details and confirmed by Tim Bottrill of Fernie Greaves.

16. VALUATION COMMENTARYSubject to existing lease

The passing rent is £86,183 pa, which is £6.19 per sq ft overall. We consider there is scope to increase the rent in December 2017.

Our rental valuation is as follows:

Ground floor

Showrooms	7,218 sq ft	£10.00	£72,180	
Offices	778 sq ft	£6.00	£4,668	
MOT bay	363 sq ft	£5.00	£1,815	
Ancillary	264 sq ft	£4.00	£1,056	
<u>First floor</u>				
Offices and staff	1,105 sq ft	£5.00	£5,525	
Workshops	2,519 sq ft	£4.00	£10,076	
Ancillary	1,667 sq ft	£2.00	£3,334	
Total			£98,654	Say £98,500

On an overall basis, the above devalues to £7.09 per sq ft.

Sheffield Motorcycle Centre Ltd has an Experian Credit rating of 82/100 which is below average risk. This is not blue chip or minimum risk, so the yield applied to the rental income needs to reflect this. We have used the term and reversion investment method of valuation. Based on the current lease and assuming demand for motorcycles remains at current levels, we consider that a gross initial yield of 7.75% is appropriate. We have assumed the rent can be reviewed to £98,000 per annum from December 2017 and have applied a yield of 8.25% to reflect the slightly higher risk. After allowing for purchaser's costs (SDLT, agents' fees, solicitor's fees and disbursements) the net initial yield would be 7.35%, rising to 8.36% on rent review, and the Market Value is £1,100,000 on this basis.

Another factor that affects the yield is the mixed tenure of the property. Only part is freehold and the majority is long leasehold, but two of the three leases have over 600 years unexpired. The 125 year lease from Sheffield City Council does contain a restrictive user covenant, however. We understand this limits use to Classes B1, B2 and B8 and to use as a motorcycle dealership with ancillary uses.

A note of caution however, is the recent sale of 48 Suffolk Road. In some respects the subject property is similar to this, in that the title is comprised of several leasehold interests. We are aware that with Suffolk Road a complicating factor was the relative short unexpired terms and, whilst Sheffield City Council was willing to negotiate to allow future redevelopment, the Duke of Norfolk was not willing to do so. The subject property is superior in terms of tenure, because most of the title either has over 600 years unexpired or is freehold, with just one lease being for 125 years.

Special assumption of vacant possession

If the property was vacant and for sale, we consider that other motorcycle dealerships would have an interest in acquiring the property as the property now has a strong association with this use and is prominently situated. This source of purchaser is likely to produce the highest price. If another dealership was not interested, it is possible that a purchaser would need to adapt the building for an alternative use and therefore may pay significantly less than an investor or another motorcycle dealer. If a change of use is required, it would be necessary to negotiate a widened user clause in the 125 year lease from Sheffield City Council, which would reduce a potential bid in our view, as payment of a premium for such other use may have to be made if the other use is more valuable, e.g. retail or residential.

The Mike Brewer Motors property at Bramall Lane is an example of a modern showroom premises, but we consider them to be superior to the subject unit due to having external display and more parking. There is little sale evidence to base a direct capital comparison on, so we have valued the property based on the market rent and capitalised at a gross all risks yield of 10% to reflect the relative risks of purchasing a vacant building.

Special assumption that extension is completed

Essentially, these figures are based on the valuation of the existing building, but have added the extra showroom of 1,777 sq ft at £10 per sq ft pa, and capitalised at the same rate as the main valuation.

17. OTHER MATTERS

Suitability As Bank Security

Subject to the comments made above, we consider that the property is suitable as bank security. We recommend that an adequate loan to value ratio is maintained at all times.

With regard to the proposed extension of the property, we have highlighted an issue with regard to the uses permitted under the lease with regard to the area of land on which it is proposed to extend. This will have to be solved before development can commence. It will involve negotiating the terms of the lease with the landlord, Sheffield City Council and may involve payment of a premium in order to widen the permitted use. Although this would not alter the end value, it would increase the cost of the extension.

Difficulties That May Be Encountered If The Bank Has To Realise The Asset

Let to Sheffield Motorcycle Centre, the property represents an attractive investment and under present market circumstances would expect this to sell reasonably straight forwardly. We would expect it to be possible to achieve a sale within a period of six months. As time elapses and it gets nearer to the end of the occupational lease, the value would decline towards the market value with vacant possession. A vacant possession sale would take longer if it involved a change of use and could take in excess of 12-18 months.

If the property was vacant and on the market for sale, it may take a longer period to achieve a sale. That said, Sheffield Motorcycle Centre is the only outlet of its scale and type within Sheffield and given that it has franchises such as Suzuki, Yamaha, Ducati and KTM, it should be possible to find another party wishing to take on the franchise. The site does have potential for alternative uses. The current use is a Sui Generis use in planning terms and is not regarded as retail. However, the site would be ideal for a quasi retail use such as a trade counter and or convenience store, but would require planning consent for such use. If a purchase required such planning consent, it could a period of between six to nine months to achieve consent. This would delay any sale process. The restriction in the main leasehold interest which permits the current use would be a potential issue if an alternative use is required, as that would entail seeking landlord's consent.

If the property became vacant, there would be risks associated with holding the property including business rates, insurance costs and security.

Economic Life of Asset

We consider that the property has an economic life of 25 years assuming reasonable maintenance.

General Trends In The Market & Likelihood of Changes In Value

Conditions in the market are now more benign than they were approximately five years ago during the depths of the economic downturn. That said, economic conditions have not yet returned to the same level that existed prior to 2007/2008. Demand is currently reasonably buoyant for investment properties. There is generally competition for most investment properties, particularly where there is in excess of seven years unexpired. Currently, there are six and a half years unexpired. This reduces the appeal of the investment to parties requiring significant bank funding and favours cash rich purchasers.

Overall, there are numerous threats to the economic well being of the local economy. There is continued sluggishness and relatively low growth in the economy. This has delayed any decision to increase the current Bank of England base rate which stands at 0.5% and has been at this level since 2009. There are other more global concerns which could affect the economy adversely including slower growth in China and other BRICS countries and also the possible ramifications of a Brexit. There is a possibility that values could fall in the medium to long term, although in the short term values are expected to be stable.

18. VALUATION

Market Value of Existing Premises

Subject to the current occupational lease, we consider that the freehold/long leasehold interests in the subject property have a market value of £1,100,000 (one million and one hundred thousand pounds) as at 6 June 2016.

Market Value of Existing Premises on Special Assumption of Vacant Possession

Based upon this special assumption, we consider the market value of the freehold and long leasehold interests in the subject property to be £985,000 (nine hundred and eighty five thousand pounds) as at 6 June 2016. This figure is given on the basis that another motorcycle dealership would be the most likely purchaser. Purchasers looking at alternative uses may bid less.

Market Value on Special Assumption That Premises Have Been Extended As Proposed

Based upon this special assumption, we consider that the Market Value of the freehold and long leasehold interests in the subject property will be £1,285,000 (one million two hundred and eighty five thousand pounds) as at 6 June 2016.

Please note the comments above regarding the leasehold interest which currently restricts this from occurring.

Market Rent of Existing Premises

We consider that the Market Rent of the subject premises is £98,500 (ninety eight thousand five hundred pounds) per annum as at 6 June 2016. This assumes the property will be let for a term of ten years on an effectively full repairing and insuring basis. It assumes that there would be an upwards only rent review after five years. Under current market circumstances it is likely that an incoming party in the open market would require a tenant's break option at five years.

Market Rent of Proposed Premises

Based upon this special assumption, we consider that the Market Rent of the freehold and long leasehold interests in the subject property will be £116,250 (one hundred and sixteen thousand two hundred and fifty pounds) as at 6 June 2016.

Please note the comments above regarding the leasehold interest which currently restricts this from occurring.

Reinstatement Cost Assessment

We recommend that the existing premises are insured for a sum of not less than £1,500,000. This figure is given on a day one basis. It includes demolition and site clearance, professional fees, VAT on professional fees (but not otherwise). The figures have been based using the BCIS Average Build Prices for showroom premises.

19. CONFIDENTIALITY

This report is for the use only of the party to whom it is addressed and should only be used within the context of the instructions under which it is prepared. The Valuer accepts responsibility to the Client alone that the report will be prepared with the skill, care and diligence to be reasonably expected of a competent Chartered Surveyor, but accepts no responsibility whatsoever to any person other than the Client itself. Any such person relies upon the report at his or her own risk.

Neither the whole nor any part of this report or any reference thereto may be included in any published document, circular or statement, nor published in any way without written approval of Saxton Mee Commercial Ltd of the form and context in which it may appear.

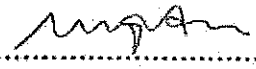
20. TAXATION

For the purposes of this valuation, we state our opinion of the market value of the property with no allowance for any grants or tax allowances which may be appropriate under current legislation. In addition the figures do not take account of any present or future taxation liability which could be payable on the disposal of an asset owing to a change of use or development situation.

21. SIGNATURE

Saxton Mee Commercial Limited trades with one principal/director. A counter signature is therefore not available on completed reports. Use of one signatory has been sanctioned by the Lending Procedures Team.

Signed:


.....
M J Hull BSc (Hons) MRICS
Director, SMC Chartered Surveyors

Date:

16/6/2016
.....

APPENDIX I

Valuation Exchange Instruction & Barclays Appendix 1 A.1

the valuation exchange



help - change password - logout



the valuation exchange
 Helpline: 01902 406203
 open 9am to 5.30pm Mon - Fri

quick select: **PROPERTY DETAILS**

appointment details

Date: 6 6 2016 (clear)

Time: previous 10:00-11:00

start 10 : 00 AM

end 11 : 00 PM

Assign To: Michael Huff FRICS

Access Details: Access: Homespeak Hayes Access Tel: 01142525454 Access Tel2:-

Notes To Valuer

Reasons for late appointments

If the appointment date or report submission are outside the service standards please explain in the box below.

Freetext

Standard Late Reasons

Select...

Previous late reasons

Please note that these are for information only and cannot be edited.

submit

send letter

print details

road map

supporting documents

Back

Barclays Instruction Letters / Appendix

property details

Report Required: Executive Summary

Report Expected: 15/06/2016 16:11:01

Property: 35-39 Walker Street
 Sheffield
 South Yorkshire
 S1 8GZ

Tenure: Freehold

Remaining Lease: -

Num of copies of report to RM: 2

Num of copies of report to LOC Team: 0

Other Info: Require bricks and mortar valuation and rental income. Require valuation now plus value after potential extension.

User Information: Team Name: Credit Operations
 Contact Name: Paul Hanks
 Postal Address: St Pauls Place, 121 Norfolk Street Sheffield, Derbyshire S1 2JW
 Full Tel num: 07775541426
 External Email: commercialvaluations@barclays.com
 Alternative telephone: 01142032898
 RMs Fax Number:
 LOC team address: Not required, as documents will be uploaded to the case by the valuer
 Copies to solicitor: 0

Instructor ID: 0000

Who Discussed Fee: Mike Huff

Panel Firm's Reference

Job Type: CMV

Customer System ID Number: 7792435633

Relationship Team Name: Credit Operations

Property Description: Industrial - General (Industrial Distribution Warehousing Self-Storage Cold Stores)

Property Type: C1.1 Industrial - General (Industrial Distribution Warehousing Self-Storage Cold Stores)

Instruction From: Barclays CVT

Lender Ref: XK159189

Loc Ref: 2-11271916005

Source: Barclays CVT

Source Contact Tel: 0845 300 9943

Advance: £0

Purchase Price: £1100000

Fee: £1425

Applicant: HAYES HOLDINGS (SHEFFIELD) LTD Phone 1: - Phone 2:

Approved Valuer Selected?: Yes

Panel Firm Chosen: Sexton Hec Commercial Ltd

Who Discussed Fee: Mike Huff

Access To Be Arranged With: Owner

Lease: N/A

Phone: N/A

Alternative Phone: N/A

Solicitors: N/A

N/A

Phone: N/A

Access Details: Access: Homespeak Hayes Access Tel: 011420325454 Access Tel2:-

Bartlows Instruction Letters / Appendix

Proposed Occupancy Owner Occupied Commercial
Ownership Property Owned
LUQ Required Yes
Date LUQ Submitted
Date LUQ Response needed
Reason for Valuation Prospective Lending

[report](#)[blank report](#)[amend details](#)[hold/cancel](#)[comparables](#)[instruction control](#)[back](#)

House Prices



HET HOUSE PRICES



Appendix A.1 – Standard Built Commercial Property

- 1 These notes provide details of the appropriate basis of valuation, contents of the report, and other requirements of Barclays.
- 2 The inspection, report and valuation should be in accordance with the current practice statements, guidance notes and appendices of the latest edition of the RICS Valuation Standards (the "Red Book").
- 3 Please provide your opinion of:
 - 3.1 the current market value*;
 - 3.2 market rent of the property together with an opinion on the length of lease which could be granted on the open market and referring to any market related incentives necessary to achieve the market rent stated (e.g. rent-free periods);
 - 3.3 the suitability of the property as banking security and any difficulties likely to arise if realisation by Barclays is necessary;
 - 3.4 whether the value of the property is likely to increase/remain static/decrease;
 - 3.5 An indication for insurance purposes of the current reinstatement cost* of the buildings. (This is for guidance only to ensure that the property is adequately insured. A formal estimate which would normally be provided by a quantity surveyor or equivalent expert is not required.)

*[NB:*Where multiple properties are to be valued please ensure your report clearly reflects the market value for each separate property / title. Where you are asked to provide an insurance re-instatement cost please also ensure this is provided for each separate property / title]*

- 4 Your Report should include details of and comment on:
 - 4.1 Location, description, use, accommodation, services, floor areas and specification. Please ensure the report contain the following:
 - A street map clearly identifying the location of the property
 - A copy of the Land Registry title plan or, where a LR title is not practical/ available, an Ordnance Survey extract (scale 1:1250) or promap with the exact boundaries of the premises/ land valued clearly marked in RED.
 - Colour photographs showing as a minimum the front and rear elevations
 - 4.2 Age and condition of structural, electrical and mechanical components, type of construction and an indication that, assuming reasonable maintenance, the building retains a useful economic life of at least 25 years;
 - 4.3 Environmental issues including contaminated land either on the subject site or on an adjoining site, in line with Guidance contained in current RICS Valuation Standards. **An unconsidered assumption that the property is free from contamination would not be acceptable.** To ensure environmental factors are fully reflected, you may be asked within the Xit2 instruction to submit a Barclays SiteGuard: Land Use Questionnaire form. The Land Use Questionnaire form can be found in Xit2 under "Valuer Resources". The form can be saved and completed electronically. Please follow the instructions provided in the form (i.e. you should order a Barclays SiteGuard Report from GroundSure and then answer the follow up questions). If you have not been asked to submit a Barclays SiteGuard: Land Use Questionnaire form, kindly

advise in your report whether there is any evidence of environmental issues that could potentially have clean up/liability implications for the current and future owners, including any mortgagees in possession or receivers and whether you consider it is necessary to obtain an up to date environmental risk assessment and, if so, why?

4.4 Where the client holds a current Energy Performance Certificate, please report and comment on:

- The current EPC expiry date
- The rating A-G
- The proposals seen in the EPC 'Recommendations report' and any actions taken by the client to address
- If you consider there maybe merit in the client obtaining a new EPC and briefly explain why

Please attach a copy of the EPC in the appendix section of the valuation. Alternatively, if you are valuing a portfolio please summarise your findings in a schedule/ table format. Where the subject property does NOT currently have an EPC, please confirm using the web based register of EPC's provided by Landmark, that there are no records of an EPC being issued.

- 4.5 Where there are locational factors that may impact value these should be recorded and reported if they have a detrimental impact upon your valuation. Including, whether the property is in an area prone to flooding, mining settlement, subsidence, invasive vegetation [e.g. Japanese Knotweed], radon gas, or other issues that are particularly prevalent in certain districts
- 4.6 Planning, highway and other statutory considerations; is the property listed?
- 4.7 Title/tenure - as appropriate to the subject property, together with comments on any other matters which you consider to be relevant or which you believe should be drawn to Barclays' attention such as a variance between information provided and actuality. Is there any "hope", "marriage" or special purchaser value attaching to the property now or likely to arise in the future? If so, please quantify;
- 4.8 If leasehold or an investment property subject to a lease, please detail in a schedule format (if appropriate) and comment upon the terms of the lease, passing rent, privity of contract (if any), review dates, whether inclusive of repairs, insurance, rates, non-recoverable service charges; any restrictions on usage, alienation rights, alteration rights or any other lease clauses having a depreciating effect on marketability or value. Comment on whether the present rent is in line with current market rent (i.e. is the property over-rented/under-rented?). Where the current leases are less than 12 months to expiry, please comment on the likely level of rent, how long a void period to expect given supply and demand and any tenant inducements i.e. a rent free period that may need to be considered. In the case of investment properties, please provide your view on the market's opinion of the tenant(s) covenant's strength;
- 4.9 Please state clearly the methodology, (e.g. comparable, investment, etc) adopted and list any assumptions you have made and the effect of these assumptions on your valuation. Please provide evidence of other transactions upon which the valuation is based;
- 4.10 Please include any observations on current market conditions for this type of property and your opinion as to any possible future changes in market

conditions which Barclays should take into account when making its lending decision;

- 4.11 It would be most helpful if you were able to provide comment on any significant development or change of use potential of the property or properties in the locality which would materially affect your valuation;
- 4.12 Where you identify that our client is a sole trader, partnership (England & Wales), charity, association, clubs or trustees and that greater than 40% by size of the entire property/ site being valued including any land, is intended to be 'owner occupied' by the borrower or the immediate family (or if a trust, by the beneficiary), could you please clearly highlight within your report: a) If a formal lease agreement exists and b) The percentage of the floor space of the property used as a personal residence (land and buildings) versus the overall Sq/ metre of the specific title deed area.
- 4.13 Please specify the date of inspection and the name and qualifications of the person who visited the property and confirm that the person has relevant experience and knowledge of valuing the type of property concerned in the particular locality. Moreover, please confirm that the valuer is an external valuer as defined in the "Red Book". Your final report should be signed by both the individual RICS qualified surveyor who carried out the inspection and the RICS qualified senior Director / Partner of the firm responsible for supervising the standard of work undertaken for the Bank;
- 4.14 The Surveyor shall forward one copy of all reports to Barclays, one additional electronic Adobe PDF copy via the Valuation exchange/ Xit2, and one copy to any solicitor identified as acting for Barclays in the Instructions issued to the Surveyor. You may be required to discuss the content of your report with the solicitor acting in this matter. The Surveyor shall provide additional copies of Reports to Barclays as may be requested by Barclays from time to time. Barclays Bank Plc may provide a copy of your valuation Report to the customer but it does not wish you to send a copy of the report direct.
- 4.15 In addition to your standard report, it is essential that the Executive Summary in Xit2 is completed and you incorporate a copy of the Executive Summary, the appropriate Appendix/ instruction letter and where applicable the Barclays SiteGuard/ LUQ into all copies of the final valuation report.

APPENDIX II

Standard Assumptions, Basis of Valuation & Background Information

1. Compliance

Our report and valuation is prepared in accordance with the RICS Valuation - Professional Standards 2014 UK Edition as amended in December 2014. Our valuations also comply with the International Valuation Standards (IVS), where appropriate. We are an RICS regulated firm.

2. Verification of Information

We rely upon the information provided by those parties referred to in our report and should any of this information prove to be incorrect it is possible that we may have to reconsider our opinion.

3. Standard Valuation Bases - Definitions

- **Market Value (MV)**

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

- **Market Rent (MR)**

The estimated amount for which a property would be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Whenever Market Rent is provided the 'appropriate lease terms' which it reflects should also be stated.

- **Investment Value**

Investment value is the value of an asset to the owner or a prospective owner for individual investment or operational objectives.

- **Fair Value**

Valuations based on *fair value* shall adopt one of two definitions:

1. the definition adopted by the IVSC:

'The estimated price for the transfer of an asset or liability between identified knowledgeable and willing parties that reflects the respective interests of those parties'.

2. the definition adopted by the International Accounting Standards Board (IASB):

'The price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date'.

- **Depreciated Replacement Cost (DRC)**

DRC is a approach to valuation of an asset in order to establish its Market Value. It is usually adopted for specialised property or where there is little or no market evidence available. The International Valuation Standards define DRC as:

The current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimisation.

- **Existing Use Value (EUV) [Used for inclusion in UK financial statements where property is owner-occupied by a business]**

The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction, after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion, assuming that the buyer is granted vacant possession of all parts of the property required by the business and disregarding potential alternative uses and any other characteristics of the property that would cause its Market Value to differ from that needed to replace the remaining service potential at least cost.

- **Special Value**

Special Value can arise where an asset has attributes that make it more attractive to a particular buyer, or to a limited category of buyers, than to the general body of buyers in the market. These attributes can include the physical, geographic, economic or legal characteristics of an asset. Market Value requires

the disregard of any element of Special Value because at any given date it is only assumed that there is a willing buyer, not a particular willing buyer.

Synergistic Value can be a type of Special Value that specifically arises from the combination of two or more assets to create a new asset that has a higher value than the sum of the individual assets.

When Special Value is reported, it should always be clearly distinguished from Market Value.

- **Estimate of Reinstatement Cost For Insurance Purposes**

[NB This is not a valuation basis, but a cost estimate]

Reinstatement cost for insurance purposes is our estimate of the likely cost of reinstating all the buildings on the following basis:-

- That the accommodation provided will be similar in construction, design and area to the existing buildings.
- It is assumed that the policy is on an indemnity basis with a fully operative reinstatement clause and no special conditions. We have assumed an instantaneous basis of value and have had no regard to any variation in building costs subsequent to the date of our estimate.
- Reinstatement will be in compliance with the conditions imposed by Local Authorities in connection with the construction of the building.
- In arriving at the reinstatement value for insurance purposes an allowance has been made to cover the cost of necessary demolition prior to rebuilding.

The reinstatement cost does not include any allowance for:

- i) any loss of rent incurred during rebuilding
- ii) planning restrictions that the Planning Authority might impose
- iii) special foundations, drains and sewers, yard surfaces, private roadways, hard-standing, boundary walls and fences
- iv) all plant, machinery, equipment, tanks, fixtures and fittings, loose tools, office furniture and equipment, or items of tenant's fit out
- v) any effect of inflation on building costs occurring after the date of valuation ('Day One' basis)
- vi) party wall works
- vii) extra costs of working
- viii) land remediation and contaminated waste costs

Following the outcome of the legal case *Bartoline v Royal and Sun Alliance Insurance plc* and another 2006, our assessment will not include for cost liabilities arising from any environmental consequences, contamination or pollution. We recommend that you consult your Insurers in respect of any specialist cover required.

Professional fees which would normally be incurred in connection with the rebuilding operations are included.

In the event of a building being destroyed either wholly or partially, the reconstruction may attract a VAT charge. We have not reflected this liability and you are advised to discuss this matter with your Insurers

4. Legal Documentation (Title Deeds and/or Leases etc)

Unless indicated in our report, we do not inspect the Title Deeds and/or Leases and assume that all documentation is satisfactorily drawn and in terms currently prevalent on the type of document and that there are no onerous encumbrances, adverse restrictive covenants, onerous wayleaves, easements, rights of way or other unfavourable dominant rights which would materially affect our opinion.

We assume that the flank walls are party walls and that satisfactory arrangements are in existence for their repair and maintenance. We recommend that a Solicitor should comment in respect of all legal documentation.

We assume that access from public roads to development land is not restricted by legal documentation or third party rights, unless otherwise indicated in our report.

5. Status of Tenants

We do not usually make any enquiries as to the financial status of the actual/prospective tenants and, unless otherwise noted in our report, we assume for the purpose of the valuation that Tenants are not in breach of any lease covenants and are not in arrears of rent and are fully able to meet all contractual obligations under the lease.

6. Measurements and Floor Areas

When taken, measurements are made in accordance with RICS Property Measurement (1st Edition) issued by the Royal Institution of Chartered Surveyors, but must nevertheless be regarded as approximate. With regard to office buildings, the 6th edition of the Code of Measuring Practice no longer applies and has been replaced with IPMS: Office Buildings, which differs from the previously used Net Internal Area basis.

7. Condition

We inspect the property in accordance with your instructions, but we do not carry out a Building Survey as this is not within the scope of our instructions, nor do we inspect woodwork or other parts of the structures which are covered, unexposed or inaccessible. We are, therefore unable to report that any such part of the property is free from defects, unless provided with information to the contrary.

If we recommend further investigations or a building survey, our valuation may be subject to alteration once the results of such investigations or survey are known.

We cannot express an opinion about, or advise upon the condition of un-inspected parts and this report should not be taken as making any implied representation or statement about such parts.

We do not test any of the drains or other services. Unless specifically stated otherwise, for the purpose of this valuation we assume that they are all operating satisfactorily and no allowances have been made for replacement or repair.

We have regard to the general condition of the property as observed by us in the course of our inspection and reflect in our valuation any defects and items of disrepair noted.

When valued with vacant possession:

Our valuation assumes that all damage caused by the removal of plant, machinery, fixtures and fittings etc will be made good prior to sale.

Unless you specifically instruct us to do so, we do not arrange for any investigation to be carried out to determine whether or not any deleterious materials have been used in the construction of the property, or have since been incorporated and we are, therefore, unable to report that the property is free from risk in this respect. Unless otherwise stated in our report, we assume that such investigation would not disclose the presence of any such material to any significant extent.

It is assumed that normal periodic maintenance will be carried out to maintain the property in a state of repair fit for its present use.

Unless specifically stated in our report, it is assumed that the condition of the property at the date of valuation is identical to that found at the date of our inspection.

8. Town Planning

We have made informal enquiries of the local planning and highway authorities and the information provided is assumed to be correct.

Unless otherwise stated in our report:

- all planning information has been given verbally and we have not examined any entries in the planning register. In the absence of further information, we have assumed that the uses being carried out in each of the properties is an authorised planning use and that the buildings have been erected with full planning permission.
- no formal search has been instigated and if reassurance is required we recommend that verification be obtained from your solicitors that the position is correctly stated in our

report, that the property is not adversely affected by local authority proposals or requirements and that there are no outstanding statutory notices.

- we have assumed that the properties and their value are unaffected by any matters which will be revealed by a local search and replies to the usual enquiries or by any statutory notice and that neither the properties nor their condition nor their present or intended uses are or will be unlawful.
- we have assumed that each property has full unconditional consent for the stated use and development described within.

If appropriate, we recommend that your solicitors should check this information by taking out a local search and we would be pleased to advise further upon receipt of the confirmation of these details.

Following the Planning and Compulsory Purchase Act 2004, the old plan-making system is being replaced by Local Development Frameworks (LDF). The LDF is not a single document or plan; rather, it is a suite of documents that combine to form the development plan for the area. The principal document is the Core Strategy, which sets the overall planning policy approach, which is supported by various Development Plan Documents (DPDs) for specific issues, such as site allocations.

9. Rating

We will check the website of the Valuation Office Agency for the current rating assessment.

Before April 2008 most types of empty property were subject to rates at 50% of the normal charge. With effect from 1st April 2008 the empty property rate has changed from 50% to 100% of the basic occupied business rate, after initial void periods have elapsed. For most properties, excluding industrial, the void period is 3 months. For industrial properties, the void period is 6 months. Prior to this change, industrial properties had an indefinite period of 100% relief.

10. Ground Conditions

We do not carry out any soil tests or make any other investigations. Unless we are provided with investigation reports by suitably qualified experts, we are not able to offer any opinion as to the suitability of the site for the existing/proposed buildings, or as to the existence or likelihood of any contamination. In the absence of third party reports, we will assume that ground conditions are satisfactory. If we recommend further investigations, our preliminary assumption will be that there are no adverse ground conditions, which may have to be amended once the relevant reports are available.

11. Plans

A Plan/Plans for Identification purposes only and based upon the Ordnance Survey Sheet is/are attached. The reproduction of the Ordnance Survey Sheet has been sanctioned by the Controller of Her Majesty's Stationery Office Crown Copyright Reserved.

12. Dwellings

(Houses and Flats)

Unless specifically mentioned in our report, our valuation does not take into account any rights, obligations or liabilities whether prospective or accrued under the Defective Premises Act 1972.

13. Site Areas

The site areas are computed from the Ordnance Survey Sheet and not from a physical site survey and must be regarded as approximate.

14. Fixtures and Fittings *[except where valuing using the profits method, ie as a going concern]*

We exclude all items in the nature of tenants' fixtures and fittings, plant and machinery and we include in our valuation the following:

The electric wiring for lighting and power from the distribution board to wall and ceiling points. The gas supply from the meter to the central heating boiler and other appliances.

Drains for both surface water and foul water and their connection to the sewer.

Boiler and associated plant and machinery including fuel tanks, pipes and fittings (radiators and unit fan heaters that are used primarily for supplying or using steam or hot water for space heating and other non-process purposes).

Hydrants, pumps and main sprinkler systems, smoke detectors and fitted fire and burglar alarm systems.

Rails and supporting gantries for overhead travelling cranes, where they form an integral part of the building.

15. Insurance

Capital Values quoted are not appropriate for insurance purposes which should be calculated on a reinstatement or indemnity basis.

16. Taxation and Disposal Costs

Our valuation does not take into account any expense which would be incurred in realisation nor any possible tax liabilities including Capital Gains Tax and Value Added Tax.

17. Statutory Regulations

Unless otherwise mentioned in our report, we assume the property has, if appropriate, a relevant Fire Certificate, that it complies with the requirements under the Shops, Offices & Railway Premises Act 1963, Factory Acts, Disability Discrimination Act 1995 and Equality Act 2010 as far as they are applicable. In addition, we assume that the property is not affected by any outstanding Statutory Notice or other Contractual Notice which might restrict the use or affect value.

Fire Legislation - As from 1 October 2006 the Regulatory Reform (Fire Safety) Order 2005 came into force in England and Wales. Under this Order, fire certificates are no longer issued and existing certificates have been superseded by Risk Assessments. A Risk Assessment is now to be carried out by a 'Responsible Person' as defined within the Order. The findings of any risk assessment must be recorded in writing where more than five or more persons are employed or the premises are licensed or there is an alterations notice.

Further information on the regulations may be found at www.fire.org.uk.

Discrimination - The Equality Act 2010 makes it unlawful for service providers to treat disabled people less favourably because they are disabled (unless there is a clear and fair reason) in relation to their access to their place of employment or education; their access to goods, services and facilities (although note that where private clubs are concerned, only those with 25 or more members are required to be compliant with the Act) and their access to the functions of public bodies.

Employers, educators and service providers must all make reasonable adjustments for disabled people to be able to access and use property they have a right or need to visit; this is not restricted to physical access.

Where a temporary or permanent physical feature makes it impossible, or unreasonably difficult, for disabled customers to make use of a service or place of education or work, the provider has to take reasonable measures to remove the feature; alter it so that it no longer has that effect; provide a reasonable means of avoiding the feature; or, provide a reasonable alternative method of making the service available to disabled people.

The test of reasonableness is about what is practical in the service provider's individual situation; what resources they might have (and the amount of any resources already spent on making adjustments); whether taking any particular measures would be effective in overcoming a particular difficulty; the extent to which it is practicable for the service provider to take the measures; the extent of any disruption which taking the measures would cause.

18. Asbestos and Composite Panel Cladding

Asbestos - This material was regularly used from 1960s to 1980s. The cost of maintenance, alteration and repair of any building where asbestos is present can be significantly increased because of the need to take appropriate precautions under The Control of Asbestos Regulations 2006. This in turn may impact value.

This requires property owners, occupiers and managers to identify and control Asbestos Containing Material (ACM) in their property and to have management plans in place. If potential ACM is identified and is in good condition and undisturbed, the Health & Safety Executive recommends that a management plan is formulated whereby it is regularly inspected, steps taken to keep disturbance at a minimum and only removed if it is in a poor condition or at risk of damage.

Composite Panel Cladding - If the property has composite panel cladding, this may have implications for insurance and valuation purposes and our understanding of the position is set out below.

Building insurers are currently taking a pessimistic view of the use of composite cladding panels in construction. This is due to the nature of some of the composite panels, particularly those involving polystyrene which are highly combustible and can become unstable in the event of a fire; additionally fire may spread through these panels extremely quickly. This has led to fire fighters becoming reluctant to tackle buildings made of any composite panels other than from the outside unless there is a danger to life – this can result in total loss to the insurer.

Many insurance companies are now requesting confirmation from the building owner/insured as to whether composite panels have been used and if so what make they are and whether they are approved for use by the Loss Prevention Council (LPC), it being virtually impossible to tell from external inspection only. This may lead to the insurer charging considerably higher premiums for buildings with composite panels used in their construction, or requiring replacement of the panels.

Unless stated otherwise, we have assumed for the purposes of our valuation report that the panels are 'Loss Prevention Council' compliant. If this is subsequently found not to be the case then this may affect the valuation figures reported herein.

19. Contaminative Invasive Species

The three main non-native invasive plant species in the UK are Japanese Knotweed (*Fallopia japonica*), Himalayan (Indian) Balsam or purple sticky (*Impatiens glandulifera*) and New Zealand Pygmyweed (*Crassula Helmsii*). Other notifiable plants and weeds include giant hogweed, ragwort and azolla.

Japanese knotweed in particular is a rampant non-native invasive species which can cause physical damage to buildings and hard surfaces. Under s.14(2) of the Countryside and Wildlife Act 1981 it is an offence to cause this plant to grow in the wild and failure to dispose of any material containing Japanese knotweed may also result in prosecution under this Act and under ss.33 and 34 of the Environmental Protection Act 1990.

20. Flooding

Flood Risk - the Environment Agency website uses indicative Flood Plain maps to provide a general overview of areas of land in natural flood plains and therefore potentially at risk of flooding from rivers or sea. The maps use the best information currently available, based on historical flood records and geographical models and indicate where flooding from rivers, streams, water courses or the sea is possible.

The information relating to the likelihood of flooding is the Environment Agency's assessment of the likelihood of flooding from rivers and the sea at any particular location, based on the presence and effect of all flood defences, predicted floor levels, and ground levels. The probability or likelihood of flooding is described as the chance that a location will flood in any one year.

Further information regarding flood maps and their accuracy can be obtained from www.environment-agency.gov.uk.

Drainage – surface water run off flooding, known as 'pluvial' flooding, at times of prolonged, exceptionally heavy downpours of rain, is becoming increasingly frequent given surrounding drains and sewers are not always able to cope. It can be made worse in urban areas where the ground consists mostly of hard surfaces, such that the rain flows straight off rather than soaking away. Rising groundwater levels resulting from heavier rainfall and reduces abstractions can also present problems.


Detailed Flood Risk Surveys do not currently form one of the mandatory searches undertaken by solicitors at the time of property purchase.

Further information can be found within the RICS publication "A Clear Guide to Flooding for Property Owners."

21. **Energy Performance Certificates (EPCs) and Display Energy Certificates (DECs)**
EPCs and DECs contain information about the energy performance of a building. Our valuations assume that EPCs/DECs would be provided on sale or letting, unless not required by current legislation.
22. **Contaminated Land**
We have not been instructed to make any investigations in relation to the presence or potential presence of contamination in land or buildings, and to assume that if investigations were made to an appropriate extent, then nothing would be discovered sufficient to affect value. We have not carried out any investigation into past uses, either of the properties or any adjacent land, to establish whether there is any potential for contamination from such uses or sites, and have therefore assumed that none exist.
- In practice, purchasers in the property market do not make such an assumption about contamination and a purchaser of this property [would be likely to] [may] require appropriate investigations to be made so as to assess any risk before completing a transaction. Should it be established that contamination exists, this might reduce the value now reported.
23. **Aggregated or Total Valuation**
The value of each property is used to arrive at the total value. It is envisaged that the properties would be marketed singly or in groups over an appropriate period of time. If all the properties were to be sold as a single Lot the realisation would not necessarily reach the total of our valuation.
24. **Valuation Document**
This valuation report document including plans, photographs, schedules, etc comprises 94 pages.
25. **Reproduction and Use**
Our report is for the use only of the party to whom it is addressed and should only be used within the context of the instructions under which it is prepared. It may be disclosed to other Professional Advisers assisting in respect of that purpose. No responsibility is accepted to any third party for the whole or any part of its contents. No responsibility is accepted for any use by any party of the whole or any part of the report for a purpose not disclosed to us prior to the report being made available to the client.

Neither the whole nor any part of our valuation or report or any reference thereto may be included in any published document, circular or statement or published in any way without written approval of Saxton Mee Commercial Ltd of the form and context in which it may appear.

Signed:


.....
MJ Hull BSc (Hons) MRICS
SMC Chartered Surveyors

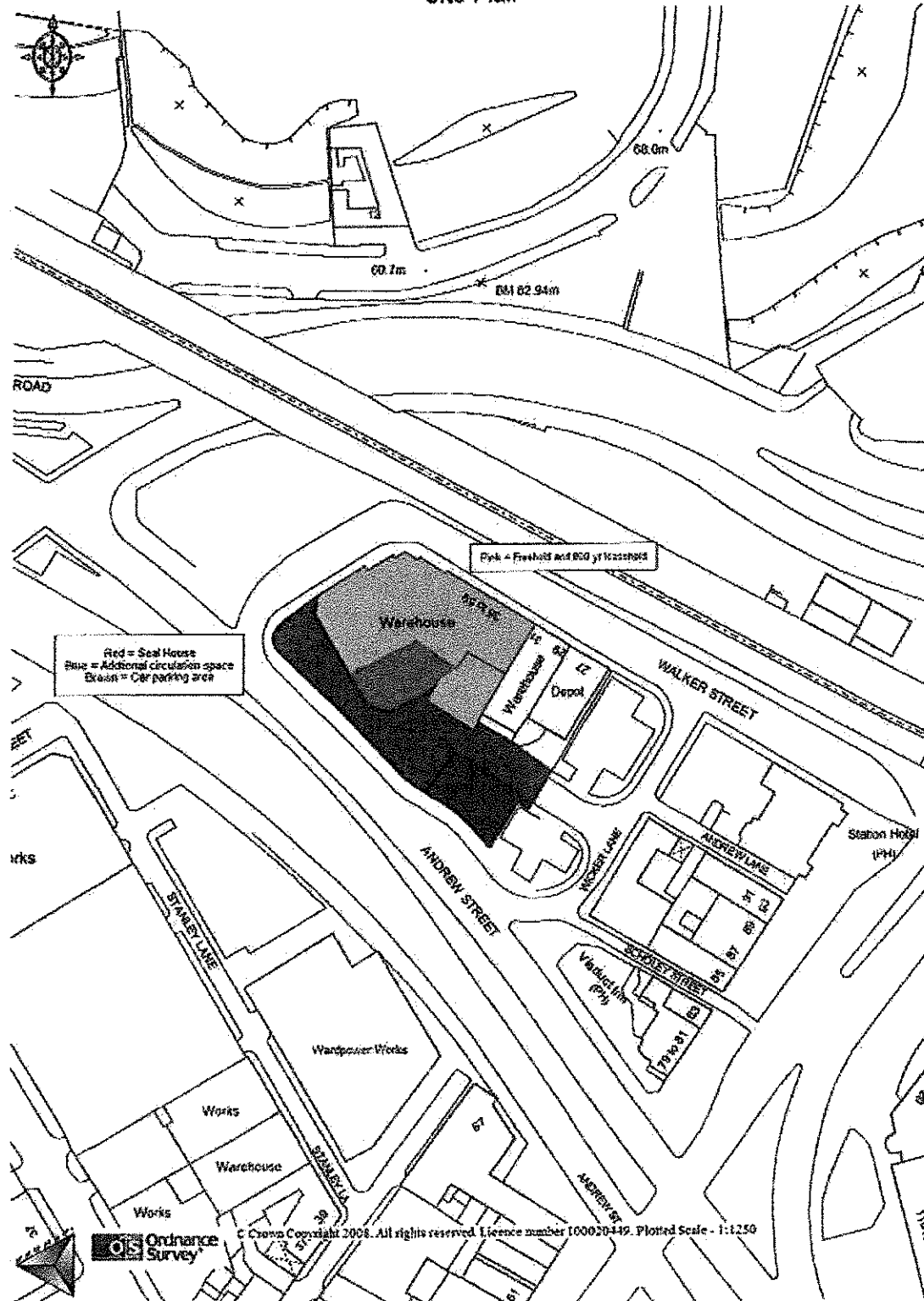
Date:

16/6/2016
.....

A detailed black and white topographical map of Sheffield, England. The map shows the city's layout, including the River Don, various parks, and urban areas. The word "SHEFFIELD" is prominently displayed in large, bold, capital letters across the center-right of the map. The map includes numerous labels for streets, landmarks, and geographical features. A scale bar and a north arrow are visible in the bottom left corner.

APPENDIX IV

Site Plan



Ref: XK159189

35-59 Walker Street, Sheffield, S3 8GZ

SMC Chartered Surveyors

APPENDIX V

SiteGuard Report & Land Use Questionnaire

BARCLAYS SITEGUARD: LAND USE QUESTIONNAIRE - F/H & L/H COMMERCIAL PROPERTY	ERMU Reference Number (provided by ERMU when, if required, your referral is completed)
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FOR COMPLETION BY THE PANEL VALUER – VERY IMPORTANT	
VALUATION EXCHANGE REFERENCE NUMBER	XK159189
BARCLAYS SITEGUARD REFERENCE NUMBER	SG-BAR-3031320
NAME OF BARCLAY'S CUSTOMER:	Hayes Holdings (Sheffield) Ltd
PROPERTY ADDRESS:	35-59 Walker Street, Sheffield S3 8GZ
BARCLAY'S RELATIONSHIP MANAGER/BRANCH TEAM CONTACT NAME/ PHONE NUMBER.	Paul Harries – Sheffield – 07775 541426

PANEL VALUER STEP 1: IN ORDER TO ADDRESS ENVIRONMENTAL RISK ISSUES WHERE YOU ARE REQUESTED TO WITHIN YOUR INSTRUCTION PLEASE ORDER A BARCLAYS SITEGUARD REPORT AT THE FOLLOWING SITE: <https://ordermaps.groundsure.com> COST £55+VAT [THE COST OF WHICH SHOULD HAVE ALREADY BEEN AGREED WITH THE COMMISSIONING BRANCH]. SITEGUARD HELPLINE: 08444159000

PANEL VALUER STEP 2: UPON RECEIPT OF THE BARCLAYS SITEGUARD REPORT MATCH THE CONCLUSION TO 1 or 2 BELOW AND COMPLETE THE REQUIRED ACTIONS.	
1. Barclays SiteGuard Report Conclusion: Acceptable Environmental Risk <u>or</u> Acceptable Environmental Risk: Barclays	Complete Section A below & complete your valuation report including this form and Barclays SiteGuard Report by way of appendix. No requirement for ERMU referral [unless you are aware of an issue not picked up by the SiteGuard Report].
2. Barclays SiteGuard Report Conclusion: In Need of Further Assessment	Complete Sections A - D below in full & forward this form with a copy of Barclays SiteGuard Report to ERMU@barclays.com [At this stage Do NOT issue your valuation].

SHOULD YOU WISH TO DISCUSS THE CASE PRIOR TO SUBMITTING YOUR VALUATION REPORT OR REFERRING TO BARCLAYS' ERMU PLEASE CONTACT ALISTAIR WRIGHT AT BARCLAYS ON 020 7116 5675.

SECTION A: INITIAL ENVIRONMENTAL CONSIDERATION

Based on the information within the Barclays SiteGuard Report and anything additional you have gathered, do environmental issues have a material impact on your valuation of the property?				
	Yes	No	NYD	N/A
1. For continued use "as current or proposed"?		x		
2. Based on any proposed redevelopment requiring Planning Consent?		x		
Comments:				
If you have answered "yes" or "not yet determined", do you consider that the Bank should commission a specialist environmental risk assessment in respect of this property?		Yes	No	
What type of report – if any – would you recommend?	Phase I Risk Assessment (contamination focused)		Environmental Audit (operationally focused)	
	Other Recommendation: Please Specify:			

Any Additional Comments?	
--------------------------	--

Valuer's Contact Name:	Mike Hull
Valuation Firm:	Saxton Mee Commercial Ltd
Valuer Telephone Number & EMAIL Address: (Very Important)	0114 281 2183 mike.hull@smcommercial.co.uk

Date	16 June 2016
------	--------------

B: PROPERTY DETAILS

Current Use	
Proposed Use	
Tenure (if leasehold, please quote term)	
Approximate size in hectares	
Estimated Age of property / building	
Anticipated value of the Land/Property	

C: DEVELOPMENT/REDEVELOPMENT

Is it proposed to develop/redevelop the site (including extensions to existing buildings)?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
If YES [& where Planning Consent is required] are there any environmental risk conditions attached to the Planning Consent: e.g. need for an intrusive investigation – remediation strategy etc or monitoring landfill gas etc.	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
If yes please attach an electronic copy with your referral to ERMU. Copy attached?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

D: SITE INSPECTION

Please complete the following "CONTAMINATION OBSERVATION CHECKLIST" during your site inspection.

Asbestos	Does the property hold an asbestos register to comply with Asbestos in the Workplace regulations?	Yes/No*
	Do you consider asbestos issues may materially impact upon your valuation?	Yes/No*
Regulatory Compliance	Are there any types of environment related permit / authorisation / license that are related to operations conducted by the business?	Yes/No/Not Known*
	If yes, are you able to provide any further details? [Please detail below under "Additional Comments"]	
Bulk Storage Tanks	Are underground Storage Tanks present?	Yes/No/Not Known*
	If yes, are any tanks over 20 years of age?	Yes/No*
	Are above Ground Storage Tanks present?	Yes/No*
	If yes, do they appear to be Oil Storage Reg. Compliant?	Yes/No*
	What is the current status of the tanks: e.g. Operational/Decommissioned etc.	
	Were fuel/oil/ chemical drums stored at this property?	Yes/No*
	If yes, are they stored within a bunded area or on sump pallets?	Yes/No*
	Was any staining or spillage noted?	None/Minor/Major*
	Is impermeable hardstanding present across areas at / in the vicinity of fuel / oil / chemical storage?	Yes/No*
	Is there an interceptor on the site drainage line?	Yes/No/Not Known*
Waste / flytipping	Any flytipping?	None/Minor/Major*
	Do the deposited wastes have the potential to cause pollution / ground contamination?	Yes/No/Not Known*

* Delete as applicable

Additional Comments: Please provide here any additional comments in relation your answers in this questionnaire.

BARCLAYS RELATIONSHIP TEAM ACTION: IN THE EVENT THAT THE BARCLAYS SITEGUARD REPORT CONCLUDED "IN NEED OF FURTHER ACTION" PLEASE ENSURE THE VALUER HAS REFERRED THE CASE TO ERMU PRIOR TO ISSUING THEIR REPORT & HAS INSERTED THEIR ERMU REFERENCE NUMBER ON PAGE 1.

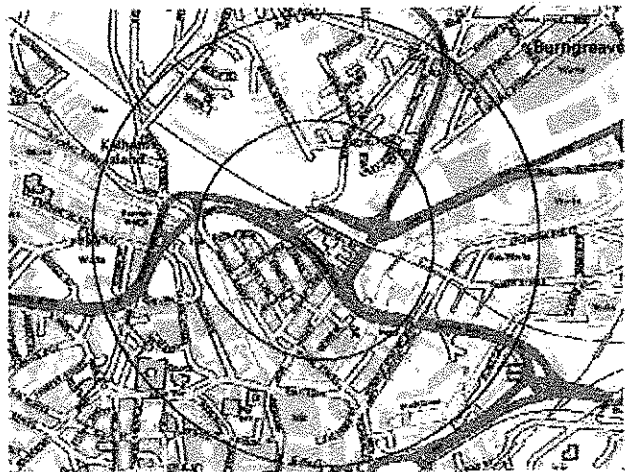
Groundsure Siteguard

Siteguard Reference: SG-BAR-3031320

Address: SHEFFIELD MOTORCYCLE CENTRE, 35 WALKER STREET, SHEFFIELD, S3 8GZ

Date: 6 Jun 2016

Client Reference: MJH_-_Walker_St





Environmental Risk Assessment: SHEFFIELD MOTORCYCLE CENTRE, 35 WALKER STREET, SHEFFIELD, S3 8GZ

This report is brought to you by Groundsure, a leading environmental consultancy and is based on the professional review of pertinent data associated with the property and surrounding area.

Conclusions

Based on information gathered the property is considered to be:-

Acceptable Environmental Risk. (for banking security)

Does the property represent Acceptable Banking Security from an environmental risk perspective?	Yes
Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?	Unlikely
Is there a risk that the property value may be impacted due to environmental liability issues?	Unlikely
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Moderate

Whilst the property has been identified to comprise acceptable banking security, some environmental issues may reside with the site associated with the historical and current use of the property. Moderate risk issues may have some potential to be raised as concerns in the future at the point of forward sale. Good environmental management at the property moving forward will assist in ensuring the avoidance of potential future environmental liability issues.

Next Steps: If you concur with this assessment complete a Barclays Land Use Questionnaire and complete your valuation report. Should you wish to discuss your case further with Barclays please contact Alistair Wright on 020 7116 5675 or alistair.x.wright@barclays.com.

Kit2: You can obtain a copy of the Barclays Land Use Questionnaire from the "Resources" tab, following the link to "Valuer Documentation".

Additional Information

As the site lies within or in close proximity to an area with a Medium risk rating in the RoFRaS database, a prudent purchaser may wish to consider reducing the impact of flooding at the property by installing flood protection measures. Such measures may help reduce the effects of flooding at the property if flood defences are absent or are breached, and may assist in obtaining insurance for the site. Furthermore, it is recommended that anyone living within an area at Medium risk signs up to the Environment Agency's Flood Warning Scheme on 0845 988 1188 or at www.environment-agency.gov.uk.

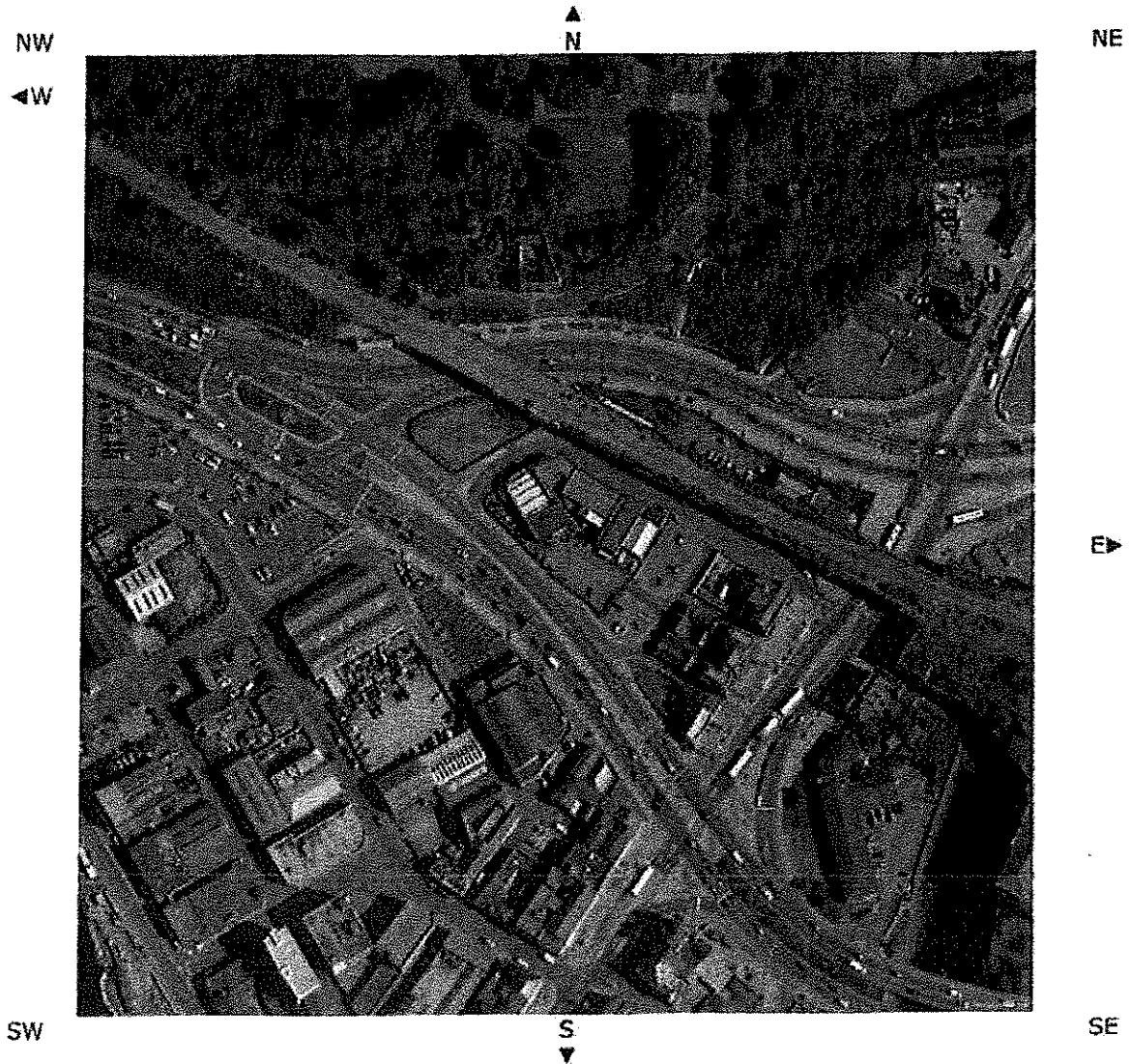
This report is provided for the benefit of Barclays Bank Plc, the Bank's customer and (where appropriate) their appointed Chartered Surveyor as part of a commercial property valuation. Reliance by additional parties is done so at their own risk and Groundsure Ltd (Groundsure) has no legal obligation under such circumstances. This report is primarily designed to provide a basic environmental risk assessment associated with Banking Security arrangements, with an opinion provided through an automated risk algorithm. A prudent purchaser, and his legal advisers in respect of the Law Society Warning Card on Contaminated Land, may wish to make more detailed enquiries. The risk assessment is based upon the data sets contained within the report and information provided to Groundsure by Barclays Bank and / or the appointed Chartered Surveyor. No site inspection, site investigation or direct regulatory consultations have been undertaken or considered in this report. The Terms and Conditions and the User Guide detailing the risk assessment methodology underlying this report are available from Groundsure.



The Environment Agency have records of historic flooding events occurring at the site. Whilst these records do not confirm that flooding will occur again in the future, it would be prudent to investigate if any flood prevention measures have been instigated to mitigate these risks. These could be either flood defences constructed by the Environment Agency or local measures at the property itself.

This report is provided for the benefit of Barclays Bank Plc, the Bank's customer and (where appropriate) their appointed Chartered Surveyor as part of a commercial property valuation. Reliance by additional parties is done so at their own risk and Groundsure Ltd (Groundsure) has no legal obligation under such circumstances. This report is primarily designed to provide a basic environmental risk assessment associated with Banking Security arrangements, with an opinion provided through an automated risk algorithm. A prudent purchaser, and his legal advisers in respect of the Law Society Warning Card on Contaminated Land, may wish to make more detailed enquiries. The risk assessment is based upon the data sets contained within the report and information provided to Groundsure by Barclays Bank and / or the appointed Chartered Surveyor. No site inspection, site investigation or direct regulatory consultations have been undertaken or considered in this report. The Terms and Conditions and the User Guide detailing the risk assessment methodology underlying this report are available from Groundsure.

Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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SHEFFIELD MOTORCYCLE CENTRE, 35 WALKER STREET, SHEFFIELD, S3 8GZ

Grid Reference: 435820,388103

Size of Site: 0.18 ha

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Risk Factor	On Site	Adjacent	Less Than 250m
1. Past Land Use - 1:10,000 Scale Historical Data			
Potentially Contaminative Historical Land Uses	No	Yes	Yes
Additional Information - Historical Tanks (1:2,500,1:1,250 scale mapping)	No	No	Yes
Additional Information - Historical Energy Features (1:2,500,1:1,250 scale mapping)	No	Yes	Yes
Additional Information - Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	No	No	No
Additional Information - Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	No	No	Yes
2. Incident and Registers			
EA Recorded Pollution Incidents	No	No	Yes
EPA1990 Sites	No	No	No
3. Landfill and Waste Sites			
EA Operational Landfill Sites	No	No	No
EA Historic Landfill Sites	No	No	No
BGS Landfill Sites	No	No	No
Groundsure Local Authority Landfill Sites	No	No	No
Environmental Permitting Regulations (Waste) Sites	No	No	Yes
Environment Agency Waste Exemptions	No	No	Yes
4. Current Land Use Findings Data			
Potentially Contaminative Industrial Sites	Yes	No	Yes
Petrol & Fuel Sites	No	No	No
Historic IPC Authorisations	No	No	No
Part A(1) and IPPC Authorisations	No	No	No
Part A(2) and Part B Authorisations	No	No	No
List 1 Dangerous Substance Authorisations	No	No	No
List 2 Dangerous Substance Authorisations	No	No	No
Red List Discharge Consents	No	No	No
5. Hydrogeology			
Groundwater Vulnerability & Soil Leaching Potential	Yes	No	No
Source Protection Zones	No	No	No
Groundwater Abstraction Licences	No	No	No
Surface Water Abstraction Licences	No	No	No
Potable Water Abstraction Licences	No	No	No
6. Environmental Setting			
Sites of Special Scientific Interest (SSSI)	No	No	No
National Nature Reserves (NNR)	No	No	No
Special Areas of Conservation (SAC)	No	No	No
Special Protection Areas (SPA)	No	No	No
Ramsar Sites	No	No	No
Local Nature Reserves (LNR)	No	No	No
World Heritage Sites	No	No	No
Environmentally Sensitive Areas	No	No	No
Areas of Outstanding Natural Beauty (AONB)	No	No	No

Report Reference: SG-BAR-3031320

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If you would like any further assistance regarding this report then please contact Siteguard Helpline on (T) 08444 159 000, email: helpline@groundsure.com

National Parks	No	No	No
Green Belt land	No	No	No
7. Flood Risk			
What is the Environment Agency Risk of Flooding from Rivers and the Sea (RoFRoS) Flood Rating for the study site?	Medium	-	-
Has the site been subject to past flooding as recorded by the Environment Agency?	Yes	-	-

In the process of ordering this report the following questions were answered as detailed below:

What is the current use of the site?	Light Industrial - eg small scale manufacturing
What is the intended use of the site?	Light Industrial
Are you aware of any intention to redevelop the site? (e.g. will intrusive works be undertaken i.e. new build, not refurbishment)	Yes
Is there any significant bulk fuel or chemical storage contained within underground storage tanks etc (excluding septic tanks / LPG tanks)?	No
Distance to the nearest surface water feature:	50m - 250m
Distance to the nearest residential property:	50m - 250m

Valuation Exchange (XK) Reference Number	XK159189
Name of Barclays Customer	Hayes Holdings (Sheffield) Ltd
Barclays Relationship Manager/ Branch Team Contact Name/ Phone Number	Paul Harries
Estimated Age of Property/ Building	1960s
Do you have any significant concerns regarding Environmental Risk Issues?	No

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses Identified from High Detail (1:10,000 scale) Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 250m of the search centre: 115

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
1.0	SW	Unspecified Works	1984
1.0	SW	Unspecified Works	1992
5.0	NE	Railway Sidings	1956
12.0	NW	Unspecified Commercial/Industrial	1924
13.0	NW	Railway Sidings	1924
15.0	NW	Unspecified Commercial/Industrial	1956
16.0	NW	Railway Sidings	1948
18.0	NW	Railway Building	1948
19.0	W	Unspecified Works	1984
19.0	W	Unspecified Works	1992
19.0	NW	Railway Building	1948
22.0	NE	Unspecified Commercial/Industrial	1903
24.0	NE	Unspecified Commercial/Industrial	1988
24.0	NE	Unspecified Commercial/Industrial	1978
26.0	NE	Unspecified Commercial/Industrial	1984
26.0	NE	Unspecified Commercial/Industrial	1992
26.0	NE	Unspecified Commercial/Industrial	1956
38.0	NW	Railway Sidings	1968
38.0	NW	Goods Yard	1968
43.0	N	Railway Sidings	1903
50.0	NW	Railway Sidings	1938
71.0	N	Unspecified Quarry	1924
71.0	N	Unspecified Quarry	1948
71.0	N	Unspecified Quarry	1938
77.0	NE	Unspecified Ground Workings	1938
77.0	NE	Unspecified Ground Workings	1948
88.0	E	Railway Sidings	1968
89.0	N	Tunnel	1968
90.0	N	Tunnel	1956
92.0	N	Tunnel	1938
92.0	N	Tunnel	1948
92.0	N	Tunnel	1924
96.0	SE	Unspecified Works	1968
100.0	SE	Unspecified Commercial/Industrial	1978
103.0	NW	Railway Building	1956
105.0	NW	Unspecified Ground Workings	1970
105.0	E	Railway Sidings	1978
105.0	E	Railway Sidings	1984
108.0	E	Railway Sidings	1948
108.0	E	Railway Sidings	1924
108.0	E	Railway Sidings	1938
110.0	NW	Railway Building	1948
110.0	NW	Railway Building	1903
110.0	NW	Railway Building	1924
110.0	NW	Railway Building	1938
112.0	E	Railway Sidings	1956
112.0	E	Unspecified Works	1956
116.0	NW	Goods Station	1968
117.0	E	Railway Sidings	1978
117.0	E	Railway Sidings	1968
117.0	E	Unspecified Works	1968
117.0	E	Unspecified Works	1938
117.0	E	Unspecified Works	1903
117.0	E	Unspecified Works	1924
117.0	E	Unspecified Works	1948

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Page 8

119.0	NW	Goods Station	1956
120.0	NE	Refuse Heap	1903
120.0	NE	Refuse Heap	1924
123.0	NW	Railway Building	1948
123.0	NW	Railway Building	1924
123.0	NW	Goods Station	1938
123.0	NW	Goods Station	1903
127.0	NE	Unspecified Pit	1992
127.0	NE	Unspecified Pit	1978
127.0	NE	Unspecified Pit	1984
132.0	E	Unspecified Commercial/Industrial	1956
135.0	E	Unspecified Commercial/Industrial	1968
135.0	E	Unspecified Commercial/Industrial	1978
135.0	E	Railway Sidings	1903
135.0	E	Railway Station	1903
135.0	E	Railway Station	1938
135.0	E	Railway Station	1948
135.0	E	Railway Station	1924
137.0	E	Railway Sidings	1938
137.0	E	Railway Sidings	1903
137.0	E	Railway Sidings	1948
137.0	E	Railway Sidings	1924
137.0	E	Unspecified Works	1992
137.0	E	Unspecified Works	1984
141.0	W	Unspecified Depot	1992
141.0	W	Unspecified Depot	1984
142.0	E	Railway Station	1956
149.0	E	Railway Station	1968
151.0	E	Disused Railway Station	1978
159.0	E	Railway Station	1948
159.0	E	Railway Station	1924
159.0	E	Railway Station	1938
159.0	E	Goods Station	1903
160.0	E	Goods Station	1956
173.0	W	Railway Building	1956
173.0	W	Railway Building	1903
173.0	W	Railway Building	1938
173.0	W	Railway Building	1924
175.0	W	Railway Building	1956
176.0	W	Railway Buildings	1948
183.0	E	Disused Railway Station	1984
194.0	NW	Railway Building	1984
194.0	NW	Railway Building	1992
197.0	NE	Unspecified Commercial/Industrial	1984
197.0	NW	Railway Building	1956
197.0	NE	Unspecified Commercial/Industrial	1992
206.0	NW	Goods Station	1938
211.0	NW	Goods Station	1924
212.0	NW	Goods Shed	1968
212.0	NW	Railway Building	1956
217.0	NW	Railway Building	1938
217.0	NW	Railway Building	1924
217.0	NW	Goods Station	1948
222.0	SW	Unspecified Commercial/Industrial	1978
224.0	E	Unspecified Works	1968
225.0	SW	Unspecified Works	1968
227.0	E	Unspecified Works	1984
227.0	E	Unspecified Works	1992
227.0	E	Unspecified Commercial/Industrial	1978
233.0	NW	Railway Building	1956

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 100m of the search centre:

4

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The following records are not represented on Mapping:

Distance(m)	Direction	Use	Date
37.0	N	Unspecified Tank	1973
55.0	NE	Unspecified Tank	1905
87.0	NE	Unspecified Tank	1894
90.0	NE	Unspecified Tank	1905

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 100m of the search centre:

20

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
1.0	SW	Electricity Substation	1996
1.0	SW	Electricity Substation	1996
1.0	SW	Electricity Substation	1995
1.0	SW	Electricity Substation	1996
1.0	SW	Electricity Substation	1993
1.0	SW	Electricity Substation	1996
1.0	SW	Electricity Substation	1996
1.0	SW	Electricity Substation	1998
1.0	SW	Electricity Substation	1993
1.0	SW	Electricity Substation	1995
4.0	SW	Electricity Substation	1986
4.0	SW	Electricity Substation	1985
4.0	SW	Electricity Substation	1969
4.0	SW	Electricity Substation	1973
92.0	SW	Electricity Substation	1996
92.0	SW	Electricity Substation	1993
92.0	SW	Electricity Substation	1996
92.0	SW	Electricity Substation	1996
92.0	SW	Electricity Substation	1993
92.0	SW	Electricity Substation	1996

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

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Records of historical petrol stations and fuel sites within 100m of the search centre:

0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 100m of the search centre:

20

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
26.0	NE	Garage	1953
26.0	NE	Garage	1963
26.0	NE	Garage	1973
26.0	NE	Garage	1953
26.0	NE	Garage	1969
26.0	NE	Garage	1985
26.0	NE	Garage	1986
51.0	W	Garage	1973
51.0	W	Garage	1960
51.0	W	Garage	1963
57.0	NE	Garage	1996
57.0	NE	Garage	1998
57.0	NE	Garage	1995
57.0	NE	Garage	1995
57.0	NE	Garage	1996
57.0	NE	Garage	1996
57.0	NE	Garage	1993
57.0	NE	Garage	1993
57.0	NE	Garage	1996
57.0	NE	Garage	1998



 Site Outline
  Environment Agency Recorded Pollution Incident
 Search Buffers
  Sites Determined as Contaminated Land
 250
  500

2. Incidents and Registers Findings

2.1 Environment Agency Recorded Pollution Incidents

National Incidents Recording System, List 2

Records of National Incidents Recording System, List 2 within 250m of the study site:

2

The following NIRS List 2 records are represented as points on the Incidents and Registers Map:

ID	Distance [m]	Direction	Incident Identification	Incident Date	Premise Type	Land Impact	Water Impact	Pollutant
1	117.0	E	75389.0	29/04/2002		Category 4 (No Impact)	Category 4 (No Impact)	Smoke
2	198.0	E	83027.0	05/06/2002		Category 4 (No Impact)	Category 4 (No Impact)	Soils and Clay

2.2 Sites Determined as Contaminated Land under Part 2A EPA 1990¹

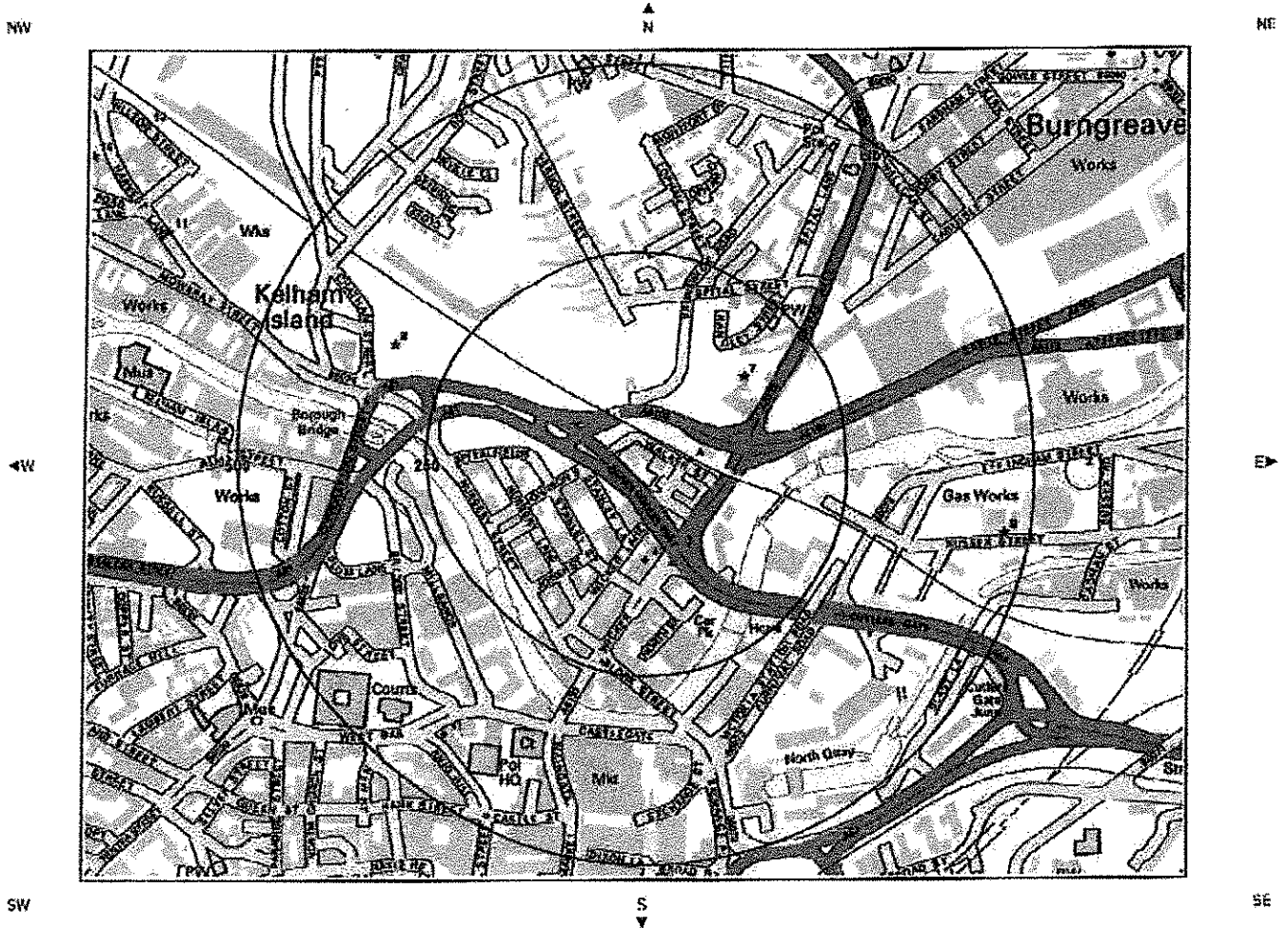
How many sites does the Local Authority hold information on under Section 78R of the Environmental Protection Act 1990 within 500m of the study site:

0

Database searched and no data found.

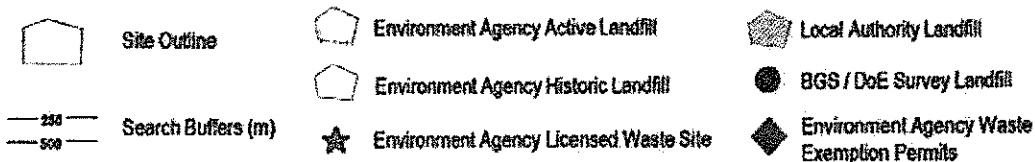
¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.

3 Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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3. Landfill and Other Waste Sites Findings

3.1 Landfill Sites

Environment Agency Registered Landfill Sites

Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

Environment Agency Historic Landfill Sites

Records of historic landfill sites within 1500m of the study site:

5

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	Site Name	Site Reference	Waste Type	Control Measures
2	540.0	E	East Midlands Gas Board Works, Effingham Street, Sheffield	4400/0021	Inert	-
Not shown	950.0	E	Lumley Street, Lumley Street, Sheffield	4400/0105	Inert	-
Not shown	999.0	SE	Hyde Park Tip, Manor Oaks, Sheffield, South Yorkshire	-	Commercial	-
Not shown	1006.0	SE	Skye Edge Playing Fields, Park Hill, Sheffield	4400/0081	Inert, Industrial, Commercial, Household	-
Not shown	1247.0	NW	No 1 Gas Holder Base, Neepsend Lane, Sheffield	4400/0017	Inert	-

BGS/DoE Landfill Site Survey

Records of non-operational landfill sites within 1500m of the study site:

1

The following landfill records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	Address	Risk	BGS Number	Waste Type
Not shown	1358.0	SE	Hyde Park Tip, Manor Oaks, Sheffield S2	No risk to aquifer	1663.0	N/A

Groundsure Local Authority Landfill Sites Data

Records of landfill sites within 1500m of the study site:

1

The following landfill records are represented as points or polygons on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	Site Address	Source	Data Type
Not shown	1058.0	SE	Refuse Tip	1971 mapping	Polygon

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3. Landfill and Other Waste Sites Findings

3.2 Other Waste Sites

Environmental Permitting Regulations (Waste) Sites

Records of Environment Agency waste sites within 1500m of the study site:

30

The following waste treatment, transfer or disposal sites are represented as points on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	Address	Type	Size	Status
7	153.0	NE	59, Spital Hill, Sheffield, South Yorkshire, S4 7LD	Household, Commercial & Industrial Waste T Stn	Small	Modified
8	327.0	NW	-	Household, Commercial & Industrial Waste T Stn	Medium	Expired
9B	466.0	E	D A C Steels Ltd, 36 - 38, Sussex Street, Sheffield, S Yorks, S4 7YY	Metal Recycling Site <25000 tps	Small	Issued
Not shown	551.0	N	Unit 1, Kilton Hill, Sheffield, South Yorkshire, S3 9EB	Vehicle Depollution Facility <5000 tps	Small	Modified
11	662.0	NW	Land / Premises At, Rowland Street, Sheffield, South Yorkshire, S3 8DE	Special Waste Transfer Station	Small	Transferred
Not shown	701.0	E	A B S Metals & Waste Limited, Sussex Street, Sheffield, South Yorkshire, S4 7YY	Metal Recycling Site (mixed MRS's)	Small	Transferred
13	760.0	NW	Archer, 48-51, Wilson Street, Sheffield, South Yorkshire, S2 8DD	Metal Recycling Site (Vehicle Dismantler)	Small	Transferred
14	798.0	NW	Soaphouse Lane, Woodhouse, Sheffield, South Yorkshire, S13 7RT	Landfill taking Non-Biodegradable Wastes	Small	Closure
Not shown	847.0	W	26, Shepherd Street, Shalesmoor, Sheffield, South Yorkshire, S3 7BA	Household, Commercial & Industrial Waste T Stn	Small	Issued
Not shown	900.0	NW	25, Rutland Street, Neeps End, Sheffield, South Yorkshire, S3 9PP	ELV Facility	Small	Issued
Not shown	903.0	W	Matthew Street, Shalesmoor, Sheffield, South Yorkshire, S3 7BF	Metal Recycling Site (mixed MRS's)	Small	Expired
Not shown	941.0	NW	1-3, Rutland Street, Neepsend, Sheffield, South Yorkshire, S3 9PA	ELV Facility	Small	Issued
Not shown	1021.0	NW	The Yard, Hick Street, Sheffield, South Yorkshire, S3 8RL	Household, Commercial & Industrial Waste T Stn	Small	Issued
Not shown	1023.0	NE	Land/premises At, East Earsham Street, Attercliffe, Sheffield, South Yorkshire, S4 7PY	Household, Commercial & Industrial Waste T Stn	Small	Issued
Not shown	1057.0	W	139, Upper Allen Street, Sheffield, South Yorkshire, S3 7GW	Household, Commercial & Industrial Waste T Stn	Small	Issued
Not shown	1070.0	E	Mobile Plant, Attercliffe, Sheffield, South Yorkshire, S4 7WZ	Mobile Plant	Small	Surrendered

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LOCATION INTELLIGENCE

Not shown	1110.0	E	Salmon Pastures Transfer Station, Attercliffe Road, Sheffield, South Yorkshire, S4 7WT	Special Waste Transfer Station	Large	Modified
Not shown	1111.0	E	Mobile Plant, Attercliffe, Sheffield, South Yorkshire, S4 7WZ	Mobile Plant	Small	Expired
Not shown	1163.0	NE	Unit 6 Harlestone Works, Forncett Street, Sheffield, South Yorks, S4 7QG	Metal Recycling Site <25000 tps	Small	Issued
Not shown	1220.0	E	292 - 298, Effingham Road, Attercliffe, Sheffield, South Yorkshire, S4 7YT	Vehicle depollution facility	Small	Issued
Not shown	1272.0	NW	20, Douglas Road, Parkwood Springs, Sheffield, South Yorkshire, S3 9SA	Special Waste Transfer Station	Medium	Modified
Not shown	1290.0	NW	20, Douglas Road, Parkwood Springs, Sheffield, South Yorkshire, S3 9SA	Household, Commercial & Industrial Waste T Stn	Small	Issued
Not shown	1295.0	NW	Hardwell Road, Neepsend, Sheffield, South Yorkshire, S3 8AS	Metal Recycling Site (mixed MRS's)	Small	Expired
Not shown	1324.0	E	The Coal Yard, Washford Road, Attercliffe, Sheffield, South Yorkshire, S9 3XW	Household, Commercial & Industrial Waste T Stn	Medium	Issued
Not shown	1423.0	SE	32, City Road, Sheffield, South Yorkshire, S2 5RU	Metal Recycling Site (mixed MRS's)	Small	Surrendered
Not shown	1429.0	E	Central Depot, Worthing Road, Attercliffe, Sheffield, South Yorks, S9 3JA	HCI Waste TS + treatment	Small	Issued
Not shown	1431.0	NE	East Coast Road, Attercliffe Road, Sheffield, South Yorkshire	Metal Recycling Site (mixed MRS's)	Large	Expired
Not shown	1454.0	E	404-416, Effingham Road, Sheffield, South Yorkshire, S9 3QB	Household, Commercial & Industrial Waste T Stn	Medium	Surrendered
Not shown	1476.0	NE	Crown Works, Faraday Road, Sheffield, South Yorkshire, S9 3XZ	Metal Recycling Site (mixed MRS's)	Large	Modified
Not shown	1490.0	E	65, Worthing Road, Attercliffe, Sheffield, South Yorkshire, S9 3JA	Household, Commercial & Industrial Waste T Stn	Small	Expired

3.3 Waste Exemptions

Records of Environment Agency Waste Exemptions within 1500m of the study site:

61

The following records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	Address	Details
38A	45.0	E	4 Wicker Arches Walker Street SHEFFIELD S3 8GZ	Permission Reference: EPR/VE5256NV/A001 Holder: Joana Nkusi Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Storing waste exemption Permission Description: Storage of sludge
39A	45.0	E	4 Wicker Arches Walker Street SHEFFIELD S3 8GZ	Permission Reference: EPR/QF5488PP/A001 Holder: Joana Nkusi Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place

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LOCATION INTELLIGENCE

ID	Distance [m]	Direction	Address	Details
40	96.0	S	55 Wicker Sheffield South Yorkshire S3 8HT	Permission Reference: EPR/CF0232NK/A001 Holder: ASSOCIATED CHEMISTS (WICKER) LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Sorting and de-naturing of controlled drugs for disposal
41	422.0	SW	Sheffield Charge Office (COBS) Bridge Street SHEFFIELD S3 8LY	Permission Reference: EPR/EE5244ZX/A001 Holder: Leeds Community Healthcare NHS Trust Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Sorting and de-naturing of controlled drugs for disposal
42B	466.0	E	SUSSEX STREET SHEFFIELD S4 7YY	Permission Reference: EPR/QH0579HD/A001 Holder: D A C STEELS LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
43B	466.0	E	SUSSEX STREET SHEFFIELD S4 7YY	Permission Reference: EPR/QH0579HD/A001 Holder: D A C STEELS LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Recovery of scrap metal
44B	466.0	E	Canal Steetworks Sussex Street SHEFFIELD S4 7YY	Permission Reference: EPR/XF0508FC/A001 Holder: D A C STEELS LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
Not shown	637.0	SW	Sheffield Newspaper Ltd York Street SHEFFIELD S1 1PU	Permission Reference: EPR/ZF0305BP/A001 Holder: BALCAN ENGINEERING LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Crushing waste fluorescent tubes
46C	799.0	NE	113-121 Gower Street SHEFFIELD S4 7JW	Permission Reference: EPR/LE5146XZ/A001 Holder: Low Kost Taxis Ltd. Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Disposing of waste exemption Permission Description: Deposit of waste from dredging of inland waters
47C	799.0	NE	113-121 Gower Street SHEFFIELD S4 7JW	Permission Reference: EPR/LE5146XZ/A001 Holder: Low Kost Taxis Ltd. Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Storing waste exemption Permission Description: Storage of waste in secure containers
48C	799.0	NE	113-121 Gower Street SHEFFIELD S4 7JW	Permission Reference: EPR/LE5146XZ/A001 Holder: Low Kost Taxis Ltd. Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Using waste exemption Permission Description: Use of depoluted end-of-life vehicles for vehicle parts
49C	799.0	NE	113-121 Gower Street SHEFFIELD S4 7JW	Permission Reference: EPR/LE5146XZ/A001 Holder: Low Kost Taxis Ltd. Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Cleaning, washing, spraying or coating relevant waste
Not shown	812.0	SW	SK354873 Fargate South Yorkshire S12HE	Permission Reference: EPR/YE5743NJ/A001 Holder: Mohamed Salha Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Storing waste exemption Permission Description: Storage of waste in secure containers
Not shown	822.0	NW	10 Hicks Street SHEFFIELD S3 6BL	Permission Reference: EPR/VE5456ND/A001 Holder: Joana Nkusi Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Storing waste exemption Permission Description: Storage of sludge
Not shown	868.0	NW	Old Station Yard Platt Street South Yorkshire S3 8BQ	Permission Reference: EPR/JH0718YS/A001 Holder: SHEFFIELD TREE CARE LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place

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ID	Distance [m]	Direction	Address	Details
Not shown	991.0	E	Salmon Pastures Attercliffe Road Sheffield S4 7WT	<p>Permission Reference: EPR/BE5684MS/A001</p> <p>Holder: Viridor Waste Management Limited</p> <p>Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Treating waste exemption</p> <p>Permission Description: Preparatory treatments (baling, sorting, shredding etc)</p>
Not shown	991.0	E	Salmon Pastures Attercliffe Road Sheffield S4 7WT	<p>Permission Reference: EPR/BE5684MS/A001</p> <p>Holder: Viridor Waste Management Limited</p> <p>Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Storing waste exemption</p> <p>Permission Description: Storage of waste in a secure place</p>
Not shown	1036.0	NE	Durham Foundry Harleston Street Sheffield Sheffield S4 7QG	<p>Permission Reference: EPR/GF0105FL/A001</p> <p>Holder: DURHAM FOUNDRY (SHEFFIELD) LTD</p> <p>Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Treating waste exemption</p> <p>Permission Description: Recovery of scrap metal</p>
Not shown	1093.0	SE	128 409 Globe II Business Centre Maltravers Road Sheffield South Yorkshire S2 5AZ	<p>Permission Reference: EPR/GF0001FX/A001</p> <p>Holder: Galebest Contracting Ltd</p> <p>Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Using waste exemption</p> <p>Permission Description: Use of waste in construction</p>
Not shown	1108.0	E	Salmon Pastures Attercliffe Road Sheffield S4 7WT	<p>Permission Reference: EPR/CE5380ZX/A001</p> <p>Holder: Viridor Waste Management Limited</p> <p>Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Storing waste exemption</p> <p>Permission Description: Storage of waste in a secure place</p>
Not shown	1120.0	NE	Unit 6 Harleston Works Farnell Street SHEFFIELD S4 7QG	<p>Permission Reference: EPR/PE5143UK/A001</p> <p>Holder: Revert Alloys and Metals Ltd</p> <p>Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Treating waste exemption</p> <p>Permission Description: Recovery of scrap metal</p>
Not shown	1139.0	E	energias ltd Attercliffe Road Sheffield Sheffield S4 7WZ	<p>Permission Reference: EPR/ZF0106TV/A001</p> <p>Holder: ENERGAS LTD</p> <p>Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Storing waste exemption</p> <p>Permission Description: Storage of waste in secure containers</p>
Not shown	1155.0	W	F & W Collins Waste Materials Ltd 145 Upper Allen Street Sheffield S3 7GW	<p>Permission Reference: EPR/CE545/VF/A001</p> <p>Holder: F & W Collins(Waste Materials) Ltd</p> <p>Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Storing waste exemption</p> <p>Permission Description: Storage of waste in a secure place</p>
Not shown	1192.0	NE	61 Carlisle Street East Sheffield South Yorkshire S4 7QN	<p>Permission Reference: EPR/YF0035WW/A001</p> <p>Holder: C L E ELECTRICAL WHOLESALE LTD</p> <p>Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Treating waste exemption</p> <p>Permission Description: Crushing waste fluorescent tubes</p>
Not shown	1204.0	SW	Howden House 1 Union Street SHEFFIELD S1 2SH	<p>Permission Reference: EPR/CF0408LR/A001</p> <p>Holder: BALCAN ENGINEERING LTD</p> <p>Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Treating waste exemption</p> <p>Permission Description: Crushing waste fluorescent tubes</p>
Not shown	1212.0	W	Abbey Forged Products Ltd Rutland Way SHEFFIELD S3 8DG	<p>Permission Reference: EPR/CF0209BG/A001</p> <p>Holder: Abbey Forged Products Ltd</p> <p>Agricultural/Non-Agricultural: Non-Agricultural Waste Only</p> <p>Permission Category: Using waste exemption</p> <p>Permission Description: Use of waste in construction</p>

ID	Distance [m]	Direction	Address	Details
Not shown	1246.0	NE	H I Quality Steel Castings Ltd 179 Formcett Street S47QG	Permission Reference: EPR/GE5449NH/A001 Holder: H.I. QUALITY STEEL CASTINGS LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Recovery of scrap metal
Not shown	1247.0	SW	The Recycling Yard Porter Building North Campus SHEFFIELD S3 7HQ	Permission Reference: EPR/WE5954QX/A001 Holder: The University of Sheffield Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Storing waste exemption Permission Description: Storage of waste in secure containers
Not shown	1247.0	SW	The Recycling Yard Porter Building North Campus SHEFFIELD S3 7HQ	Permission Reference: EPR/WE5954QX/A001 Holder: The University of Sheffield Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
Not shown	1389.0	E	Units 1-9 Washford Road SHEFFIELD S9 3XW	Permission Reference: EPR/OE5143ZB/A001 Holder: Darren Dixon Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
Not shown	1401.0	E	404-416 Effingham Road SHEFFIELD S9 3QB	Permission Reference: EPR/HF0139RU/A001 Holder: G B HOUSLEY LTD Agricultural/Non-Agricultural: Both agricultural and non- agricultural waste Permission Category: Treating waste exemption Permission Description: Recovery of scrap metal
Not shown	1401.0	E	404-416 Effingham Road SHEFFIELD S9 3QB	Permission Reference: EPR/HF0139RU/A001 Holder: G B HOUSLEY LTD Agricultural/Non-Agricultural: Both agricultural and non- agricultural waste Permission Category: Treating waste exemption Permission Description: Screening and blending of waste
Not shown	1401.0	E	404-416 Effingham Road SHEFFIELD S9 3QB	Permission Reference: EPR/HF0139RU/A001 Holder: G B HOUSLEY LTD Agricultural/Non-Agricultural: Both agricultural and non- agricultural waste Permission Category: Treating waste exemption Permission Description: Preparatory treatments (baling, sorting, shredding etc)
Not shown	1401.0	E	404-416 Effingham Road SHEFFIELD S9 3QB	Permission Reference: EPR/HF0139RU/A001 Holder: G B HOUSLEY LTD Agricultural/Non-Agricultural: Both agricultural and non- agricultural waste Permission Category: Treating waste exemption Permission Description: Sorting mixed waste
Not shown	1401.0	E	404-416 Effingham Road SHEFFIELD S9 3QB	Permission Reference: EPR/HF0139RU/A001 Holder: G B HOUSLEY LTD Agricultural/Non-Agricultural: Both agricultural and non- agricultural waste Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
Not shown	1401.0	E	404-416 Effingham Road SHEFFIELD S9 3QB	Permission Reference: EPR/HF0139RU/A001 Holder: G B HOUSLEY LTD Agricultural/Non-Agricultural: Both agricultural and non- agricultural waste Permission Category: Storing waste exemption Permission Description: Storage of waste in secure containers
Not shown	1402.0	NW	gas works Neepsend Lane SHEFFIELD S3 8AU	Permission Reference: EPR/YF0001KA/A001 Holder: ARTHURS SKIPS LIMITED Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Sorting mixed waste

LOCATION INTELLIGENCE

ID	Distance (m)	Direction	Address	Details
Not shown	1402.0	NW	gas works Neepsend Lane SHEFFIELD S3 8AU	Permission Reference: EPR/YF0001KA/A001 Holder: ARTHURS SKIPS LIMITED Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Manual treatment of waste
Not shown	1402.0	NW	gas works Neepsend Lane SHEFFIELD S3 8AU	Permission Reference: EPR/YF0001KA/A001 Holder: ARTHURS SKIPS LIMITED Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
Not shown	1402.0	NW	gas works Neepsend Lane SHEFFIELD S3 8AU	Permission Reference: EPR/YF0001KA/A001 Holder: ARTHURS SKIPS LIMITED Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Screening and blending of waste
Not shown	1402.0	NW	gas works Neepsend Lane SHEFFIELD S3 8AU	Permission Reference: EPR/YF0001KA/A001 Holder: ARTHURS SKIPS LIMITED Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Storing waste exemption Permission Description: Storage of waste in secure containers
Not shown	1402.0	NW	gas works Neepsend Lane SHEFFIELD S3 8AU	Permission Reference: EPR/YF0001KA/A001 Holder: ARTHURS SKIPS LIMITED Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Aerobic composting and associated prior treatment
Not shown	1402.0	NW	gas works Neepsend Lane SHEFFIELD S3 8AU	Permission Reference: EPR/YF0001KA/A001 Holder: ARTHURS SKIPS LIMITED Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Preparatory treatments (baling, sorting, shredding etc)
Not shown	1402.0	NW	gas works Neepsend Lane SHEFFIELD S3 8AU	Permission Reference: EPR/YF0001KA/A001 Holder: ARTHURS SKIPS LIMITED Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Recovery of scrap metal
Not shown	1402.0	NW	gas works Neepsend Lane SHEFFIELD S3 8AU	Permission Reference: EPR/YF0001KA/A001 Holder: ARTHURS SKIPS LIMITED Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Using waste exemption Permission Description: Use of depolluted end-of-life vehicles for vehicle parts
Not shown	1402.0	NW	gas works Neepsend Lane SHEFFIELD S3 8AU	Permission Reference: EPR/YF0001KA/A001 Holder: ARTHURS SKIPS LIMITED Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
Not shown	1420.0	SW	144 Devonshire Street Sheffield Sheffield S3 7SF	Permission Reference: EPR/ZF0106FS/A001 Holder: Mohamed Salha Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Storing waste exemption Permission Description: Storage of waste in secure containers
Not shown	1426.0	SW	1-5 The Moor SHEFFIELD S1 4PF	Permission Reference: EPR/GF0730R1/A001 Holder: TOTAL RECLAIMS DEMOLITION LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Screening and blending of waste

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LOCATION INTELLIGENCE

ID	Distance [m]	Direction	Address	Details
Not shown	1432.0	NE	Carwood Park Units, Unit 14 Carlisle Street S4 7LJ	Permission Reference: EPR/JE5063MD/A001 Holder: CARWOOD AUTO SALVAGE LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Using waste exemption Permission Description: Use of depolluted end-of-life vehicles for vehicle parts
Not shown	1432.0	NE	Carwood Park Units, Unit 14 Carlisle Street S4 7LJ	Permission Reference: EPR/JE5063MD/A001 Holder: CARWOOD AUTO SALVAGE LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Disposing of waste exemption Permission Description: Burning waste in the open
Not shown	1433.0	SE	69 Glencoe Road Sheffield Sheffield S2 2SQ	Permission Reference: EPR/UE5445EG/A001 Holder: michael stubbs Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Disposing of waste exemption Permission Description: Burning waste in the open
Not shown	1452.0	E	CENTRAL DEPOT WORTHING ROAD ATTERCLIFFE SHEFFIELD SOUTH YORKSHIRE S9 3JA	Permission Reference: EPR/FF0939EX/A001 Holder: SHEFFIELD RECLAMATION LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Using waste exemption Permission Description: Use of waste in construction
Not shown	1452.0	E	CENTRAL DEPOT WORTHING ROAD ATTERCLIFFE SHEFFIELD SOUTH YORKSHIRE S9 3JA	Permission Reference: EPR/AF0138WB/A001 Holder: SHEFFIELD RECLAMATION LTD Agricultural/Non-Agricultural: Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Screening and blending of waste
Not shown	1452.0	E	CENTRAL DEPOT WORTHING ROAD ATTERCLIFFE SHEFFIELD SOUTH YORKSHIRE S9 3JA	Permission Reference: EPR/AF0138WB/A001 Holder: SHEFFIELD RECLAMATION LTD Agricultural/Non-Agricultural: Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Aerobic composting and associated prior treatment
Not shown	1452.0	E	CENTRAL DEPOT WORTHING ROAD ATTERCLIFFE SHEFFIELD SOUTH YORKSHIRE S9 3JA	Permission Reference: EPR/CH01755B/A001 Holder: John Darren Fitzpatrick Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Storing waste exemption Permission Description: Storage of waste in a secure place
Not shown	1452.0	E	CENTRAL DEPOT WORTHING ROAD ATTERCLIFFE SHEFFIELD SOUTH YORKSHIRE S9 3JA	Permission Reference: EPR/CH01755B/A001 Holder: John Darren Fitzpatrick Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Recovery of scrap metal
Not shown	1453.0	E	CENTRAL DEPOT WORTHING ROAD ATTERCLIFFE SHEFFIELD SOUTH YORKSHIRE S9 3JA	Permission Reference: EPR/CF0100CC/A001 Holder: SHEFFIELD RECLAMATION LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Preparatory treatments (baling, sorting, shredding etc)
Not shown	1453.0	E	CENTRAL DEPOT WORTHING ROAD ATTERCLIFFE SHEFFIELD SOUTH YORKSHIRE S9 3JA	Permission Reference: EPR/CF0100CC/A001 Holder: SHEFFIELD RECLAMATION LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Sorting mixed waste
Not shown	1468.0	E	Kuusakoski Ltd Trent Street SHEFFIELD S9 3XU	Permission Reference: EPR/RE558DC/A001 Holder: KUUSAKOSKI LTD Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Treating waste exemption Permission Description: Recovery of scrap metal
Not shown	1475.0	W	12 Bramwell Close SHEFFIELD S3 7PG	Permission Reference: EPR/KH0712RK/A001 Holder: hll swwa Agricultural/Non-Agricultural: Non-Agricultural Waste Only Permission Category: Using waste exemption Permission Description: Use of waste derived biodiesel as fuel

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LOCATION INTELLIGENCE

ID	Distance [m]	Direction	Address	Details	
Not shown	1475.0	W	12 Bramwell Close SHEFFIELD S3 7PG	Permission Reference: EPR/ROH0712RK/A001 Holder: hll swwa Agricultural/Non-Agricultural: Non-Agricultural Waste Only	Permission Category: Using waste exemption Permission Description: Burning of waste as a fuel in a small appliance

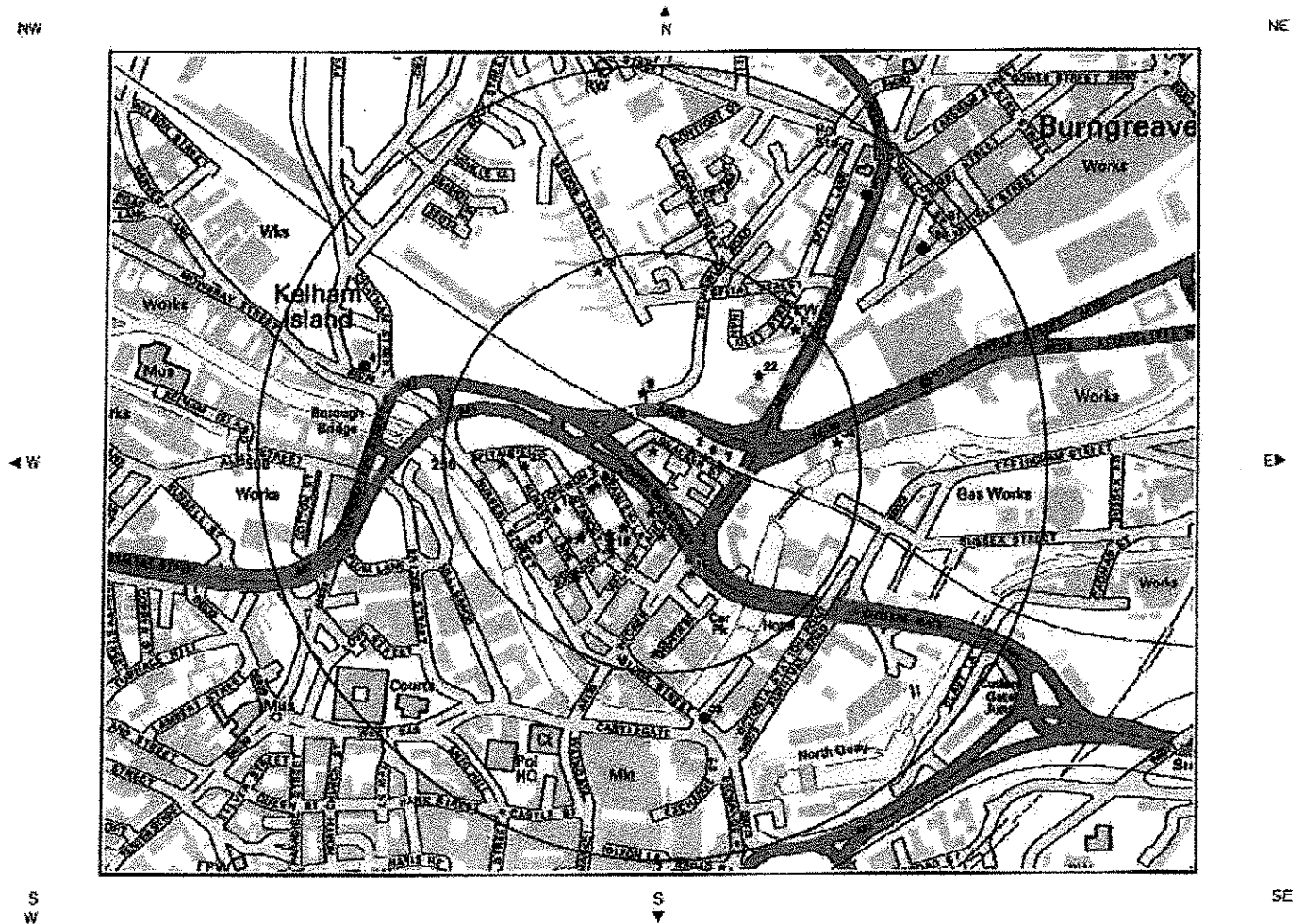
Report Reference: SG-BAR-3031320

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





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4 Current Land Use Map



Current Land Use Legend

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- | | | | | | |
|---|--------------------|---|-------------------------------|---|--|
|  | Site Outline |  | Petrol & Fuel Sites |  | Current Industrial Sites |
|  | Search Buffers (m) |  | Dangerous Substances (List 1) |  | Part A(1) Authorised Processes and Historic IPC Authorisations |
| | |  | Dangerous Substances (List 2) |  | Part A(2) and Part B Authorised Processes |
| | |  | Red List Discharge Consents | | |

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4. Current Land Use Findings

4.1 Current Industrial Sites Data

Records of potentially contaminative industrial sites within 250m of the study site:

38

The following Industrial records are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	Company / Description	Address	Activity	Category
1	0.0	On Site	S M C	35, Walker Street, Sheffield, S3 8GZ	New Vehicles	Motoring
2	25.0	E	Graham @ W E C Ltd	6 Wicker Arches, Walker Street, Sheffield, S3 8GZ	Vehicle Repair, Testing and Servicing	Repair and Servicing
3	42.0	SW	Wardpower	Wardpower Works, Wicker Lane, Sheffield, S3 8HQ	Electrical Equipment Repair and Servicing	Repair and Servicing
4	43.0	SW	Electricity Sub Station	S3	Electrical Features	Infrastructure and Facilities
5	45.0	E	Wicker Tyres	4 Wicker Arches, Walker Street, Sheffield, S3 8GZ	Vehicle Parts and Accessories	Motoring
6B	62.0	SW	Express Coatings	28, Johnson Street, Sheffield, S3 8GT	Industrial Coatings and Finishes	Industrial Products
7	64.0	E	Custom Wizard Motor Cycles	2 Wicker Arches, Walker Street, Sheffield, S3 8GZ	Vehicle Components	Industrial Products
8	64.0	N	Wicker Works	S3	Unspecified Works Or Factories	Industrial Features
9A	68.0	S	Wicker Mobility Shop	67-71, Wicker, Sheffield, S3 8HT	Disability and Mobility Equipment	Consumer Products
10A	68.0	S	H & H System	67-71, Wicker, Sheffield, S3 8HT	Measurement and Inspection Equipment	Industrial Products
11B	70.0	SW	Works	S3	Unspecified Works Or Factories	Industrial Features
12C	78.0	SW	Works	S3	Unspecified Works Or Factories	Industrial Features
13C	96.0	SW	Pitstop M V M	18-20, Stanley Street, Sheffield, S3 8JJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
14C	103.0	SW	Works	S3	Unspecified Works Or Factories	Industrial Features
15	112.0	SW	Electricity Sub Station	S3	Electrical Features	Infrastructure and Facilities
16	122.0	S	Electricity Sub Station	S3	Electrical Features	Infrastructure and Facilities
17D	122.0	SW	Works	S3	Unspecified Works Or Factories	Industrial Features
18	124.0	SW	George Marshall Power Tools	18, Johnson Street, Sheffield, S3 8GT	Construction and Tool Hire	Hire Services
19D	128.0	SW	Baker Blower	39, Stanley Street, Sheffield, S3 8HH	Precision Engineers	Engineering Services
20D	138.0	SW	Works	S3	Unspecified Works Or Factories	Industrial Features
21	143.0	W	Electricity Sub Station	S3	Electrical Features	Infrastructure and Facilities
22	154.0	NE	Carrylam & Co	59, Spital Hill, Sheffield, S4 7LD	Construction and Tool Hire	Hire Services
23	169.0	SW	P M Y K	The Stock Building 4, Joiner Street, Sheffield, S3 8GW	Plate Makers, Print Finishers and Type Setters	IT, Advertising, Marketing and Media Services
24E	172.0	W	Camclot Furniture	Aislewoods Mill, Nursery Street, Sheffield, S3 8GG	Furniture	Consumer Products

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LOCATION INTELLIGENCE

25E	172.0	W	Greenleaf Publishing	Aizlewoods Mill, Nursery Street, Sheffield, S3 8GG	Published Goods	Industrial Products
26E	172.0	W	Clearfuture Ltd	Aizlewoods Mill, Nursery Street, Sheffield, S3 8GG	Business Parks and Industrial Estates	Industrial Features
27E	172.0	W	3 II Automotive	Aizlewoods Mill, Nursery Street, Sheffield, S3 8GG	Vehicle Repair, Testing and Servicing	Repair and Servicing
28E	172.0	W	Data Sharp Communication Solutions	Aizlewoods Mill, Nursery Street, Sheffield, S3 8GG	Radar and Telecommunications Equipment	Industrial Products
29E	172.0	W	Mag Instrumentation	Aizlewoods Mill, Nursery Street, Sheffield, S3 8GG	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
30E	172.0	W	H C Starck	Aizlewoods Mill, Nursery Street, Sheffield, S3 8GG	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
31E	172.0	W	Timberplay	Aizlewoods Mill, Nursery Street, Sheffield, S3 8GG	Baby, Nursery and Playground Equipment	Consumer Products
32E	172.0	W	Tin Box Co Ltd	Aizlewoods Mill, Nursery Street, Sheffield, S3 8GG	Equipment Packaging	Industrial Products
33	189.0	SW	Electricity Sub Station	S3	Electrical Features	Infrastructure and Facilities
34	221.0	E	Saw Mills	S4	Wood Products Including Charcoal, Paper, Card and Board	Industrial Products
35	224.0	S	Electricity Sub Station	S3	Electrical Features	Infrastructure and Facilities
36F	231.0	NE	Works	S4	Unspecified Works Or Factories	Industrial Features
37F	234.0	NE	Autocare Garage	91a, Spital Hill, Sheffield, S4 7LD	Vehicle Repair, Testing and Servicing	Repair and Servicing
38	238.0	N	Electricity Sub Station	S3	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

4

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	Company	Address	Status
39	316.0	S	Esso	Victoria Service Station, Blunk Street, Blunk Street, Sheffield, South Yorkshire, S1 2AB	Obsolete
40	350.0	E	Mobil	Savile Street Filling Station, 1, Savile Street, Savile Street, Attercliffe, Sheffield, South Yorkshire, S4 7TF	Obsolete
41	376.0	W	Save	Save Bridgehouses, Mowbray Street, Mowbray Street, Chatham Street, Sheffield, South Yorkshire, S3 8EN	Obsolete
42	429.0	NE	Murco	Spital Hill Service Station, Spital Hill, Spital Hill, Burngreave, Sheffield, South Yorkshire, S4 7LF	Obsolete

Industrial Sites Holding Licence and/or Authorisations

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Searches of Information provided by the Environment Agency/Local Authority reveal the following information:

4.3 Part A(1), IPPC and IPC Authorisations

Records of Historic IPC Authorisations within 1000m of the study site:

9

The following historic IPC Licences are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	NGR	Details
Not shown	929.0	SE	436700,387700	Operator: Onyx Sheffield Ltd Address: Bernard Road Depot, Bernard Road, Sheffield, S4 7YX Process: Incineration Permit Number: BL7809 Original Permit Number: IPCMINVAR Date Approved: 1-2-2002 Effective Date: 4-2-2002 Status: Superseded By Variation
Not shown	929.0	SE	436700,387700	Operator: Onyx Sheffield Ltd Address: Bernard Road Depot, Bernard Road, Sheffield, S4 7YX Process: Incineration Permit Number: BT2874 Original Permit Number: IPCMINVAR Date Approved: 19-9-2002 Effective Date: 19-9-2002 Status: Revoked
Not shown	929.0	SE	436700,387700	Operator: Sheffield City Council Address: Bernard Road Depot, Bernard Road, Sheffield, S4 7YX Process: Incineration Permit Number: AX2804 Original Permit Number: IPCMINVAR Date Approved: 16-11-1996 Effective Date: 30-11-1996 Status: Revoked
Not shown	929.0	SE	436700,387700	Operator: Onyx Sheffield Ltd Address: Bernard Road Depot, Bernard Road, Sheffield, S4 7YX Process: Incineration Permit Number: AG7784 Original Permit Number: IPCAIRAPP Date Approved: 28-5-1993 Effective Date: 28-5-1993 Status: Superseded By Variation
Not shown	929.0	SE	436700,387700	Operator: Onyx Sheffield Ltd Address: Bernard Road Depot, Bernard Road, Sheffield, S4 7YX Process: Incineration Permit Number: HE0180 Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Superseded By Variation
Not shown	929.0	SE	436700,387700	Operator: Sheffield City Council Address: Bernard Road Depot, Bernard Road, Sheffield, S4 7YX Process: Incineration Permit Number: AG8357 Original Permit Number: IPCAIRAPP Date Approved: 28-5-1993 Effective Date: 28-5-1993 Status: Superseded By Variation
Not shown	929.0	SE	436700,387700	Operator: Onyx Sheffield Ltd Address: Bernard Road Depot, Bernard Road, Sheffield, S4 7YX Process: Incineration Permit Number: AZ1094 Original Permit Number: IPCMAIVAR Date Approved: 19-8-1997 Effective Date: 19-8-1997 Status: Superseded By Variation
Not shown	929.0	SE	436700,387700	Operator: Onyx Sheffield Ltd Address: Bernard Road Depot, Bernard Road, Sheffield, S4 7YX Process: Incineration Permit Number: BJ6496 Original Permit Number: IPCMINVAR Date Approved: 2-11-2000 Effective Date: 5-11-2000 Status: Superseded By Variation
Not shown	929.0	SE	436700,387700	Operator: Onyx Sheffield Ltd Address: Bernard Road Depot, Bernard Road, Sheffield, S4 7YX Process: Incineration Permit Number: BL6543 Original Permit Number: IPCMINVAR Date Approved: 1-8-2001 Effective Date: 3-8-2001 Status: Superseded By Variation

Records of Part A(1) and IPPC Authorisations within 1000m of the study site:

28

The following Part A(1)/IPPC Licences are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	NGR	Details
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Not shown	889.0	E	436730,387940	Operator: Veolia Es Sheffield Limited Installation Name: Sheffield Energy Recovery Facility Process: ASSOCIATED PROCESS	Permit Number: EP3438RU Original Permit Number: BM4082IY Issue Date: - Effective Date: - Status: Determination
Not shown	889.0	E	436730,387940	Operator: Veolia Es Sheffield Limited Installation Name: Sheffield Energy Recovery Facility Process: COMBUSTION; ANY FUEL =>20MW BUT <50MW (UNLESS 1.1 A(1) B)	Permit Number: AP3835CC Original Permit Number: BM4082IY Issue Date: 9/3/2012 Effective Date: 9/3/2012 Status: Superseded
Not shown	889.0	E	436730,387940	Operator: Veolia Es Sheffield Limited Installation Name: Sheffield Energy Recovery Facility Process: ASSOCIATED PROCESS	Permit Number: UP3133VT Original Permit Number: BM4082IY Issue Date: 10/2/2014 Effective Date: 10/2/2014 Status: Effective
Not shown	889.0	E	436730,387940	Operator: Veolia Es Sheffield Limited Installation Name: Sheffield Energy Recovery Facility Process: THE INCINERATION OF NON-HAZARDOUS WASTE IN AN INCINERATION OR CO-INCINERATION PLANT WITH A CAPACITY EXCEEDING 3 TONNES PER HOUR.	Permit Number: UP3133VI Original Permit Number: BM4082IY Issue Date: 10/2/2014 Effective Date: 10/2/2014 Status: Effective
Not shown	889.0	E	436730,387940	Operator: Veolia Es Sheffield Limited Installation Name: Sheffield Energy Recovery Facility Process: MAGGOTS	Permit Number: AP3835CC Original Permit Number: BM4082IY Issue Date: 9/3/2012 Effective Date: 9/3/2012 Status: Superseded
Not shown	889.0	E	436730,387940	Operator: Veolia Es Sheffield Limited Installation Name: Sheffield Energy Recovery Facility Process: COMBUSTION; ANY FUEL =>50MW	Permit Number: UP3133VT Original Permit Number: BM4082IY Issue Date: 10/2/2014 Effective Date: 10/2/2014 Status: Effective
Not shown	889.0	E	436730,387940	Operator: Veolia Es Sheffield Limited Installation Name: Onyx Sheffield Energy Recovery Plant Process: WASTE INCINERATION; HAZARDOUS WASTE UNLESS OTHERWISE STATED	Permit Number: QP3936US Original Permit Number: BM4082IY Issue Date: 1/11/2007 Effective Date: 1/11/2007 Status: Superseded
Not shown	889.0	E	436730,387940	Operator: Veolia Es Sheffield Limited Installation Name: Onyx Sheffield Energy Recovery Plant Process: COMBUSTION; ANY FUEL =>20MW BUT <50MW (UNLESS 1.1 A(1) B)	Permit Number: QP3936US Original Permit Number: BM4082IY Issue Date: 1/11/2007 Effective Date: 1/11/2007 Status: Superseded
Not shown	889.0	E	436730,387940	Operator: Veolia Es Sheffield Limited Installation Name: Onyx Sheffield Energy Recovery Plant Process: MAGGOTS	Permit Number: QP3936US Original Permit Number: BM4082IY Issue Date: 1/11/2007 Effective Date: 1/11/2007 Status: Superseded
Not shown	889.0	E	436730,387940	Operator: Veolia Es Sheffield Limited Installation Name: Sheffield Energy Recovery Facility Process: THE INCINERATION OF NON-HAZARDOUS WASTE IN AN INCINERATION OR CO-INCINERATION PLANT WITH A CAPACITY EXCEEDING 3 TONNES PER HOUR.	Permit Number: EP3438RU Original Permit Number: BM4082IY Issue Date: - Effective Date: - Status: Determination
Not shown	889.0	E	436730,387940	Operator: Veolia Es Sheffield Limited Installation Name: Onyx Sheffield Energy Recovery Plant Process: FERROUS METALS; PRODUCING PIG IRON/STEEL >2.5 T/HR (UNLESS 2.1 A (1) B)	Permit Number: QP3936US Original Permit Number: BM4082IY Issue Date: 1/11/2007 Effective Date: 1/11/2007 Status: Superseded

LOCATION INTELLIGENCE					
Not shown	889.0	E	436730,387940	Operator: Veolia Es Sheffield Limited Installation Name: Onyx Sheffield Energy Recovery Plant Process: WASTE INCINERATION; HAZARDOUS WASTE UNLESS OTHERWISE STATED	Permit Number: PP3332SL Original Permit Number: BM4082IY Issue Date: 21/12/2005 Effective Date: 21/12/2005 Status: Superseded
Not shown	889.0	E	436730,387940	Operator: Veolia Es Sheffield Limited Installation Name: Sheffield Energy Recovery Facility Process: WASTE INCINERATION; HAZARDOUS WASTE UNLESS OTHERWISE STATED	Permit Number: AP3835CC Original Permit Number: BM4082IY Issue Date: 9/3/2012 Effective Date: 9/3/2012 Status: Superseded
Not shown	889.0	E	436730,387940	Operator: Veolia Es Sheffield Limited Installation Name: Sheffield Energy Recovery Facility Process: COMBUSTION; ANY FUEL -> 50MW	Permit Number: EP3438RIJ Original Permit Number: BM4082IY Issue Date: - Effective Date: - Status: Determination
Not shown	889.0	E	436730,387940	Operator: Veolia Es Sheffield Limited Installation Name: Sheffield Energy Recovery Facility Process: FERROUS METALS; PRODUCING PIG IRON/STEEL >2.5 T/HR (UNLESS 2.1 A (1) B)	Permit Number: AP3835CC Original Permit Number: BM4082IY Issue Date: 9/3/2012 Effective Date: 9/3/2012 Status: Superseded
Not shown	921.0	E	436760,388240	Operator: Viridor Waste (sheffield) Ltd Installation Name: Salmon Pastures Process: OTHER WASTE DISPOSAL; HAZARDOUS WASTE > 10T/D	Permit Number: SP3837TL Original Permit Number: BK3468IH Issue Date: - Effective Date: 22/11/2010 Status: Surrender Effective
Not shown	921.0	E	436760,388240	Operator: Viridor Waste (sheffield) Ltd Installation Name: - Process: OTHER WASTE DISPOSAL; HAZARDOUS WASTE > 10T/D	Permit Number: BK3468 Original Permit Number: BK3468 Issue Date: 1-10-2003 Effective Date: 1-10-2003 Status: Superseded By Pas
Not shown	921.0	E	436760,388240	Operator: Viridor Waste (sheffield) Ltd Installation Name: Salmon Pastures Process: OTHER WASTE DISPOSAL; HAZARDOUS WASTE > 10T/D	Permit Number: PP3530BH Original Permit Number: BK3468IH Issue Date: 9/6/2005 Effective Date: 13/6/2005 Status: Superseded
Not shown	921.0	E	436760,388240	Operator: Viridor Waste (sheffield) Ltd Installation Name: Salmon Pastures Process: OTHER WASTE DISPOSAL; HAZARDOUS WASTE > 10T/D	Permit Number: RP3038UZ Original Permit Number: BK3468IH Issue Date: 2/8/2007 Effective Date: 2/8/2007 Status: Superseded
Not shown	921.0	E	436760,388240	Operator: Viridor Waste (sheffield) Ltd Installation Name: Salmon Pastures Process: OTHER WASTE DISPOSAL; NON-HAZARDOUS WASTE > 50T/D BY PHYSICO-CHEMICAL TREATMENT	Permit Number: PP3530BH Original Permit Number: BK3468IH Issue Date: 9/6/2005 Effective Date: 13/6/2005 Status: Superseded
Not shown	921.0	E	436760,388240	Operator: Viridor Waste (sheffield) Ltd Installation Name: Salmon Pastures Process: OTHER WASTE DISPOSAL; NON-HAZARDOUS WASTE > 50T/D BY PHYSICO-CHEMICAL TREATMENT	Permit Number: RP3038UZ Original Permit Number: BK3468IH Issue Date: 2/8/2007 Effective Date: 2/8/2007 Status: Superseded

Not shown	921.0	E	436760,388240	Operator: Viridor Waste (sheffield) Ltd Installation Name: Salmon Pastures Process: OTHER WASTE DISPOSAL; HAZARDOUS WASTE > 10T/D	Permit Number: BK34681H Original Permit Number: BK34681H Issue Date: 1/10/2003 Effective Date: 1/10/2003 Status: Superseded
Not shown	921.0	E	436760,388240	Operator: Viridor Waste (sheffield) Ltd Installation Name: Salmon Pastures Process: OTHER WASTE DISPOSAL; NON-HAZARDOUS WASTE > 50T/D BY PHYSICO-CHEMICAL TREATMENT	Permit Number: SP3837TL Original Permit Number: BK34681H Issue Date: - Effective Date: 22/11/2010 Status: Surrender Effective
Not shown	929.0	SE	436700,387700	Operator: Onyx Sheffield Ltd Installation Name: - Process: WASTE INCINERATION; MUNICIPAL WASTE > 3T/HR	Permit Number: BM4082 Original Permit Number: BM4082 Issue Date: 4-9-2002 Effective Date: 4-9-2002 Status: Superseded By Pas
Not shown	929.0	SE	436700,387700	Operator: Onyx Sheffield Limited Installation Name: Onyx Sheffield Limited Process: WASTE INCINERATION; HAZARDOUS WASTE UNLESS OTHERWISE STATED	Permit Number: SP3038SC Original Permit Number: SP3038SC Issue Date: - Effective Date: - Status: Determination
Not shown	929.0	SE	436700,387700	Operator: Vocola Es Sheffield Limited Installation Name: Onyx Sheffield Energy Recovery Plant Process: WASTE INCINERATION; HAZARDOUS WASTE UNLESS OTHERWISE STATED	Permit Number: BM4082IV Original Permit Number: BM4082IV Issue Date: 4/9/2002 Effective Date: 4/9/2002 Status: Superseded
Not shown	977.0	E	436820,388210	Operator: Viridor Waste (sheffield) Ltd Installation Name: Salmon Pastures Process: OTHER WASTE DISPOSAL; HAZARDOUS WASTE > 10T/D	Permit Number: BP3838UJ Original Permit Number: BK34681H Issue Date: 17/4/2007 Effective Date: 17/4/2007 Status: Superseded
Not shown	977.0	E	436820,388210	Operator: Viridor Waste (sheffield) Ltd Installation Name: Salmon Pastures Process: OTHER WASTE DISPOSAL; NON-HAZARDOUS WASTE > 50T/D BY PHYSICO-CHEMICAL TREATMENT	Permit Number: BP3838UJ Original Permit Number: BK34681H Issue Date: 17/4/2007 Effective Date: 17/4/2007 Status: Superseded

4.4 Part A(2) Part B Authorisations

Records of Part A(2) and Part B Authorisations within 250m of the study site:

0

Database searched and no data found.

4.5 List 1 Dangerous Substance Authorisations

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

1

The following List 1 Dangerous Substance Inventory Site records are represented as points on the Current Use Map:

ID	Distance [m]	Direction	NGR	Details
Report Reference: SG-BAR-3031320				

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90	428.0	NE	436182,388374	Name: John Street Platers, Sheffield Status: Not Active Receiving Water: Dummy Site	Authorised Substances: Cadmium
----	-------	----	---------------	--	--------------------------------

4.6 List 2 Dangerous Substance Authorisations

Records of List 2 Dangerous Substances Inventory Sites within 500m of the study site: 1

The following List 2 Dangerous Substance Inventory Site records are represented as points on the Current Use map:

ID	Distance (m)	Direction	NGR	Details	Authorised Substances:
81	459.0	NE	436200,388400	Name: John Street Platers, Sheffield Status: Not Active Receiving Water: Unknown	Chromium, Copper, Nickel, Zinc

4.7 Red List Discharge Consents

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

Database searched and no data found.

5a Hydrogeology - Aquifer and Abstraction Licence Map

NW

▲
N

NE

W

E

SW

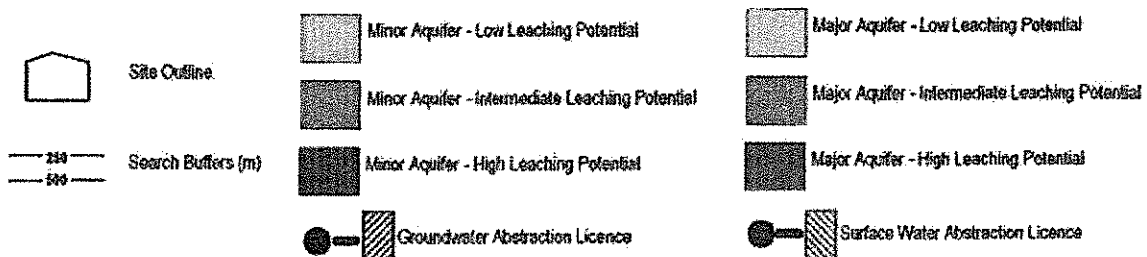
S
▼

SE



Hydrogeology Legend

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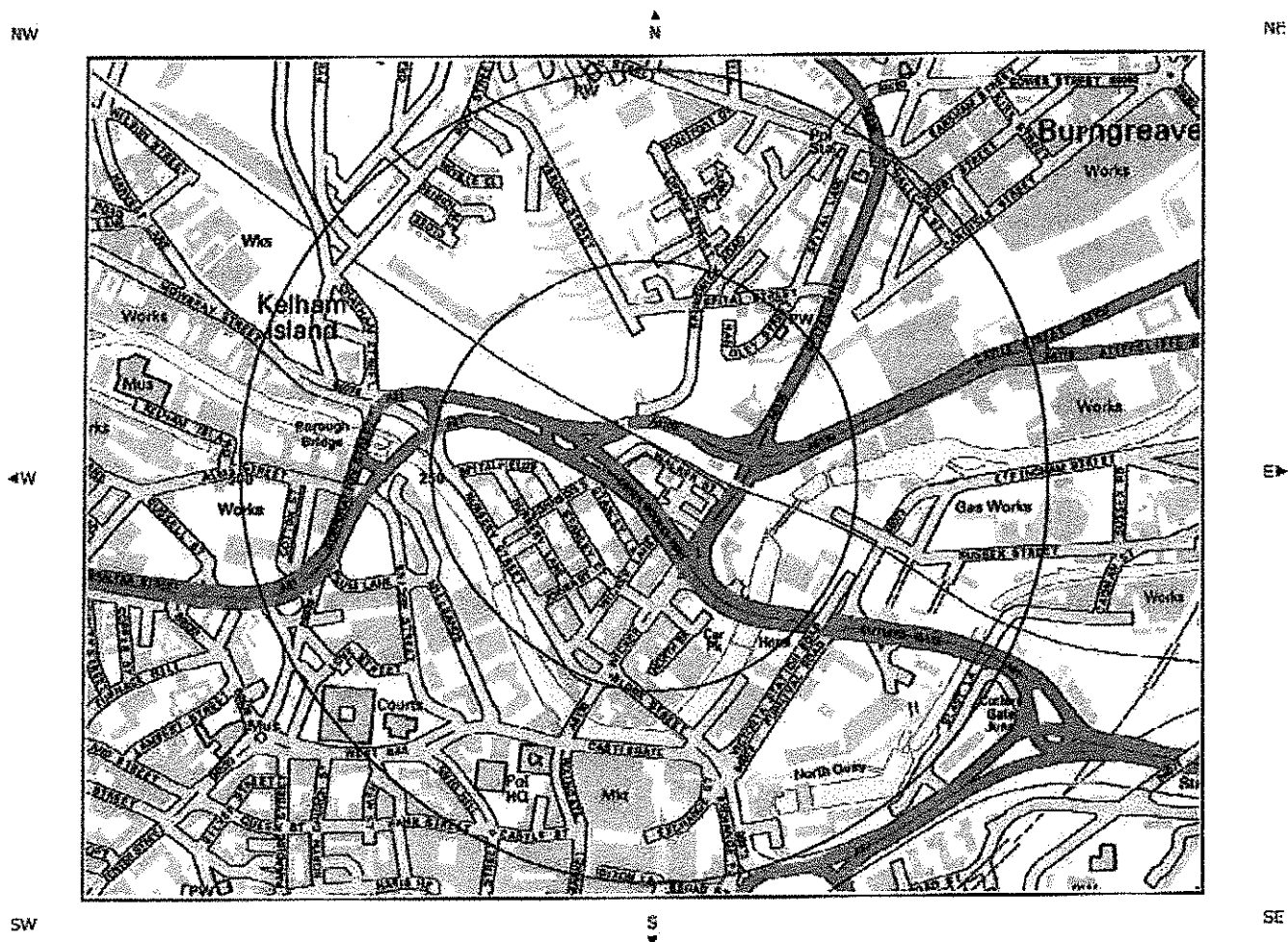
Report Reference: SG-BAR-3031320

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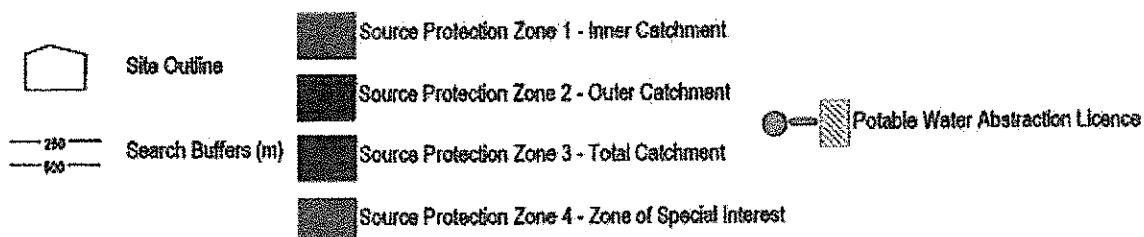
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5b Hydrogeology - SPZ and Potable Water Abstraction Map



Hydrogeology Legend



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5. Hydrogeology

5.1 Groundwater Vulnerability and Soil Classification

Records of aquifer and soil classification within 200m of the study site:

The following groundwater information is represented as polygons on the Aquifer and Abstraction Map 5a:

ID	Distance [m]	Direction	Classification
1	0.0	On Site	Minor Aquifer/High Leaching Potential

5.2 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

No

Database searched and no data found.

5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site?

No

Database searched and no data found.

5.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site?

Yes

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer and Abstraction Licence Map 5A:

ID	Distance [m]	Direction	NGR	Details
2	658.0	E	436500,388200	Licence No: 2/27/06/012 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface Water Point: River Don Data Type: Point Application No: 1477 Original Start Date: 14/12/1965 Expiry Date: - Issue No: 101 Version Start Date: 17/8/2000 Version End Date:
Not shown	846.0	W	435000,388400	Licence No: 2/27/05/088 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface Water Point: River Don-sheffield Data Type: Point Application No: 191 Original Start Date: 17/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 3/5/1986 Version End Date:
Not shown	846.0	W	435000,388400	Licence No: 2/27/05/088 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface Water Point: River Don-sheffield Data Type: Point Application No: 00191 Original Start Date: 17/3/1966 Expiry Date: - Issue No: 100 Version Start Date: 3/5/1986 Version End Date:



LOCATION INTELLIGENCE					
Not shown	962.0	E	436810,388150	Licence No: 2/27/06/083 Details: General Washing/Process Washing Direct Source: Surface Water Point: River Don-attercliffe-sheffield Data Type: Point	Application No: 6991 Original Start Date: 22/8/2001 Expiry Date: 31/3/2017 Issue No: 3 Version Start Date: 1/4/2008 Version End Date:
Not shown	962.0	E	436810,388150	Licence No: 2/27/06/083 Details: Dust Suppression Direct Source: Surface Water Point: River Don-attercliffe-sheffield Data Type: Point	Application No: 6991 Original Start Date: 22/8/2001 Expiry Date: 31/3/2017 Issue No: 3 Version Start Date: 1/4/2008 Version End Date:
Not shown	962.0	E	436810,388150	Licence No: 2/27/06/083 Details: General Use Relating To Secondary Category (High Loss) Direct Source: Surface Water Point: River Don-attercliffe-sheffield Data Type: Point	Application No: 6991 Original Start Date: 22/8/2001 Expiry Date: 31/3/2017 Issue No: 3 Version Start Date: 1/4/2008 Version End Date:

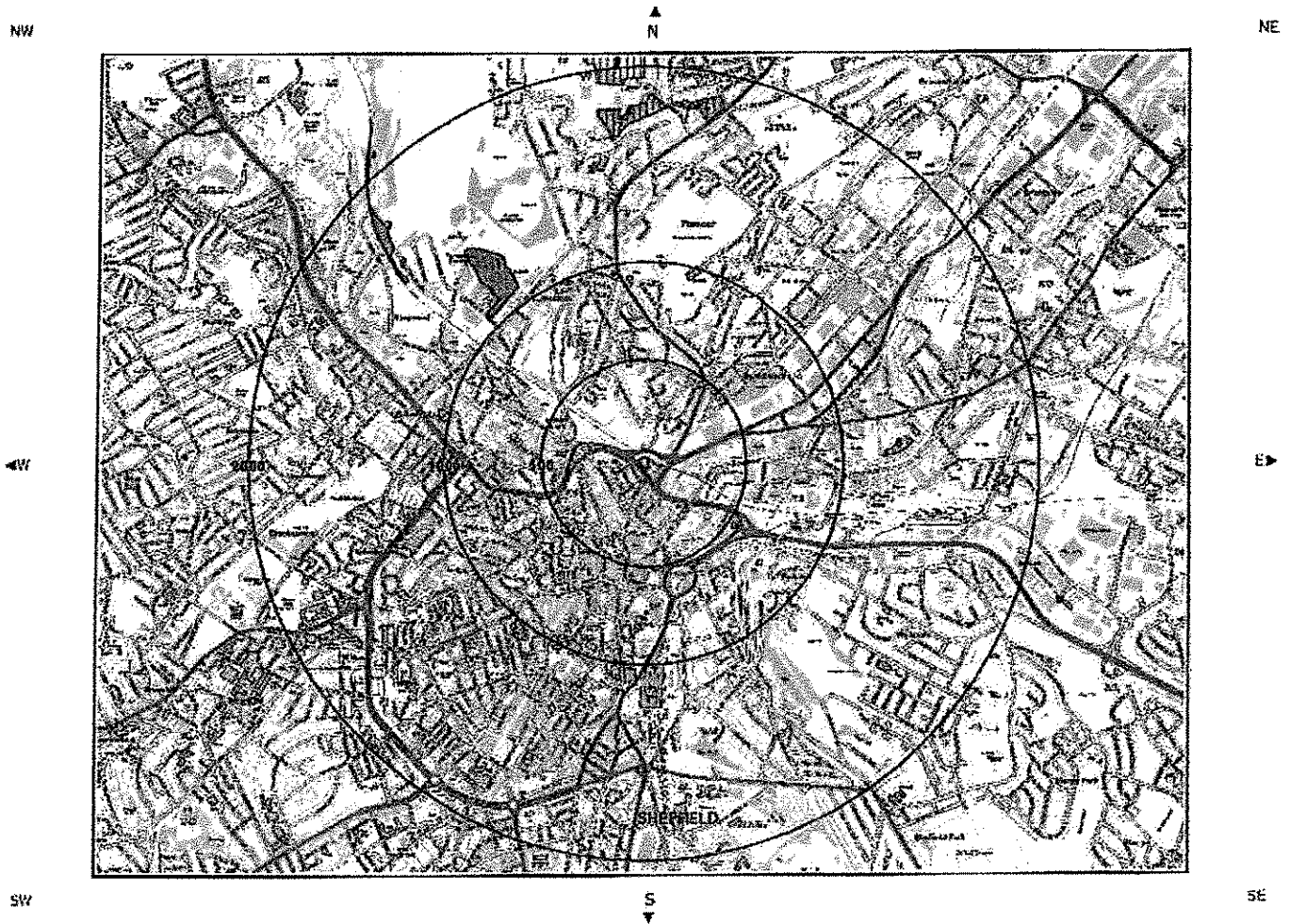
5.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 1000m of the study site?

No

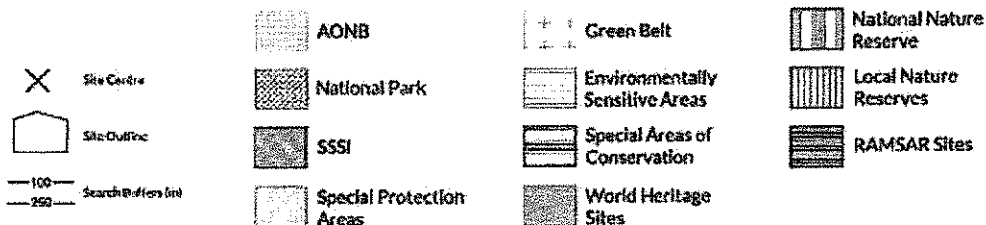
Database searched and no data found.

6 Environmental Setting Map



Environmental Setting Legend

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6. Environmental Setting Findings

6.1 Designated Sites

Presence of sites of ecological and landscape value within 2000m of the study site? **Yes**

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **4**

The following Sites of Special Scientific Interest (SSSI) records provided by English Nature/Natural Resources Wales are represented as polygons on the Environmental Setting map:

ID	Distance [m]	Direction	SSSI Name	Data Source
1	1053.0	NW	Neepsend Brickworks	Natural England
2	1505.0	NW	Neepsend Railway Cutting	Natural England
3	1658.0	NW	Neepsend Railway Cutting	Natural England
4	1900.0	NW	Neepsend Railway Cutting	Natural England

Records of National Nature Reserves (NNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Protection Areas (SPA) within 2000m of the study site: **0**

Database searched and no data found.

Records of Ramsar sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: **4**

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales and Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	LNR Name	Data Source
5	1206.0	E	Salmon Pastures	Natural England
6	1647.0	N	Roe Woods & Crabtree Ponds	Natural England
7	1752.0	N	Roe Woods & Crabtree Ponds	Natural England
8	1913.0	N	Roe Woods & Crabtree Ponds	Natural England

Records of World Heritage Sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: **0**

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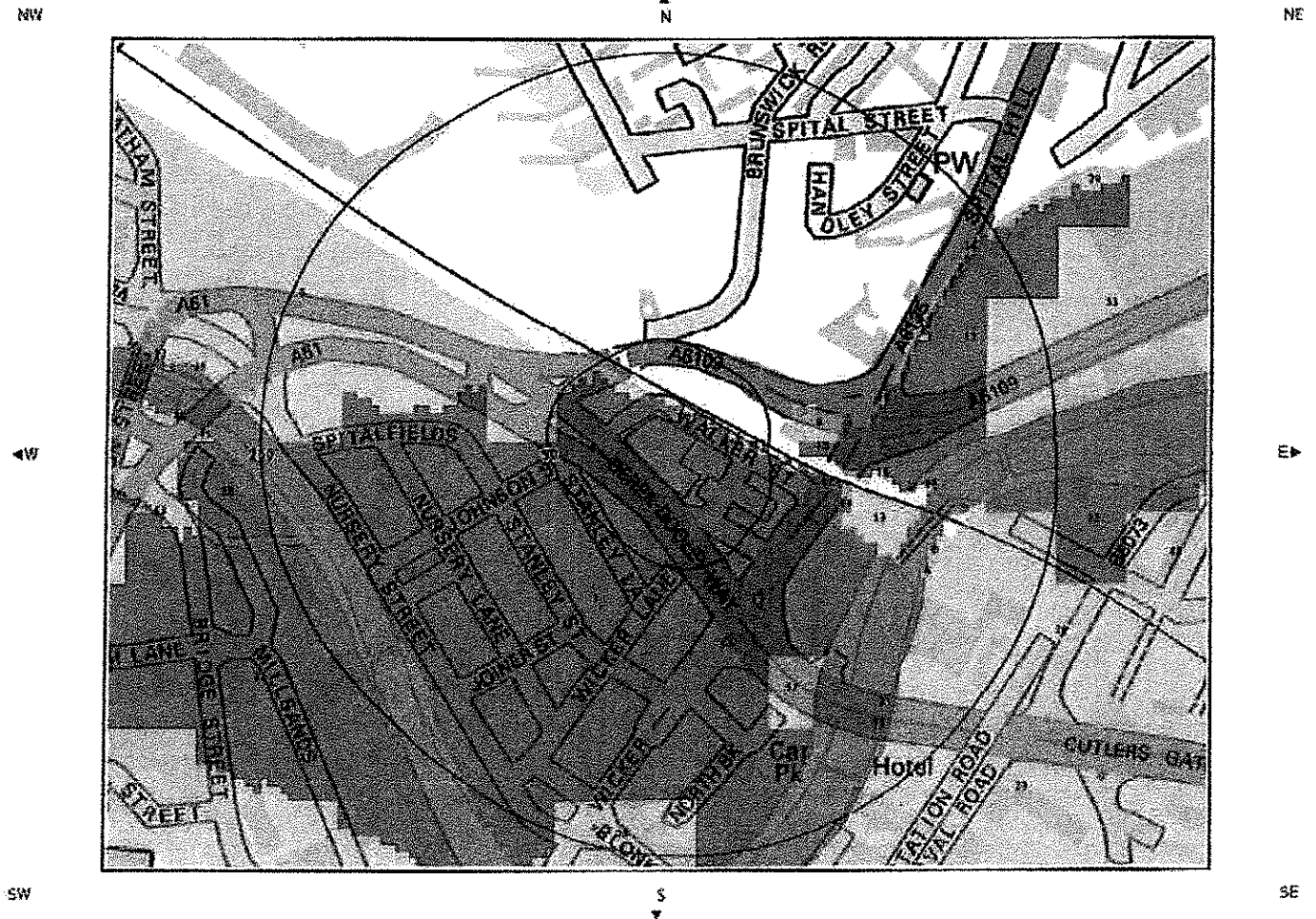
Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 0
Database searched and no data found.

Records of National Parks (NP) within 2000m of the study site: 0
Database searched and no data found.

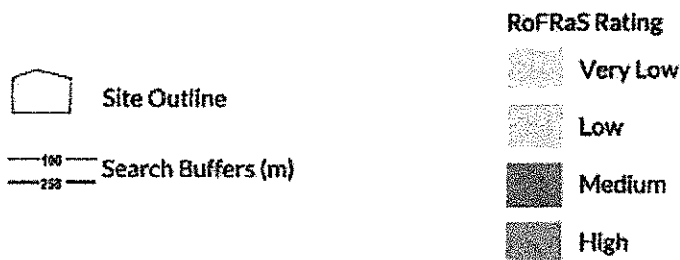
Records of Green Belt land within 250m of the study site: 0
Database searched and no data found.

7 Environment Agency RoFRaS Flood Map



Environment Agency RoFRaS Flood
Legend

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7. Flooding

7.1 Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating (River and Coastal)

What is the highest risk of flooding onsite?

Medium

RoFRaS data for the study site indicates the property or an area within 25m has a Medium (greater than 1 in 100 but less than 1 in 30) chance of flooding in any given year.

A number of major insurance companies refer to this information within their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a High risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas, are advised to sign up to the Environment Agency's Flood Warning scheme

Any relevant data within 250m is represented on Map 7 – Environment Agency RoFRaS Flooding.

The following floodplain records are searched up to 50m:

ID	Distance [m]	Direction	RoFRaS flood Risk
1	0.0	On Site	Medium
2	4.0	NE	Low
3	8.0	NE	Low
4	9.0	NE	Low
5	11.0	NW	Low
6	21.0	E	Low
7	41.0	E	Low

7.2 Historic Flood Outlines

Has the site been subject to historic flooding as recorded by the Environment Agency?

Yes

This database shows the individual footprint of every flood event recorded by the Environment Agency and previous bodies. Absence of a historic flood event outline does not mean the site has never flooded, and a record of a flood event at the site does not necessarily mean that the site will flood again.

ID	Distance [m]	Direction	Event Name	Date of flood	Flood Source	Flood Cause
1	0.0	On Site	2007 River Don - Wadlesy Bridge to Philadelphia	Start Date: 15-06-2007 End Date: 30-06-2007	main river	channel capacity exceeded (no raised defences)
2	101.0	E	2007 River Don Valley Development to Rawmarsh	Start Date: 15-06-2007 End Date: 30-06-2007	main river	channel capacity exceeded (no raised defences)

8. Contacts

Groundsure

Tel: 08444 159 000

Facsimile: 01273 763569

helpline@groundsure.com

Groundsure Ltd, Sovereign House, Church Street, Brighton,
BN1 1UJ



British Geological Survey (England & Wales)

Kingsley Dunham Centre

Keyworth, Nottingham NG12 5GG

Tel: 0115 936 3143. Fax: 0115 936 3276. Email:

enquiries@bgs.ac.uk

Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries



**British
Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

Tel: 08708 506 506

Yorkshire

Lateral - 8 City Walk, Leeds, LS11 9AT

Web: www.environment-agency.gov.uk

Email: enquiries@environment-agency.gov.uk



**Environment
Agency**

Ordnance Survey

Adanac Drive, Southampton

SO16 0AS

Tel: 08456 050505



Local Authority

Sheffield City Council. Address: Town Hall, Pinstone Street,
Sheffield, S1 2HH. Web: <http://www.sheffield.gov.uk/>. Tel:
0114 27 34567

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27
8NW

Tel: 01252 845444



CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN

Tel: 0871 4237191

(www.copso.org.uk)



Acknowledgments

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Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, English Nature who retain the Copyright and Intellectual Property Rights for the data.

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This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.



Search Code

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
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- 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

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

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Report Reference: **SG-BAR-3031320**

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If you would like any further assistance regarding this report then please contact Siteguard Helpline on (T) 08444 159 000, email: helpline@groundsure.com

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.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

"Beneficiary" means the person or entity for whose benefit the Client has obtained the Services.

"Client" means the party or parties entering into a Contract with Groundsure.

"Commercial" means any building or property which is not Residential.

"Confidential Information" means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

"Support Services" means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Contract" means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

"Third Party Data Provider" means any third party providing Third Party Content to Groundsure.

"Data Reports" means reports comprising factual data with no accompanying interpretation.

"Fees" has the meaning set out in clause 5.1.

"Groundsure" means Groundsure Limited, a company registered in England and Wales under number 03421028.

"Groundsure Materials" means all materials prepared by Groundsure and provided as part of the Services; including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

"Intellectual Property" means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

"Mapping" means a map, map data or a combination of historical maps of various ages, time periods and scales.

"Order" means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

"Ordnance Survey" means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

"Order Website" means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

"Report" means a Risk Screening Report or Data Report for Commercial or Residential property.

"Residential" means any building or property used as or intended to be used as a single dwelling.

"Risk Screening Report" means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

"Services" means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

"Site" means the area of land in respect of which the Client has requested Groundsure to provide the Services.

"Third Party Content" means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

"User Guide" means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

- (i) the Beneficiary,
- (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

- (i) full payment of all relevant Fees and
- (ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7 Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

- (i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or subcontractors;
- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;
- (xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;
- (xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;
- (xiii) loss or damage to a computer, software, modem, telephone or other property; and
- (xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the

Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

(a) supplied to the Client's specification(s) and in any event

(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract. 11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner. In the event you are not satisfied with Groundsure's complaints

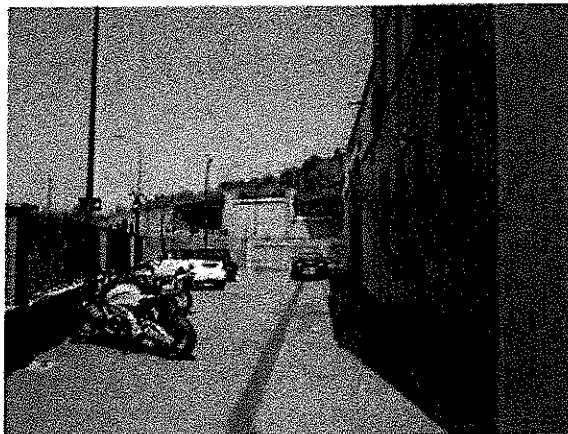
handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website www.tpos.co.uk or email: admin@tpos.co.uk

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law.

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APPENDIX VI

Schedule of Photographs



Area of proposed extension



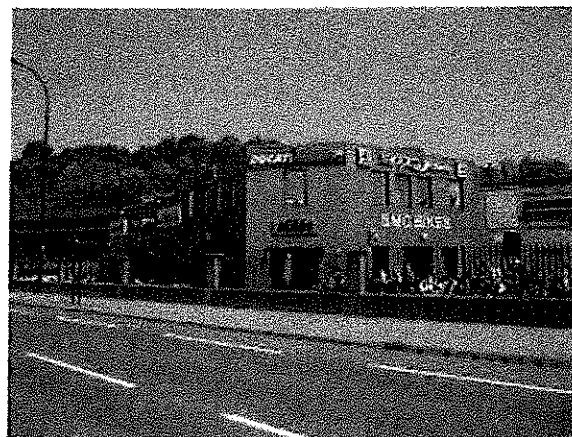
Ducati showroom



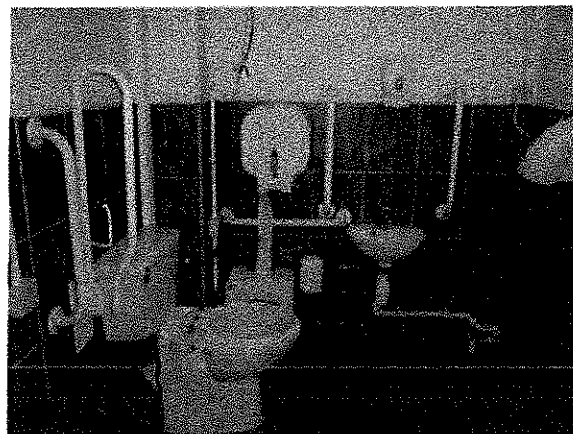
First floor staff room



First floor workshop



General view of premises



Ground floor WC (Seal House)



Main entrance and bike display



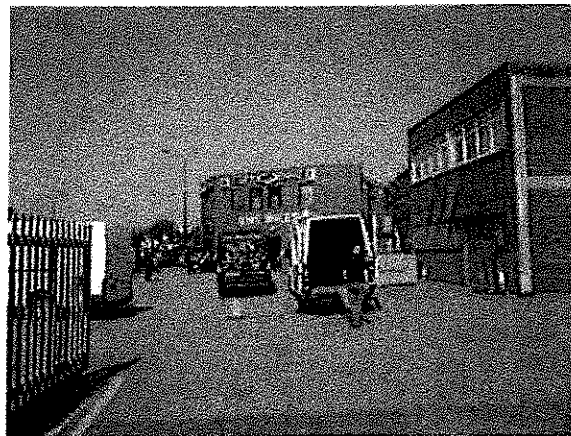
Main showroom



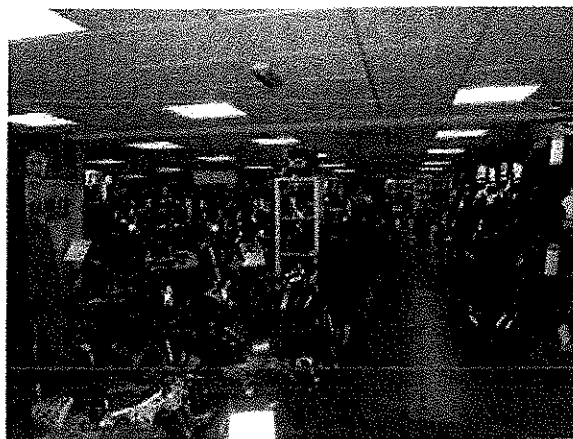
MOT bay



Performance workshop



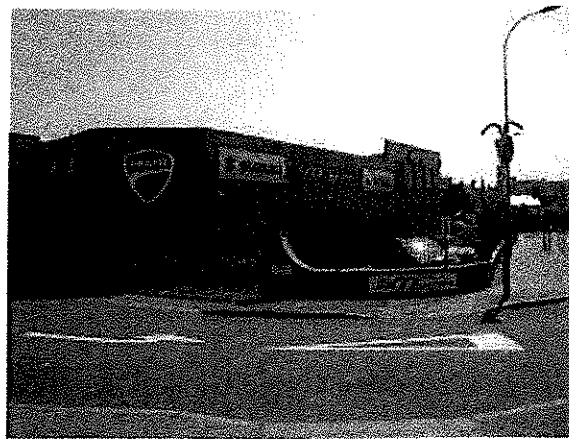
Shared yard area



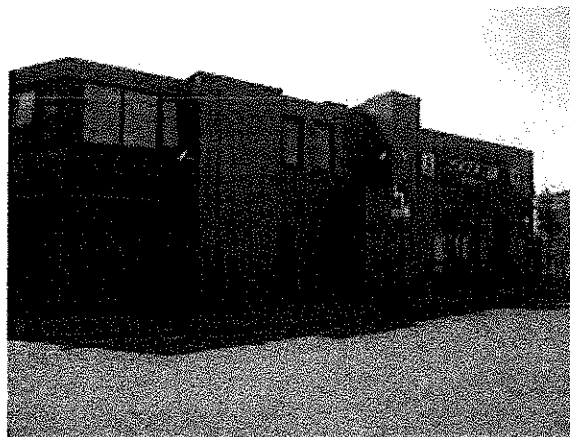
Showroom (Gateway House)



Showroom frontage



View of secondary access point



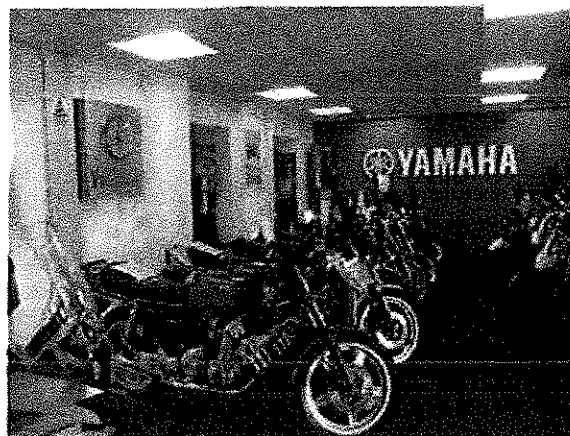
Walker Street frontage



Water leak first floor



Wicker arches



Yamaha showroom (Seal House)

Ref: XK159189

35-59 Walker Street, Sheffield, S3 8GZ

SMC Chartered Surveyors

APPENDIX VII

Executive Summary



the valuation exchange
Helpline: 01502 406203
open from 9 to 5.30pm Mon-Fri

Bardays CVT
Executive Summary

Applicant(s):	HAYES HOLDINGS (SHEFFIELD) LTD -
Property Address	35-39 Walker Street - Sheffield South Yorkshire -- S3 8GZ
Report details	
Bardays Reference	XX150189
Sector	Bardays CVT
Relationship Team Name	Credit Operations
Contact Name in Relationship Team	Paul Harries
Cost Centre Number	15132
Relationship Team Postal Address	St Pauls Place, 121 Norfolk Street Sheffield, Derbyshire S1 2JW
Full Telephone Number	07775541426
Alternative Telephone Number	01142032898
Loc Reference	2-11271816005
Property Description Code:	C1.1 Industrial General (Industrial Distribution Warehousing Self-Storage Cold Stores)
Is the property code correct?	Yes
Tenure:	Leasehold
Economic Region Code:	YH
Land Use	Not Applicable
Occupational Status	Let
Market Value	£ 1100000
Reinstatement/Building Insurance Value	£ 1500000
Valuation Date	2016-06-06
Does the security relate to a building advance?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Building advance Gross Development Value	£ 1285000
Building advance projected completion date	2016-12-31
Notes to Valuer / Special Conditions:	Require bricks and mortar valuation and rental income. Require valuation now plus value after potential extension.
Is Property Let?	Yes
BLSC Proforma codes	IND 35
Valuation Currency	?

Environmental

Land Use Questionnaire/SiteGuard Report Required? (This is chosen by the Lender and cannot be altered):

Yes

Was an LUQ completed for the property? ☒ Yes ☐ NoEnvironmental Caution required? ☐ Yes ☒ NoOutcome of SiteGuard Report: ☐ In need of further assessment ☒ Acceptable environmental risk

LUQ Reference Number were referral to ERMU completed

Date when LUQ was submitted

Environmental Comments

Acceptable environmental risk

PortfolioIs this a portfolio valuation? ☐ Yes ☒ No

Number of properties detailed within report

Surveyors Checklist

Date of Report 2016-06-17

Has a copy of the valuation been sent to the customers solicitor? ☐ Yes ☒ NoIf applicable, Lease reviewed and factored into report? ☒ Yes ☐ N/APlease confirm a copy of the valuation summary has been bound into the report ☒ Yes ☐ NoEnvironmental/ LUQ/ Siteguard procedure followed and copy attached to final report? ☒ Yes ☐ N/AIs the property suitable security for secured lending purposes? ☒ Yes ☐ NoAssuming reasonable maintenance does the building retain a useful economic life of at least 25 years? ☒ Yes ☐ No**Underwriting comments**

NB 'Bricks and mortar' value, i.e. market value on special assumption of vacant possession is £985,000.
 NB Extension cannot be built without final negotiating change to one of the leasehold interests, as the land in question is currently a shared right of way.

Valuer Unique Reference Number

mjh

RICS No:

74138

I can confirm that:

- a) A detailed report has been prepared in line with Barclays requirements, outlined in the XIT2 Appendix 1 instruction letter.
 b) The required attachments, as detailed in the Surveyor Checklist, have been included with the final report.
 c) This report has been checked and countersigned by a Senior Partner/ Director.

Saxton Mee Commercial Ltd - CV

holds a valid Professional Indemnity Insurance Certificate.

Valuer Firm Address

54 Campo Lane, Sheffield S1 2EG

Senior Partner Name:

Mike Hull

Senior Partner FRICS/MRICS Number or Sole Practitioner and Qualifications

74138

Back