



YORK PLACE®

COMPANY FORMATION • INFORMATION
ADMINISTRATION • PROPERTY SEARCHES

Search Type: Midland Metro

Date:

Address

The Midland Metro line 1 opened in 1999 and runs between Wolverhampton and Birmingham.

The proposed Metro extensions run through Wolverhampton, Walsall, Sandwell, Birmingham and Dudley local authorities.

The routes ready for implementation are Birmingham Snow Hill to Five Ways via Corporation Street, New Street Station and Broad Street; and Wednesbury to Brierley Hill via Dudley Town Centre and Merry Hill. Four other routes are still being developed and they are from Birmingham City Centre to the airport, Birmingham City Centre to Great Barr, Five Ways to Quinton and Wolverhampton to Wednesbury via Walsall.

Please see the enclosed six plans detailing the proposed schemes routes and the response from Centro if the above property falls within 200m of a future metro scheme which will affect it physically.

Whilst every effort has been made to obtain as much information as possible, York Place is dependent on the Data Provider for the accuracy and extent of the information supplied and accordingly cannot be held liable for inaccurate or incomplete information supplied to York Place.

12 York Place · Leeds · LS1 2DS · DX 26436 Leeds Park Square · Tel: 0113 242 0222 · Fax: 0113 242 5904

yorkplace@yorkplace.co.uk · www.yorkplace.co.uk

41 Chalton Street, London - NW1 1JD · DX 2103 Euston · Tel: 020 374 0158 · Fax: 020 7554 2201 (registered office)

Third Floor · Churchgate House · 56 Oxford Street · Manchester M1 6EU · DX 14495 Manchester 2 · Tel: 0161 228 2229 · Fax: 0161 228 2245

22 Regent Street · Nottingham · NG1 5BQ · DX 15489 Nottingham 2 · Tel: 0115 941 3132 · Fax: 0115 941 3559

York Place is a trading division of Stanley Davis Group Limited, a company registered in England and Wales under number 2413680



centro

transforming public transport

Messrs. Stanley Davis
Solicitors
DX: 2103 Euston

FAO: Sue Yew

Dear Sue Yew,

Re: 365 Stonehouse Lane, Quinton, Birmingham B32 3AD
Midland Metro Network Development

Thank you for your fax dated 5 June last and for the attached location plan.

The subject property has been identified as not within 200 metres of a corridor of a possible future Metro scheme for which Centro and the Council are currently assessing the viability.

I therefore confirm that there are no Midland Metro proposals which will physically affect the subject property.

I trust that the above information will be of assistance in this matter but if you or your clients require further information please let me know and I will be happy to help.

Yours faithfully,

Angela Ward

Angela Ward
Property Assistant

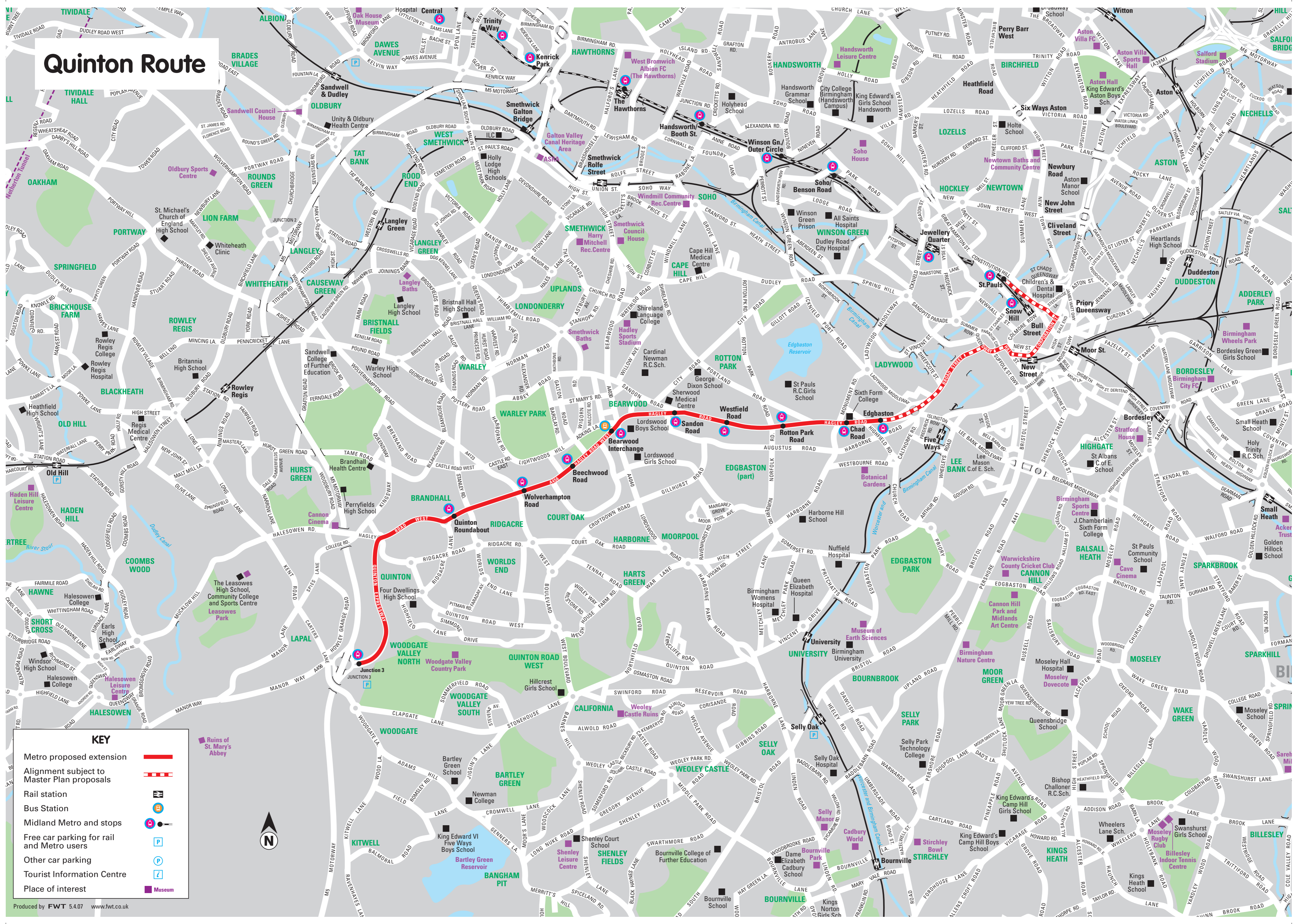
12 JUN 2008



Centro, Centro House,
16 Summer Lane, Birmingham, B19 3SD
Tel: 0121 200 2787 Fax: 0121 214 7010 www.centro.org.uk

Chairman: Cllr. Gary Clarke. Chief Executive: Geoff Inskip.

Quinton Route



KEY

- Metro proposed extension
- Alignment subject to Master Plan proposals
- Rail station
- Bus Station
- Midland Metro and stops
- Free car parking for rail and Metro users
- Other car parking
- Tourist Information Centre
- Place of interest

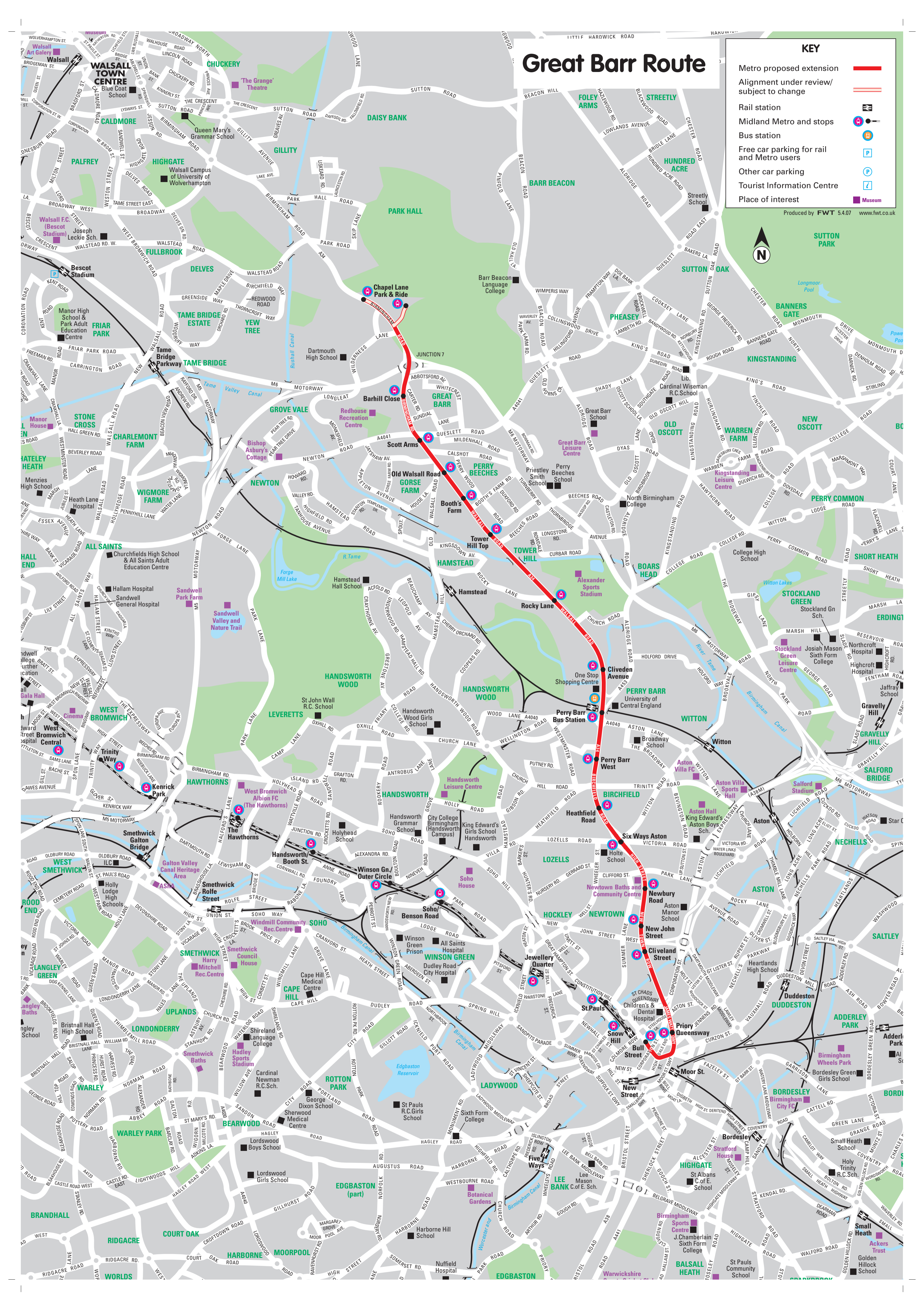


Great Barr Route

KEY

- Metro proposed extension
- Alignment under review/
subject to change
- Rail station
- Midland Metro and stops
- Bus station
- Free car parking for rail
and Metro users
- Other car parking
- Tourist Information Centre
- Place of interest
- Museum

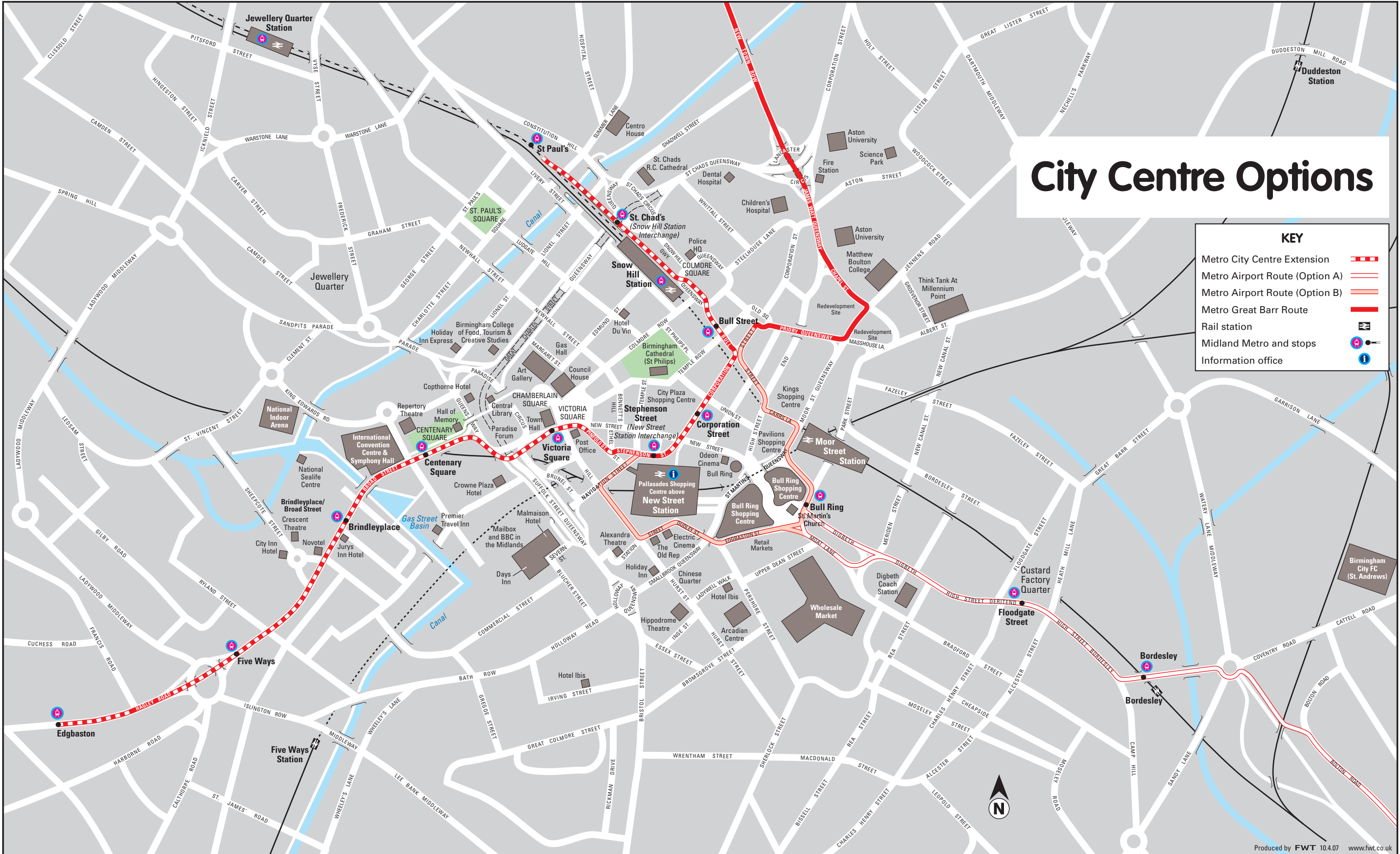
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City Centre Options

KEY

- Metro City Centre Extension
- Metro Airport Route (Option A)
- Metro Airport Route (Option B)
- Metro Great Barr Route
- Rail station
- Midland Metro and stops
- Information office



The Search Code

Stanley Davis Group Limited trading as York Place is registered with Property Codes Compliance Board as a subscriber to the Search Code.



Important Protection

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which organisations compiling and/or selling search reports have to meet. This information is designed to introduce the Search Code to you. By giving you this information we are confirming that we keep to the principles of the Search Code. This provides important protection for you.

The Code's main commitments

The Search Code's key commitments say that search organisations will:

- Provide search reports which include the most up-to-date available information when compiled and an accurate report of the risks associated with the property.
- Deal promptly with queries raised on search reports.
- Handle complaints speedily and fairly.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all search services comply with relevant laws, regulations and industry standards

Keeping to the Search Code

How search organisations keep to the Search Code is monitored independently by the Property Codes Compliance Board, and, complaints under the Code may be referred to the Independent Property Codes Adjudication Scheme. This gives you an extra level of protection as the service can award compensation of up to £5,000 to you if you suffer as a result of your search organisation failing to keep to the Code.

Contact Details for the PCCB:
The Property Codes Compliance Board :
12 Piccadilly, London W1J 9HG.
Telephone: 020 7917 1817
Email: info@propertycodes.org.uk
www.propertycodes.org.uk

Please contact York Place if you would like a copy of the full Search Code.

Complaints Procedure

Excellence is our charter. We take clients seriously and make every effort to recognise and meet their requirements. However there may be occasions when our services do not meet with our usual high standard or clients' expectations. If this is the case we want our clients to tell us about it so that we can address the issue immediately and take steps to prevent the same happening again.

- The complaint will be acknowledged within 5 working days of its receipt.
- A final decision will be in writing.
- A complaint will normally be dealt with fully within 4 weeks of the date of its receipt. If there are valid reasons for the consideration taking longer, you will be kept fully informed in writing or via telephone or email as you prefer and receive a response at the very latest within 8 weeks.
- At your request, we will liaise with counselling organisations acting on your behalf.
- If you are not satisfied with the final outcome, you may refer the complaint to the Independent Property Codes Adjudication Scheme and we will supply their contact details.
- We will co-operate fully with the independent adjudicator during the consideration of a complaint and comply with any decision.
- If the complaint involves an insurer, we will acknowledge the complaint and pass it to them for their response. They are under a similar obligation to respond to you within the same timescale.
- Any complaints should be sent to York Place, 12 York Place, Leeds LS1 2DS