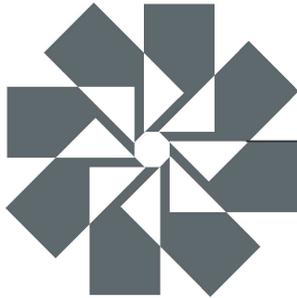


CoalSearchPlus+
8, Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH

Tel : 01423 529911
Fax : 01423 529922
DX 720352 Harrogate



COAL SEARCH PLUS +

Protecting your investment

By

David Bellis

CONSULTING SURVEYORS

Coal Mining Search Report

Incorporating Cheshire Brine Enquiries



WWW.COALSEARCH.PLUS.COM

Serial Number 224141

Client detail :

John Newton & Partners
Woodvale House
Woodvale Office Park
Woodvale Road
Brighouse
West Yorkshire HD6 4AB

CoalSearchPlus+ by David Bellis Consulting
Surveyors
8 Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH
(DX 720352 Harrogate)

Tel 01423 529911
Fax 01423 529922

Practice Principal M J Peace BSc PgDip FGS

Property details:

Land adjacent to
15 Whitehall Road West
Birkenshaw
West Yorkshire
BD11 2LS

Your ref : NG7020 WHI

Purchaser :

Vendor :

In accordance with your instructions received 25 Apr 2008 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

1. SEAM DETAILS FOR PAST UNDERGROUND COAL MINING : In relation to the property the undermentioned seam(s) have been worked within the likely zone of physical influence on the surface.

Seam	Depth (m)	Sect (cm)	Date	Remarks
Blocking	84	70	over 30 yrs	Subjacent
Shirtcliffe	136	110	over 30 yrs	Adjacent

2. SEAM DETAILS FOR CURRENT AND FUTURE UNDERGROUND COAL MINING : The undermentioned seam(s) are currently being worked, or licenses to work are being determined, or have been granted to work, within the likely zone of physical influence on the surface in relation to the property.

Seam	Depth (m)	Sect (cm)	Date	Remarks
				Coal in reserve - no workings currently planned.

3. UNDERLYING GEOLOGY :

The property is situated in an area of Middle Coal Measures, shales and mudstones.

There are no faults or abnormal features relevant to the property.

Serial Number 224141

4. OPENCAST COAL MINING :

Past Opencast Workings : The property is not situated within the boundary of a former opencast coal mining site.

Present Opencast Workings : The property is not situated within 200m of the boundary of a currently operating opencast coal mining site.

Future Opencast Workings : The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

5. SHAFTS, ADITS (MINE ENTRIES) AND ADDITIONAL INFORMATION :

We have no knowledge of any shafts or adits within 20 metres of the property or the boundary of the property.

There are no tips or lagoons in the vicinity of the property.

Possible unrecorded ancient shallow workings in the 2 Yard seam.

6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :

We have no knowledge of any intention to work coal by underground methods , within influencing distance on the surface in the vicinity of the property, for which notices have been issued under the Coal Mining Subsidence Act 1991.

7. PAST COAL MINING RELATED SUBSIDENCE :

Our investigations have shown no evidence of coal mining related subsidence claims in relation to the property in the past 10 years.

8. CONCLUSION (COAL MINING) : In the light of the above facts we conclude that in relation to coal mining :

Old workings are present but all settlement is likely to have completed long ago. In our opinion it is unlikely that coal will be worked in the foreseeable future.

COAL MINING RISK LEVEL : We recommend that the transaction is treated as :

If development of the site is intended then it would be wise in our opinion to undertake all necessary enquiries and investigations prior to the commencement of works.

Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.

CHESHIRE BRINE EXTRACTION INFORMATION :

Serial Number 224141

The property lies outside the Cheshire Brine Compensation District as prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952.

With respect to coal mining there is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information or amplification please contact CoalSearchPlus+ on 01423 529911 or via our website www.coalsearch.plus.com.

Note:

This search report is based upon plans and records currently available from third party organisations and the CoalSearchPlus+ mining record database. Third party organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (subsidence) Act 1991 and the Coal Industry Act 1994.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of the information provided to us by third party organisations.

The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website (www.coalsearch.plus.com) on the date of issue of this report.

Date : 30 Apr 2008

Signed : *M. J. Peace*