

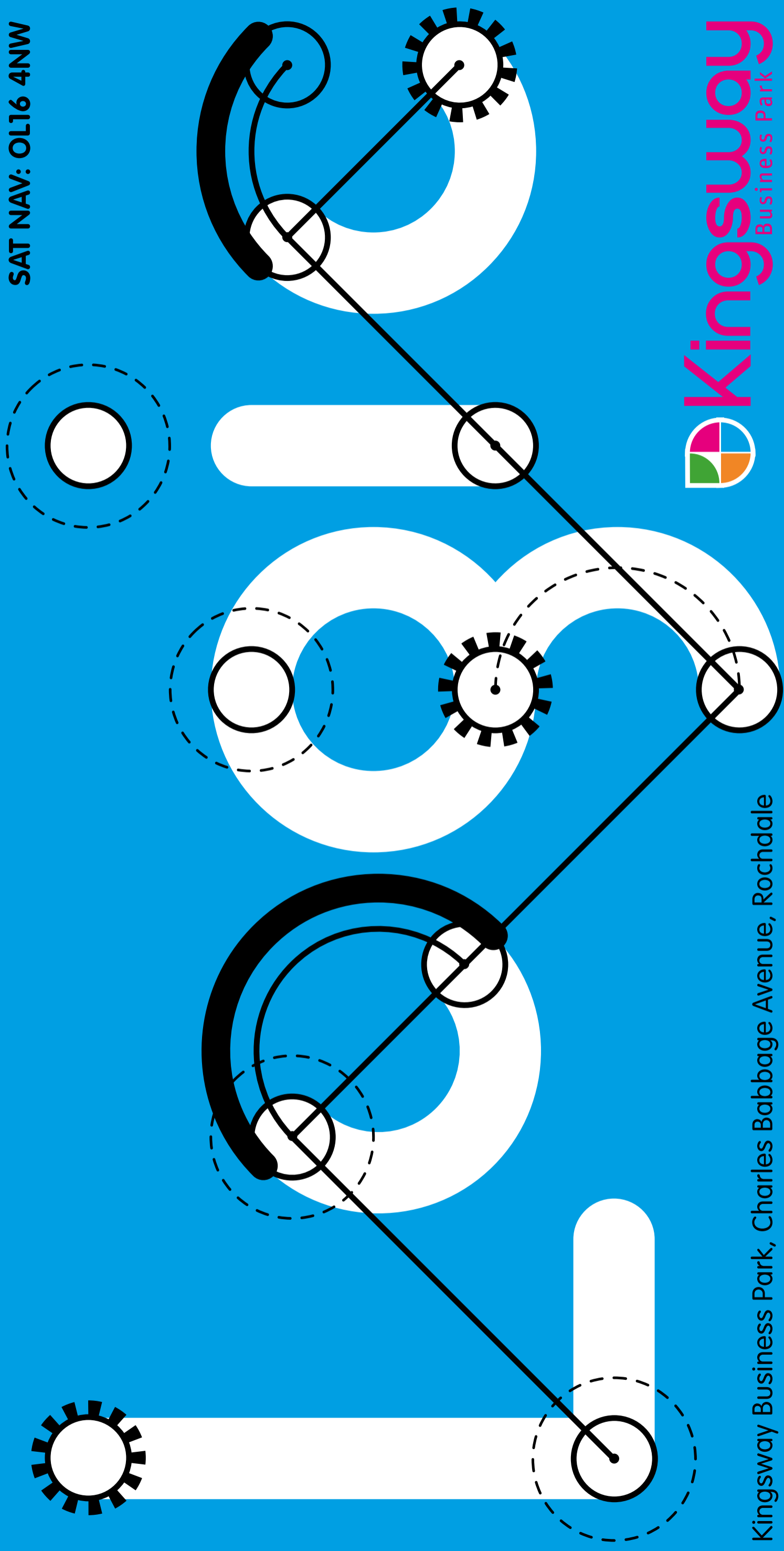
Appendix 1

Application Site and Context Plan

Appendix 2

Logic Marketing Brochure

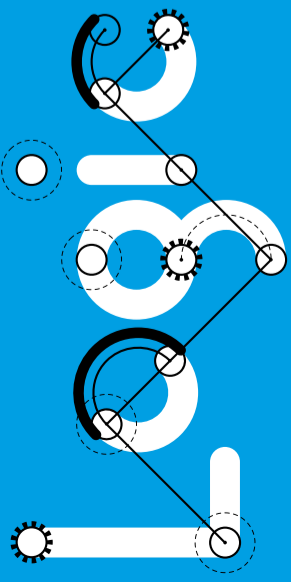
SAT NAV: OL16 4NW



Kingsway Business Park, Charles Babbage Avenue, Rochdale

A development for





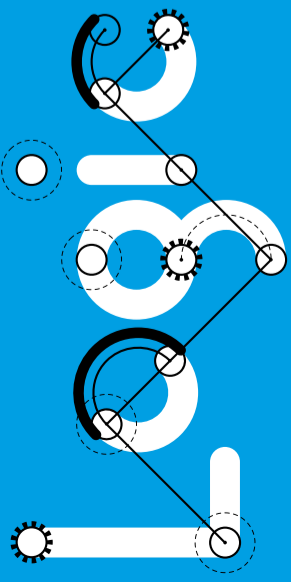
11 new units available in March 2019
from 3,000 sq ft to 15,500 sq ft

A most logical solution for industrial
accommodation in the heart of the North West

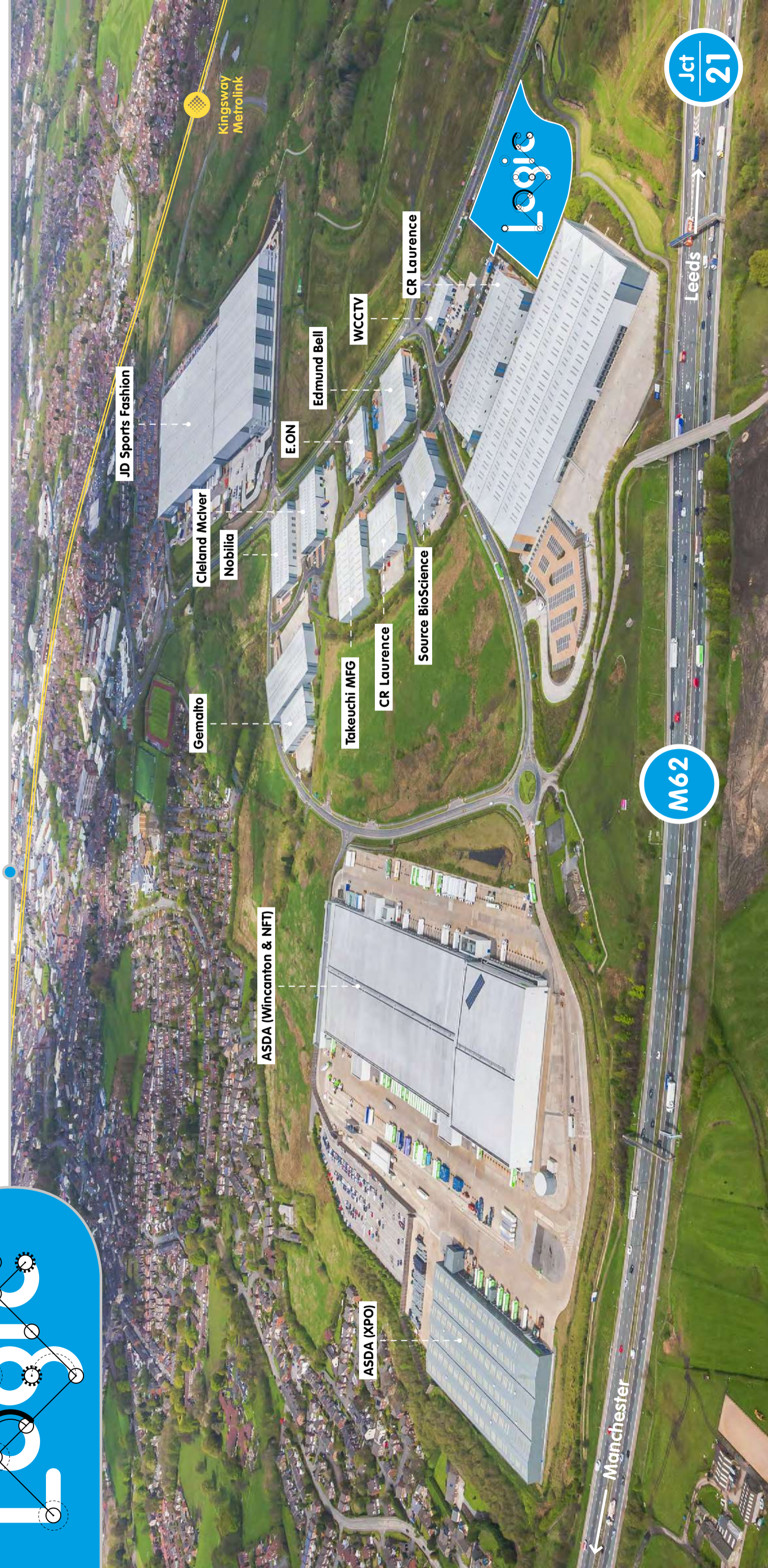
**Logical
solution**

Logic at Kingsway is an exciting new phase at one of the UK's best performing business parks. Eleven new units are currently being built and will be available in March 2019.

The scheme will provide units from **3,000 sq ft to 15,500 sq ft**.



LOCATION



Logical location

Kingsway Business Park is in an ideal location:

- Just off junction 21 of the M62, the cities and airports of Manchester and Leeds are within 30 minutes and 45 minutes respectively.

- The M62 provides excellent transport links to the local, regional and national motorway network. The M60, M66, M61, M6 and M1 are all within easy reach.
- The park also has its own Metrolink station providing direct access to Rochdale, Oldham and Manchester city centre.

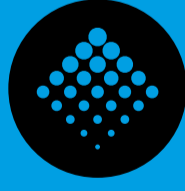
Logic

CONNECTIVITY

KEY FACTS

Adjacent to
J21 M62

M60 • 6 mins
M61 • 13 mins
M6 • 25 mins
M1 • 45 mins



Dedicated
Metrolink
stop

The North West has a
population of
7 million



It is the
largest working
population
outside of the South East



28%
of the UK population
is within a 2 hour
drive of the site.

Rochdale labour costs are
24% lower
than the national average

High
skill levels
51%
qualified to level 3 NVQ
and above

Superfast broadband
delivering speeds
up to 1 Gbps

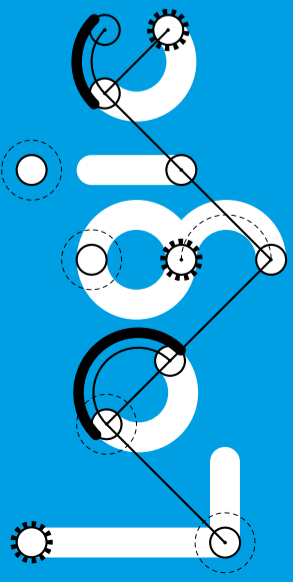


Close to
**3 international
airports**

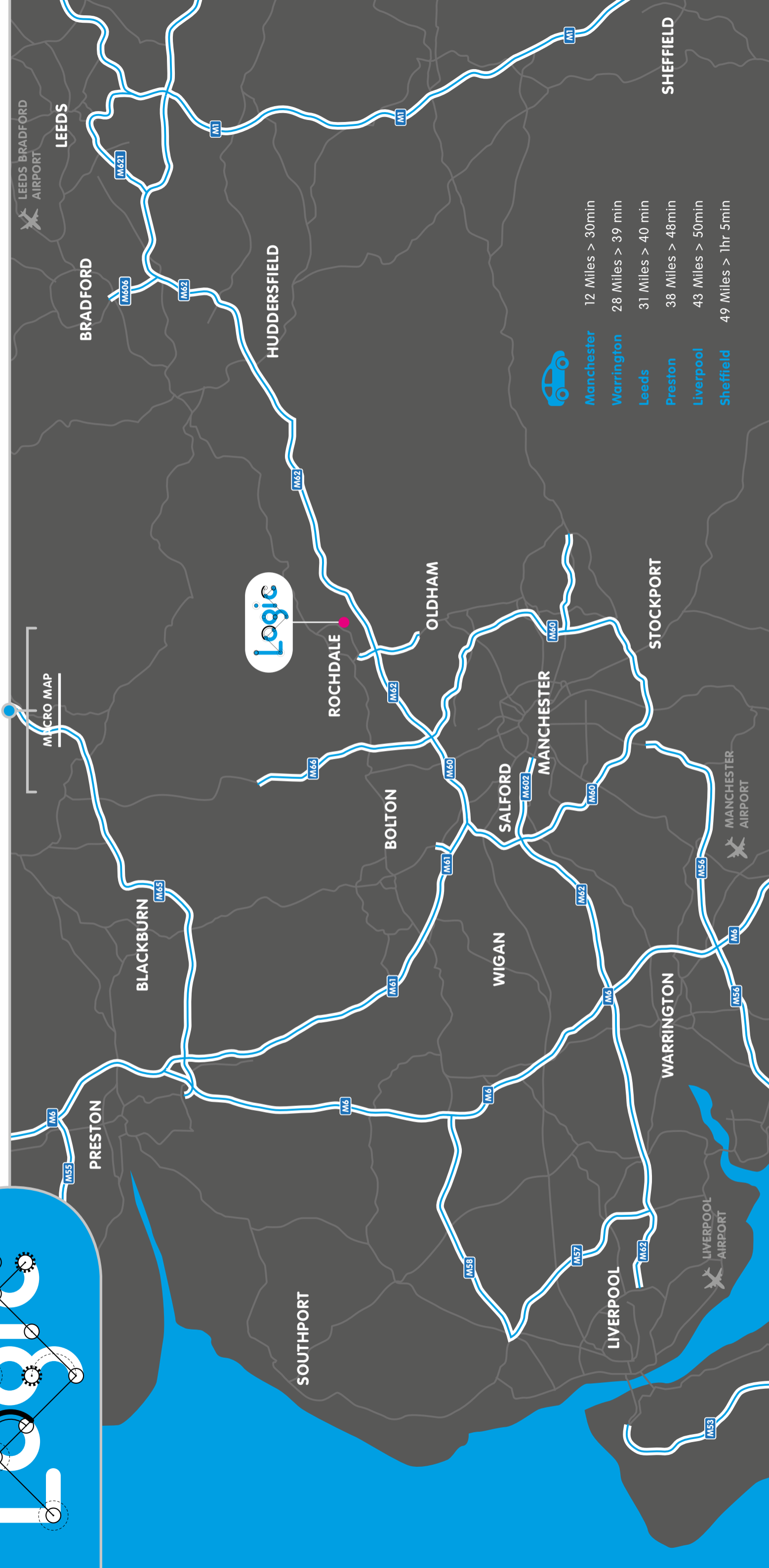
Manchester • 30 mins
Leeds • 46 mins
Liverpool • 48 mins



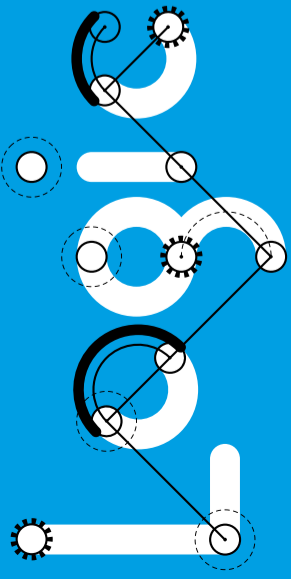
Logical connections



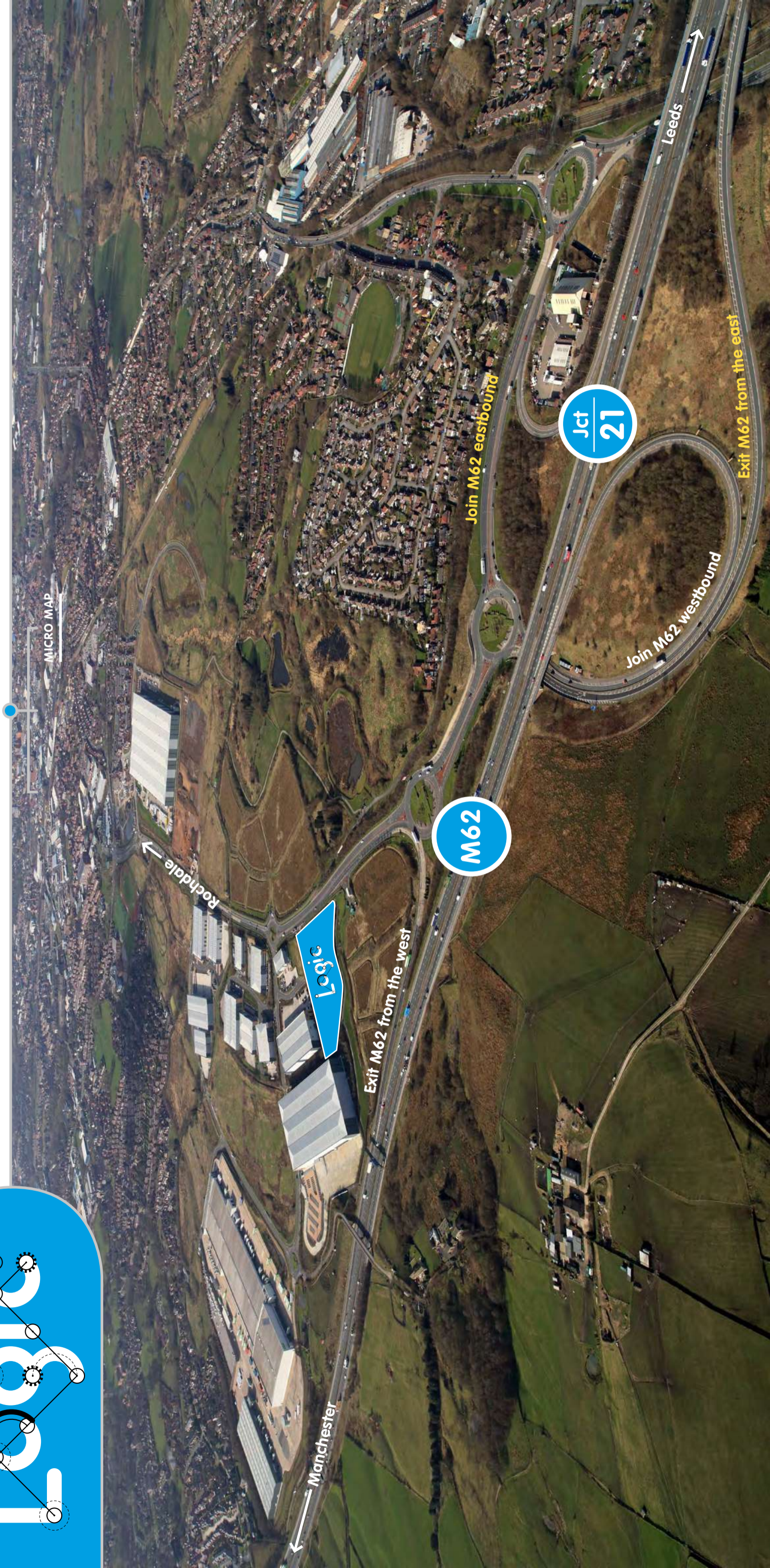
CONNECTIVITY



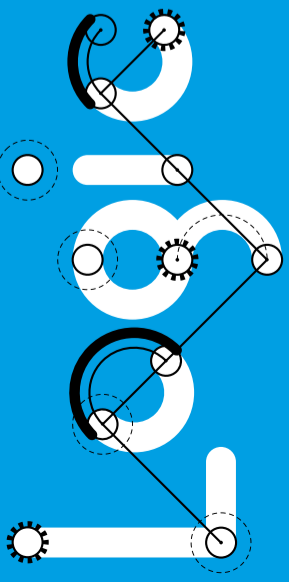
Logical connections



CONNECTIVITY



Logical
connections



M62

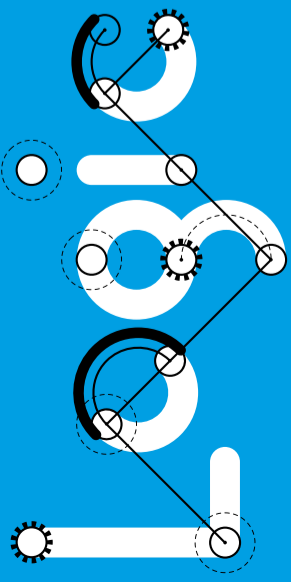
Jct 21



AERIAL

Block	Unit	Sq ft	Sq m
A	1	3,000	279
	2	7,500	697
B	3	6,250	581
	4	6,000	557
	5	4,500	418
C	6	3,000	279
	7	3,000	279
	8	3,000	279
D	9	15,500	1,434
	10	4,500	418
	11	4,500	418

A logical part of the Kingsway masterplan



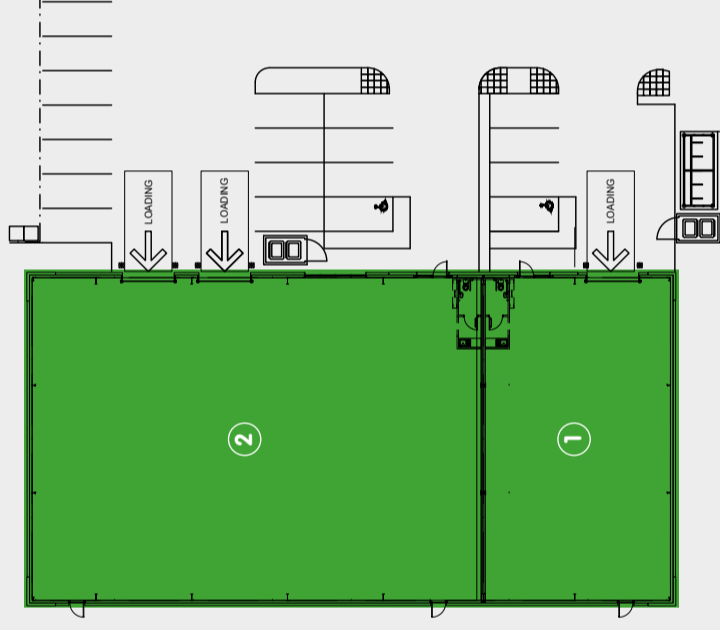
BLOCK A



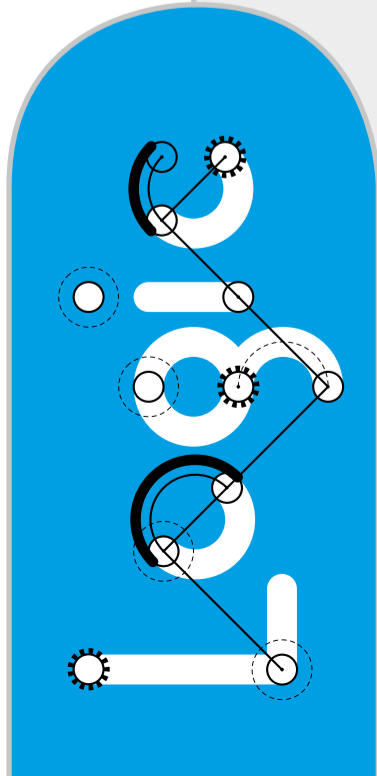
BLOCK A

Specification

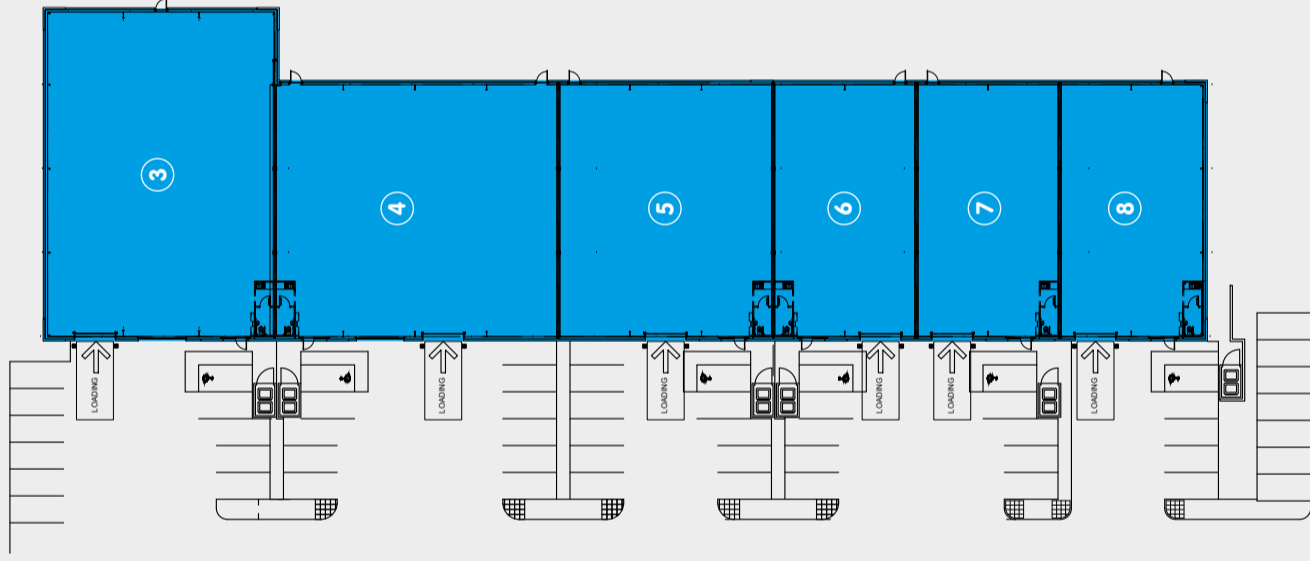
- Unit 1**
3,000 sq ft (279 sq m)
 - Unit 2**
7,500 sq ft (697 sq m)
- Units may be combined.
- Minimum 6 metres to the underside of the haunch
 - Built out to shell with kitchenette and WC
 - Shared surfaced yard and car park
 - Roller shutter doors with a clear height of 4.8m
 - 50 kN/m² floor loading
 - Power supply of 35 - 70 kVA



A logical part of the
Kingsway masterplan



BLOCK B



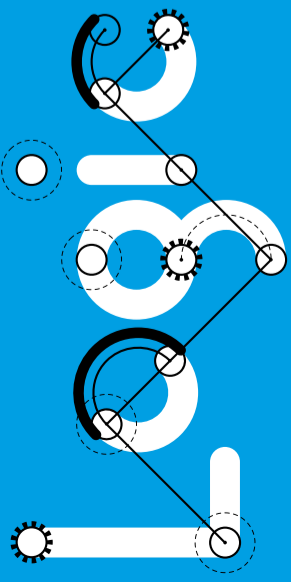
BLOCK B

Specification

- Unit 3**
6,250 sq ft (581 sq m)
 - Unit 4**
6,000 sq ft (557 sq m)
 - Unit 5**
4,500 sq ft (418 sq m)
 - Unit 6**
3,000 sq ft (279 sq m)
 - Unit 7**
3,000 sq ft (279 sq m)
 - Unit 8**
3,000 sq ft (279 sq m)
- Units may be combined.

- Minimum 6 metres to the underside of the haunch
- Built out to shell with kitchenette and WC
- Shared surfaced yard and car park
- Roller shutter doors with a clear height of 4.8m
- 50 kN/m² floor loading
- Power supply of 35 - 55 kVA

A logical part of the Kingsway masterplan



BLOCK C



BLOCK C

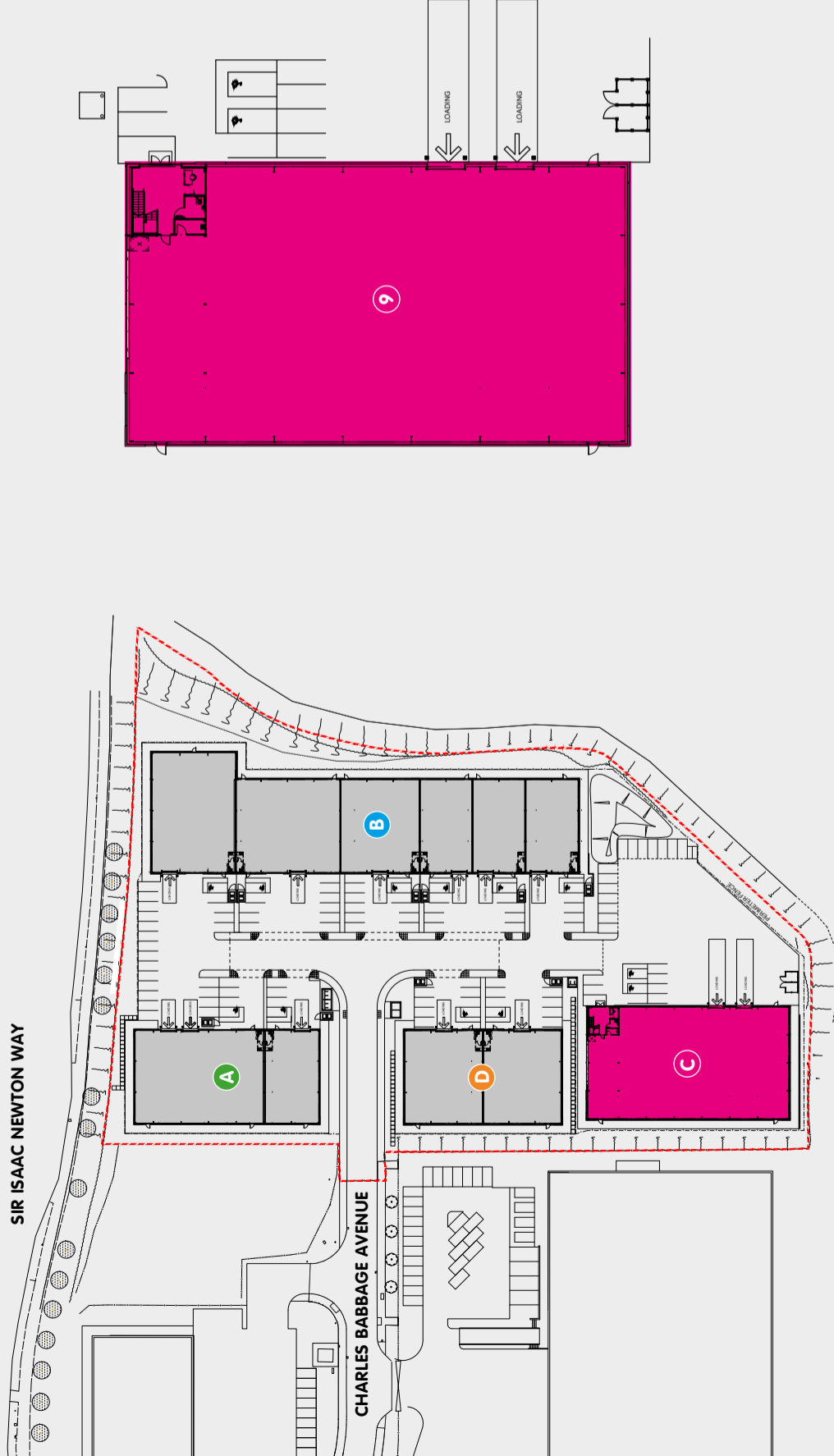
Specification

Unit 9

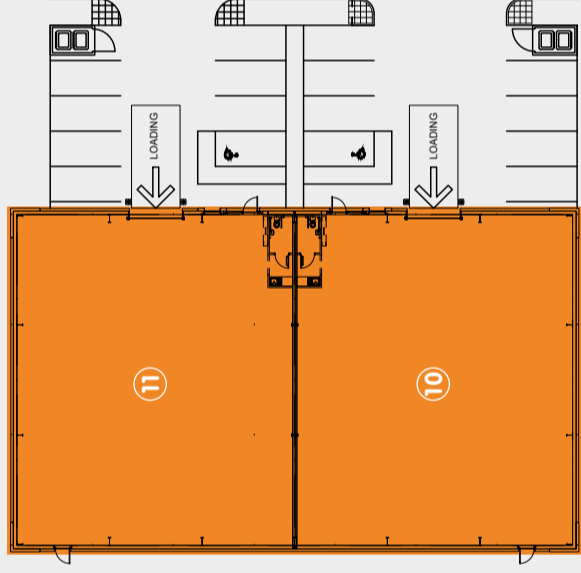
15,500 sq ft (1,434 sq m)

Warehouse 14,000 sq ft
Offices 1,500 sq ft

- Detached unit with concrete surfaced yard and car park
- 8 metres to the underside of the haunch
- 10% office accommodation at first floor level
- Roller shutter doors with a clear height of 4.8m
- 50 kN/m² floor loading
- Power supply of 150 kVA



A logical part of the
Kingsway masterplan



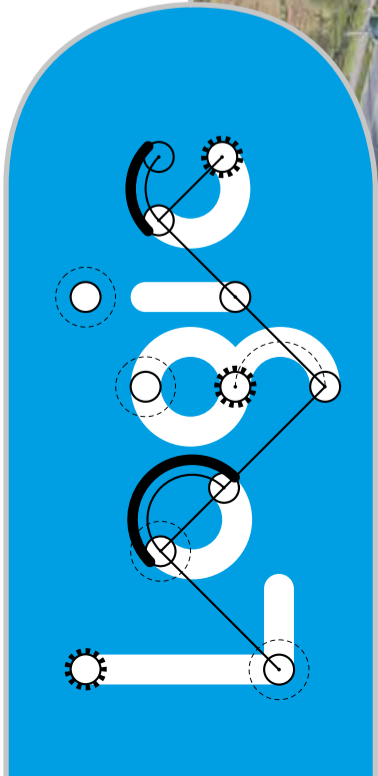
BLOCK D

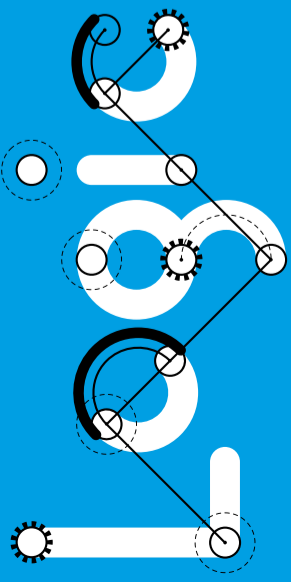
- Unit 10**
4,500 sq ft (418 sq m)
- Unit 11**
4,500 sq ft (418 sq m)
- Units may be combined.

Specification

- Minimum 6 metres to the underside of the haunch
- Built out to shell with kitchenette and WC
- Shared surfaced yard and car park
- Roller shutter doors with a clear height of 4.8m
- 50 kN/m² floor loading
- Power supply of 55 kVA

A logical part of the
Kingsway masterplan

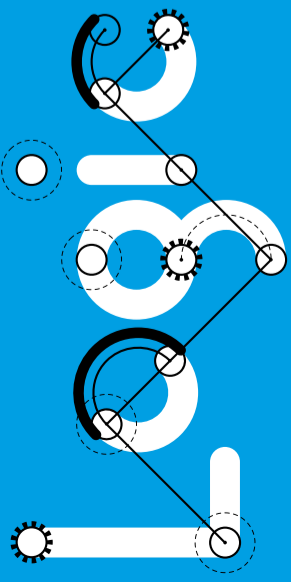




Block A

Units from 3,000 - 10,500 sq ft

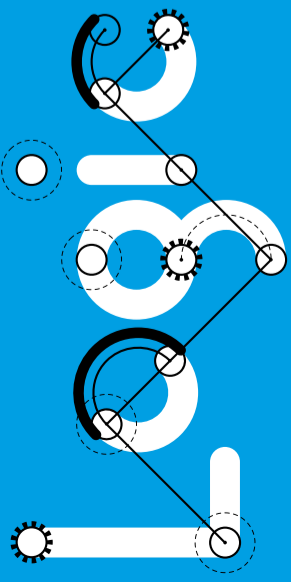




Block B

Units from 3,000 - 12,250 sq ft

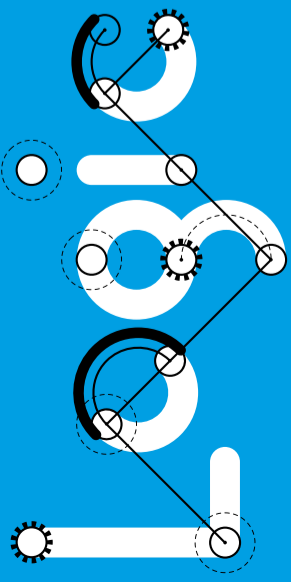




Block C

Unit size 15,500 sq ft

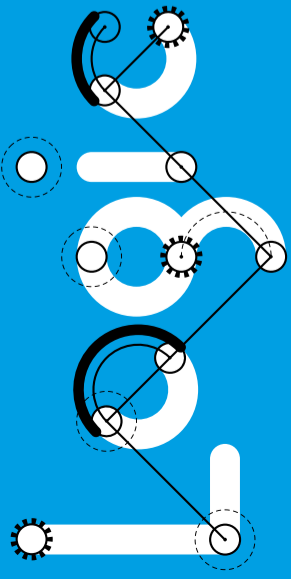




Block D

Units from 4,500 - 9,000 sq ft





VAT

All prices and rent etc. are quoted exclusive of VAT at the prevailing rate.

Terms

The units are available to let by way of full repairing and insuring leases on terms to be agreed.

Rates

To be assessed.

Rent

Upon application.

Service Charge

A service charge is payable for the maintenance and upkeep of the common parts of the estate.

Contact

Richard Johnson
07980 837328
Richard.Johnson@eu.jll.com

Robert Kos
07709 846930
Robert.Kos@eu.jll.com

John Barton
07501 773672
john@bcrealestate.co.uk

Gary Chapman
07887 578506
gary@bcrealestate.co.uk

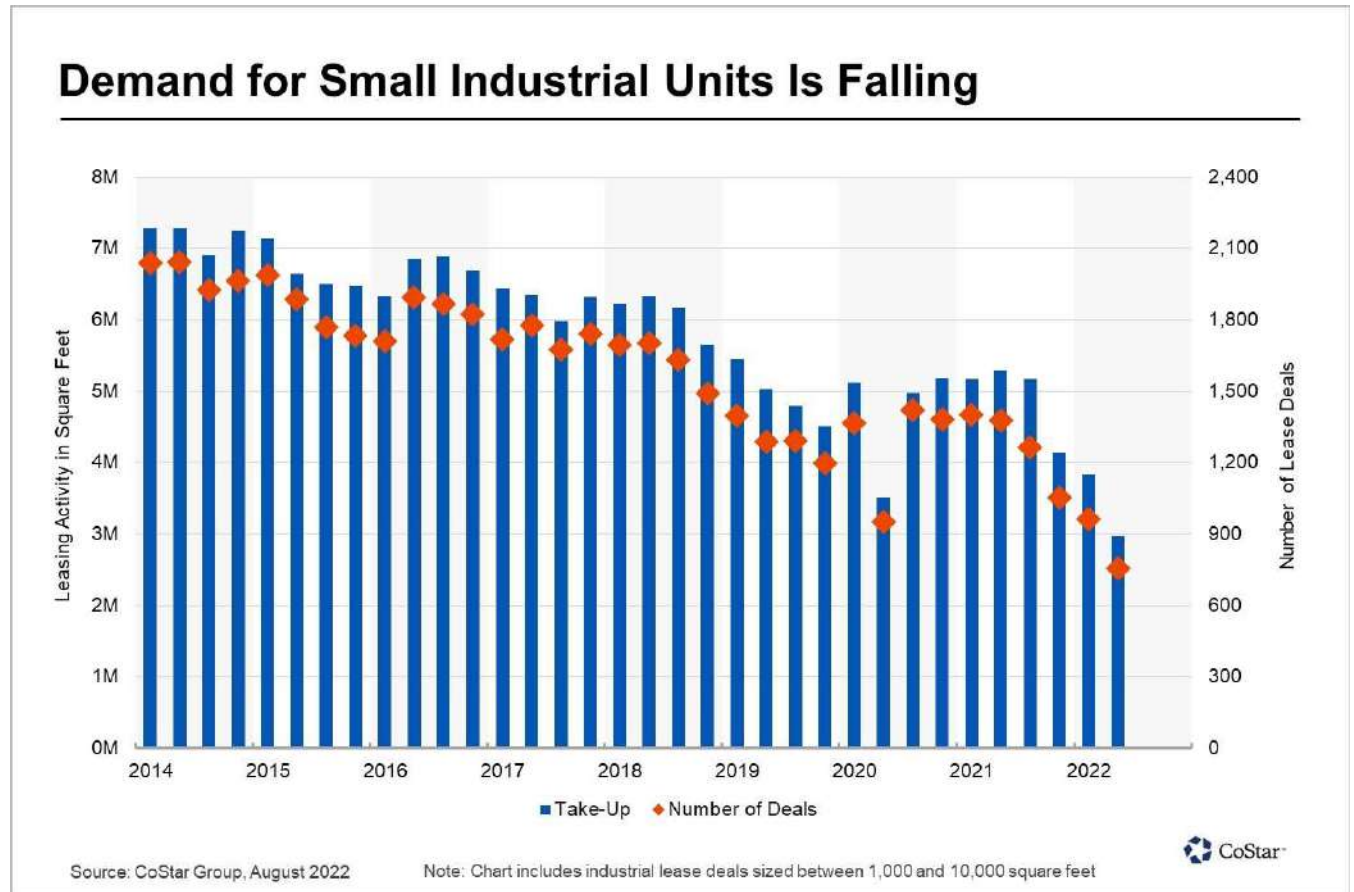
Marc Wright
07909 945947
marc@barton-kendal.co.uk

Misrepresentation Act 1967: JLL, Barton Kendall and BC Real Estate for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give JLL, Barton Kendall and BC Real Estate nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Appendix 3

CoStar Press Release Smaller Unit Demand

Sub-10,000-Square-Foot Industrial Lettings Have Fallen Away in Recent Quarters



By **Grant Lonsdale**
CoStar Analytics

15 August 2022 | 7:00

Take-up of industrial units between 1,000 and 10,000 square feet slumped in the second quarter as rising inflation and interest rates hit confidence among small businesses.

Leasing activity in the small size bracket came in around 3 million square feet in the three months to June, down 23% from the three previous months and 45% below the 5.3 million square feet recorded in Q2 2021.

Last quarter's take-up was even weaker than the figures in the second quarter of 2020 when the country was in lockdown.

Recent business surveys by the Confederation of British Industry, the Institute of Chartered Accountants in England and Wales and Lloyds Bank show firms have become increasingly worried about the health of the economy.

The S&P Global/CIPS UK Manufacturing PMI fell to a 25-month low in July as output and new orders fell on the back of the cost-of-living crisis, which is hitting consumer spending and could tip the UK economy into recession.

Gross domestic product contracted by 0.6% in June, with production output down 0.9%, according to the Office for National Statistics.

In a separate release the statistics agency said producer prices (input costs) were rising faster than factory gate prices (output costs), suggesting firms' profits are being eroded.

Narrowing margins are causing some smaller warehouse-using businesses to shelve growth plans, according to industry sources.

One source who asked not to be named said they were "still seeing good levels of demand for larger warehouses but smaller units are struggling a bit".

In a July trading update, multilet specialist Industrials REIT, whose portfolio consists mainly of smaller warehouses, said

it completed 27 new lettings across in the second quarter, down from 54 in the previous three-month period.

Meanwhile, CoStar's data shows annual net absorption in warehouses smaller than 10,000 square feet has turned negative for the first time in a decade.

The amount of vacant space in these smaller industrial buildings has risen by 22% since the end of last year to 7 million square feet, its highest level in four years and a figure likely to climb as deliveries increase.

Rising vacancy is already beginning to curb rent growth in the smaller segment of the market, which plateaued at 7.8% year-over-year in the second quarter, ending a seven-quarter sequence of acceleration.

So how concerned should smaller warehouse landlords be?

Although recent data shows the market is cooling down, that was always likely after the pandemic boosted demand for industrial units across the size spectrum.

Owners of smaller warehouses can perhaps take comfort from CoStar's forecasts, which call for net absorption to turn positive again next year.

However, with occupiers' cost bases under pressure, the days of 5%-plus annual rent growth may soon be in the rear-view mirror.

glonsdale@costar.co.uk

Appendix 4

Marketing Brochures New Speculative Developments Constructed

Egro 365

Cobalt 2

Broadway Central

OLDHAM 369

ergo
Logistics

LYDIA BECKER WAY, OLDHAM OL9 9JE

WWW.ERGOOLDHAM.CO.UK



COMPLETE AND READY FOR OCCUPATION

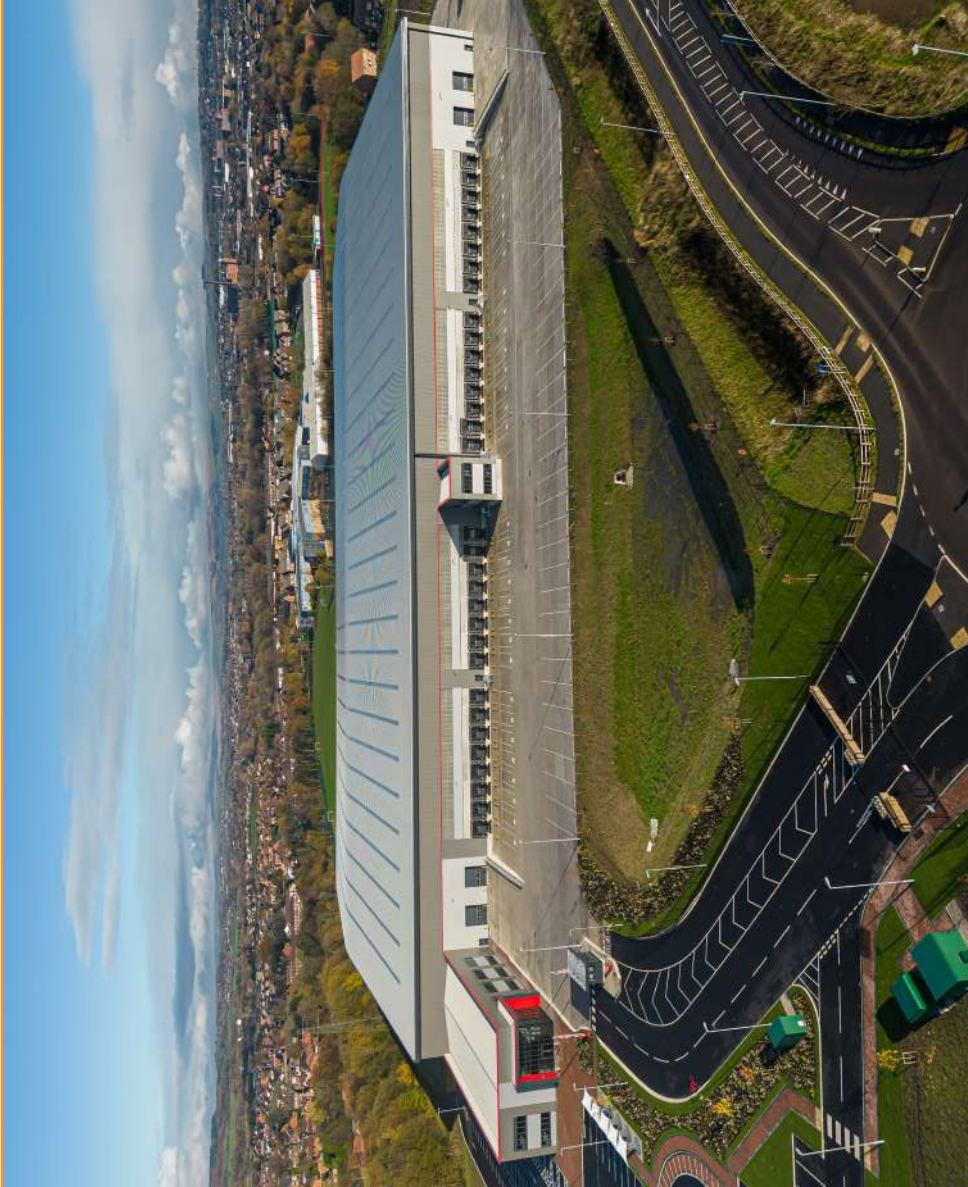
TO LET

NEWLY DEVELOPED LOGISTICS UNIT
OF 369,251 SQ FT (34,304 SQ M) – ON SITE NOW

OLDHAM 369

LYDIA BECKER WAY, OLDHAM OL9 9JE

ergo.
Logistics



Overview

Oldham 369 comprises a brand new speculatively built warehouse available from October 2022. The unit will be of steel portal frame construction with profile metal sheet elevations and insulated profile metal sheet roofs, designed to meet the modern occupiers' requirements.

Features

BREEAM[®] VERY GOOD



**GRADE A TWO
STOREY OFFICES**



EPC A



**SECURE YARDS
OF 55M**



57 HGV PARKING SPACES



15M TO HAUNCH

OLDHAM 369

LYDIA BECKER WAY, OLDHAM OL9 9JE

Building Specification

OLDHAM 369

Ground Floor Warehouse
33,357 SQ M / 359,054 SQ FT

First floor office (less plant deck)
947 SQ M / 10,197 SQ FT

Total GIA
34,304 SQ M / 369,251 SQ FT

All areas are based on a gross internal area, subject to measurement on completion.

Specification

- 15m haunch height
- Warehouse floor loading 50 kn/m²
- 28 dock levellers
- 4 double height dock levellers
- 4 level access loading doors
- 55m and 35m secure yard
- 57 HGV spaces
- 324 car parking spaces
- 2 EV charging points
- Cycle Parking
- 2 storey Hub Office
- 2 storey Grade A offices
- Kitchenette
- 8 person passenger lift
- Gatehouse



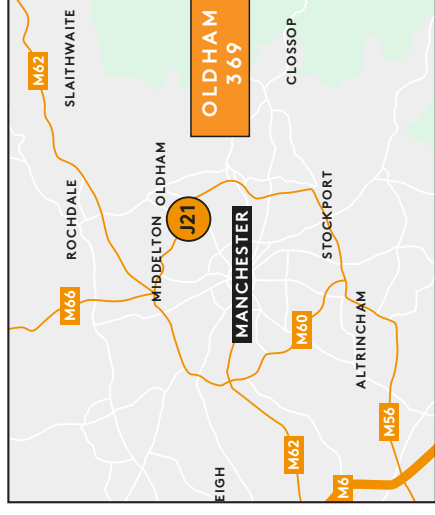
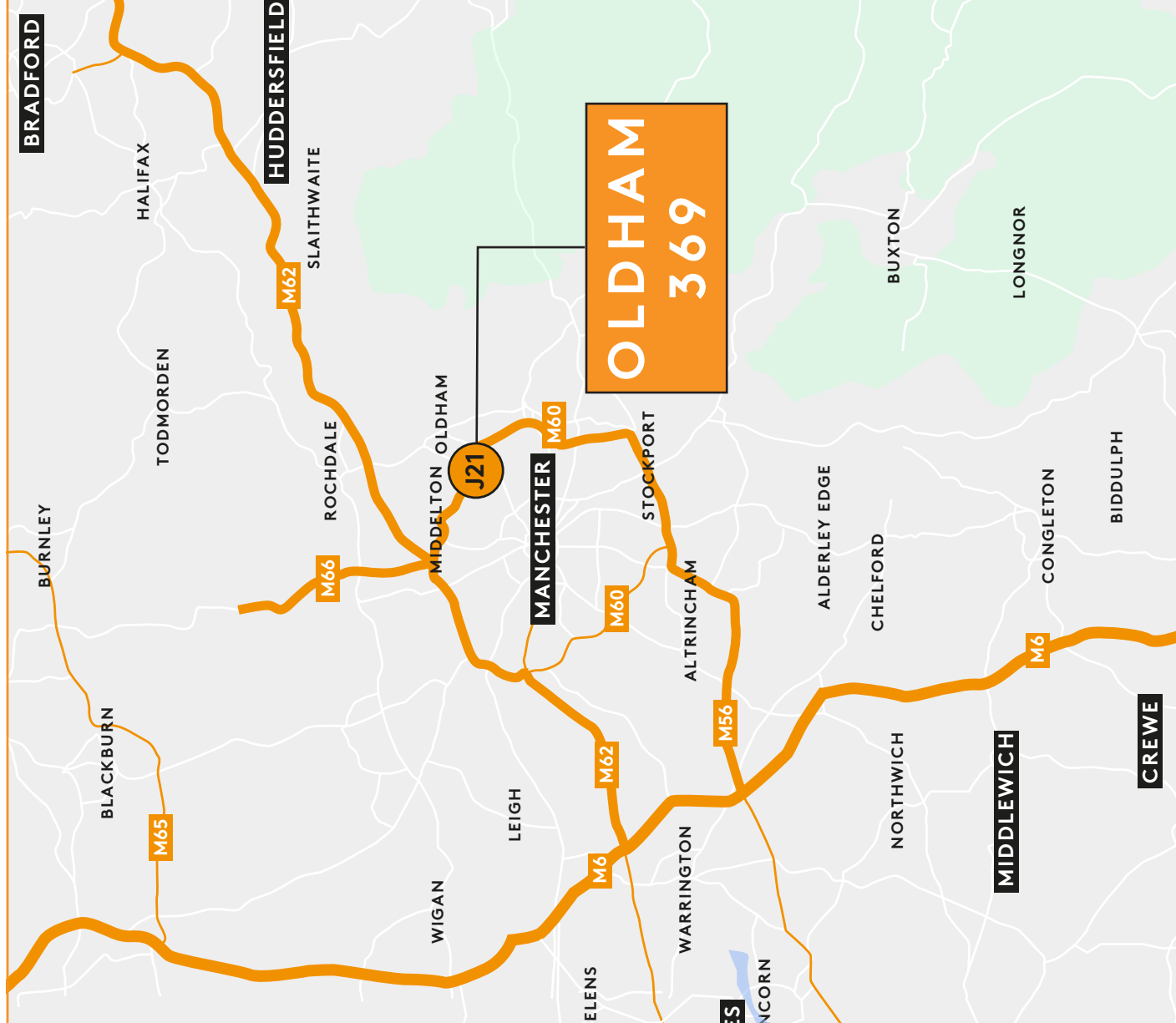
KEY

- Development boundary
- Proposed warehouse building
- 2 storey offices

ENTRANCE VIA LYDIA BECKER WAY

OLDHAM 369

LYDIA BECKER WAY, OLDHAM OL9 9JE



Drive times

Oldham 369 is strategically located just 1 mile from Junction 21 of the M60 with excellent access to the wider motorway network.

SATNAV: OL9 9JE

LOCATION	MILES	MINS
J21 M60	1	4
J20 M62	4	6
MANCHESTER	6.3	18
LEEDS	36.3	42
LIVERPOOL	41.3	50

Location

Oldham 369 is part of the Broadway Green Business Park which is in an Assisted Area benefiting from support of national and European programmes including Regional Growth Fund and Greater Manchester Investment Fund.

Oldham Council operate a 'one stop shop approach' for new large businesses in the borough to assist with Employment & Skills Provision with employment training through the Get Oldham Working partnership.

OLDHAM 369

LYDIA BECKER WAY, OLDHAM OL9 9JE

ergo.
Logistics

WWW.ERGOOLDHAM.CO.UK

Planning

The unit is suitable for distribution uses (Class B8).

EPC

An EPC Certificate will be provided on completion.

VAT

All figures are subject to VAT where applicable.

Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed. Rent on application.

Services

All mains services of electricity, gas and water are connected to the building.

Contact



PAUL COOK
M: 07793 119 221
paul.j.cook@cbre.com



CAMERON MITCHELL
M: 07392 092534
cameron.a.mitchell@cushwake.com

A development by:

ergo.
Logistics

MISREPRESENTATION ACT: CBRE and Cushman & Wakefield act for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of CBRE and Cushman & Wakefield has any authority to make any representation of warranty whatsoever in relation to this property.

FOR SALE/TO LET

COBALT 2

Foxdenton Lane
Oldham Broadway Business Park
Chadderton
M24 1NN



Brand New Warehouse / Industrial Units of

> 43,250 sq ft (4,018.04 sq m) and

> 61,500 sq ft (5,713.53 sq m)

On the instructions of

MARSHALL

WWW.MARSHALLCDP.COM

ENTER >



ACCOMMODATION

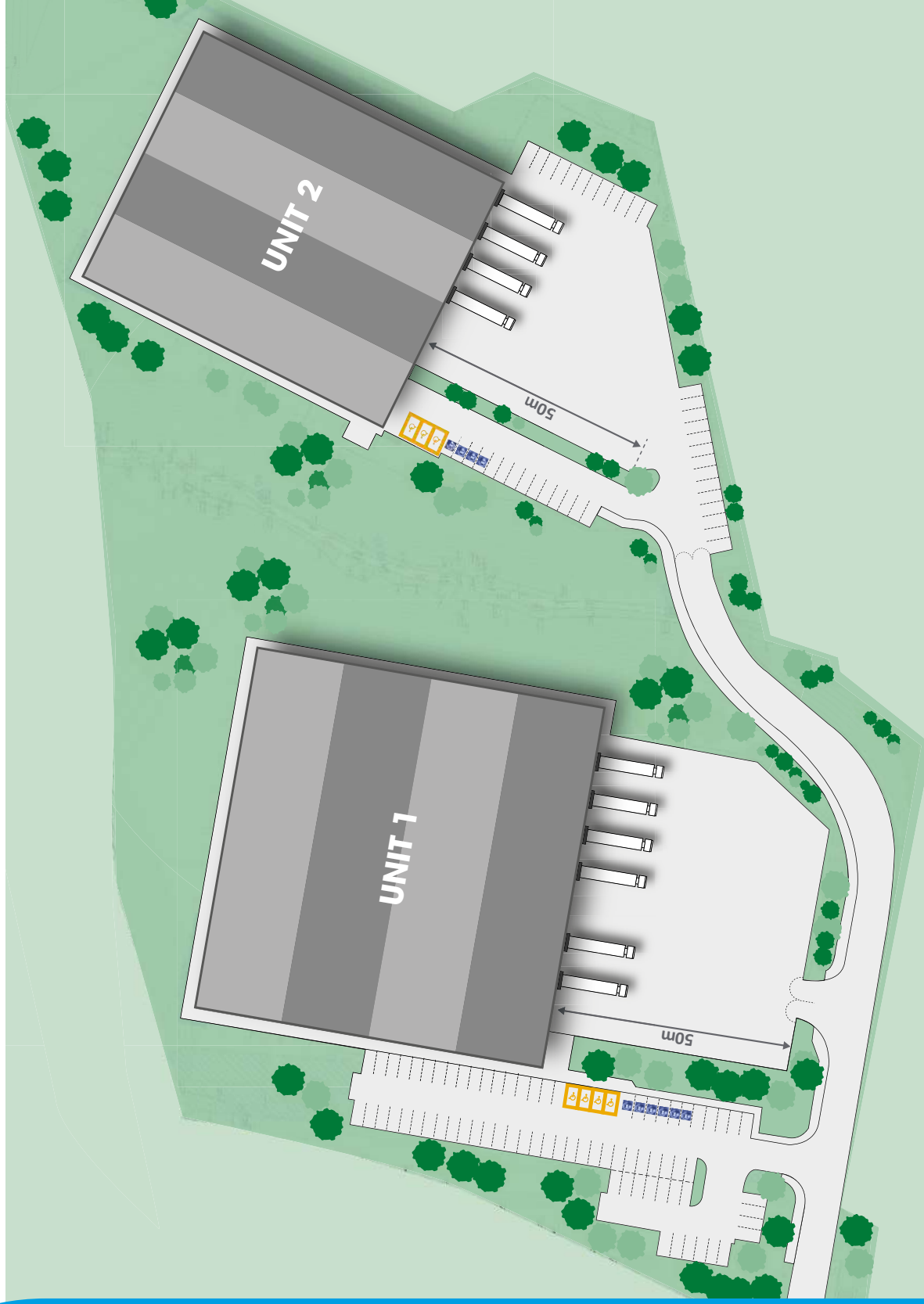
The scheme will provide two brand new speculatively built warehouse / industrial units offering the following gross internal areas:

UNIT 1

	sq ft	sq m
Warehouse	58,500	5,435
Ground Floor Office	1,500	139
First Floor Office	1,500	139
Total	61,500	5,714

UNIT 2

	sq ft	sq m
Warehouse	40,750	3,786
Ground Floor Office	1,250	116
First Floor Office	1,250	116
Total	43,250	4,018





SPECIFICATION

Both units will provide the same general specification:

- Profiled steel cladding roof
- Profiled metal wall cladding
- Designated yard / parking areas
- 3 phase electricity
- DDA compliant
- BREEM Very Good
- Electric vehicle charging points

Detailed specification to each unit:

UNIT 1

- 12m to underside of eaves
- 3,000 sq ft high quality two storey open plan office accommodation
- 4 no. dock loading doors
- 2 no. electrically operated 4.5m high level access doors
- 76 car parking spaces

UNIT 2

- 10m to underside of eaves
- 2,500 sq ft high quality two storey open plan office accommodation
- 3 no. dock loading doors
- 1 no. electrically operated 4.5m high level access doors
- 43 car parking spaces



COBALT 2

LOCATION

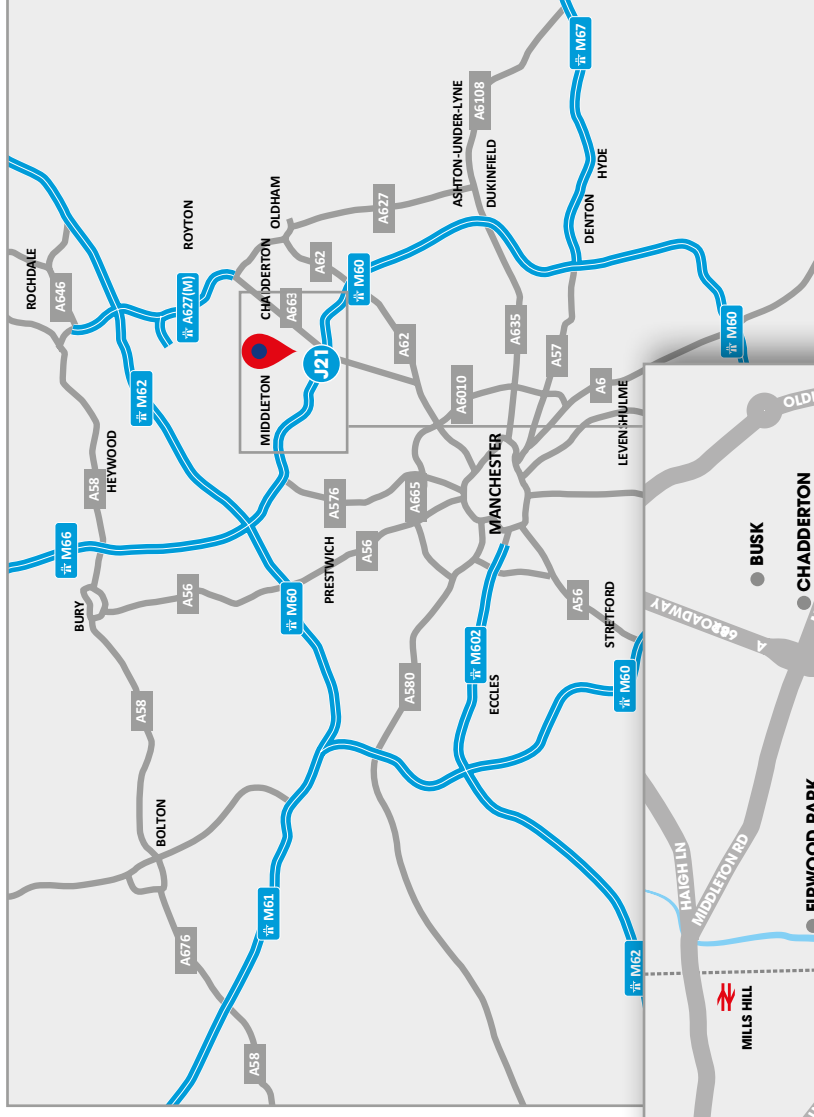
The scheme fronts the B6189 Foxdenton Lane close to its junction with Broadgate, Junction 21 of the M60 motorway is located approximately 1 mile away and can be accessed via Broadgate or the A663 Broadway.

Oldham Broadway has excellent road communications with close proximity to Liverpool, Manchester and Leeds via the M62 motorway. The M6 motorway links to Birmingham to the south and to Preston, Lancashire and Carlisle to the north while the M56 motorway provides access to North Wales and South Manchester conurbations.

Cobalt 2 is part of the wider Oldham Broadway Business Park where some of the occupiers include DVL, Bifold Group, Iron Mountain, Ebay and SG Gaming.

Travel Distances

- Mills Hill Station 1 mile
- Oldham Town Centre 3 miles
- Manchester City Centre 6 miles
- M62/M60 junction 7 miles
- Manchester Airport 19 miles



COBALT²



MANCHESTER AIRPORT
19 MILES

21

J22 & M67

M60

J20 & M62

GREENGATE

OLDHAM BROADWAY
BUSINESS PARK

BROADGATE

FOXDENTON LANE

COBALT²

OLDHAM
3 MILES



RATEABLE VALUE

The units will be assessed for rating purposes once developed.

SERVICES

All mains services will be available to the complex. Purchasers / occupiers are advised to contact the agent to discuss precise requirements.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates for the units will be commissioned following completion.

PLANNING

The development has detailed planning consent. Uses: B1 (c) Light Industrial , B2 General Industrial and B8 Storage and Distribution.

TERMS

The buildings will be available to purchase on a freehold basis or available to rent on a full repairing and insuring basis on terms to be agreed.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

PRICE / RENTAL

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

Indicative finish



VIEWINGS AND FURTHER ENQUIRIES

For further information, or to arrange a viewing, please contact:

dh DAVIES HARRISON REAL ESTATE
0161 236 9999
www.daviesharrison.com

Rick Davies
07831 658804
rick@daviesharrison.com

John Harrison
07767 648094
john@daviesharrison.com

savills.co.uk **savills**
0161 236 8644

Jonathan Altherton
07778 050197
JAtherton@savills.com

Jonathan Williams
07870 183405
jonathan.williams@savills.com



Important: The agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute a part of a contract. (2) No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT.
July 2022. Subject to Contract. Design: Alphabet Design 0151 707 1199

Broadway Central

Oldham

- > 8 new industrial/warehouse units
- > 7,643 – 51,954 sq ft (units 5-8 combined)
- > Available Summer 2023
- > 1 mile from M60 J21

To let

 Chancerygate

www.broadwayoldham.co.uk



Broadway Central

Strategically located within 1.5 miles of both Junction 21 of the M60 motorway and Junction 20 of the M62 motorway.

Six miles north of Manchester City Centre.

Proximity to a major labour force with various skill base.

Manchester International Airport within 20 minute drive.

Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	23,502	3,494	26,996
2	8,525	1,851	10,376
3	6,276	1,367	7,643
4	9,763	1,399	11,162
5	15,338	2,895	18,233
6	11,431	1,980	13,411
7	9,967	1,722	11,689
8	6,867	1,754	8,621














Units 1-8

7,643 up to 51,954 sq ft (units 5-8 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>Clear internal height 8.4-10m</p>	 <p>Secure logistics park</p>	 <p>Generous yards</p>
 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>	 <p>Electric car charging points</p>
 <p>12 year collateral warranty available</p>	 <p>Ability to combine units</p>	 <p>Landscaped environment</p>

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a leasehold basis on terms to be agreed.



Computer-generated image

Broadway Central



Image of previous Chancerygate development



Image of previous Chancerygate development



Computer generated image of unit 1



Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation and target a minimum EPC rating of B for their units. As a result, occupational costs to the end user will be reduced.

The green initiatives for pre-planning have included:

- PV panels for all units
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- Targeting BREEM rating 'Very Good'

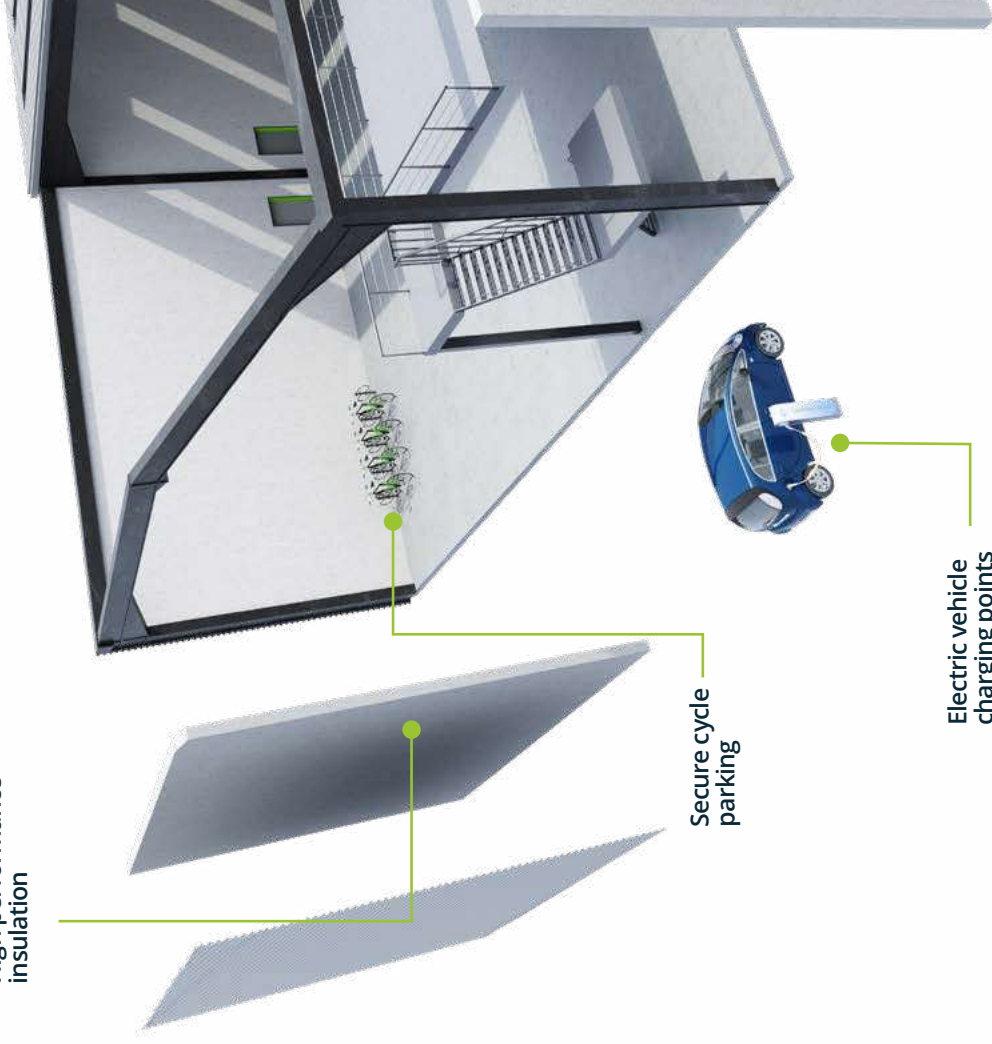


15% warehouse roof lights

High performance insulation

Secure cycle parking

Electric vehicle charging points



Broadway Central



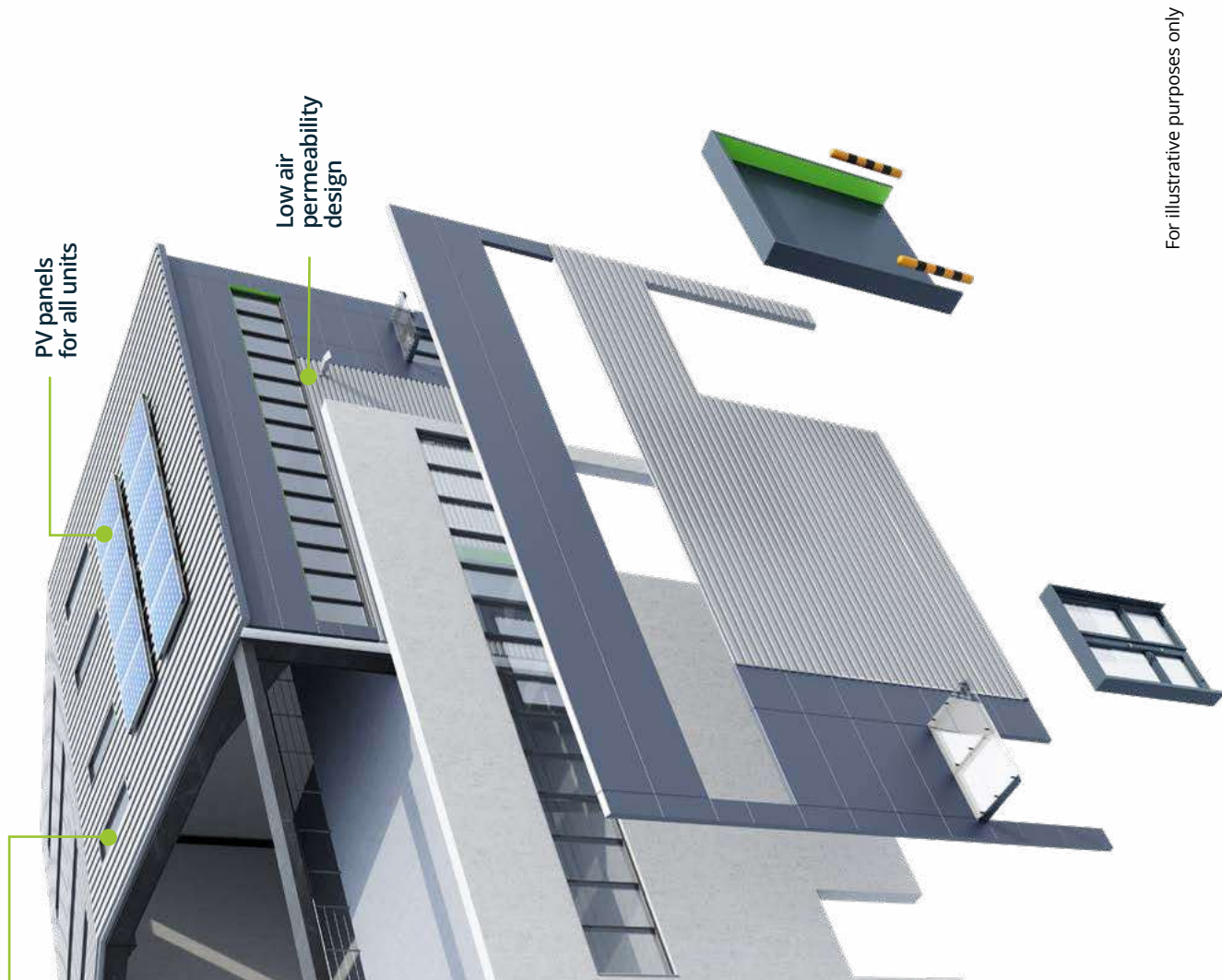
Roof lights



Photovoltaic panels



Secure cycle parking



PV panels for all units

Low air permeability design

For illustrative purposes only

Appendix 5

Marketing Brochures Consented Development Land

Satellite Park

Hollinwood

Salmon Fields



Fletcher Rae is the architect on Langtree's scheme. Credit: via Merrion Strategy

Pair of Oldham industrial schemes in line for consent

10 November 2023 10:09 Dan Whelan Comments (0)



Langtree and Marshall CDP are hoping for approval when their projects, totalling 310,000 sq ft, go before the council's planning committee next week.

Hollinwood Junction

Developer: Langtree

Planner: Spawforths

Architect: Horizon Fletcher Rae

Langtree's 190,000 sq ft scheme forms part of the £40m Hollinwood Junction project and comprises 13 units off Junction 22 of the M60.

Oldham Council appointed Langtree to deliver the Hollinwood Junction scheme in 2007. So far, remediation of the site and a Costa Coffee drive-thru have been delivered.

The 190,000 sq ft industrial proposals form the main chunk of the development and the wider project is also expected to incorporate retail, leisure, and up to 150 family homes.

The developer is targeting a BREEAM 'excellent' rating and will utilise translucent fascia materials throughout the scheme to allow for maximum natural light within each unit. The proposals also include extensive landscaping, according to Langtree.

The site was previously occupied by a gas holder, demolished in 2020.

Oldham Council's planning officers have recommended the project be approved.

To learn more about the development, search for reference number **FUL/351218/23** on Oldham Council's planning portal.

Leonard Way

Developer: Marshall CDP

Planner: in-house

Architect: in-house

Marshall CDP wants to build two units on a 12-acre site off Leonards Way in Royton.

The larger of the two units would offer 77,500 sq ft of industrial space and 5,000 sq ft of ancillary offices spread across two floors. The second unit would provide 42,000 sq ft of industrial accommodation and 2,500 sq ft of office space.

The site, a former gasworks, already benefits from planning approval for a single 180,000 sq ft unit, granted in August 2020.

Oldham Council's planning officers have recommended the project be approved.

To learn more about the development, search for reference number **FUL/351141/23** on Oldham Council's planning portal.

Your Comments

Approval granted for next phase of Hollinwood Junction

13 industrial units over 192,000 square feet. BREEAM 'Excellent'



Developer Langtree today (15th November) secured detailed planning permission for the next phase of its £40m Hollinwood project, being delivered in partnership with Oldham Council.

Permission has been granted for 13 high quality Industrial units ranging from c.5,000 to c.42,000 square feet providing a total of 192,000 square feet of distribution and manufacturing space, with associated parking and service yards.

The wider scheme is expected to create 760 jobs and will incorporate retail, leisure, employment space and up to 150 family homes. The site is adjacent to Junction 22 of the M60 Motorway, southwest of Oldham town centre.

"We're delighted that our partnership approach has secured this development, which will provide a variety of high-quality workspaces to support Oldham's continued economic growth," said Josh Downes, senior development manager at Langtree.

"It's a prime location and provides room for local employers to expand whilst offering high-grade space to new occupiers attracted by Oldham's skilled workforce."

Cllr Arooj Shah, Leader of Oldham Council, said:

"The approval of the next phase of Hollinwood junction marks a significant milestone for Oldham.

"The state-of-the-art industrial units will improve our local economy for our communities and create new jobs for Oldhamers.

"This collaboration with Langtree will make sure Oldham keeps growing and becomes an even better place to live, work and visit.

"And with the site right next to Junction 22 of the M60, it makes it a desired destination for innovation, offering easy access for businesses across the UK and beyond."

The developer will achieve a BREEAM 'excellent' rating and will utilise translucent fascia materials throughout the scheme to allow for maximum natural light within each unit. The proposals also include extensive landscaping.

The properties will be accessed by the recently constructed highway roundabout on Albert Street which services the successful Costa drive-through developed by Langtree in an earlier phase. The site was previously occupied by a large gas holder, demolished in 2020.

Architects Fletcher Rae designed the industrial scheme and B8 has been appointed agents on the scheme. Work will now commence preparing tender documents for contractors to bid to deliver the development.

"Our ambition is to be in a position to start on in Q3 2024 so it's full speed ahead with detailed design and the procurement of a high-quality contractor," said Josh Downes.

The Langtree logo consists of the word "Langtree" in a white, sans-serif font, centered within a solid black rectangular background.

CONTACT US

info@langtreepp.co.uk

01925 255 525

Copyright © 2023 Langtree
All rights reserved

HOME

FIND A PROPERTY

OUR DEVELOPMENTS

ABOUT US

JOINT VENTURES

PORTFOLIO MANAGEMENT

NEWS

CONTACT US

CAREERS

PRIVACY POLICY

COOKIE POLICY

EMAIL DISCLAIMER

SITE MAP



SECURE OPEN STORAGE LAND

8.2 ACRES - FOR SALE



Greengate, Chadderton, Manchester, M24 1RU

c. 8.2 Acres

- Hard standing open storage land
- Lighting and services available
- Secure Site
- Close proximity to J20 & 21 of the M60 Motorway

0161 375 6000

www.b8re.com

LOCATION / DESCRIPTION

The site is accessed from Greengate in Chadderton, which is mid way between junction 20 and 21 of the M60 motorway, comprising c.8.27 acres of open storage.

The site is fully secure with palisade fencing and gated access, as well as all mains services.

Approximately 6 acres is hard standing.

DISPOSAL TERMS

The site is available as a whole for sale on terms to be agreed.

Pricing details available upon application.





VIEWINGS

For further information please contact B8 Real Estate or Savills:

Steve Johnson & Anthony Mellor
Email: steve@b8re.com / anthony@b8re.com
Tel: 0161 375 6000

Jon Atherton & Jonathan Williams
Email: JAtherton@savills.com
Tel: 0161 236 8644



Appendix 6

Application Sites

Energy Performance Certificate (EPC)

Energy performance certificate (EPC)

Linney Lane Motors Linney Lane SHAW OL2 8HB	Energy rating <h1 style="font-size: 2em; margin: 0;">G</h1>	Valid until: 16 January 2034 <hr/> Certificate number: 7206-8092-8474-3646-2333
--	--	--

Property type	General Industrial and Special Industrial Groups
Total floor area	302 square metres

Rules on letting this property

! You may not be able to let this property.

This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

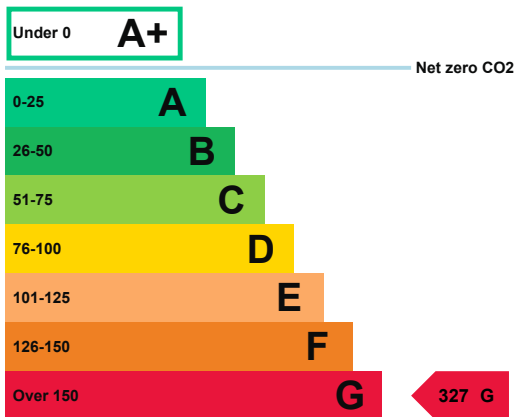
Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's energy rating is G.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

41 B

If typical of the existing stock

164 G

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	159.26
Primary energy use (kWh/m ² per year)	901

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4884-0745-4033-9160-4285\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Lionel Braceiner
Telephone	07813139837
Email	lionel@bandheco.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019534
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	B & H Eco Ltd
Employer address	14 Limefield Road, Salford, Manchester, M7 4LZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 January 2024
Date of certificate	17 January 2024

Appendix 7

Comparable Rental Transactions

Comparable Transaction Schedule – Manchester

December 2023

	Address	Occupier	Date	Size sq ft	Terms	Description	Comment	Rent psf
Transactions								
1	Unit E1 Europa Trading Estate Bolton	Concept Cars	November 2023	14,709	Lease Regear for 5 years	Second hand but New Roof and over clad.	3 months rent free. Large secure parking area to the side and rear.	£7.25
2	47 -49 Oakhill trading Estate Bolton	WB Power Systems	May 2023	20,201	New 10 year lease with a 5 year break	Second hand but Fully refurbished	3 months rent free. Large secure yard to the front.	£9.50
3	14-15 Oakhill Trading Estate Bolton	Gardner Denver	August 2022	12,535	New 10 year lease with a 5 year break	Second hand but Fully refurbished	4 months rent free.	£8.50
4	Unit 18 Oakhill Trading Estate Walkden	Screwfix	February 2023	6,035	New letting for 10 years 5 year break clause	Second hand but Fully refurbished corner terraced unit	4 months rent free.	£9.00
5	Unit 4 Oakhill trading estate Walkden	Window Supply Company	July 2023	5,564	New letting for 10 years 5 year break clause	Second hand Fully refurbished EPC B	3 months rent free.	£9.50
6	Unit 3 Oakhill trading estate Walkden	TBC	Under Offer	5,049	TBC	Second hand but Fully refurbished EPC B	Terms agreed and solicitors instructed	£10.00

Address	Occupier	Date	Size sq ft	Terms	Description	Comment	Rent psf
7 Unit A Prince Of Wales Business Park Oldham	Under offer	September 2023	6,058	New 5 year term	Second hand but Modern tidy unit	1 months rent free. Small forecourt but in a cheaper location	£6.56
8 Unit B3 Wardley Industrial Estate Worsley	HFD Ltd	Jan 2023	5,521	New letting for 10 years 5 year break clause	Second hand terraced unit but fully refurbished	6 months rent free	£10.50
9 Unit C2 Wardley Industrial Estate Worsley	Signals IT Ltd	Jan 2023	5,581	New letting for 10 years 5 year break clause	Second hand terraced unit but fully refurbished	6 months rent free	£10.50
10 Logic Kingsway Rochdale	Various	2021/2022		Generally new 5 and 10 year leases	New Speculative scheme	Various	£7.25
11 Stanley Green Trading Estate Handforth	Easy Bathrooms	June 2023	6,242	New letting for 10 years	New Spec unit in a prime location	9 months rent free	£15.50
On the Market - To let							
Units 5&6 Link 580 Moorside Road Wardley	Double unit		4,948	TBC	Newer and better spec	Fairly comparable but better location	£12 psf
Oakhill Trading Estate Walkden	Various units available	-	6,000	TBC	Similar Age and spec but refurbished	Comparable units although rent reflects refurbishment and fitout	Were Quoting £9.25 Now £10psf
125 Swinton Hall Road Swinton	-	-	15,067	TBC	Low eaves but similar age and construction	Larger secure yard	£7.50

Appendix 8

Site Investigation Report

IGE Consulting

Site Remediation Strategy

December 2023



Former Shaw Distribution Centre, Linney Lane, Shaw

Remedial Strategy Report

For: Bellway Homes Ltd. (Manchester)

IGE Consulting
Office 12
Bartle House
Oxford Court
Manchester
M2 3WQ

Ref: 3818-03
Job: 3818
Rev: B
By: AS

Tel 0161-914-9170
Email contact@igeconsulting.co.uk

Date: Dec 2023

CONTENTS

1.0 INTRODUCTION

- 1.1 Scope
- 1.2 Brief
- 1.3 Third Parties

2.0 BACKGROUND

- 2.1 Engineering Requirements / Setting
- 2.2 Conceptual Site Model Summary
- 2.3 Piling Risk Assessment

3.0 REMEDIAL STRATEGY

- 3.1 Remedial Objectives
- 3.2 Remedial Options Appraisal
- 3.3 Remedial Strategy Design

4.0 DETAILED REMEDIATION PLAN

- 4.1 Pre-Enabling Phase
- 4.2 Site Turnover
- 4.3 Site Earthworks
- 4.4 Enabling Phase Additional Ground Investigation (November 2023)
- 4.5 Construction Phase

5.0 RE-USE AND VALIDATION CRITERIA

- 5.1 Validation Sampling and Acceptability Criteria

6.0 BUILD PHASE REMEDIAL REQUIREMENTS

- 6.1 Clean Cover System Design
- 6.2 Remedial Strategy for Ground Gas Protection
- 6.3 Potable Water Supply
- 6.4 Surface Water Management
- 6.5 Stockpile Management
- 6.6 Export of Materials
- 6.7 Discovery Strategy
- 6.8 Design Variation

7.0 VALIDATION REPORT

- 7.1 Enabling Phase Validation Report
- 7.2 Build Phase Validation Report

1.0 INTRODUCTION

This *Remedial Strategy Report* has been prepared at the request of Bellway Homes Ltd (Manchester). Final instructions to proceed with this report were received in February 2023.

This report pertains to a c. 6.5 Ha site located to the south of Linney Lane, Shaw, c. 15km north east of Manchester city centre, at the approximate postcode OL2 8HB. The National Ordnance Survey Grid Reference for the centre of the site is 394307E, 409300N. An aerial photo of the site is included below, and a Site Location Plan is contained in Appendix 2.



Figure 1 – Aerial image of the site dated 7th March 2023, looking south east. Demolition works in progress. Site boundary shown in red.

The above photograph was taken during demolition works in March 2023. The rubble of four former mills and associated infrastructure was being processed and a portion of the slab of the south easternmost mill was still in-situ but was in the process of being broken out at the time of the site investigation. The demolition is being undertaken (at the time of writing) by Metropolitan Demolition for the vendor. Consequently, IGE Consulting have no control over the scope of these works, but it is understood that only minimal sub-surface excavations have been completed, e.g., cropping of piled foundations etc. At

the time of production of Revision B in November and December 2023, the demolition works were completed and the 'live' services had recently been disconnected to permit the investigation works noted in previous revisions i.e. substation and former tank locations.

1.1 Scope

This Remedial Strategy Report is to be used for submission to the Local Authority as part of a planning application as it is the Client's intention to develop the site into a low-rise residential development comprising 118 No. houses with private gardens and 27 No. apartments together with new publicly accessible open space, landscaping, de-culverting of the River Beal, car parking and other necessary works with access from Linney Lane and Beal Lane. This is subject to final detailed design. A plan of the proposed development is included below:



Figure 2 – An extract from Astle Planning & Design Limited 'Planning Layout' (ref: PL01 rev. T, dated: 06.03.2023).

A proposed development plan is contained in Appendix 2.

The site is the first build phase of a wider development area, extending off-site to the south, which was granted outline planning (Ref: OUT/345898/20) for a '*Residential development (use class C3) together with new publicly accessible open space; landscaping; de-culverting of the River Beal, surface water drainage infrastructure, car parking and other necessary works with access from Linney Lane and Beal Lane following the demolition of existing buildings and structures*'. The later phase to the south is outside the scope of this report.

Until Spring 2023, the site comprised four large mill buildings, concrete and tarmac hardstanding and externals. The site as of Summer 2023 has been demolished to underside of slab by Metropolitan Demolition e instruction of the previous site owners (not Bellway Homes). It is understood a completion report detailing location of piles, obstructions, stockpiles etc will be provided. This report follows, and should be read in conjunction with, the following reports:

- CCG '*Geotechnical & Geo-Environmental Site Investigation at Shaw Distribution Centre, Shaw, Oldham*' (ref: CCG-C-20-11693.REV1, November 2020).
- IGE Consulting Ltd. '*Phase 2 Geo-Environmental Ground Investigation Report*' Revision B (ref: 3818-02/B, dated: August 2023).

To avoid repetition, detailed findings of the above reports have not been reproduced in this report, but selected parts of the *IGE Phase 2 Geo-Environmental Ground Investigation Report (Revision B)* have been summarised for clarity and completeness.

1.2 Brief

The brief was to design an appropriate Remedial Strategy for the site based upon the proposed development outlined in Section 1.1 following the findings

and recommendations of the IGE Consulting Ltd. '*Phase 2 Geo-Environmental Ground Investigation Report*' Revision B (ref: 3818-02/B, dated: August 2023).

This includes the following objectives:

- a) Provide details on the Human Health, Controlled Waters and Ground Gas risks.
- b) Undertake a remedial measures options appraisal.
- c) Recommend detailed remedial requirements to mitigate these Human Health, Controlled Waters and Ground Gas risks.
- d) Recommend any other remedial measures deemed necessary for the proposed development.
- e) Detail the validation requirements for all recommended remedial measures.
- f) Assess the possible risk to sensitive receptors associated with the proposed piling methodology of choice.

The limitations of the report are contained in Appendix 1.

1.3 Third Parties

This report has been prepared for the sole use of Bellway Homes Ltd. (Manchester). The report must not be copied or passed onto any third party or used for any purpose other than which it was prepared without the permission of the author. This report is copyright.

2.0 BACKGROUND

2.1 Engineering Requirements / Setting

In order to design the appropriate remedial strategy to mitigate the environmental / contaminated land risks, it is prudent to understand the geotechnical requirements of the scheme together with the anticipated build type of the proposed development.

2.1.1 Proposed Site Levels

Due to the risk of flooding, as shown in the below drawing, site levels are proposed to be significantly increased across the site. The following diagram shows the approximate upfill across the site in blue text – this is the difference between the pre-demolition level and finished level. Also, a flood compensation pond is to be placed – as noted in Figure 2 above in the eastern site section.



Figure 3 - Extract from IGE drawing 'Approximate Uplift in Levels (Based on Previous FRA)', ref: 3818 SI-01 P1, dated: July 2022. Blue numbers = approximate upfill in metres above current ground level. Note: the proposed layout has changed since this drawing was produced, however, this is indicative only.

Detailed cut and fill drawings are enclosed in Appendix 2, the below assumptions are noted on these drawings. Uphill up to 2.0m to formation level i.e. FFL – 900mm for piled plots or -600mm for vibro plots. Below table indicates the depth assumption and includes the -600mm required for the cover system, this is modelled as a separate item .

Groups	Depths
Piled Plots	900mm
Vibro Plots	600mm
Driveways	450mm
Gardens	600mm
Roadway	750mm
Public Open Space	300mm
Total	

The upfill specification of the material to be utilised to achieve the noted proposed levels is discussed below.

2.1.2 Proposed Foundations

The proposed low rise dwellings are to incorporate the use of a mix of ground improvement in the form of vibro stone columns and piled foundations (varying types). Given the information obtained from the site investigation works and discussions with the demolition contractor, significant ground obstructions / features i.e. historic foundations are present which will require identifying and / or removal to their full depth.

The location of any ground obstructions is being recorded as part of the demolition works (to underside of existing concrete slab / hardstanding) by Metropolitan Demolition upon completion of their works. It is recommended that these are provided to IGE Consulting for review when available. An example is contained in Appendix 2, which illustrates the former piled foundations associated with the former mill located in the north western site section.

The proposed foundations, based on an indicative Foundation Zoning Plan based upon existing ground conditions. However, the proposed remedial works are to include the re-engineering site materials to permit ground improvement

i.e. vibro stone columns across the site (subject to detailed works permit (or other mechanism) for processing the on site registered landfills).

The proposed plots in the north eastern site corner are the sole plots which following remedial works will require a piled foundation solution.



Figure 4 - Extract from IGE Consulting drawing Indicative Foundation Zoning Plan (Planning Layout Rev T)' (ref: 3813 SI-08 P1). Red = Driven Piled Solution. Pink = Pre-bored CFA / Driven Piled Solution. Blue = Vibro Stone Columns. Please note this plan is DRAFT and subject to change.

A full version of this plan is contained in Appendix 2.

2.1.3 Ground Floor Slabs

The low-rise residential dwellings will be constructed with suspended Pre-Cast Concrete (PCC) block and beam floor slabs. An open void will be present beneath the floor slab construction (measuring not less than 150mm deep). The void will be vented via telescopic vents linked to air bricks positioned on two opposing elevations of each dwelling. The air bricks will be located at 1m centres, providing not less than 6000mm² ventilation area each and finished not less than 100mm above finished ground level (to prevent blockage going

forward). All sleeper walls (i.e., sub-floor slab building compartments) will be vented via missed blockwork (or air bricks) at 1.5m centres.

2.1.4 Proposed Drainage / River Realignment

Given the aforementioned increase in site levels across the site, the proposed drainage routes are to be placed above existing site levels. The exception relates to the invert level of the flood compensation pond which is c 500 – 600mm below existing site levels.

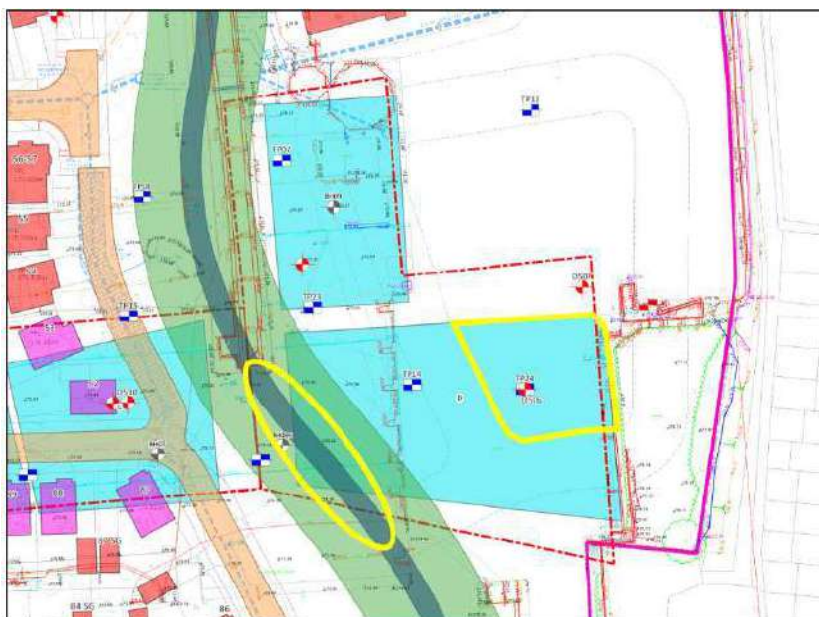


Figure 5 – Dark blue = proposed river realignment. Green = proposed new river channel. Light blue = existing infilled reservoirs / landfills. Yellow circles show areas where proposed levels may be at or lower than existing ground levels in the landfill areas.

The yellow circles above show the areas where the proposed levels (i.e., the new river channel and the invert level of the proposed flood compensation pond) are at or lower than the current site levels, in the envelope of the landfills. The shallow material overlying the backfilled reservoirs, are not regarded to be designated as the landfill materials. Consequently, further works required during the enabling works to determine whether the ‘landfill’ materials will be disturbed or not and permitting / disposal of landfill materials is required.

2.2 Conceptual Site Model Summary

As stated within the IGE Consulting Ltd. 'Phase 2 Geo-Environmental Ground Investigation Report' Revision B (ref: 3818-02/B, dated: August 2023) the below conceptual site model summaries are noted:

2.2.1 Human Health

Pathways between the site soils and the end user will be broken by the addition of c.1 - 2m of upfill material. However, due to the unknown presence of potential unrecorded hotspots and the necessity to ensure that the upfill is suitable for use, remediation was recommended.

2.2.2 Ground Gas

The ground gas regime at the site has been designated as Characteristic Situation 2 (CS2) in line with BS8485+A1 (2019). Therefore, as the proposed houses are Type A buildings, 3.5 points of protection will need to be achieved.

Based upon any prospective upfill material is acceptable, the CS2 designation is regarded as a worse case. Further assessment following remedial works to potentially re-assess the site to a lower designation will be dependent on commercial and time constraints to permit these works.

Radon

Based on the site-specific radon assessment conducted for the site, it was noted that the site lies in an area where between 3% and 5% of homes are above the radon action level. This finding, however, pertains to a larger search area, and the site itself is only located within an area where between 1% to 3% of homes are above the radon action level. The area of higher percentage of homes above radon action level is found off-site and does not affect the off-site development. Consequently, BR211 (2022) indicates that no radon protection measures are necessary in the construction of new dwellings or extensions based on the proposed development plan of the site. The following figure illustrates the radon affected areas within the larger search area as well as the site boundaries.

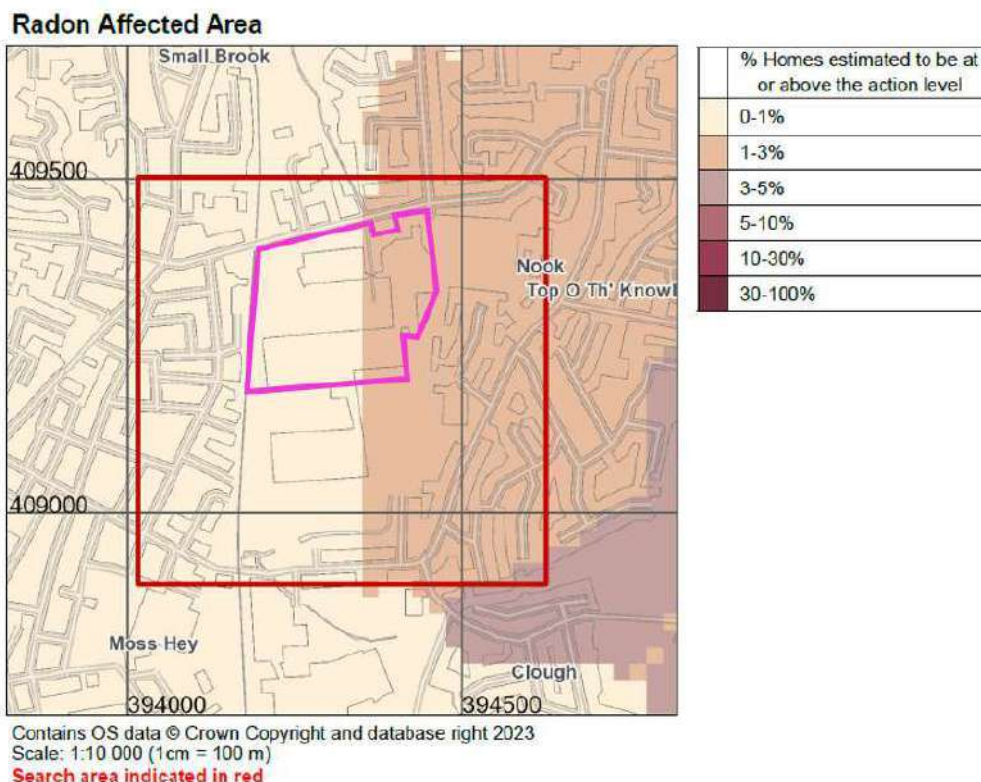


Figure 6: The site-specific radon affected areas map with the wider search area highlighted in red and the site area highlighted in pink.

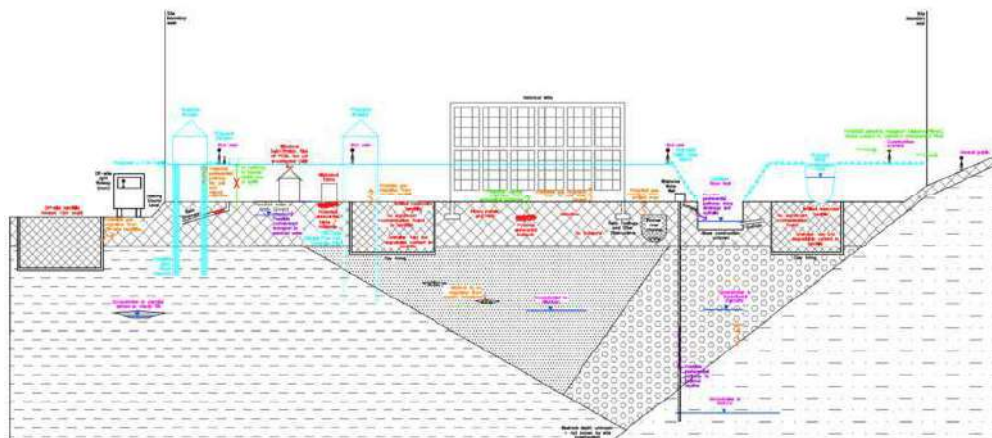
It is also considered necessary that no additional ground gas sources are brought on to the site within the upfill material. Therefore, a testing strategy is necessary to ensure all soils brought to site are acceptable in terms of ground gas risk.

2.2.3 Controlled Waters

No hotspots of contamination have been found on the subject site. Nevertheless, the potential for unrecorded hotspots cannot be ruled out. It was therefore recommended to undertake remediation to determine the presence of and remediate potential unrecorded hotspots that may impact Controlled Waters. It is also necessary to remove preferential pathways into the on-site River Beal, such as outfalls and relic drainage.

Remedial targets and duration of remediation monitoring were also recommended to ensure no impact upon the River Beal.

2.2.4 Conceptual Site Model Diagram



An extract of the Conceptual Site Model drawing is noted above. A full version of this is contained in Appendix 2.

2.3 **Piling Risk Assessment**

The Piling Risk Assessment has been undertaken in accordance with guidance by the Environment Agency, in particular, *Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention NC/99/73* (EA, 2001).

2.3.1 Piling Methodology

This piling risk assessment has been prepared to demonstrate that the proposed piling methods are appropriate for the proposed development and do not create preferential pathways and thus to enable the discharge of the relevant Planning Condition. This report provides the context and framework for piling on land affected by contamination and provides justification for the choice of piling methodology for the proposed development and any mitigation measures that may be required.

At the time of writing it is known that the majority of the site plots are proposed to undergo ground improvement via vibro stone columns (VSC), with piles only applying to the north-eastern site corner (Plots 119-130, likely to comprise only

Plots 127-130. This is due to the anticipated saturated and silty material (reworked alluvium and made ground) which negates the use of ground improvement. The piled foundations proposed in the north-eastern site corner will comprise a precast 200mm / 250mm dia concrete driven piled foundation solution, bearing onto the underlying natural superficial deposits or bedrock.

2.3.2 Hydrology/Hydrogeology

Water strikes were recorded within Made Ground at between 0.80m bgl and 4.00m bgl (between 170.50m and 173.62m AOD). There appears to be a consistent presence of perched water across the site within the Made Ground. Water strikes were only recorded in natural superficial deposits in 7 No. locations, at between 0.80m and 3.90m bgl (between 169.79m and 173.98m AOD). These findings are not consistent with a continuous groundwater regime within the superficial deposits.

Superficial Aquifer

The aquifers within the natural superficial deposits are classified as a Secondary Undifferentiated and Secondary A aquifers and are therefore sensitive receptors. The depth to the water level within the aquifer is unknown.

Bedrock Aquifer

The aquifer within the bedrock is classified as a Secondary A aquifer of low to medium vulnerability and is therefore a sensitive receptor. The depth to the water level within the aquifer is unknown.

2.3.3 Contamination

Based on the review of the information contained within the Phase 2 Geo-Environmental Investigation (IGE Consulting, August 2023), visual or olfactory evidence of potential contamination was found including hydrocarbon odours in places, but no 'gross' contamination 'hotspots' have been identified anywhere on site.

Additionally, chemical analysis revealed that:

- Multiple GAC exceedances, for the '*residential with home grown produce*' land use scenario, were recorded for Made Ground samples sent for laboratory chemical testing, including Asbestos, PAHs, Arsenic and Lead.
- No GAC exceedances were found within the Landfill Made Ground deposits, or the underlying clay linings. No exceedances were found in the natural superficial deposits.
- No GAC exceedances were found within the former electricity substation, former tank location or within the additional dynamic sampling boreholes undertaken in November 2023.
- No asbestos has been identified in any of the tested samples.

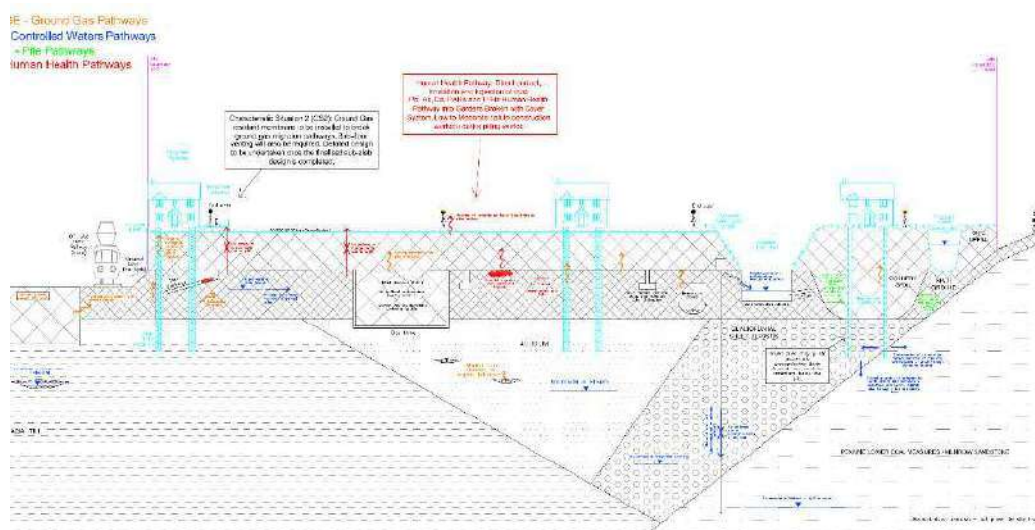
2.3.4 Ground Gas

Based upon the evidence available within the Ground Gas Risk Assessment (IGE Consulting, Phase 2 Geo-Environmental Investigation, August 2023) the site is designated as Characteristic Situation (CS) 2. 5 No. dynamic sample boreholes were fitted with gas standpipes during the site intrusive investigation. The following observations were made following the completion of the full monitoring programme:

- Steady oxygen concentrations ranged between 0.2% v/v and 20.5% v/v;
- Peak carbon dioxide concentrations ranged between <0.1% v/v and 8.7% v/v;
- Peak and steady methane concentrations ranged between <0.1% v/v and 4.7% v/v;
- No peak or steady hydrogen sulphide concentrations were recorded above detection limits (<1ppm);
- Steady flow rates ranged between <0.1l/hr and 2.5l/hr.

2.3.5 Registered Landfills

Two areas of the site, consisting of 2 No. infilled reservoirs per area, as of November 2023, the western registered landfills will be processed under the WRAP and / or environmental permit. These permitting aspects are ongoing.



An extract of the Piling Risk Assessment Conceptual Site Model drawing is noted above. A full version of this is contained in Appendix 2.

2.3.6 Risk Assessment

The risk assessment refers to the six pollution scenarios detailed within NC/99/73 which are included in Table 1 below:

Table 1: Pollution Scenarios

Scenario	Details
1	Creation of preferential pathways, through a low permeability layer (an aquitard), to allow potential contamination of an underlying aquifer
2	Creation of preferential pathways, through a low permeability surface layer, to allow upward migration of landfill gas, soil gas or contaminant vapours to the surface
3	Direct contact of site workers and others with contaminated soil arisings which have been brought to the surface
4	Direct contact of the piles or engineered structures with contaminated soil or leachate causing degradation of pile materials (where the secondary effects are to increase the potential for contaminant migration)
5	The driving of solid contaminants down into an aquifer during pile driving
6	Contamination of groundwater and, subsequently, surface waters by concrete, cement paste or grout

The Piling Risk Assessment contained within Table 2 below has been undertaken in line with guidance provided by the NHBC and Environment Agency (NHBC/EA 2008).

Table 2: Piling Risk Assessment

Scenario	Source	Pathway	Receptor	Risk
1	Made Ground	Pile / Soil interface	Secondary A and Secondary Undifferentiated Aquifer	Low to Moderate Risk: The VSC / pre-cast concrete driven pile method does not generate spoil during the installation process. The pile forms a concrete seal with adjacent superficial deposits reducing potential vertical migration associated with the prospective pile.
2	Ground Gas / Soil Vapour	Pile / Soil interface	Buildings and construction workers	Low Risk: The piles will have high friction between its surface and any present cohesive Made Ground, precluding any preferential pathways along the sides of the pile. The VSC may create a preferential vertical pathway along the foundation, however based on the existing ground gas contaminative linkage on-site, the ground gas risk associated with the piles is mitigated to Low. Pathways are also present within the granular Made Ground, hence the requirement for CS2 ground gas protection measures mitigating any residual risk. Hence the overall design mitigates the risk to Low.
3	Contaminated Made Ground	Direct contact, inhalation and ingestion of dust	Construction workers	Very Low Risk: The proposed piling methods will not produce arisings if the pre-cast concrete driven piling method is chosen. PPE is recommended to be worn to mitigate the effects of any potential close contact with the contaminated soils.
4	Contaminants in soil and groundwater	Direct contact and aggressive attack	Piles and other below ground structures	Low to Moderate Risk: Following the intrusive site investigation, soluble sulphate concentrations were recorded within design sulphate levels AC-5 / DS-5 within the infilled reservoirs in the western site section. Remainder of the Site is at worst AC-3 / DS-3. Furthermore, the VSC are likely to be constructed in the infilled reservoir, therefore high concentrations of sulfates are likely to be present in the area selected for piling foundations. It should be ensured that the pile type selected is resistant to this classification. Once it is known that the pile selected is resistant to DS-5, the risk will be mitigated to Low.
5	Contaminated Made Ground	Pile / Soil interface	Secondary A and Secondary Undifferentiated Aquifer	Low to Moderate Risk: Potentially contaminated Made Ground may reach depths beneath the piles and into the sensitive receptors. As the site has undergone turnover, the risk will be mitigated to Low.

6	Construction Materials	Migration through permeable strata	Groundwater	<p>Low Risk: Utilising the proposed driven piling solution may result in construction materials (e.g. concrete) entering groundwater through permeable strata. The groundwater table depth within the bedrock aquifer is unknown, anticipated to occur at 18+ m bgl. Perched water is present across the site, however the continuity of the water table is not confirmed. Furthermore, the site development includes significant site uphill, therefore the likelihood of the sensitive aquifers being influenced by construction materials is deemed low. Furthermore, the use of pre-cast piles will reduce the likelihood of liquid concrete entering sensitive receptors. Due to the low likelihood of the occurrence of water within the permeable deposits, the risk is deemed Low.</p>
---	------------------------	------------------------------------	-------------	---

*Scenarios 1-6 refer to the scenarios specified in Table 2: Pollution Scenarios

Appendix 9

**BCIS Cost Index
for
Warehouse and Stores
January 2024**

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 13-Jan-2024 07:26

At 1Q2024 prices (based on a Tender Price Index of 389) and UK mean location (Location index 100).

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
284. Warehouses/stores							
Generally (15)	1,117	432	667	877	1,221	4,977	39
Up to 500m2 GFA (15)	2,002	726	1,109	1,412	2,386	4,977	8
500 to 2000m2 GFA (15)	976	508	723	890	1,121	1,772	16
Over 2000m2 GFA (15)	794	432	626	664	902	1,649	15
284.1 Advance warehouses/stores (15)							
284.1 Advance warehouses/stores (15)	887	447	713	1,014	1,086	1,149	7
284.2 Purpose built warehouses/stores							
Generally (15)	1,174	432	675	876	1,310	4,977	30
Up to 500m2 GFA (15)	2,308	726	1,374	1,801	2,931	4,977	6
500 to 2000m2 GFA (15)	962	508	702	876	1,095	1,772	14
Over 2000m2 GFA (15)	790	432	640	704	973	1,295	10
284.5 Cold stores/refrigerated stores (30)							
284.5 Cold stores/refrigerated stores (30)	1,517	1,049	1,109	1,327	2,051	2,052	5
Shell only							
284. Warehouses/stores (20)	843	389	579	699	916	1,822	7

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
284.1 Advance warehouses/stores (20)	1,034	581	-	699	-	1,822	3
284.2 Purpose built warehouses/stores (20)	699	389	-	738	-	933	4
284.5 Cold stores/refrigerated stores (30)	615	-	-	-	-	-	1

Appendix 10

Viability Appraisal

Client: Planning Application

Project: Linney Lane Motors

Net Realisation (see revenue calculation - page 2)

£834,703

Outlay

<i>Acquisition costs</i>		<i>Variable</i>	<i>Fixed</i>	<i>Total</i>
Purchase price			£0	£0
Stamp duty	4.00%	£0		£0
Legal fees	0.00%	£0		£0
Agents fees	0.00%	£0		£0
Town planning			3000	£3,000
Other			2250	£2,250
		£0	£5,250	£5,250

<i>Construction costs</i>	<i>Units</i>	<i>Gross Area ft²</i>	<i>Rate</i>	<i>ft²</i>	<i>Cost</i>
Units A	1	4,200	£131		£550,200
Units B & C	0	0			£0
Unit D & F	0	0			£0
Unit E	0	0			£0
	1	4,200			£550,200
Other construction costs					£104,000
					£654,200
Contingency on construction costs		@	5.00%		£27,510
					£681,710

<i>Professional fees</i>				
Architect	5.00%	on construction costs	£27,510	
Others	5.00%	costs	£27,510	
Bank arrangement fee		Fixed	£1,000	£56,020

<i>Marketing costs</i>				
Letting agents fees	10.00%	on rent PA	£5,250	
Letting legal fee	5.00%		£2,625	
Marketing costs		Fixed	£500	£8,375

<i>Disposal fees</i>				
Sales agent fee	1.00%	on net realisaion	£8,347	
Sales legal fee	0.50%		£4,174	
Marketing costs		Fixed	£0	£12,521

<i>Finance</i>				
Debit rate: per annum	8.00%			
		<i>Pre - construction period</i>	<i>Construction period</i>	<i>Letting void period</i>
Period (in months)		3	9	3
<i>Interest</i>				
on acquisition costs		£106	£330	£114
on construction costs & prof fees			£18,679	£12,581
		£106	£19,009	£12,696
				£31,811
				£31,811

Total costs

£795,686

PROFIT

£39,017

Performance Measures

Profit on cost (%)	4.90%
Profit on GDV(%)	4.67%

Client: Planning Application

Project: Linney Lane Motors

Revenue calculation

	Units	Gross Area ft ²	Lettable area (%)	Lettable area ft ²	Rent ft ²	Rent PA	Yield (%)	Rent free period (months)	Capital value multiplier	Gross Sales Value
<i>letting valuation</i>										
Units A	1	4,200	100%	4,200	£12.50	£52,500	5.75%	3	17.3913	
									X	
									<u>0.9809</u>	
									17.059	£895,604
				0		£0			0.0000	
									X	
									<u>1.0000</u>	
									0.000	£0
				0		£0			0.0000	
									X	
									<u>1.0000</u>	
									0.000	£0
									X	
									<u>1.0000</u>	
									0.0000	
									X	
									<u>1.0000</u>	
									0.000	£0
Totals	1			4,200		£52,500			0.000	£0
										£895,604
<i>Less: acquisition costs</i>		@	6.80%							£60,901
Net Realisation										£834,703