

Summary of Searches

1. Interpretation

The following terms are used in this report:

Football Foundation	The Football Foundation (CNR: 03876305) whose registered address is Wembley Stadium, Wembley Park, London, England, HA9 0WS
Lease	the lease under which the whole or part of the Property will be held;
Legal Charge	Legal charge between you and the Football Foundation.
Property	The property described in paragraph 4.1 of this report;
Landlord	Barnsley Metropolitan Borough Council;

2. Scope of the Review and Limitation of Liability

2.1 This report has been prepared for the sole benefit of you, North Gawber Colliery Football Club Limited, in connection with the proposed grant of a Lease to you and the proposed secured Legal Charge to be granted over the Property for the purpose of Football Foundation grant funding .

3. Search Results

As you are taking on a new 25 year lease, we have carried out the below

3.1 Local authority search (including any optional and additional enquiries)

3.1.1 A local authority search reveals important information about a property, such as planning permissions and building regulation consents, proposals for road schemes, environmental and pollution notices and whether any part of the property is registered as common land or as a town or village green. A local authority search only reveals matters that affect the property being searched against. It will not disclose matters that affect neighbouring properties. If you require information about neighbouring properties, you should let us know so that further enquiries can be made.

3.1.2 The local authority search was provided by Barnsley Metropolitan Borough Council on 11 June 2024. The result of the search revealed the following information:

- 3.1.3 Church Street is a highway maintainable at public expense. The lease plan does not abut the public highway, therefore we require access rights granted in the Lease for access. It is not clear from the Lease Plan provided whether access is all the way to the highway, we will ensure that there is sufficient access granted in the Lease. Please see highway plan at Annex 3.
- 3.1.4 The Property is within an area of Green Space (Parks and open spaces, play areas, sports pitches, local natural areas and cemeteries) and is also within an area of Green Belt, which means the Council would like to keep it free from development.
- 3.1.5 The search revealed there are private areas of land (the orange and green on the Plan at Annex 1) that are not maintained at public expense, we set out above, we will ensure that the club have sufficient access granted in the Lease.
- 3.1.6 The Property is within a Petroleum Exploration and Development Licence (PEDL), this means that a company has been granted a licence to pursue a range of oil and / or gas exploration activities in the area.
- 3.1.7 Rights of way / footpaths have been revealed. Please see plan at Annex 4 that indicated the footpath by a broken blue line.
- 3.1.8 The proposal for the High Speed Rail Two (HS2) is within the Council's area, however we do not believe this is near the Property and has been discontinued due to lack of funding in any event.
- 3.2 Drainage and water enquiries
- 3.2.1 The replies to drainage and water enquiries show whether a property is connected to the mains water supply and mains drainage. The replies may also show the location of public sewers within the boundary of a property and other such matters that may restrict development.
- 3.2.2 Replies to the drainage and water enquiries were provided by SafeMove a part of Yorkshire Water, on 10 May 2014. The replies revealed the following information:
- 3.2.2.1 the foul and surface water do not drain to a public sewer, as the Property is currently bare land;

- 3.2.2.2 the Property is not currently connected to mains water supply, therefore as part of the development you will have to make the necessary applications to the relevant provider to deal with these connections; and
- 3.2.2.3 there are no relevant drainage or water apparatus apparent at the Property that would restrict planned development.

3.3 Flood risk search

3.3.1 A flood risk search gives a high-level assessment of the risk to the Property from the four main types of flooding (river, coastal, groundwater and surface water). It is important to know this information before committing to buy a property, as it can affect the value of the Property and the terms of your buildings insurance for Property.

3.3.2 The flood risk search was provided by Argyll Environmental Site Solutions Combined on 10 May 2024. The result of the search revealed the following information:

3.3.2.1 the Property is at a high risk of flooding due to the proximity to River Dearne, which is located on east and south-east of the Property. Although defences are located in the wider area, the Property remains at a high risk. This indicates the defences are not providing adequate protection; and

3.3.2.2 the Property has flooded in 1947, 2007 and 2019. These events indicates that the River Dearne may pose a risk to the Property during storm events.

3.3.3 You should discuss this information with your surveyor to find out whether it affects their valuation of the property. Also it is likely that a Flood Risk Assessment will be required to support any planning applications. **[DN: We will raise enquiries with the Council to confirm whether they have ever experienced issues with flooding]**

3.4 Environmental search

3.4.1 If a local authority determines that land is contaminated, and the party who caused or knowingly permitted the contamination cannot be found, the current owner or occupier of the land may be required to remedy the contamination. This can be an

expensive process, so it is important to assess the risk of land being contaminated before committing to buy a property.

3.4.2 An environmental data search can be used to establish the risk of land being contaminated, by collating information from regulatory bodies, floodplain data and a review of current and historic land uses. This type of search is also known as a "desktop search". An environmental data search does not include a site visit or testing of soil or groundwater samples.

3.4.3 The environmental data search was provided by Site Solutions Combined on 10 May 2024. The result of the search revealed the following information:

3.4.3.1 the historical use of the Property, include mineral railway and mining of coal. There is also potentially infilled water land within 100 meters of the Property Boundary.

3.4.3.2 there are issues flagged in respect of the groundwater vulnerability, due to there being Secondary Aquifer – A located within the boundary of the Property;

3.4.3.3 the Property is within a radon affected area; and

3.4.3.4 there was an environmental pollution incident within 43 meters of the Property, showed by the red triangle at Annex 2. This shows the incident was a significant water incident that took place on 26 November 2010.

3.4.4 [We have raised enquiries with the Council in respect of whether they have any environmental indemnity policy, if not, it might be something that the Football Foundation require you to put on risk. We can enquire about this and have a further discussion. he Site's former uses mean it is likely to have caused contamination. It is likely that planning conditions will be used as a mechanism to investigate the nature and extent of contamination.]

3.5 Coal mining search

3.5.1 A coal mining search provides details of past, present and future coal mining activity at a property. The search also indicates if there are mine shafts on the property and whether any mining activities may cause subsidence.

3.5.2 The coal mining search was provided by The Coal Authority on 10 May 2024. The result of the search revealed the following information:

3.5.2.1 historically the Property is in a surface area was affected by underground mining of 4 seams of coal 110m to 180m depth, and last worked in 1959 however the Property is not in an area where a licence has been granted to remove or work coal using underground methods presently; and

3.5.2.2 although there are no recorded mine entries on the Property, there may be unrecorded mine entries within the vicinity of the Property that have not yet been identified.

3.6 Chancel repair search

3.6.1 A chancel repair search shows whether the owner of a property may be liable to contribute towards the cost of repairs to the chancel of a parish church. We would advise you not to contact any parish churches directly in relation to chancel repair liability as this may limit the availability of indemnity insurance.

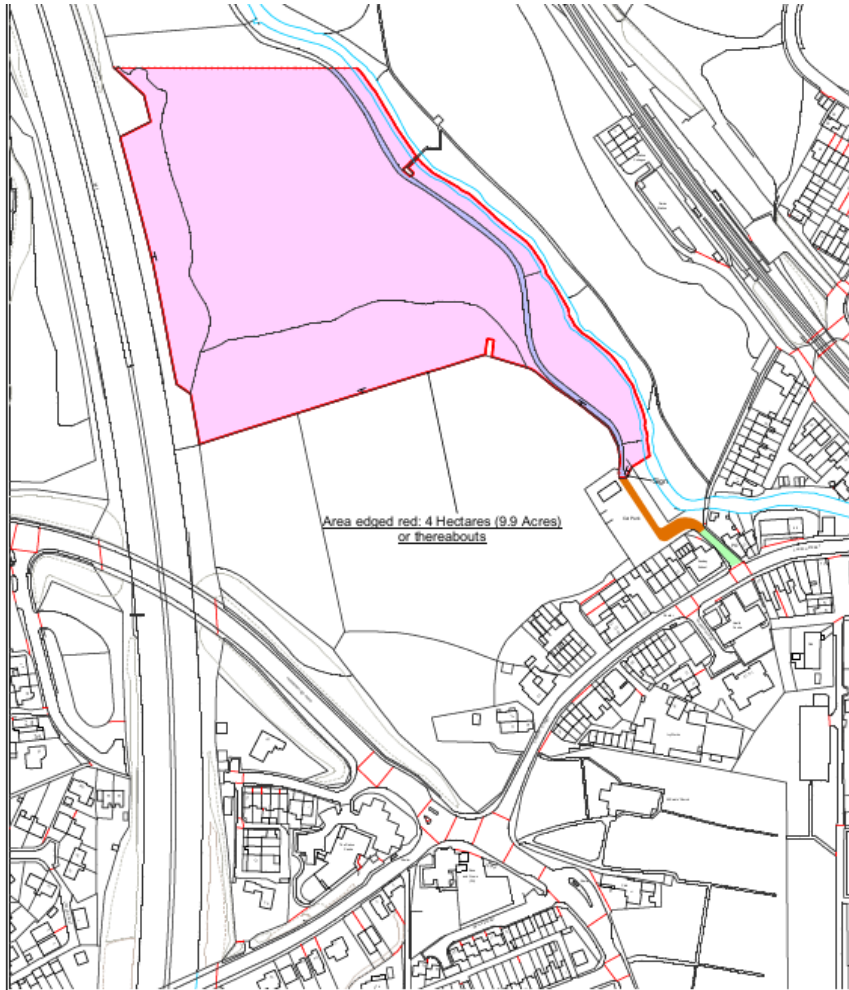
3.6.2 The chancel repair search was provided by ChancelCheck Premium on 10 May 2024. The result of the search showed that the Property is within the historical boundary of a parish which continues to have a potential chancel repair liability.

3.6.3 Indemnity insurance for chancel repair liability can be obtained from ChancelCheck if required, approximate cost are listed in the Schedule 1 to the search. We will also ask the Council if they have a chancel indemnity policy already in respect of the Property.

Commented [RN1]: Is this correct as amended, are we sending them the search or do we add details of the costs here?

Do we need to give advice on chancel and how big a risk it is. Do fiends need it covered?

**Annex 1 - Plan of the
Property**



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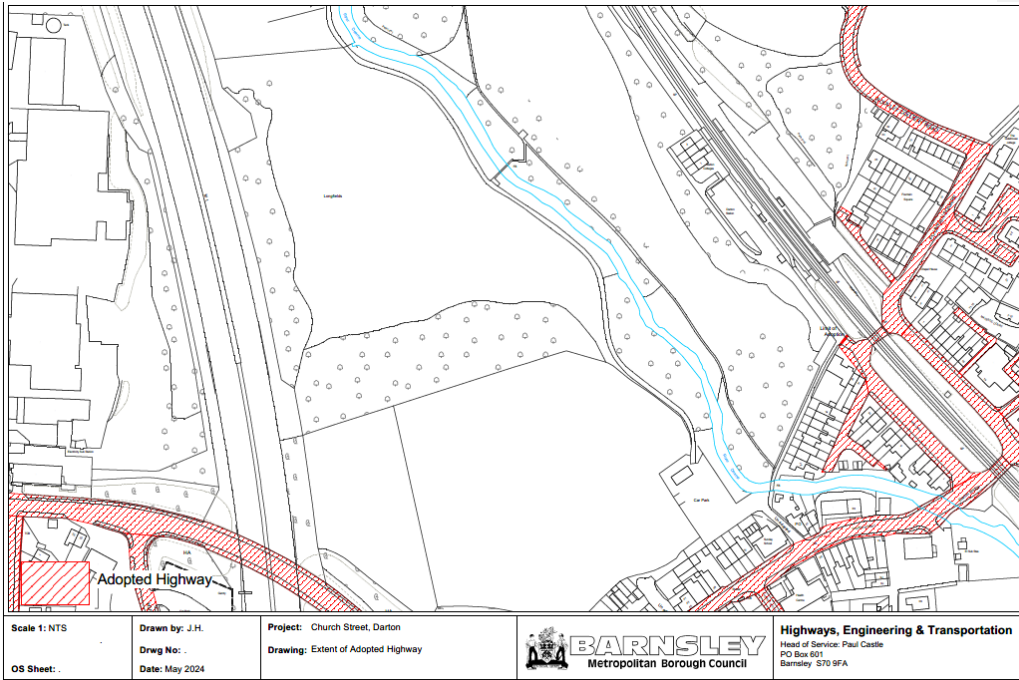
Scale 1: 2,500

Annex 2 - Pollution Incident - Environmental Impact – Water



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Annex 3 – Highway plan



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Annex 4 – Right of Way Plan

