Great Crested Newt eDNA Report	
For:	Everill Gate Properties Ltd
Site	Land off Everill Gate Lane, Wombwell, Barnsley, South Yorkshire.
Report Date:	14 August 2019
Report Reference:	EVER.10.5.2018.1

Surveying Ecologist:

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Client:	Everill Gate Properties Ltd
Site Name:	Land off Everill Gate Lane, Wombwell, Barnsley, South Yorkshire
Grid Reference:	SE 41000 02572
Report:	Amphibian Survey Report
Date:	14 August 2019
Surveyed by:	Natasha Estrada, BSc (Hons), MRes, MCIEEM

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
	-	Draft for review	13 August 2019	Jane Gruber, Estrada Ecology Ltd	Natasha Estrada MCIEEM, Estrada Ecology Ltd
1	1	Final	14 August 2019	Jane Gruber, Estrada Ecology Ltd	Natasha Estrada MCIEEM, Estrada Ecology Ltd

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The contents of this report have been produced with due consideration of current best practice guidance, in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct.

This report should not be submitted as part of a planning application without any accompanying species-specific reports which may have been recommended herein.

Data within this report is valid for a maximum of 18 months from the date of the survey. After this period an updated site visit will be required to determine a new ecological baseline.

Whilst every effort has been taken to ensure the accuracy of this report and its contents, in view of potential ecological constraints to development or the likely presence or absence of species, it must only be viewed as a snap-shot in time and, therefore, not be viewed as definitive. Due to external factors, such as seasonality, weather etc, having the potential to affect survey results, no liability can be assumed for omissions or changes that may, or may not occur, after the date this report was produced.

Summary

No great crested newt (*Triturus cristatus*) were recorded within the site boundary during terrestrial searches conducted. The site contains no waterbodies within its boundary and negligible potential to support amphibians in their aquatic life stages. No impacts are predicted in respect of damage, obstruction or destruction of breeding ponds. No impacts are predicted in respect of blocking access from one pond to another.

A drain located outside the immediate southern site boundary recorded negative for the presence of great crested newt environmental DNA (eDNA) inferring no dispersal across the site from ponds to the north. No impacts are predicted in respect of severing terrestrial lines and the loss of overall terrestrial habitat in the area is low.

Access to ponds within 250 metres was unavailable, despite attempts to gain permission to access the sites. Reasonable avoidance measures are therefore

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recommended in respect of the residual possibility of great crested newt using the site during their terrestrial life stages.

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1 Introduction and Background to the Site

1.1 Estrada Ecology Ltd was commissioned to conduct amphibian surveys to discharge Condition 3 pertaining to planning application reference: 2018/1353:

"*Prior to commencement of development amphibian surveys must be carried out on site and appropriate mitigation measures, including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.*"

1.2 The site is located approximately 1.5 km south of Darfield, Barnsley. The survey site crosses two local authority boundaries; those being Rotherham and Barnsley.

1.3 The site is bordered on the southern and western elevation by the busy A633 Valley Way. Outside the northern boundary is Everill Gate Lane, with a disused railway line running outside the eastern boundary.

1.4 This report outlines the methodology, results and any recommendations for any mitigation or further surveys in respect of great crested newt and the legislation awarded to the species.

1.5 Terrestrial habitat

1.5.1.1 The survey site is approximately 3.59 hectares in size and, historically, it is believed to have been a light industrial site.

1.5.1.2 The site is dominated by tall ruderal communities, with small areas of scattered scrub and bracken. Areas of bare ground and rock exposures / waste occur frequently where in parts ephemeral/ short perennial communities have colonised. The site is bordered on all elevations by fencing, some in a poor condition. Immediately outside the boundary fencing are mature, species-rich hedgerows and scattered trees.

1.5.1.3 Bare ground and areas of rock exposures / waste are present throughout the site, believed to be a remnant of site clearance works. Such features could provide suitable refugia for amphibians to utilise during their terrestrial life stages.

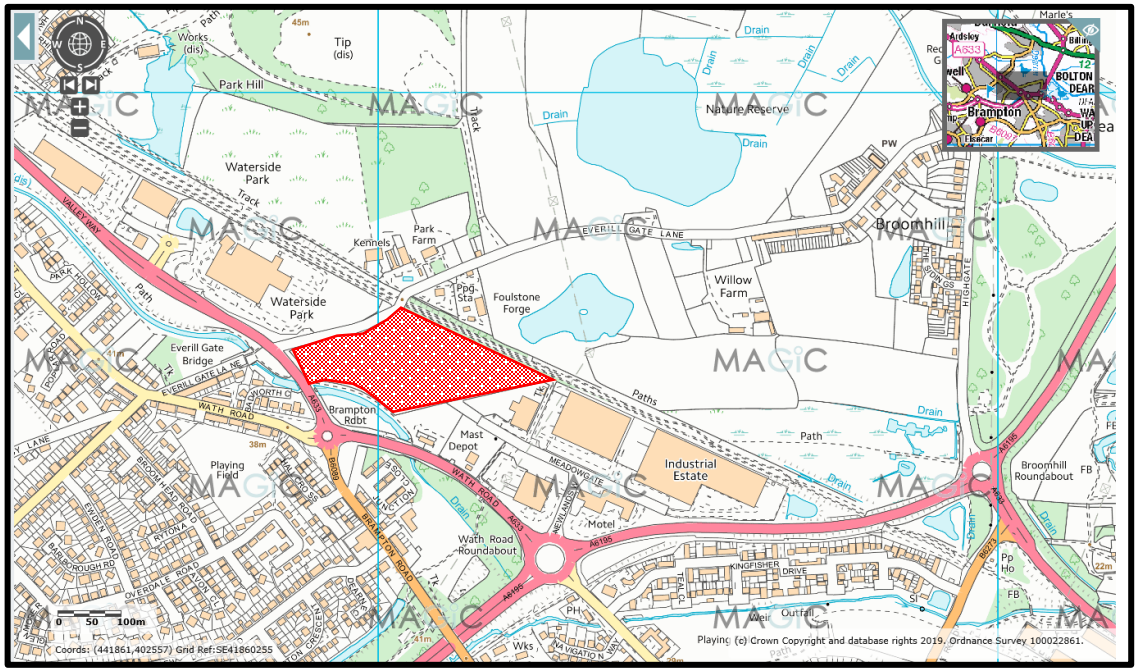
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1.6 Aquatic habitat

1.6.1 The central OS grid reference of the site is recorded as SK 74519 77467.

1.6.2 The site provides negligible habitat for the aquatic life stages of amphibians. No water bodies exist within the site boundary, and none were recorded to feed directly into the site.

Figure 1: Location of the waterbodies outside the site boundary.



MAGIC

1.6.3 Outside the site radius within a 500-metre radius of the site are several waterbodies as outlined in figure 1.

- Approximately 330 metres north east of the site is a large water body forming part of the Broomhill flash and Wombwell Ings Nature reserve
- Approximately 100 metres north east within the curtilage Foulston Forge is a lozenge shaped pond.
- Approximately 330 metres from the site north west of Willow farm is a small isolated pond abutting Everill Gate Lane.
- Approximately 10 metres outside the southern site boundary runs a drain network forming part of the disused canal.

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- Approximately 655 metres south east is a pond bordering the A619 which was discounted from analysis due to the presence of significant man- made barriers to dispersal in the form of a large industrial estate. A further pond similarly separated was recorded 250 metres north west of the site.
- Gipsy Marsh containing static waterbodies is present 220 metres east.
- Further waterbodies were located with Parkhill to the north west of the application site being within the upper levels of the dispersal distance for great crested newt.

1.7 Report objectives

- Present the findings of the great crested newt eDNA sampling and field survey;
- Assess the potential of existing on-site habitats to support suitable terrestrial habitat for great crested newt;
- Evaluate any likely ecological impacts on great crested newt because of the proposed development;
- Provide recommendations for any further species-specific survey and mitigation measures that may be required;

2 Protected Species Legislation

2.1 European Protected Species, such as great crested newt, are afforded protection under the Conservation of Habitats and Species Regulations 2017, as well as under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000. It is an offence to:

- Deliberately or recklessly capture, injure or kill any wild animal of a European protected species;
- Deliberately or recklessly disturb any such animal;
- Damage or destroy their breeding site or resting place; and
- Keep, transport, sell or exchange, or offer for sale or exchange, any live or dead animal, or any part of, or anything derived from these species.

2.2 Disturbance of a European Protected Species constitutes any activity which is likely to:

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- To impair their ability to survive, to breed or reproduce, or to rear or nurture their young; or, in the case of animals of a hibernating or migratory species, to hibernate or migrate; and
- To affect significantly the local distribution or abundance of the species to which they belong.

3 Survey Methodology

3.1 Desktop survey

3.1.1 A biological data records search was requested from Barnsley Biological Records Centre for a 1km radius from the central grid reference of the site.

3.1.2 Further inspection, using colour 1:25,000 OS base maps (www.ordnancesurvey.co.uk); MAGIC (www.magic.defra.gov.uk) and aerial photographs from Google Earth, was also undertaken to provide additional context and to identify any features of potential importance for amphibians in the wider countryside.

3.1.3 Furthermore, consultation with MAGIC (www.magic.defra.gov.uk) was undertaken to ascertain any European Protected Species Mitigation Licences granted in respect of great crested newt within a 1km radius from grid.

3.1.4 Consultation via Barnsley Metropolitan Borough Council planning portal was undertaken to ascertain any great crested newt records within a 1Km radius recorded as part of the planning process.

3.2 Field survey

3.2.1 A search of Her Majesty's Land Registry was undertaken to ascertain the registered owners of land to the north of Everill Gate Lane. Subsequently, letters were sent to the registered owners on the 17 May 2019 to which no response was received.

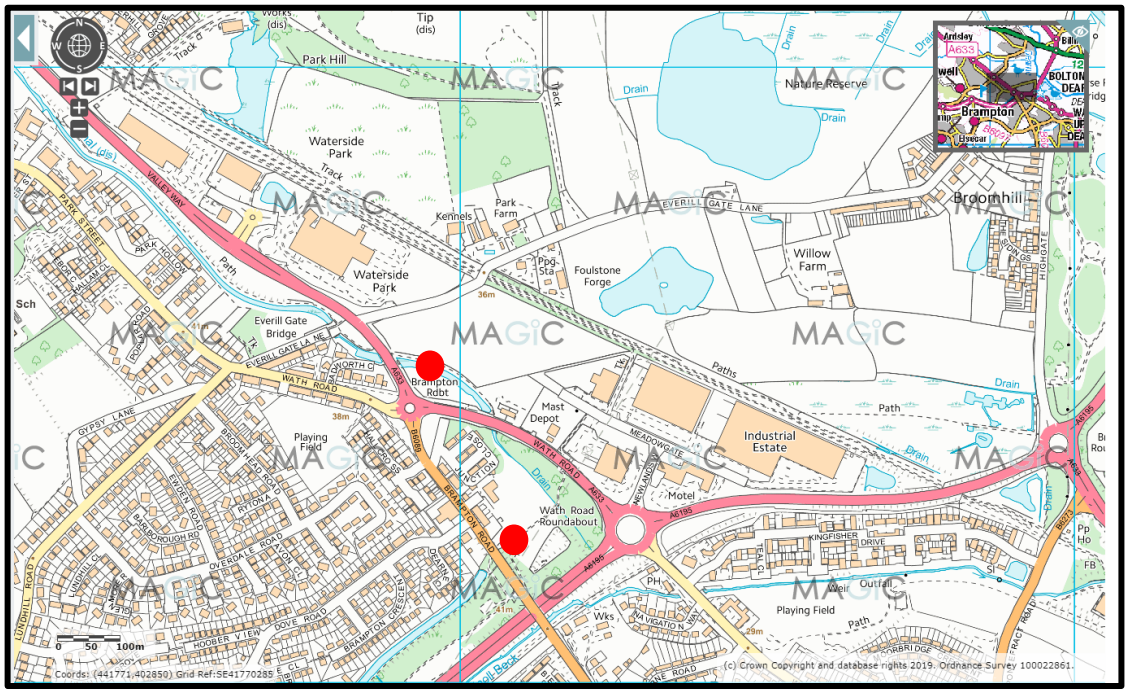
3.2.2 The Garganey Trust were contacted via www.GarganeyTrust.org.uk to gain access to Broomhill flash. No response was received.

3.2.3 Samples of water were taken following methodology outlined in DEFRA technical guidance note WC1067 *Analytical Development for Improved Surveillance of the Great Crested Newt* from the drain which runs

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immediately outside the southern site boundary and a further drain to the south east.

Figure 2: Locations of waterbodies where water samples were taken for eDNA



3.2.2 Samples were analysed for the presence of great crested newt eDNA by Sure Screen Scientifics who are listed by Natural England as a quality provider and have participated in Natural England's proficiency testing.

3.2.3 Suitable debris which could be used during the terrestrial life stages of amphibians within the site boundary was examined for the presence of great crested newt and common toad (*Bufo bufo*).

3.2.4 Furthermore, artificial refugia which formed part of the reptile surveys for the site were checked for amphibian presence. A total of seven terrestrial searches were undertaken with the majority of the survey effort concentrated around late June into July when newts are dispersing from breeding ponds.

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3.3 Timing

3.3.1 Environmental DNA samples were taken in June 2019 in line within guidance note WC1067. The terrestrial surveys were undertaken between 30th June 2019 and 30th July 2019.

3.4 Weather conditions

3.4.1 Weather conditions at the time of survey were an average temperature of 16°C, wind speed of 4mph from the north east, and sunny, and no precipitation.

3.5 Personnel

3.5.1 The survey was carried out by ecologist, Natasha Estrada, BSc (Hons), MRes, MCIEEM of Estrada Ecology Ltd; an experienced ecologist of approximately fourteen years.

4 Ecological Constraints

4.1 An absence of species records from within a search radius does not provide confirmation that a species is absent from within the search area. It is acknowledged that great crested newt is likely to be under recorded within the immediate and wider area.

4.2 Where access to ponds within the search radius was not available comprehensive terrestrial searches were undertaken along with an assessment of potential barriers to dispersal.

5 Survey Results

5.1 Desktop survey results

5.1.1 Two amphibian records, both for common frog (*Rana temporaria*) and dated 2008 and 2010 respectively were returned from the records search.

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5.1.2 Consultation with MAGIC recorded no European Protected Species Mitigation Licenses (EPSML) granted within a 1km radius and pertaining to great crested newt.

5.1.3 Consultation confirms the presence of a known population of great crested newt in land off Cortonwood roundabout, approximately seven hundred metres south east of the site.

5.2 eDNA Results

5.2.1 The drain immediately outside the southern site boundary, which forms part of the disused canal, recorded negative for great crested newt eDNA (Appendix One).

5.2.2 A second sample taken from the drain network three hundred and twenty metres south east of the survey site recorded positive for great crested newt eDNA. This population is believed to be from the Cortonwood population to the immediate south west.

5.3 Terrestrial search

5.3.1 A search of the site for features which amphibians could utilise during their terrestrial life stages was undertaken. Any discarded debris, rocks and artificial reptile refugia were examined for the presence of amphibians. No amphibians of any species were recorded during the terrestrial searches.

5.4 Potential barriers to dispersal of known populations

5.4.1 Significant man- made barriers are present between known populations of great crested newt at to the south east at Cortonwood roundabout and the application site in the form of the B6089 and the busy A633 likely to cause a barrier to dispersal.

5.5 On site habitats

5.5.1 Aquatic

5.5.1.1 The application site contains no water bodies, and none were recorded to feed into the site. A drain directly outside the southern site boundary recorded negative for the presence of great crested newt eDNA.

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5.5.1.2 The site itself was recorded as containing negligible potential to support great crested newt in their aquatic life stages.

5.5.1.3 No impacts are predicted on breeding ponds via the current proposals.

5.6 Terrestrial

5.6.1 Terrestrial habitats within the proposed construction footprint are dominated by tall ruderal communities, with small areas of scattered scrub and bracken. Areas of bare ground and rock exposures / waste occur frequently where in parts ephemeral/ short perennial communities have colonised.

5.6.2 The site is bordered on all elevations by fencing, some in a poor condition. Immediately outside the boundary fencing are mature, species-rich hedgerows and scattered trees offering some connective habitat between the site and neighbouring land.

6 Conclusions & Recommendations

6.1 Assessment of Impacts

6.1 Aquatic Habitats

6.1.1 No impacts are predicted in respect of damage, obstruction or destruction of breeding ponds. The site contains negligible habitat for the aquatic life stages of amphibians including great crested newt.

6.1.2 No impacts are predicted in respect of blocking access from one pond to another.

6.2 Terrestrial Habitats

6.2.1 The main impacts via the proposed development in relation to great crested newts are outlined below:

- Disturbance, killing or injury of great crested newts during construction activities including site clearance, top soiling, regrading and movement of construction materials.

6.2.2 Rubble piles within the application site boundary provide suitable refugia for use by great crested newt during their terrestrial life stages. However,

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no evidence of use of the site by amphibians of any species was recorded during the terrestrial searches.

6.2.3 No impacts are predicted in respect of severing terrestrial lines and the loss of overall terrestrial habitat in the area is low.

6.2.4 Proportionate mitigation should be in place for the residual possibility of single/ low numbers of great crested newt using boundary features.

6.3 Pre-construction impacts

6.3.1 No pre-construction impacts are predicted. Works in areas with the residual possibility of use by single or low numbers of great crested newt will not commence until a search of the construction footprint has been made for newts and appropriate mitigation measures put into place.

6.3.2 Mid-term construction Impacts

6.3.2.1 Due to the residual presence of great crested newts in nearby ponds (within 250 metres), without mitigation the proposed works are assessed as likely to have a minor adverse impact on newts through potential killing/injury to newts migrating or commuting across the site without proportionate mitigation. It is deemed that with a proportionate mitigation strategy, this can be lowered to a neutral impact due to the sub- optimal habitat on site.

6.3.2.2 During the construction phase including site clearance, any unmitigated works could lead to areas for newts to become trapped in, crushed or buried during the proposed works.

6.3.2.3 Unprotected storage of equipment and materials on site could create temporary refugia for newts to shelter under with a subsequent risk of crushing / injury when such refugia are moved.

- The site holds some potential refuges which amphibians (including Great Crested Newt) could use. However, no amphibians were recorded throughout the terrestrial site surveys. No potential refuge features should be removed unless checked by a suitably qualified ecologist.
- Brash should be removed and disposed of offsite. No piles of cut vegetation which could provide potential refuge for amphibians and reptiles should be left on site.

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- Post demolition no hardcore should be retained on site. All demolished material should be either stored within skips or removed from site to prevent creating potential refuge areas which amphibians and newts could occupy.

6.3.2.4 Storage of soil and aggregates on the development footprint could create habitat in which newts could shelter with subsequent risk of death or injury to newts when the spoil was removed.

7 Precautionary Mitigation Strategy

7.1 The following methodology should be followed in order to reduce the impact on great crested newt at the site:

- All potential refuges and topsoil should be stripped during the activity season for amphibians (typically mid-March- Mid October during suitable weather conditions). An immediate pre- works survey should be undertaken by a suitably qualified ecologist to ensure that all potential refugia (logs, concrete, rocks etc) are free of amphibians including great crested newt. Any suitable refugia identified should be removed off site. Only when deemed clear by a suitably qualified ecologist may a machine be used;
- When potential refuge areas have been removed from the site, key habitat features can be topsoil stripped. Any features such as tree stumps, rocks, stones and sunken paving slabs should be carefully removed. Should any mammal burrows be uncovered these should be dug back by hand.

7.2 Destructive searches and site strip

7.2.1 The following methodology should be followed during site preparation:

- All potential refuges and topsoil should be stripped during the activity season for amphibians (typically mid-March- Mid October during suitable weather conditions). An immediate pre- works survey should be undertaken by a suitably qualified ecologist to ensure that all potential refugia (logs, concrete, rocks etc) are free of amphibians including great crested newt. Any suitable refugia identified should be removed off site. Only when deemed clear by a suitably qualified ecologist may a machine be used.

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- When potential refuge areas have been removed from the site, key habitat features can be topsoil stripped. Any features such as tree stumps, rocks, stones and sunken paving slabs should be carefully removed. Should any mammal burrows be uncovered these should be dug back by hand. Such works can be undertaken by an excavator under the supervision of a suitably qualified ecologist when deemed clear.

7.3 Construction Works / Phase

7.3.1 The construction footprint has been identified and works will be restricted to this area. Any trenches dug on site should contain means for any trapped fauna to escape. A small wooden ramp should be placed within the trench each evening and left overnight as a means of escape. No chemicals should be stored on site, spill kits and anything that could potentially harm amphibians should not be left accessible.

7.4 Environmental Working Practices and Staff Awareness

7.4.1 Site staff should be made aware of their duties in respect of legally protected species. Site staff should be informed of the residual possibility of great crested newt outside the site boundary and whilst a low risk that they could be encountered on site, the risk remains. It is important to note that amphibians are harmless, and their presence poses no health and safety risk to site staff.

7.4.2 Sympathetic working practices should include:

- Avoid creating habitat piles / refuges which amphibians could utilise.
- Should areas of vegetation / debris be required to remain on site, suitable measures should be employed to prevent access by amphibians. Sheets of tarpaulin can be erected over the piles with the bottom sealed to prevent entry.

7.5 Staff awareness training

7.5.1 All site staff and contractors should be made aware of the residual possibility of amphibian presence via a site induction.

- Staff should be made aware of the use of refuges by amphibians. Should common amphibian species (excluding great crested newt) be discovered they should be placed in a suitable

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container, removed from site and released safely into the adjacent land to the west.

- Should great crested newt be discovered during the works; all works should cease, and a suitably qualified ecologist be consulted. The site will have an on-call ecologist for such instances. The ecologists contact details should be at hand for advice. Should great crested newt be discovered the on-call ecologist will consult with the local authority and Natural England and advise on further action to be taken.

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Appendix One: Great crested newt eDNA survey results.

SureScreen Scientifics

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Report No: 1
Order No: EVER.10.5.2018
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Contact: J Gruber
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Date: 17/07/2019

TECHNICAL REPORT

ANALYSIS OF ENVIRONMENTAL DNA IN POND WATER FOR THE DETECTION OF GREAT CRESTED NEWTS

Date sample received at Laboratory: 03/07/2019
Date Reported: 17/07/2019
Matters Affecting Results: None

RESULTS

Lab Sample No.	Site Name	O/S Reference	SIC	DC	IC	Result	Positive Replicates
2603	EVER.10.5.2018, Everill Gate Lane	SE 41067 02566	Pass	Pass	Pass	Negative	0
4464	EVER.10.5.2018.2, Everill Gate Lane (Two)	SE 40995 02459	Pass	Pass	Pass	Positive	1

SUMMARY

When Great Crested Newts (GCN); Triturus cristatus inhabit a pond, they deposit traces of their DNA in the water as evidence of their presence. By sampling the water, we can analyse these small environmental DNA (eDNA) traces to confirm GCN habitation, or establish GCN absence.

The water samples detailed below were submitted for eDNA analysis to the protocol stated in DEFRA WC1067 (Latest Amendments). Details on the sample submission form were used as the unique sample identity.

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SureScreen Scientifics

RESULTS INTERPRETATION

Lab Sample No.- When a kit is made it is given a unique sample number. When the pond samples have been taken and the kit has been received back in to the laboratory, this sample number is tracked throughout the laboratory.

Site Name- Information on the pond.

O/S Reference – Location/co-ordinates of pond.

SIC- Sample Integrity Check. Refers to quality of packaging, absence of tube leakage, suitability of sample (not too much mud or weed etc.) and absence of any factors that could potentially lead to results errors. Inspection upon receipt of sample at the laboratory. To check if the Sample is of adequate integrity when received. Pass or Fail.

DC- Degradation Check. Analysis of the spiked DNA marker to see if there has been degradation of the kit since made in the laboratory to sampling to analysis. Pass or Fail.

IC- Inhibition Check- PCR inhibitors can cause false results. Inhibitors are analysed to check the quality of the result. Every effort is made to clean the sample pre-analysis however some inhibitors cannot be extracted. An unacceptable inhibition check will cause an indeterminate sample and must be sampled again.

Result- NEGATIVE means that GCN eDNA was not detected or is below the threshold detection level and the test result should be considered as no evidence of GCN presence. POSITIVE means that GCN eDNA was found at or above the threshold level and the presence of GCN at this location at the time of sampling or in the recent past is confirmed. Positive or Negative.

Positive Replicates- To generate the results all of the tubes from each pond are combined to produce one eDNA extract. Then twelve separate analyses are undertaken. If one or more of these analyses are positive the pond is declared positive for the presence of GCN. It may be assumed that small fractions of positive analyses suggest low level presence but this cannot currently be used for population studies. In accordance with Natural England protocol, even a score of 1/12 is declared positive.

METHODOLOGY

The laboratory testing adheres to strict guidelines laid down in WC1067 Analytical and Methodological Development for Improved Surveillance of The Great Crested Newt, Version 1.1

The analysis is conducted in two phases. The sample first goes through an extraction process where all six tubes are pooled together to acquire as much eDNA as possible. The pooled sample is then tested via real time PCR (also called q-PCR). This process amplifies select part of DNA allowing it to be detected and measured in 'real time' as the analytical process develops. qPCR combines PCR amplification and detection into a single step. This eliminates the need to detect products using gel electrophoresis. With qPCR, fluorescent dyes specific to the target sequence are used to label PCR products during thermal cycling. The accumulation of fluorescent signals during the exponential phase of the reaction is measured for fast and objective data analysis. The point at which amplification begins (the Ct value) is an indicator of the quality of the sample. True positive controls, negatives and blanks as well as spiked synthetic DNA are included in every analysis and these have to be correct before any result is declared so they act as additional quality control measures.

The primers used in this process are specific to a part of mitochondrial DNA only found in GCN ensuring no DNA from other species present in the water is amplified. The unique sequence appropriate for GCN analysis is quoted in DEFRA WC 1067 and means there should be no detection of closely related species. We have tested our system exhaustively to ensure this is the case in our laboratory. We can offer eDNA analysis for most other species including other newts.

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SureScreen Scientifics

Analysis of eDNA requires scrupulous attention to detail to prevent risk of contamination. Kits are manufactured by SureScreen Scientifics to strict quality procedures in a separate building and with separate staff, adopting best practice from WC1067 and WC1067 Appendix 5. Kits contain a 'spiked' DNA marker used as a quality control tracer (SureScreen patent pending) to ensure any DNA contained in the sampled water has not deteriorated in transit. Stages of the DNA analysis are also conducted in different buildings at our premises for added security.

SureScreen Scientifics Ltd also participate in Natural England's proficiency testing scheme and we also carry out inter-laboratory checks on accuracy of results as part of our quality procedures.

Reported by: Sarah Evans **Approved by:** Chris Troth

End Of Report

Forensic Scientists and Consultant Engineers
SureScreen Scientifics Division Ltd, Morley Retreat, Church Lane, Morley, Derbyshire, DE7 6DE
UK Tel: +44 (0)1332 292003 Email: scientifics@surescreen.com
Company Registration No. 08950940

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SURE SCREEN SCIENTIFICS

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Appendix Two: Land registry document showing ownership of land to the north side of Everill Gate Lane, Wombwell (personal details are omitted for data protection and privacy reasons).

Title Number : SYK489053

This title is dealt with by HM Land Registry, Nottingham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 17 MAY 2019 at 11:22:13 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SYK489053
Address of Property	: Land on the north side of Everill Gate Lane, Wombwell
Price Stated	[redacted]
Registered Owner(s)	[redacted]
Lender(s)	: None

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Title number SYK489053

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 17 MAY 2019 at 11:22:13. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

SOUTH YORKSHIRE : BARNSLEY

1 (22.08.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the north side of Everill Gate Lane, Wombwell.

2 The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 31 January 2003 made between (1) Stuart Lewis Morrell and Shonaugh Morrell and (2) Jeffrey Lunn and others.

NOTE 1: The right of way over the land coloured yellow on the plan to the transfer referred to above is included in the title only so far as the grantor had the power to grant the same.

¬NOTE 2: Copy filed.

3 The Transfer dated 31 January 2003 referred to above contains a provision as to light or air.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 [redacted]

2 (01.09.2004) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

3 The price stated to have been paid on 31 January 2003 was £[redacted]

4 RESTRICTION: No disposition by the proprietor of the registered estate to which section 36 or section 38 of the Charities Act 1993 applies is to be registered unless the instrument contains a certificate complying with section 37(2) or section 39(2) of that Act as appropriate.

5 RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by Waste Recycling Environmental Ltd of Wrenhouse, Manor Farm, Bridgham, Norwich or its conveyancer that the provisions of Clause 3 of a deed re: land at Everill Gate Lane, Wombwell, Barnsley and made between (1) Waste Recycling Environmental Ltd and (2) the Garganey Trust have been complied with.

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Title number SYK489053

C: Charges Register

This register contains any charges and other matters that affect the land.

1 (22.08.1995) The land is subject to such restrictive covenants as may have been imposed thereon before 24 July 1995 and are still subsisting and capable of being enforced.

End of register

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LAND REGISTRY

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