

**THE DERBY CITY COUNCIL (CASTLEWARD) COMPULSORY PURCHASE ORDER 2020
NEGOTIATIONS SUMMARY**

SUMMARY OF STATEMENT OF EVIDENCE OF
MS. RACHEL LISTER, THOMAS LISTER

ON BEHALF OF DERBY CITY COUNCIL

PUBLIC INQUIRY 26 – 29 January 2021

- 1.1 This summary has been prepared by myself, Rachel Lister, BSC (Hons) MRICS and Registered Valuer, Director and one of the founding partners of Thomas Lister Limited.
- 1.2 I have been involved in the Castleward Project since 2015, providing a range of property appraisal, valuation and acquisition services and I am therefore highly familiar with the CUV Scheme.
- 1.3 Through my involvement in CPO and associated compensation matters, both on the CUV Scheme and other compulsory purchase projects, I am also familiar with the Guidance (CD3.10) in relation to the need to make reasonable attempts to acquire by agreement in advance of compulsory acquisition.
- 1.4 In engaging with all parties effected by the CPO, I have had due regard to the Guidance, including contacting all owners with an interest in the land in advance of the CPO being made, to seek to acquire all interest by agreement wherever possible.
- 1.5 Alongside the approach made to those parties within the CPO area in respect of seeking to acquire interest, I have made clear in all communications that parties are advised to seek professional advice and representation and that all such reasonable fees incurred due to the CPO process will be met by the Council. I have also referred to the entitlement to statutory compensation for costs associated with relocation of businesses. Finally, I have also provided to all parties, contact details for Pratima Balaghee who, working with Marketing Derby has been specifically appointed to liaise with all businesses and provide assistance in finding premises for affected businesses to relocate to.

2. First Negotiations Undertaken

- 2.1 The first approach made to landowners at Castleward was in 2017, at a time when Homes England advised the Council that they had unallocated funds available until 31st March 2018, which could be utilised to acquire property interests within the area of the CUV that is now covered by the CPO.
- 2.2 There was a targeted approach to landowners identified as having key sites within the indicative CPO area, such as adjoining other partner-controlled sites. Other land owners to approach were either those who had previously expressed an interest in selling their interest, had sites located within the next potential phase of development, or held more than one asset within the CUV area. In addition, where Compendium Living had been engaging in discussions and had established some relationships with existing land owners, it was agreed to try and further negotiate to see if terms of acquisition could be agreed.

- 2.3 Between February 2017 and December 2017, correspondence was issued to a number of parties, with offers made to three property owners, who had been the only ones prepared to engage during this process:
- i. Hawkins and Shepherd, Liversage Street (a current objector to the CPO) (Plot 8) – no response received to the offer made to acquire the interest.
 - ii. C&N Property Limited, Canal Street (Plot 45) – price required by owner was significantly in excess of market value.
 - iii. Derby Timber Supplies, John Street (Plot 34) – discussions commenced and terms agreed in 2018.
- 2.4 The attempts to engage with businesses in seeking to acquire by agreement stalled in December 2017, due to an unwillingness on the part of affected persons to engage in discussions.
- 2.5 Following the expiry of initial funding from Homes England in March 2018, Derby City Council did not have sufficient funding to be able to pursue a CPO and undertake acquisitions of sites at CUV on a comprehensive basis. To remedy this, the Council successfully applied for Housing Infrastructure Fund (HIF) and a Grant Funding Agreement was completed in December 2019.

3. Second Stage Negotiations

- 3.1 The second stage of negotiations commenced in 2019, led by myself, supported by / together with my colleague Nick Mann at Thomas Lister. The approaches followed on from the Council seeking full cabinet approval to make the CPO in 2019, which was subsequently approved. The first parties approached were Mrs Rayson (Plot 15) C&N Property Limited and Moguntia Food (UK) Ltd (Plot 45) resulted in meetings being held with surveyors representing Mrs Rayson and C&N property Limited. At this stage Mrs Rayson was not a willing seller and the price required by C&N Property Limited was considered to be in excess of market value.
- 3.2 In January 2020, a letter I prepared was sent to all parties within the proposed CPO boundary. The only response to this letter was from a Mr Sushruth Swamy, who had been identified as owning subsoil rights fronting onto Siddals Road.
- 3.3 On 2nd March, further correspondence was sent to all property owners and occupiers of the site to outline an indicative phasing plan for delivery of the scheme across Phases 3 to 5 and inviting parties to contact me. Again, there was no response by any potentially affected parties.
- 3.4 Further attempts to acquire by agreement were made from March 2020 onwards and in April 2020, negotiations resumed with Derby Timber Supplies and a full and final offer was made to

acquire the long leasehold interest on 29th April 2020. Terms were agreed and the acquisition of this property interest exchanged contracts on 6th December 2020.

4. Relocation Support

- 4.1 In March 2020, as a single point of contact for businesses to deal with in relation to all relocation matters, the Council appointed a dedicated officer – Ms Pratima Balaghee, to work alongside Marketing Derby and myself and Nick Mann at Thomas Lister, to manage the relocation process.
- 4.2 The relocation team directly engage with all affected businesses to ascertain property and relocation requirements wherever possible and then assemble and issue details of relocation sites and premises that potentially meet their criteria. They also liaise with local developers, landlords and property owners to identify any available sites or assets, which might provide suitable relocation properties. In conjunction with this, Thomas Lister utilise various property packages and databases in order to try and identify vacant and potentially suitable property and circulate details as frequently as required. Pratima and Marketing Derby meet on a at least a monthly basis to review any ongoing engagement with affected businesses and progress achieved.
- 4.3 Whilst I am not personally involved on a day-to-day basis with all matters ongoing with businesses and their relocation process, I do liaise directly with any businesses on any queries in relation to compensation matters, to confirm the entitlement to compensation being payable under the compensation code and to advise businesses to seek professional advice, for which all reasonable fees are payable by the Council.
- 4.4 At this time there are four businesses that are actively pursuing relocation. Pratima and Marketing Derby are in liaison with these parties and discussions are ongoing.
- 4.5 The summary position in relation to the relocation process is as follows;

Tarmac

- 4.6 Dialogue has been ongoing with Tarmac since 13th June 2019 and subsequently with their appointed representative Mr Hall and there have been a series of meetings between this time up to the 7th December 2020. Discussions initially focused around seeking to identify a relocation site and a number of site searches were undertaken and issued to Mr Wharmby and Mr Hall for consideration. To date it has not proved possible to identify a relocation site, but searches remain ongoing.

- 4.7 It is acknowledged that as possession of the Tarmac interest will be required by 2022, time to secure a relocation site is becoming more time critical. Mr Hall stated that extinguishment of the Castleward site may have to be considered.

Derbyshire County Transport

- 4.8 The surveyor representing the County Council had identified a relocation premises but on 7th December 2020 the property owner withdrew from negotiations having agreed to let the property to another party. Pratima Balaghee and Marketing Derby have therefore made contact with the surveyor to offer assistance with the search for an alternative property.

Moguntia Food Ingredients (UK) Ltd

- 4.9 Engagement has commenced with the leasehold appointed surveyor and the Council has approved the surveyor's fees for undertaking a sight search and acting in respect of any potential acquisition of a relocation site. In addition, details of the relocation team have also been provided to the surveyor.

Midcastle

- 4.10 During the first period of national lockdown, Mr Johnson requested that we did not contact him as he was not in a position to consider the relocation of his business given that he was not trading and he was also shielding. We were respectful of this request and future correspondence was kept to a minimum.
- 4.11 I contact Mr Johnson again in September 2020, to enquire whether he would be in a position to consider relocation opportunities. Mr Johnson advised that before doing so he would want to know in the first instance what the Council were prepared to offer to acquire his property interest. A review of the valuation of the property was undertaken and the sum confirmed in correspondence to Mr Johnson on 8th October 2020.
- 4.12 On 1st October 2020 I was contacted by Mr Brian Moulton of Midcastle, confirming that the company had appointed Mather Jamie Chartered Surveyors to advise the company in relation to the CPO. I acknowledged receipt of the email and also attempted to contact Mr Peter Hotchin at Mather Jamie directly, I was unsuccessful in doing so by telephone and email.
- 4.13 I contacted Mr Johnson again on two separate occasions in October and November and subsequently received an email from Mr Johnson on 24th November 2020. Mr Johnson repeated that his business continues to struggle greatly during the pandemic and he is not able to engage on any other matters at this time, including the CPO. Mr Johnson confirmed he will consider a

meeting in January 2021 earliest. I offered at this time to enter into separate dialogue with Mather Jamie. I have not had a response to this email.

- 4.14 On 7th December 2020, I received an email from Mather Jamie stating that any assistance that could be provided by the Council in searching for a relocation property would be appreciated. I provided Mather Jamie's details to Pratima and Marketing Derby.
- 4.15 As far as I am aware at this time none of the other businesses affected by the CPO have responded to the offer of assistance in order to search for relocation sites, despite repeated correspondence being issued over time.

5. Outcome of Negotiations

- 5.1 Out of the 51 plots of land, disregarding those sites that are in partner control, subsoil rights and crane oversailing, only two of the remaining 21 interests have been successfully acquired, being Plot 15 - Mrs Rayson and Plot 34 - Derby Timber Supplies.
- 5.2 A blight notice has been accepted in relation to Hawkins and Shepherd (plot 8) with a deemed notice to treat now in place.
- 5.3 I consider that the low level of acquisitions is the result of limited engagement by those affected. In the small number of cases where parties have engaged, it has not been possible to reach agreement on reasonable terms.
- 5.4 In May 2020, in response to the making of the CPO, seven objections were received from the following parties.
- i. Tarmac
 - ii. CenturyLink Telecommunications
 - iii. John Street (Derby) Ltd
 - iv. Midcastle
 - v. Western Power Distribution
 - vi. Hawkins and Shepherd
 - vii. Derby Auto Electrical Services
- 5.5 In response to the objections lodged, contact was established with all parties and / or their appointed advisors to seek to engage in discussions to address matters raised within the objection and to seek wherever possible terms for acquisition.

5.6 Two of the objections (CenturyLink and WPD) have since been withdrawn. The summary position with the remainder is as follows:

- i. Tarmac – In November 2020, Derby City Council acquired the freehold interest of the site from the freehold owner, which is occupied by way of the lease by Tarmac. At a meeting held with Tarmac on 17th November, Joanna Rees confirmed that the Council were now freehold owners intended to terminate Tarmac's lease under the Landlord and Tenant Act 1954 provisions. However, as Tarmac are an important business to Derby, the Council confirmed they were prepared to make an offer to Tarmac in terms of a package of measures that may assist with their relocation from the site. This offer was made on 20th November 2020 and was rejected by Tarmac on 2nd December 2020, on the basis that it was wholly unacceptable to them. Tarmac confirmed that they intend to respond fully once comprehensive legal advice has been received. No further communication has been received from Tarmac at this time. Tarmac have confirmed that they will not be withdrawing their objection to the CPO.
- iii. John Street (Derby) Limited and Liversage Street (Derby) Limited – Negotiations are at an advanced stage in terms of a legal agreement for dealing with the redevelopment of this site for residential use and the objection to the CPO will be withdrawn upon legal agreements being executed.
- iv. Midcastle – Limited discussions have been held with Mr Johnson at his request given that his business has struggled during the pandemic. Upon the recent appointment of a surveyor to represent Mr Johnson, I confirmed by email on 8th December that the Council are keen to agree matters by negotiation and agreement in advance of the CPO and asked if he would liaise with his clients in this regard and refer back to me. I received an email from Peter Hotchin on 15th December 2020 apologising for the delay in responding and confirming that he was awaiting further instructions from his client. I have heard nothing further at this time.
- vi. Hawkins and Shepherd – A Blight Notice has been accepted and Carter Jonas have advised that the objection will be withdrawn.
- vii. Derby Auto Electrical Services – Dialogue had initially commenced with Carter Jonas representing DAES in January 2020, with myself and my colleague Nick Mann inspecting their building on 5th March 2020 so as to estimate market value and make an offer to acquire. Subsequently an objection was lodged to the CPO where a not before date was requested, which was provided on 5th May 2020. There was no response from Carter Jonas or DAES directly until after the CPO pre-enquiry meeting was held on 9th November 2020, whereby

Carter Jonas requested a meeting and issued a draft Mitigation Agreement, whereby the Council would agree to acquire its interests and pay all compensation as if under an approved CPO, irrespective of whether the CPO was confirmed or the CUV development proceeded. The Council issued amended Heads of Terms to the Mitigation Agreement, which were rejected by Carter Jonas, who in return issued a further amended Heads of Terms to the City Council to consider. The terms within the amended agreement are not considered to be reasonable and the Council have confirmed they are not prepared to treat on this basis. Matters currently reside with Carter Jonas to respond.

- 5.7 In view of all of the above, I consider that the Council has made numerous attempts to engage with all parties within the Order Land, offering to enter into meaningful negotiations to seek to acquire interest by a way of agreement and in advance of the CPO, but has had limited response. I further consider it to have behaved reasonably and fairly and complied with the requirements of the Guidance in its approach to all parties within the Order Land.

**THE DERBY CITY COUNCIL (CASTLEWARD) COMPULSORY PURCHASE ORDER 2020
NEGOTIATION PROOF**

STATEMENT OF EVIDENCE OF
MS. RACHEL LISTER, THOMAS LISTER

ON BEHALF OF DERBY CITY COUNCIL

PUBLIC INQUIRY 26 – 29 January 2021

1 INTRODUCTION

- 1.1 This proof of evidence has been prepared in support of Derby City Council's ("**the Council**") Castleward Compulsory Purchase Order 2020 ("**the Order**") (CD 1.1), which seeks to acquire land in the "**Castleward**" area of the City for the provision of new market and affordable housing.
- 1.2 The purpose of this proof of evidence is to set out the nature, scope and extent of negotiations and approaches that have been undertaken or made since 2017 to the businesses and investment owners that own or occupy land affected by the CPO on a freehold or leasehold basis.
- 1.3 This proof of evidence will, along with the Council's other proofs of evidence, demonstrate that the Council is justified in using compulsory purchase powers to deliver a comprehensive housing development.
- 1.4 Details of the Castleward Urban Village ("**CUV**") "**Scheme**" are set out in the evidence prepared by Mr Gilman on behalf of the Council and as such are not repeated here.

2 QUALIFICATIONS AND EXPERIENCE

- 2.1 This proof of evidence has been prepared by Rachel Lister MRICS, Registered Valuer, Director and one of the founding partners of Thomas Lister Limited, a Midlands based firm of general practice chartered surveyors.
- 2.2 Thomas Lister was set up by Christopher Thomas and me in 2002, to provide property advice and development consultancy services to the public and private sector, set against a context of regeneration and with a focus on the delivery of development, across a wide range of property types and uses.
- 2.3 I qualified as a full member of the Royal Institute of Chartered Surveyors in November 1997 and have 23 years post qualification experience. Services provided by me and my Practice include acquisitions, valuation, property development and appraisal and compulsory purchase and compensation advice.
- 2.4 I have previous experience of compulsory purchase orders and compensation, having been appointed by both an acquiring authority and claimants being displaced from their property assets. Brief information relating to my experience is as follows:
- i. City Wharf, Lichfield - Appointed as Order Surveyor on behalf of Advantage West Midlands Regional Development Agency for the assembly, marketing and disposal of a brownfield semi-vacant and derelict edge of town centre site, allocated for mixed use residential and commercial redevelopment. The CPO was successfully secured without modification and all interests acquired. This development is now fully completed.
 - ii. Representing private individuals on a residential estate in Buckinghamshire, whose property interests were being acquired by HS2. Terms of acquisition and all compensation were agreed by negotiation with HS2 in 2016 on a full and final settlement basis.
 - iii. Haywards Industrial Estate, Birmingham - Representing the investment owner whose asset is to be acquired or partially acquired by HS2. Negotiations for compensation are ongoing.
- 2.5 On the basis of my previous skills and experience in compulsory purchase and compensation, the Council appointed me to undertake a number of roles in bringing forward the comprehensive development of the site, one of which is the negotiations with all holders of property and legal interests within **“the Order Land”**. It is these interests that are required to be acquired, so as to enable redevelopment of the CUV as proposed, in accordance with the **“Outline Planning Permission”** (CD 2.1) in place and on a comprehensive basis.

3 SCOPE AND STRUCTURE OF THIS EVIDENCE

- 3.1 In Section 4 of this proof of evidence I set out Government Policy in respect of the requirement to take reasonable steps to acquire by agreement all interests affected by the CPO.
- 3.2 In Section 5 I describe the actions that have been taken in seeking to secure various property interests by negotiation in advance of the Council obtaining approval for the making of the CPO and subsequently in parallel to pursuing confirmation of the CPO by way of Public Inquiry. This will include explaining all of the historic approaches made to freehold and leasehold owners since 2017.
- 3.3 Section 6 of the proof of evidence will also detail how, in parallel with negotiations for acquisition and more general discussions with affected parties, assistance has been offered in terms of the relocation process, particularly in terms of opportunities and means to identify potential suitable relocation properties.
- 3.4 Section 7 will detail the outcome of all negotiations undertaken to date.
- 3.5 Finally, in Section 8, I will provide a response to those outstanding objections that raise issues falling within the scope of my evidence.

4 GOVERNMENT POLICY IN RESPECT OF ATTEMPTS TO ACQUIRE BY AGREEMENT

- 4.1 Government Policy for the CPO process is contained within the Ministry of Housing, Communities and Local Government document, *Guidance on compulsory purchase process and the Criche Down Rules* (July 2019) (“**the Guidance**”) (CD 3.10). The section of the document most relevant to the question of attempts to acquire by agreement is ‘Tier 1: Compulsory Purchase Overview’. Relevant parts of the Government Policy within that part of the document are summarised below.

Tier 1: Compulsory Purchase Overview

- 4.2 General Overview – paragraph 2 states that acquiring authorities should use compulsory powers where it is expedient to do so and that use of such powers should only be made where there is a compelling case in the public interest.
- 4.3 In this regard the confirming authority will expect the acquiring authority to demonstrate that they have taken reasonable steps to acquire all of the land and rights included in the compulsory purchase order by agreement. It is important to note that the steps taken need only be reasonable; an acquiring authority is not required to take all and any action to acquire land and rights by agreement.
- 4.4 Compulsory purchase is intended as a last resort to secure the assembly of all the land required for the implementation of projects. However, this does not mean that an acquiring authority should wait for negotiations to break down before starting the compulsory purchase process as this can lose valuable time and undermine the seriousness of the authority’s intentions. It is permissible to make it clear from the outset that if meaningful negotiations are not entered into and concluded, CPO powers will be sought.
- 4.5 Paragraph 3 explains the benefits of seeking early acquisition of interests within the order land so as to avoid costs being incurred due to legal, other fees and resource utilised through the CPO process. The Guidance further states that in order to reach early settlements, reasonable initial offers should be made, with the acquiring authority being prepared to engage constructively with claimants about relocation issues and mitigation and accommodation works where relevant.
- 4.6 The opportunity to acquire property interests within CUV has been actively pursued by the Council and its partners to the Scheme, being “**Homes England**” and “**Compendium**”. This has resulted in a number of interests being successfully acquired and I will confirm details within Section 7 of this proof.

- 4.7 In addition to the acquisitions successfully completed by Homes England and Compendium, my evidence will detail in Section 5 of this proof, the approach taken on behalf of the Council to engage with all parties that would be affected by the CPO in advance of the Order being made.
- 4.8 This proof of evidence will also explain that with the exception of two property owners where terms to acquire have been agreed, all other approaches to acquire sites in advance of the “CPO” by negotiation have failed, hence justifying the need for the CPO.
- 4.9 Under the heading ‘Stage 3; preparing and making a compulsory purchase order’, paragraph 17 states that the benefits of undertaking negotiations in parallel with preparing a CPO can help build good working relationships with those whose interests are affected and show that the authority is willing to be open and to treat their concerns with respect. My evidence will show the extent of discussions, meetings and exchange of correspondence with affected parties since 2017, with the Council seeking to understand more about their respective landownerships so as to make informed offers, understand landowners’ aspirations in terms of relocations and to explore the opportunities for acquiring interests wherever possible in advance of the CPO.
- 4.10 Paragraph 19 of the Guidance (CD3.10) specifies other steps to be taken to help those affected by a CPO including full information on process, rights and duties of those affected and an indicative timescale for progressing the CPO. A case manager should be appointed and given as a point of contact with whom easy and direct access can be made. In addition, delays should be kept to a minimum and offers to alleviate concerns in respect of entitlement to compensation and on relocation assistance should also be made. ‘Not before’ dates should be provided and the potential to fund landowners’ reasonable costs of negotiation and other costs and expenses should be considered.
- 4.11 My proof of evidence demonstrates that the requirements contained within the Guidance have been met, in particular in terms of all the direct dealings I have had with affected parties in seeking to acquire interests and on compensation matters and through working alongside the Council on assistance with relocation opportunities for businesses wishing to relocate.

5 THE COUNCIL'S APPROACH TO NEGOTIATIONS

5.1 In this section I describe the Council's approach to attempting to acquire interests by agreement by reference to three phases - the first taking place in 2017, the second in the period prior to the CPO being made in March 2020 and the third being further approaches and negotiations with property owners after the CPO was made and up until this proof of evidence was written in December 2020.

5.2 Instructions from the Council at the outset of this process were that all offers to be made to landowners were to be compliant with the compensation code and all parties approached were to be advised to seek professional advice and informed that the reasonable costs of taking such advice would be paid by the Council. I can confirm that this instruction has been fulfilled.

Attempts to acquire in 2017

5.3 The first attempt made to acquire property interests within the area of the proposed CPO was in 2017. As detailed within the other Proofs of Evidence, the Council are working in partnership with Compendium as development partner and Homes England as a landowner of assets within the CUV and also the provider of grant funding to support with the site assembly process. This relationship is formalised by way of a "**Development Agreement**" executed 27th September 2011 and latterly by a Grant Funding Agreement with Homes England dated December 2019.

5.4 Homes England operate a broad range of funding programmes on a national basis targeting housing delivery through acquisitions, investment in infrastructure and by providing grant and loan investments to third parties.

5.5 The relevance of Homes England funding to my evidence is that in February 2017, Homes England informed the Council that due to an underspend on another funding programme, there were unallocated funds available until 31st March 2018 that could be utilised to acquire property interests within the area of the CUV that is now covered by the CPO.

5.6 Homes England and the Council therefore agreed that there would be a targeted approach to landowners identified as having key sites within the Order Land (CD1.2). Landowners to target were either those who had previously expressed an interest in selling, had sites located within the next phase of development or held more than one asset within the CUV area. In addition, where Compendium had been engaging in discussions and relationships existed with landowners, it was agreed to try and further negotiations to see if terms for acquisition could be agreed. Ultimately if terms for a first property acquisition could be achieved, this would then provide a strategy for targeting other properties in close proximity so as to enable a potential

next phase to be assembled. I therefore worked in collaboration with Compendium and their appointed agent, Nick Hosking from Innes England, in order to make approaches to the identified owners within the proposed Order Land. As explained, the joint approach was proposed on the basis of Compendium and their agent Nick Hosking's knowledge of the site, through previously having had some dialogue with landowners within the area of the proposed Order and in seeking to agree terms for acquisition. For example, there had, in 2016, been some previous attempts to acquire the land formerly in the ownership of Alcora (now John Street (Derby) Limited), which ultimately did not complete due to terms not being agreed between the parties. The intention was therefore to seek to utilise any existing relationships that had begun to be built with businesses, rather than a cold call approach from myself, of whom parties had no prior knowledge or previous dealings.

- 5.7 Between February 2017 and December 2017 correspondence was sent to a number of parties, which is detailed in the schedule supplied at Appendix 1 to this proof (ACQ/3C/1). In addition, following engagement arising out of this initial contact, offers were made to acquire a number of property interests, as also detailed in the schedule at ACQ/3C/1.
- 5.8 To summarise, the parties to whom offers were specifically made at this stage were:
- **“Hawkins and Shepherd”** (a remaining objector to the CPO)
 - **“Liversage Street (Derby) Ltd and John Street (Derby) Ltd”** (a remaining objector to the CPO) (Plot 8)
 - C & N Property Ltd, Canal Street (Plot 45)
 - Derby Timber Supplies, John Street (Plot 34).
- 5.9 The attempts to engage with businesses in seeking to acquire by agreement stalled in December 2017, generally due to an unwillingness on the part of affected persons to engage in discussions. At this time, the decision was taken to pause the pursuit of these early acquisition opportunities, due to there being insufficient time to be able to conclude the approval and legal acquisition process prior to the funding availability expiring on 31st March 2018.
- 5.10 The above is with the exception of the negotiations with Derby Timber Supplies, which had progressed to a relatively advanced stage resulting in Heads of Terms being issued and solicitors being instructed in November 2018.
- 5.11 The outcome of the approach and negotiations with various property owners is detailed within section 7 of this proof.

- 5.12 Following the expiry of the initial funding from Homes England in March 2018, the Council did not have sufficient funding to be able to pursue a compulsory purchase order and undertake acquisitions of sites at CUV on a comprehensive basis during the remainder of 2018 and 2019. To remedy this, the Council applied for Housing Infrastructure Fund (“**HiF**”) funding following its launch in 2019. The Council successfully secured HiF funding in 2019 with a grant funding agreement entered into in December 2019.

Attempts to acquire by agreement – November 2019 – March 2020

- 5.13 The second stage of negotiations commenced in November 2019 led by myself supported by/together with my colleague Nick Mann at Thomas Lister. It followed on from the Council seeking full cabinet approval to make the CPO in November 2019, the making of which was subsequently approved and enabled all landowners within the Order Land to be approached.
- 5.14 In November 2019, I initially wrote to Mrs Rayson (plot 15), C&N Property Limited (plot 45) and Moguntia Foods (UK) Limited (plot 45). These were considered to be key sites to acquire given that Mrs Rayson owned the site occupied by “**Tarmac**”, whilst C&N Property Limited held the freehold ownership of, and Moguntia occupied, land identified for the next phase of the CUV. Following this correspondence, meetings were held with surveyors representing Mrs Rayson and C&N Property Limited. The outcome at that stage was that Mrs Rayson was not a willing seller and the price required by C&N Property Limited was considered to be in excess of market value and could not be supported. Copies of the letters and records of meetings held are contained in Appendix 2 (ACQ/3C/2).
- 5.15 In January 2020, I prepared a letter sent by recorded delivery to all those within the Order Land. A copy of the letter is provided at Appendix 3 (ACQ/3C/3) to this proof of evidence. The only response received to this letter was from a Mr Sushruth Swamy who had been identified as owning sub-soil rights fronting 216 Siddals Road. Mr Swamy was unaware that he held any sub-soil rights with his residential property on Siddals Road and was going to seek advice accordingly. There were no other responses received to the letters sent.
- 5.16 On 2nd March 2020, further correspondence was sent to all freehold owners, leaseholders and occupiers of the site by the Council to outline the indicative phasing programme for the delivery of the Scheme across phases 3 to 5, being the redevelopment of CUV in its entirety within the Order Land. Letters issued to all parties provided dedicated contact details at the Council as the point of contact should any party wish to discuss any matter relating to the CPO. Copies of this correspondence and a schedule of all parties contacted are provided at Appendix 4 (ACQ/3C/4).

- 5.17 The CPO was made on 5th March 2020 and all affected parties notified in this regard. At this time, there were no active negotiations ongoing with any party, again due to the unwillingness of affected persons to engage in any discussions relating to the disposal of their assets.

Attempts to acquire by agreement – March 2020 onwards

- 5.18 In April 2020, following the earlier making of the CPO, negotiations resumed with Derby Timber Supplies and a full and final offer was made to acquire the long leasehold interest on 29th April 2020. The current position with this acquisition is detailed within section 7 of this proof.
- 5.19 In May 2020, in response to the making of the CPO, seven objections were received from the following parties with property interests within the Order land:
- i. Tarmac
 - ii. CenturyLink Telecommunications UK Limited (“**CenturyLink**”)
 - iii. Liversage Street (Derby) Ltd and John Street (Derby) Ltd
 - iv. “**Midcastle**”
 - v. Western Power Distribution (“**WPD**”)
 - vi. Hawkins and Shepherd
 - vii. Derby Auto Electrical Services (“**DAES**”)
- 5.20 In response to the objections lodged, contact was established with all parties and/or their appointed advisors to seek to engage in discussions to address matters raised within their objection and to seek to agree wherever possible, terms for acquisition. The details and outcome of these discussions are detailed within section 7 of my proof.

6 ASSISTANCE WITH RELOCATION

- 6.1 Although there is no statutory obligation upon them to do so, the Council has made considerable efforts to assist those affected by the CPO with relocating away from the Order Land. In this section, I outline what those efforts have been.
- 6.2 Following the securing of HiF funding, and the receipt of Cabinet approval for the making of the CPO in November 2019, the Council commissioned me to prepare a draft Relocation Strategy for internal consideration to detail how the relocation requirements could be identified and supported. Following completion of the document, dialogue commenced with Marketing Derby, who, as the inward investment and business agency within Derby and Derbyshire, were well placed (given their extensive connections and networks) to work with affected businesses in seeking to match their requirements to opportunities within the market place. Given the number of businesses with the CUV, it was agreed that Marketing Derby would need to work with internal Council officers and myself to ensure that all communications and assistance to be provided to businesses could be undertaken efficiently and in a timely manner. A copy of the minutes of the first relocations meeting is appended to this proof as Appendix 5 (ACQ/3C/5).
- 6.3 Shortly thereafter, in March 2020, in order to ensure that the Council had sufficient capacity and resource to be able to provide a single point of contact for businesses to deal with in relation to ongoing relocation matters, a dedicated officer – Ms Pratima Balaghee - was appointed to manage the relocation process, working with Marketing Derby and Thomas Lister.
- 6.4 The relocation team therefore comprises Pratima Balaghee, Simon Kirk from Marketing Derby, Joanna Rees, Senior Valuer and Conrad Harris, Regeneration Officer from the Council, and myself, as required. The purpose and remit of the relocation team is as follows:
- To directly engage with all affected businesses to ascertain property and relocation requirements and to assemble and issue details of relocation sites and premises that potentially meet the criteria of those parties.
 - To liaise with local developers, landlords and property owners including Rolls Royce, Severn Trent, Harworth Group and Revelan, to identify any available sites or assets which might provide suitable relocation opportunities.
 - To utilise Thomas Lister's access to various property packages and databases, including CoStar and Nimbus Maps.¹

¹ Co-Star is a subscription based property internet database, whereby details of all commercial property in the UK has been recorded, along with ownership, planning and transactional information. Nimbus

- To identify available property assets and to be able to update a list of the same as frequently as required.
- To meet on at least a monthly basis to review any ongoing engagement with affected businesses and progress achieved in this regard.

6.5 I am not personally involved on a day to day basis with all matters ongoing with businesses and their relocation process, but provide support to the Council as and when required on undertaking any property searches, liaising with various businesses to deal with queries and/or clarifications and attending meetings as and when required. I do however liaise directly with businesses on any query in relation to compensation matters to confirm the entitlement to compensation being payable under the compensation code and advising businesses to seek professional advice, for which all reasonable fees are also payable by the Council.

6.6 During any discussions with any business affected by the CPO, direct referral to Pratima Balaghee and Simon Kirk at Marketing Derby is made as a means to obtain assistance with the relocation process.

6.7 Details of correspondence issued by the Council in offering assistance in terms of the relocation process is summarised in the table below:

	Description of communication with businesses	Date sent	Response
1	Letter was sent to inform all affected landowners that the Council's Cabinet had approved the making of the Order and signposted them to Thomas Lister, the Council's agent for these purposes, for support on relocation as the Council remained keen to acquire land interests by mutual agreement, where this was possible.	25 th November 2019	No queries received for relocation support.
2	Following approval of the Council's Cabinet to the making of the Order, the Council's appointed agent, Thomas Lister, attempted to make contact with all affected businesses in order to progress the potential acquisition of their interests and to further understand their requirements informing relocation options.	3 rd January 2020	No response received in relation to relocation support.
3	In advance of the Council making the Order in March 2020, a letter was issued by the Council	2 nd March 2020	No queries received for relocation support.

Maps is a subscription based property ownership mapping portal that has records of the ownership and planning status of all property and land within the UK.

	to those affected by the Order. This provided indicative development timescales, an update on the Order making process and re-iterated the Council's preference to acquire by mutual agreement, where possible.		
4	A letter was sent to all businesses within Castleward, including those affected by the Order, offering them a "Top Up" grant if they had not already benefitted from other COVID-19 government grants. The letter also re-iterated that it was the Council's preference to acquire by mutual agreement and provided details of Thomas Lister to contact to progress those negotiations.	12 th June 2020	Of the businesses affected by the Order, there were two expressions of interest for the "Top Up" grant – " Cosy " and Derby Timber Supplies. They were both successful in securing the financial grant to support their businesses during COVID-19. No queries received for relocation support.
5	Letter sent to affected businesses, identifying a potential site at Osmaston to which they could relocate, approximately one mile south of Castleward. The contact details of Marketing Derby were provided in the letter.	15 th July 2020	Two businesses submitted their interests for the site – Tarmac and Kitchen and Bedroom Warehouse Ltd.
6	A letter was issued to all business owners within the Order Land which provided detail of financial support for businesses impacted by COVID-19. The letter also provided an update in relation to the CPO, confirming that Public Inquiry is due to be held on 26 th January and re-iterated that DCC are still seeking to acquire property interests by mutual agreement and to contact Rachel Lister for further information in this regard.	1 st December 2020	No response has been received to this letter to date.

6.8 Copies of all correspondence sent to parties as referred to in the table above are contained within Appendix 6 (ACQ/3C/6).

6.9 To date, one party (Cosy) has relocated and another (Bustler Market) has a temporary relocation solution. At this time, there are four other parties currently pursuing relocation, which are:

- Tarmac
- Derbyshire County Transport
- Moguntia Foods (UK) Limited

- Midcastle

6.10 A summary of progress made in relation to relocation with each of these parties is provided below.

Tarmac

- 6.11 I first engaged with Mr Keith Wharmby from Tarmac and Glenn Hall from D Walker Chartered Surveyors, the Surveyor appointed to represent Tarmac, on 13th June 2019. I received an email from Mr Wharmby following correspondence he had received from Mr John Gilman at the Council which had advised on the progress being made in pursuing the CPO and confirming that Thomas Lister were the appointed advisors to the Council with whom contact should be made to discuss acquisition and relocation matters.
- 6.12 Following the approach from Mr Wharmby, a meeting was held at Compendium's offices on the Castleward site on 20th June 2019. The purpose of the meeting was to provide an update in terms of the CPO process, to understand Tarmac's relocation requirements and to offer assistance through undertaking site searches and putting Tarmac in direct contact with Marketing Derby to also assist in this regard. At the meeting it was also agreed that Mr Hall would send through information relating to his fees for representing Tarmac that would be considered for payment by the Council under the compensation code.
- 6.13 Following the meeting the first of the CoStar site searches was undertaken and issued to Mr Wharmby and Mr Hall for consideration and review. Mr Hall also subsequently sent through details of his fees in July 2019, which included undertaking site searches for Tarmac's relocation, and these fees were also approved in July 2019.
- 6.14 From July 2019 dialogue was maintained primarily with Mr Wharmby, with updated site searches being undertaken by my colleague Nick Mann in September 2019.
- 6.15 An update meeting was requested by myself in December 2019, which was declined by Mr Wharmby on the basis of his view that there was nothing further to review at this time.
- 6.16 Mr Wharmby did contact me by telephone on 2nd December 2019 to inform me that Tarmac were currently considering whether to close the Castleward site and not seek to relocate the business. Mr Wharmby therefore wanted to notify me that extinguishment may be being considered as an option for the Castleward facility. It was agreed that while Tarmac were deliberating the future of the Castleward site, that site searches would continue to be undertaken by all parties which progressed accordingly.

- 6.17 In the early part of 2020, I contacted Mr Richard Bailey at Homes England to ascertain whether they might have any surplus land within the Derbyshire area or indeed whether any other public sector authorities with whom Homes England engage in relation to the disposal of surplus public sector land may be coming forward in the Derbyshire area. Following internal enquiries, Mr Bailey referred back to say that they were not aware of any public sector land which was available and could meet Tarmac's requirements.
- 6.18 In April 2020, I approached Mr Robert Orgill from Rolls Royce following discussions that he had had with a colleague, Mr Chris Thomas, in relation to surplus sites within the Derby area. I initially had a telephone conversation with Mr Orgill to see if they may have any surplus land available that could be suitable as a relocation opportunity for Tarmac. I subsequently facilitated a meeting which took place on 26th May 2020, whereby Tarmac's operational facility and requirements was discussed, which Mr Orgill confirmed may be of interest to Rolls Royce in relation to partly vacant land that they had available in Osmaston. It was agreed at the meeting that Mr Wharmby and Mr Orgill would have further conversations in relation to Tarmac's relocation requirements and we understand that an initial discussion was held. Ultimately, Mr Orgill referred back to Joanna Reece at the Council advising that Tarmac's relocation requirements in isolation were too small (0.4 hectares) to justify the bringing forward of a site, which extended to over 4 hectares. In response to this, the agreed strategy was for Pratima Balaghee to write to all affected businesses at the Castleward site identifying Osmaston as a potential relocation opportunity and to establish whether a critical mass of business relocations could be assembled which may result in the Osmaston site being a viable development opportunity.
- 6.19 There was a very limited response from businesses at that time, noting that circumstances were that the national lockdown was in place with many businesses not trading. The exception was the response from Derbyshire County Council who noted the Osmaston opportunity might be of interest for the Derbyshire County Transport Vehicle Maintenance and Repair facility situated within the site. Further discussions directly with the County Council and their appointed surveyor resulted in confirmation that the Osmaston site was not considered suitable and therefore there were no other occupiers identified as being interested in the Osmaston site. Therefore, at this time discussions in relation to Osmaston have stalled.
- 6.20 From March 2020 onwards, Mr Wharmby did identify that they were potentially interested in a site in the ownership of Network Rail located in Chaddesden, which was considered to be a suitable relocation opportunity. I understand from discussions with Mr Wharmby that progress in undertaking feasibility for Chaddesden was slow, given that part of Network Rail and Tarmac's

respective teams were on furlough during the first lockdown. The site is also known to be challenging in terms of ground conditions and access arrangements and in order to try and generate some impetus to feasibility, Joanna Rees sought to establish the position through discussions with Network Rail based upon intelligence known due to the Council's land holdings in that area.

6.21 Whilst Chaddesden is considered to remain a potential option for Tarmac's relocation, the challenges of progressing matters with Network Rail and associated site conditions means that the ability for this site to be secured for Tarmac's relocation is at this time uncertain. Given these difficulties, a series of other actions have been implemented in order to assist Tarmac to identify a suitable relocation site, which in summary are:

- Marketing Derby will liaise directly with their network of landowners including Severn Trent, Celanese and others.
- Thomas Lister undertook a Nimbus search of Derby seeking to identify through the mapping of vacant land of a minimum size and to identify associated owners in this regard so that contact could be made to ascertain whether land may be surplus for let/sale.
- Thomas Lister undertook direct approaches to Harworth Estates and Revelan who had industrial sites with land that had been vacant for some time to ascertain whether they might be amenable to engaging with Tarmac as a potential occupier of such sites.
- A number of potential sites were identified and these were sent to Tarmac for review and consideration. The full schedule of opportunities issued to Tarmac, together with the response of their surveyor Mr Hall, is contained in Appendix 7 (ACQ/3C/7).

6.22 The next communication that was undertaken with Tarmac followed the pre-Inquiry meeting, where Mr Glenn Hall contacted me by telephone, requesting that the meeting that had been arranged to discuss extinguishment of the facility at Castleward be changed to discuss the relocation opportunities which may exist if Tarmac's facility were to be accommodated under the cover of a building as oppose to being on an open site.

6.23 This meeting took place and concentrated on a number of sites that had been provided to Tarmac via the Planning Authority as suitable locations for a batching plant, current preferred sites and a longer list of sites provided by Pratima Balaghee to ensure that a consistent list of sites were being considered by all parties.

- 6.24 Tarmac were also notified of two further sites to explore in Derby and the outcome of the meeting was that the Council and Tarmac would review all sites, explore the two new opportunities raised and re-convene in a weeks' time to review progress.
- 6.25 At the end of the meeting, Mr Hall noted that if there were going to be ongoing difficulties with identifying a relocation site, Tarmac would have to consider extinguishing the business at Castleward. It was agreed therefore that there would be a further meeting on 17th November 2020 to review matters in this regard.
- 6.26 The meeting that was held on the 17th November discussed timescales that Tarmac would require in order to relocate their facility and how this correlated in terms of timing for redevelopment. It was acknowledged that, as possession of the Tarmac interest would be required by 2022, time to find, secure and relocate to an alternative site was becoming time critical.
- 6.27 Also discussed was the fact that the Council has recently acquired the freehold of Tarmac's site and is now its landlord. As Tarmac's current lease ends on 4th December 2021, the Council have served notice on Tarmac to terminate their lease on the grounds of redevelopment under the Landlord and Tenant Act 1954. However, as Tarmac are an important business to Derby, the Council were prepared to make an offer to Tarmac in terms of a package of measures that may assist with their relocation from the site. The offer was made Joanna Rees on 25th November 2020.
- 6.28 Tarmac responded to Joanna Rees of the Council on 4th December, advising that the offer made was wholly unacceptable and that they are in the process of taking further legal advice as to the Council's ability to be able to rely on Landlord and Tenant legislation. An offer to meet was made in the correspondence by Tarmac, which was agreed would take place on the 7th December.
- 6.29 On 4th December 2020, the Council issued to Tarmac a Section 25 Notice seeking to terminate Tarmac's lease on the 4th December 2021 on the grounds of redevelopment. The meeting scheduled for the 7th December took place, whereby Tarmac repeated that the terms of the offer made by the Council were wholly unacceptable and that initial legal advice had been received in respect of the ability for the Council to rely on the 1954 Landlord and Tenant Act to terminate the lease. Tarmac confirmed they were intending to respond fully once comprehensive legal advice had been received. No further communication has been received from Tarmac. At the time of writing this proof there has been no response from Tarmac to the notice served. A schedule of all communications with Tarmac is contained in Appendix 8 (ACQ/3C/8).

Derby Timber Supplies

- 6.30 The agreement for the surrender of the existing lease held by Mr Robert Pacel has now been exchanged and is due to complete on the 6th January 2021 when vacant possession of the site will be provided. The business has secured a relocation premises and planning permission granted for change of use. The business is currently in the process of relocating to the new premises which will be completed by 6th January. At this stage, Joanna Rees with the Estates Team and myself continue working with the business's proprietor in terms of the business's relocation and their claim for compensation.

Derbyshire County Transport

- 6.31 The surveyor representing the County Council had identified a relocation premises but unfortunately on 7th December 2020 the property owner withdrew from negotiations and is understood to have agreed terms to let the property to another party. Pratima Balaghee and Marketing Derby have therefore made contact with the surveyor to offer assistance with the search for an alternative property.

Moguntia Food Ingredients (UK) Limited

- 6.32 Engagement has commenced with the leaseholder's appointed surveyor, and the Council has approved the surveyor's fees for undertaking the site search and acting in respect of any potential acquisition of a relocation site. In addition, details of the relocation team have also been provided to the surveyor offering assistance should this be required.

Midcastle

- 6.33 In addition to the active engagement between the Council and the above four parties in relation to relocation, the Council has also made particular efforts to engage with another of the objectors to the Order, Midcastle, with respect to relocation. In particular, myself and my colleague Nick Mann have spoken to Mr Keith Johnson, business proprietor of the Midcastle group of companies, to offer relocation assistance and we have provided Pratima Balaghee's details to enable him to access both the grant and relocation assistance that is available to businesses. During the first period of national lockdown, Mr Johnson however requested that we did not contact him, as he was not in a position to consider relocation of his businesses at Castleward due to the pandemic, given that he was not trading and that he was shielding. He also stated that the future of his business was looking uncertain.

- 6.34 I was respectful of Mr Johnson's request and future correspondence was kept to a minimum and was not followed up until the first lockdown ceased at which point we sought to re-engage with Mr Johnson to see if he was yet in a position to consider relocation opportunities.
- 6.35 I contacted Mr Johnson again in September 2020 to enquire whether he would now be in a position to reconsider relocation opportunities, Mr Johnson advised that before considering a relocation opportunity he would, in the first instance, want to know what the Council were prepared to offer to acquire his property interest following which further discussions could be undertaken. A review of the valuation for the value of the property interest was undertaken and the sum confirmed in correspondence to Mr Johnson on the 8th October 2020.
- 6.36 In the meantime, on 1st October 2020, I was contacted by Mr Brian Moulton of Midcastle confirming that the company had appointed Mather Jamie Chartered Surveyors to advise the company in relation to the CPO. We acknowledged receipt of the email from Mr Moulton and confirmed that we would contact Mather Jamie. I also sent Brian Moulton's details onto Pratima Balaghee to offer assistance in undertaking the relocation process. I rang Mather Jamie to speak to the appointed surveyor on 2nd October but was unable to do so and left a voicemail message. I also sent an email to the surveyor on 2nd October asking for them to contact me to discuss their fee proposal and the process going forward.
- 6.37 I have chased for a response to the letter of 2nd October on two separate occasions and subsequently received an email from Mr Johnson on 24th November 2020. Mr Johnson stated that his business continues to struggle greatly during the pandemic and he is not able to engage on other matters at this time, including the CPO. Mr Johnson will consider a meeting in January when he is hopefully in a better position and able to concentrate on the CPO and relocation of the business. I responded to say that I was very sorry to hear of the ongoing difficulties and that if any assistance could be provided to get in contact. I also offered to enter into separate dialogue with the appointed surveyor at Mather Jamie if this would assist matters at this time. I have not had a response to this email.
- 6.38 On the 7th December 2020, I received an email from Peter Hotchin of Mather Jamie, clarifying the services that he was intending to provide to Midcastle. Initially instructions were to provide advice in relation to the compulsory purchase process, to provide valuations of the property assets and to consider proposals within the CPO. Reference was made by Peter Hotchin in his email that if settlement can be reached by negotiation, further time would need to be added to the fee proposal that he had previously provided.

- 6.39 It is further intended that Peter Hotchin will provide assistance in the acquisition of alternative premises but further detail is awaited from Mr Johnson. Mr Hotchin also stated that any assistance that could be provided by the Council in searching for a relocation property would be appreciated.
- 6.39 I responded to Mr Hotchin's email on the 8th December 2020, confirming the Council are very keen to agree matters by negotiation and agreement in advance of the CPO and asking if he would liaise with his clients in this regard and refer back to me. At the time of preparing my proof of evidence, I received a further email from Peter Hotchin on 15th December, apologising for the delay in responding; however, he was waiting for further instructions from his client and will refer back as soon as he has instructions.
- 6.40 As far as I am aware, at this time, none of the other businesses affected by the CPO have responded to the offer of assistance in order to search for relocation sites despite repeated correspondence being issued over time.
- 6.41 The exception to this is Hawkins and Shepherd and DAES, where the business proprietors of both companies are of retirement age and have confirmed they will be seeking business extinguishment.

7 THE OUTCOME OF NEGOTIATIONS TO DATE

7.1 Following a land referencing exercise undertaken by Ardent Management Ltd and a valuations exercise, the Council, Compendium and Homes England, agreed to fund a proposal for the compulsory purchase of four hectares of commercial land within the centre of the CUV regeneration area. The below table sets out all 51 land plots of the Order Land containing 48 freehold interests and 20 leasehold. The Order includes 8 plots requiring rights for crane over-sailing only, shaded in yellow.

7.2 Plots shaded in green are in control of the CUV partnership. Objectors to the CPO are shaded in blue in the table below. Numbers not shown in the table were not used.

Plot ref	Extent, Description and Situation of the Land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – Name and Address		
		Owners or Reputed Owners	Lessees or Reputed Lessees	Current Position
2	Public Highway	Derbyshire County Council (DCC), plus various subsoil		These rights primarily relate to highway land, subsoil rights and overhead cables. All parties identified as having these rights have been contacted. One residential property owner outside of the Order Land but having been identified as having sub soil rights has responded and is verifying the legal position and will refer back in due course.
6	Land and premises	Compendium		Partner to the Scheme
7	Public Highway	Compendium		Partner to the Scheme
8	Land and premises	Derby City Council	Fred Hawkins	A blight notice has been submitted by Hawkins and

				<p>Shepherd and accepted and deemed notice to treat is therefore in place. Negotiations attempted in respect of the acquisition of the long leasehold interest which currently reside with Mr and Mrs Hawkins' representatives, Carter Jonas. Claim for compensation is anticipated to be submitted within the next few weeks. Carter Jonas confirmed that the Objection to the CPO is likely to be withdrawn, pending written instructions being received from their client.</p>
9	Public highway	DCC		As for Plot 2
10	Public highway	DCC plus various subsoil		<p>As for Plot 2</p>

11	Land and premises	Booler Trustees and Key Bros.	Derbyshire County Council	<p>Preliminary discussions were held with the Booler Trustees in 2017 to see if they would be minded to sell. No response was received following this approach. No response received from the freehold owner to any written approaches or telephone contact subsequently made in 2020.</p> <p>Currently in negotiations with the lessee who is seeking a new relocation site, following the owner of a previous potential relocation site withdrawing from the negotiations.</p>
12	Public highway	DCC plus various subsoil		<p>These rights primarily relate to highway land, subsoil rights and overhead cables. All parties identified as having these rights have been contacted. No responses have been received.</p>

13	Public highway	DCC plus various subsoil		<p>These rights primarily relate to highway land, subsoil rights and overhead cables. All parties identified as having these rights have been contacted. No responses have been received.</p> <p>It is noted that WPD have equipment and associated rights within this plot.</p> <p>WPD were an objector to the CPO, but have subsequently withdrawn their objection.</p>
14	Land and premises	1) Stanton's 2) JLT trustees	<p>Juice Marketing Limited</p> <p>Speedy Glass Limited</p> <p>Lifecycle UK</p> <p>Embody Tattoo</p>	<p>No response received from any approaches made to the freehold owners.</p> <p>Conversations have been held with Lifecycle UK, primarily around timescales for when the possession of the unit may be required for redevelopment and agreed that negotiations will be further progressed nearer the time the property is required. No responses</p>

				have been received from any of the other lessees.
15	Land and premises	Derby City Council (formerly Mrs Rayson)	Tarmac (objector to the CPO)	<p>Following the Council's recent acquisition of the freehold interest, an offer has been made to Tarmac on 25th November for the termination of their existing lease and grant of a new short lease to enable time for a relocation site to be identified. Tarmac is not satisfied by the offer and has requested a further meeting, which took place on 7th December. Tarmac repeated that they were not prepared to accept the offer as this was unreasonable and were taking further legal advice and no response has been received since. Relocation assistance continues to be provided by Pratima Balaghee, Marketing Derby and myself in terms of finding a relocation site.</p>
16	Land and premises	Derby City Council	Midcastle (objector to the CPO)	<p>Communication received from Midcastle to say they are unable to engage in discussions until January 2021 due to ongoing</p>

				<p>difficulties with continuing to operate the business during the pandemic. An estimate of market value of the property interests has been provided and will also be discussed in January 2021. A response was received from Midcastle's surveyor from Mather Jamie following a request to see if negotiations could be entered into with Mather Jamie on Midcastle's behalf in advance of the CPO. On 15th December Mr Hotchin from Mather Jamie responded to advise he is awaiting client instructions.</p>
17	Land and premises	Derby City Council	Homes England	Partner to the Scheme
18	Land	Derby City Council	HE, Bulmer, M&B Motors	<p>Discussions and indicative offer made to Mr Bulmer in relation to the leasehold interest which was rejected in 2018. No response received from Mr Bulmer for further information relating to the property and income generated, Negotiations therefore halted. Mr Bulmer was contacted</p>

				<p>again in 2020 but did not respond to any communication. However, on the 4th December 2020 Carter Jonas contacted me to confirm they are in the process of being appointed by Mr Bulmer and will therefore be in contact in due course to progress with negotiations for the acquisition of Mr Bulmer's interests.</p> <p>No response has been received from M&B Motors Engineers Ltd to any contact.</p>
19	Land and premises	DCC	HE, Bulmer, M&B Motors	See above
20	Land and premises	Stanton's and JLT trustees		No response received to any contact.
21	Public highway	DCC	HE & Bulmer	These rights primarily relate to highway land. See comments above in relation to Mr Bulmer (Plot 18 above).
22	Land	Liversage Street (Derby) Ltd and John Street (Derby) Ltd (Elevate) Objector to the CPO	NCP	<p>Liversage Street (Derby) Ltd and John Street (Derby) Ltd are an objector to the CPO and terms have been agreed between the owner and</p>

				<p>DCC to enable the objection to be withdrawn. National Car Park occupy by way of a formal lease with a break option in the landlord's favour on a rolling basis, enabling the lease to be terminated upon 12 months' notice. Therefore, there have been no negotiations with NCP. A copy of the lease has been provided by Liversage Street (Derby) Ltd and John Street (Derby) Ltd, which confirms the break clause in the lease.</p>
23	Land and premises	Stanton's and JLT trustees	CenturyLink	<p>No response ever received from the correspondence issued to the freehold owners.</p> <p>CenturyLink are an objector to the CPO. The legal agreement is now in place for dealing with the decommissioning of the telecommunication apparatus and the objection has been withdrawn.</p>

24	Land and premises	A Ross (Objector to the CPO)	DAES	<p>Dialogue commenced with Carter Jonas representing Mr Ross in January 2020 and it was agreed that an inspection be undertaken of the subject properties so as to enable Thomas Lister to prepare an estimate of market value. The inspection was undertaken on 5th March and an estimate of value in the process of being prepared. Mr Ross has objected to the CPO and in response a 'before date' of March 2024 confirmed, though changed to January 2024 was provided in May 2020, along with an offer to acquire the property interest in advance of the not before date if Mr Ross required. No response was received to this correspondence until after the Pre-Inquiry meeting on the 9th November. Mr Ross is intending to extinguish his business and retire, which he is eligible to do by virtue of his age. Carter Jonas subsequently issued Heads of Terms for</p>
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				<p>a Mitigation Agreement requiring the Council to agree to meet all property acquisition and compensation costs associated with the extinguishment of the business irrespective of whether the Council secures statutory powers and the Scheme proceeds or otherwise. A notice period of 12 months is also required to be provided to enable Mr Ross time to extinguish the business and mitigate loss. A meeting was held to discuss this agreement on 16th November, following which revised Heads of Terms were issued to Carter Jonas which were not accepted. Carter Jonas issued revised terms for the Mitigation Agreement on the 9th December, which following review by the Council have been rejected on the grounds that the terms proposed are not acceptable. Carter Jonas were advised of this position on the 17th</p>
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				December and a response is awaited. Carter Jonas had stated that if the Mitigation Agreement is not in place, a Blight Notice will be served on the Council by DAES as owner occupier of one property and tenant of the other property.
25	Public highway	DCC		In public sector ownership and likely to remain as public highway.
26	Public highway	DCC		In public sector control and likely to remain as public highway.
27	Land (Car Park_	Derby City Council	Previously let to Willow Coffee, who have now vacated the site.	Partner controlled site.
28	Land and premises	DCC	Homes England	.
29	Land and premises	Homes England		Partner controlled site
30	Land and premises	DCC	Midcastle (Objector to the CPO)	Midcastle Limited objected to the CPO and limited dialogue has been undertaken with the business owner Mr Keith Johnson. Last communication from Mr Johnson confirmed that due to the difficulties with the current pandemic, the business is struggling and Mr Johnson is not in a position to engage in

				<p>relation to the CPO, he will be in contact potentially January 2021. Communication has been received on the 7th December 2020 from Mather Jamie surveyors representing Midcastle stating that they are appointed to deal with compulsory purchase, valuation and relocation matters. Communication has been issued to Mather Jamie on the 8th December 2020 confirming the Council would like to enter into negotiations to agree terms for the acquisition of the property interest in advance of the CPO and offering assistance to search for a relocation property. A response is awaited from Mather Jamie but in the meantime Marketing Derby have contacted Mather Jamie to offer relocation support.</p>
31	Land and premises	DAES (objector to the CPO)		<p>The current position is as for land reference no. 24 above.</p>

32	Land and premises	MJS Fabrications		No response received to any correspondence issued.
33	Land and premises	DCC	Public Highway	Public sector owned land and likely to remain as public highway..
34	Land and premises	DCC	Mr & Mrs Pancel, DTS	Terms have been agreed for the surrender of the long leasehold interest to the Council and the legal agreement is anticipated to be in place December 2020. Negotiations are also ongoing in relation to the compensation claim for the relocation of the business to a relocation property which has been secured.
35	Land	Mr & Mrs Cotton		Responded to say wish to retain the freehold interest and receive income generated for as long as possible and therefore not willing to treat at this time.
36	Land and premises	MJS Fabrications		No response received to any communications issued.
37	Land and premises	John Street (Derby) Limited (Elevate) Objector to the CPO		As for land referencing plot number 22.
38	Land and premises	Mr & Mrs Cotton		Response received from Mr and Mrs Cotton to say they were not prepared to enter into negotiations for

				<p>the sale of their interest, as per plot 35 above.</p> <p>With regard to the occupiers of the site, being Embody Tattoo, Juice Marketing and Kitchen and Bathroom Warehouse, no response has been received to correspondence issued, with the exception of DAES, for which the position has been documented previously.</p>
39	Land and premises	DCC	Homes England	Partner controlled site.
40	Land and premises	DCC	Homes England	Partner controlled site
41	Land and premises	Stanton's and JLT trustees	Power Adaptors Limited.	<p>The freehold owners have not responded to any correspondence issued.</p> <p>The tenants are part of the Midcastle business, with the exception of Power Adaptors UK Ltd, who is the son of Mr Johnson and whose business will relocate as part of the Midcastle Group of businesses. The position remains that Mr Johnsons nor his son who is the business owner of Power Adaptors UK are prepared to engage until January next year earliest.</p>

42	Public highway	DCC		Public sector owned land and likely to remain as public highway..
43	Public highway	Compendium		Partner controlled land
44	Land and premises	Compendium		Partner controlled land
45	Land and premises	C&N Property	Moguntia Food	<p>Engagement has been held with the freehold owner in 2017 and subsequently with their appointed agent in January 2020. The price required by the freehold owner for the property is considered to be significantly in excess of market value and negotiations have therefore stalled.</p> <p>Moguntia Food Ingredients UK Ltd have appointed agents to undertake the search for a suitable relocation property and to prepare their claim for compensation once a suitable property has been identified. Engagement is therefore ongoing with the lessee.</p>

46	Public highway	DCC	Public Highway	In public sector control and likely to remain as highway land.
47	Land and premises	Derby City Council	Homes England	Partner controlled site.
48	Land and premises	(8 Siddals road / Beechwood)	Right to crane over-sailing	Sought to acquire rights by agreement. No response received.
49	Land and premises	(Castle House existing residential)	Right to crane over-sailing	Sought to acquire rights by agreement. No response received.
50	Land and premises	(Canal Street offices outside CUV)	Right to crane over-sailing	Sought to acquire rights by agreement. No response received.
51	Land and car park	(Canal Street offices outside CUV)	Right to crane over-sailing	Sought to acquire rights by agreement. No response received.
52	Land and car park	(Canal Street offices outside CUV)	Right to crane over-sailing	Sought to acquire rights by agreement. No response received.
53	Land and car park	Canal Street offices outside CUV)	Right to crane over-sailing	Sought to acquire rights by agreement. No response received.
54	Land and premises	(Canal Street offices outside CUV)	Right to crane over-sailing	
55	Electricity sub-station	(Canal Street offices outside CUV)	Right to crane over-sailing	Sought to acquire rights by agreement. No response received.

7.2 As described in section 5 above, the Council and Thomas Lister have on four occasions written to all property owners and occupiers updating progress with the CPO and confirming that the Council wish to acquire as many interests as possible by negotiation in advance of the CPO. The letter templates and list of parties issued with correspondence are contained within previous appendices referred to above.

7.3 Since the Council made the Order in March 2020, negotiations have included negotiations to secure the removal of objections. To date, two of the seven objectors (CenturyLink and WPD) have been withdrawn. Aside objectors, negotiations have been undertaken with all parties that have confirmed a willingness to treat and terms have sought to be agreed wherever possible on reasonable terms and in accordance with the compensation code, for example Derby Timber Supplies.

- 7.4 I therefore consider that the Council has behaved reasonably and fairly, and complied with the requirements of the Guidance previously described.

8 OUTSTANDING OBJECTIONS

- 8.1 All five outstanding objections raise complaints that relate to matters within my area of expertise, principally the nature of the attempts to acquire by agreement, or the relocation assistance provided. I provide a response to these aspects of their objections below. At this time, two objections have been withdrawn and there are five remaining.
- 8.2 I confirm that I have been involved at various stages with direct discussions with all parties who have submitted an objection to the CPO. My role in the first instance was to undertake initial engagement with all parties seeking to engage to outline their requirements in terms of either being accommodated as the development of the site progresses or in acquiring property interests and offering assistance with the relocation process.
- 8.2 Throughout this process I have been working alongside Joanna Rees and Freeths Solicitors, whereby once a basis of terms had been identified and preliminarily agreed between the parties, matters were then taken forward by Joanna and Freeths in drafting and negotiating legal agreements where necessary.
- 8.3 The summary position in relation to the outstanding objectors to the CPO and their objections, so far as they relate to matters within the scope of my evidence, is as follows:
- i. Liversage Street (Derby) Ltd and John Street (Derby) Ltd – So far as relevant to my subject matter, the objection was lodged on the basis that the Acquiring Authority have made inadequate efforts to reach negotiation for the acquisition of the First Land outside of the CPO process. I disagree. I had held a number of discussions and meetings with John Street (Derby) Limited, along with John Gilman in attendance to discuss the proposed Scheme and to explain that whilst the Council and its partners were content for the Objector to deliver their proposed residential development on the first and second land, however, inclusion of these sites within the CPO was necessary in the event that John Street (Derby) Limited ultimately did not deliver the Scheme for quality new housing within the CUV in accordance with the masterplan, planning policy and Outline Planning Permission. I was therefore responsible for working with John Street (Derby) Limited on amending initial Heads of Terms for an Option Agreement to be triggered in the event that the development of the sites was not delivered. It was therefore considered by all parties that the Option Agreement would be an acceptable mechanism enabling three out of the four matters raised within the objection to be satisfied. My involvement with these negotiations, ceased upon matters

being passed to solicitors to conclude the legal agreements, which I understand are anticipated to be concluded imminently.

- ii. Tarmac – The objection lodged by Tarmac relevant to my subject matter was on the basis of a failure to fully grasp the operations and requirements of a ready mixed concrete plant, as would be required for effective relocation. I do not accept this. I had been in dialogue with Keith Wharmby and his appointed representative since November 2019, whereby it had been agreed at the time that Mr Hall would be appointed in accordance with a fee proposal approved by the Council to enable the search for a suitable relocation property to commence and once a site was identified, relocation costs being incorporated within a claim for compensation. During ongoing meetings and discussions with Tarmac and Mr Hall's assistance in seeking to identify a relocation site was provided, based upon information provided by Mr Wharmby in relation to the operations and requirements of a ready mixed concrete plant. In terms of all the negotiations and discussions that have been held along with the assistance provided in seeking to identify a relocation site, this has been through the direct engagement with Tarmac in order to fully understand their operational requirements and to match this to potential relocation opportunities. I have also been mindful of the timescale that Tarmac have confirmed would be needed to complete the relocation process and wherever possible sought to match this to relocation opportunities that have been identified. Assistance will be continue to be offered to Tarmac in searching for a relocation site as and when required and this has been confirmed to Tarmac in writing by Joanna Rees.
- iii. DAES – The objection was lodged on the basis that the Acquiring Authority has made no meaningful attempt to acquire the land by agreement. Secondly, the Acquiring Authority have not provided any assurances on the minimal level of compensation for either parties or provided a 'not before date'. In response to this objection, I confirm that in March 2020, prior to the CPO being made, I was in dialogue with Carter Jonas in relation to an acquisition of the property and had undertaken a site inspection to measure the buildings in order for an estimate of market value to be prepared. This process was therefore ongoing at the time the objection was lodged. Subsequent to the objection being lodged, a letter was issued providing a 'not before date' of 31st March 2024, which was subject to further correspondence being issued, changing the 'not before date' to 31st January 2024. At the time the 'not before date' was issued, given the passage of time it was confirmed that the

Acquiring Authority would be willing to enter into negotiations for an acquisition of the property interest at this time and if so, Mr Ross was to submit his claim in this regard. In relation to assurances on the minimal level of compensation, we have not been provided with any information relating to DAES business or the likely amount of claim that will be sought on an extinguishment basis. Without information from the business, no indication of any minimum level of compensation can be made. Full details in relation to the financial position of the business has been requested and a response is awaited. Therefore, in terms of the negotiations undertaken, this satisfied the request for a 'not before date' within the objection and also confirming the Acquiring Authority would be willing to engage to acquire land by agreement subject to a claim being submitted. Negotiations have been continuing with Carter Jonas following contact made by them to me by email on the 9th November 2020. Carter Jonas provided Heads of Terms for a Mitigation Agreement which provided that the Council would give DAES 12 months' notice prior to vacant possession being required of the property, subject to a longstop date of 1st January 2024. Furthermore, the Council would acquire the property interests and agree to meet all compensation costs for the extinguishment of the business irrespective of whether the Council obtained statutory powers and proceeded with the Scheme. Negotiations have progressed to a position whereby the parties have accepted that the Council will only be required to acquire the property interests and meet extinguishment costs in the event that the CPO is confirmed. Carter Jonas have confirmed acceptance of this position and revised Heads of Terms issued. The revised Heads of Terms have been reviewed by the Council and they are not considered acceptable. Confirmation has been issued to Carter Jonas on 17th December rejecting the revised terms. A response is awaited, noting that a Blight Notice may now be served by DAES for the properties owned and occupied by DAES. A schedule of all communications is contained within Appendix 9 (ACQ/3C/9).

- iv. Hawkins and Shepherd – Following the objection to the CPO being lodged, a Blight Notice was submitted on behalf of Hawkins and Shepherd, which has subsequently been accepted. There is therefore, a deemed Notice to Treat and I have issued to Carter Jonas my estimate of market value for the acquisition of the property for which a response has not been received. Carter Jonas contacted me by telephone on the 4th December 2020 advising that verbal instructions had been received from their client Mr Hawkins to remove the objection to the CPO. As soon as written instructions are received from Mr Hawkins, Carter Jonas will withdraw the objection to the CPO.

- v. Midcastle Ltd – The objection was lodged on seven grounds, of which those relevant to my subject matter include complaints that relating to relocating the business will impact sales and footfall in the respective business showrooms. The logistics of moving the business will be very disrupted and will impact on sales. There will be difficulties handling container deliveries and that ease of public transport access is not as good elsewhere. Loss of staff is envisaged if the business is to relocate and that COVID-19 is delaying consideration of relocation options. I have attempted to speak to and correspond with Mr Johnson by email and in writing as has Pratima Balaghee in terms of offering assistance in terms of potential relocations sites and in accordance with the Midcastle business requirement and to mitigate the concerns raised within the objection. Mr Johnson has been largely unwilling to engage due to the difficulties arising with operating his business during the pandemic and has stated he is not in a position to be able to consider matters relating to the CPO and relocation of his business, as previously described. There have been further discussions in relation to the market value of the buildings occupied by the businesses and an estimate of value provided in advance of a potential acquisition in October 2020. Mr Johnson has been in touch reiterating that during the current lockdown restrictions in November 2020 he is not able to engage on this matter and has stated that he may be in a position to engage in negotiations early in the New Year. I have confirmed that the Acquiring Authority are willing to provide any assistance possible with identifying relocation sites and that a willingness to engage in advance of the CPO should he be in a position to do so. No further response has been received from Mr Johnson since 24th November 2020. I did however receive an email from Mr Hotchin at Mather Jamie on 7th December confirming his instructions to act on behalf of Midcastle in providing compulsory purchase and valuation advice and assisting with finding a relocation property for the business. I therefore responded to Mr Hotchin on the 8th December 2020 reiterating that the Council would wish to enter into negotiations to acquire property interests in advance of a confirmed CPO and asking him if his clients would be willing to engage on this basis. A response from Mr Hotchin was received on 15th December apologising for the delay in responding and advising he is awaiting instructions from his client and will refer back in due course. A schedule of all communications is contained within Appendix 10 (ACQ/3C/10).

9 CONCLUSIONS

- 9.1 The approach taken to engagement and the need to enter into meaningful negotiations with all parties affected by the CPO has been informed by and undertaken in accordance with the Compensation Code.
- 9.2 All property owners and businesses within the Order Land have been approached on numerous occasions and consistently advised that the Council are seeking to acquire their interests by way of agreement and are prepared to enter into negotiations at any time.
- 9.3 All businesses operating within the Order Land area have also been contacted on a number occasions and offered relocation assistance, above and beyond the Council's statutory obligations. They have been provided with direct contact details of individuals at the Council, Marketing Derby and myself in this regard. There has been only limited take up of this offer.
- 9.4 There has in general terms been a lack of engagement by the majority of businesses within the Order Land and it is not considered that any further actions could have been followed or implemented by the Council in seeking to acquire interests by agreement. The Council remains open to negotiations with all parties affected.
- 9.5 Engagement has however yielded positive results in terms of the acquisition of Plot 15 and Plot 34.
- 9.6 Of the seven objections made to the CPO, two of these have now been formally withdrawn by WPD and CenturyLink. In addition, the objection lodged by Liversage Street (Derby) Ltd and John Street (Derby) Ltd are also at an advanced stage of negotiations with legal agreements between the objector and the Council anticipated to be finalised imminently, which will enable their objection to be withdrawn to the CPO.
- 9.7 With regards to Hawkins and Shepherd, a Blight Notice has been accepted and a discussion held with their representative from Carter Jonas on the 4th December advised that Hawkins and Shepherd's objections to the CPO was also likely to be withdrawn, pending receipt of written instructions from Mr Hawkins.
- 9.8 With regard to the objection from DAES, a not before date had been issued by the Council along with an offer to acquire the property in advance of the not before date should this be required by DAES. This correspondence was issued in May and it was not until 9th November 2020 that Carter Jonas, representing Mr Ross of DAES, responded requesting that the Council enter into a Mitigation Agreement to secure the Council's commitment to acquire the property interest and

pay all compensation associated with the extinguishment of the business, irrespective of whether the CPO is confirmed or the redevelopment of Castleward progresses. Negotiations had been ongoing between the Council, Carter Jonas and myself and the latest position being that amended terms for the mitigation agreement were submitted by Carter Jonas, which have not been accepted by the Council on the grounds that these are not reasonable. A response is therefore awaited from the DAES; however, it is noted that a Blight Notice may be submitted on behalf of DAES as owner occupier and tenant of both property interests in accordance with previous statements made by Carter Jonas on the 9th December.

- 9.9 Negotiations had been progressing with Tarmac, focusing on working with Mr Wharmby and Mr Hall to try and find a suitable relocation site. Following acquisition of the freehold interest by the Council, a Section 25 Notice under the Landlord and Tenant Act has been served, seeking to terminate Tarmac's lease on 4th December 2021 on the grounds of redevelopment of the site. In addition, an offer was made to Tarmac in terms of a compensation payment and grant of new short lease to enable them to stay in occupation whilst a search for relocation property continues. This offer has been rejected by Tarmac and a full response to the offer and service of the Section 25 Notice is awaited.
- 9.10 With regard to Midcastle, engagement with Mr Johnson the business proprietor has been undertaken where possible, respecting the fact that Mr Johnson and the Midcastle business have struggled during the pandemic in terms of the requirement for Mr Johnson to shield and operational difficulties experienced by the business. In this regard, offers of assistance in terms of business grants and to search for a relocation property have been consistently been offered, along with an estimation of value for the purchase of the property interest, made in October 2020.
- 9.11 Mr Johnson has stated that he will not be in a position to enter into negotiations until the new year; however, in the meantime I have been liaising with Mather Jamie, who were appointed to represent Mr Johnson and the Midcastle business to ascertain whether we could make progress with negotiations in advance of the CPO, along with offering relocation assistance from the Council and Marketing Derby.
- 9.12 Mr Hotchin from Mather Jamie responded on the 15th December acknowledging receipt of this offer and confirming that he is currently waiting for his client's instructions and will refer back in due course.

- 9.13 I confirm therefore, that all reasonable efforts have been made to engage with all of the objectors to the CPO, which has resulted in some success with two of the objections being withdrawn and a further two anticipated to be withdrawn prior to the CPO enquiry.
- 9.14 With regard to the remaining objectors, I am maintaining dialogue wherever possible in seeking to try and agree reasonable terms both to address the concerns raised by the objectors and to enable their objections to be withdrawn. It is anticipated that negotiations will continue as we try and reach agreement wherever possible.

10 STATEMENT OF DECLARATION AND TRUTH

- 10.1 I hereby declare that this proof of evidence and statements made within this are true to the best of my knowledge and at the time of preparing this proof.

Rachel Lister

Thomas Lister

4 January 2021

THE DERBY CITY COUNCIL (CASTLEWARD) COMPULSORY PURCHASE ORDER 2020

APPENDIX 1

STATEMENT OF EVIDENCE OF MS. RACHEL LISTER

ON BEHALF OF DERBY CITY COUNCIL

PUBLIC INQUIRY 26 – 29 January 2021

Appendix A - Schedule of Letters

Letter	Letter subject	Date letter issued	Letter issued to
Letter A	Castleward Acquisitions, Derby	03/08/2017	MJS Fabrications, Derby Auto Electrical Services, Mr and Mrs Wood, Mr F Hawkins
Letter B	Castleward Acquisitions, Derby - Initial Estimate of Value	03/08/2017	Mr Robert Pachel
Letter C	Castleward Urban Village Development, Derby	14/08/2017	Maurice Stanton, M Walmisley, Gadsby Nichols
Letter D	4 Canal Street, Derby	14/08/2017	First Electrical
Letter E	Estimate of Value for Hawkins & Sheperd Building, Liversage Street, Derby	05/09/2017	Fred Hawkins
Letter F	Castleward Redevelopment Project	25/09/2017	Anthony Stuart Ross (Derby Auto Electrical)
Letter G	Derby Timber Supplies Estimate of Value - Follow-up Letter	04/10/2017	Mr Robert Pachel
Letter H	Derby Timber Supplies - Estimate of Value	03/11/2017	Mr Robert Pachel

STRICTLY PRIVATE AND CONFIDENTIAL



Our Ref: RL/jb/TL695ai
Date: 8 August 2017

«Name»
«Address1»
«Address2»
«Address3»
«Address4»
«Post_Code»

11 The Courtyard
Buntsford Gate
Bromsgrove
Worcestershire
B60 3DJ
Tel: 01527 871640
Fax: 01527 578825
Web: www.thomaslister.com

Dear

Re: Castleward Acquisitions, Derby

I refer to the ongoing development of the above site by Compendium Living, who, working with Derby City Council and the Homes & Communities Agency (HCA) are now seeking to acquire further sites within Castleward to enable continuation of the redevelopment of this area. I attach a copy of a plan identifying the sites falling within the proposed Castleward development area for your information.

I confirm Thomas Lister are appointed by Derby City Council to contact property owners of sites within the Castleward development area to ascertain any interest in selling sites at this time.

I would be grateful therefore if you would contact me to confirm your interest in selling your site (or otherwise) and whether you would be willing to meet with me to discuss matters in more detail.

My contact details are provided above and below and I look forward to hearing from you in due course.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Rachel Lister', written over a light blue rectangular background.

Rachel Lister Bsc. (Hons), MRICS
DIRECT DIAL: 01527 889221
email: rachel.lister@thomaslister.com

Enclosure

Private & Confidential Addressee To Open Only

Subject to Contract & Without Prejudice

Our Ref: RL/jb/695ai
Date: 3 August 2017

Mr R Pacel
3 John's Street
Derby
DE1 2LU

Dear Mr Pacel



11 The Courtyard
Buntsford Gate
Bromsgrove
Worcestershire
B60 3DJ
Tel: 01527 871640
Fax: 01527 578825
Web: www.thomaslister.com

Castleward Urban Village Development

You may recall you met with myself and Nick Hoskins from Innes England, back in February 2017 to have initial discussions in relation to the potential for your site to be acquired by Derby City Council, for this to be vested in future phases of development of the Castleward Urban Village scheme being undertaken by Compendium Living.

I appreciate that we met some time ago; however at that time we were seeking to acquire any sites which could be completed before the financial year end of 31st March 2017.

Since that time, my client, Derby City Council, has been working with the Homes and Communities Agency (HCA) in terms of securing funding under a new investment programme under which further acquisitions of land can be funded for this development.

Following completion of this exercise, I confirm I have now been appointed by Derby City Council to approach those owners again with property interests within the Castleward Development area of which you are one.

I have therefore put together an initial estimate of value for your site, utilising information contained on the Valuation Office website in terms of the rateable value attributable to your property interest.

My initial estimate of value for the acquisition of your long leasehold interest is therefore £155,000

I do appreciate that this may be considerably lower than the values which you were estimating you would require to enable you to relocate to an alternative site, however as discussed with you, there may be financial and other incentives which could be agreed with you as part of a package of measures, which may be sufficient to facilitate your relocation from the site.

I would be grateful therefore if you would be willing to first of all to consider the initial assessment of value as detailed within this letter and also meet with me so that we could review other potential measures which may be available to you which may assist in meeting your requirements to facilitate relocation from this site and disposal of your long leasehold interest.

If you do wish to discuss matters in the meantime, please do not hesitate to contact me and I look forward to hearing from you.

Regards,

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Rachel Lister', written over a light blue rectangular background.

Rachel Lister Bsc. (Hons), MRICS
DIRECT DIAL: 01527 889221
email: rachel.lister@thomaslister.com

Our Ref: RL/jb/TL695ai
Date: 14 August 2017

>Name<
>Address<

11 The Courtyard
Buntsford Gate
Bromsgrove
Worcestershire
B60 3DJ
Tel: 01527 871640
Fax: 01527 578825
Web: www.thomaslister.com

Dear

Castleward Urban Village Development, Derby

I refer to the above development project, which I am sure you are aware is in the process of being constructed on the Castleward site by Compendium Living.

As the first phase of this scheme is now nearing completion and Compendium are seeking to progress further phases of development on this site, Derby City Council, working alongside the Homes and Communities Agency (HCA) are now seeking to acquire land interests within the Castleward Development area, of which your site at [address] forms part.

I understand that both you and your agent have been contacted by Nick Hoskins at Innes England who is representing Compendium on site acquisition and development matters.

I confirm that Thomas Lister Limited are appointed by Derby City Council to approach land owners within the Castleward Development Area to ascertain the ability to be able to enter into negotiations with owners in order to acquire sites to enable continuation of development of Castleward scheme.

I am aware from discussions with Nick Hoskins that the current position relating to occupancy arrangements of your premises on [address] is still under review; however confirm that the City Council are now keen working to seek to acquire sites which may be available within Castleward as soon as possible.

I would be grateful therefore if you would confirm whether you would be willing to meet with me in the first instance to discuss any opportunity to acquire your site and would be grateful to hear from you in this regard.

My contact details are provided on this letter and I look forward to hearing from you.

Yours sincerely



Rachel Lister Bsc. (Hons), MRICS
DIRECT DIAL: 01527 889221
email: rachel.lister@thomaslister.com

cc Mr M Walmisley, Gadsby Nichols



Our Ref: RL/jb/TL695ai
Date: 14 August 2017

The Business Proprietor
First Electrical
4 Canal Street
Derby
DE1 2RJ

11 The Courtyard
Buntsford Gate
Bromsgrove
Worcestershire
B60 3DJ
Tel: 01527 871640
Fax: 01527 578825
Web: www.thomaslister.com

Dear Sir

4 Canal Street, Derby

You may recall that I met with you back in February 2017 with a colleague, Nick Hoskins from Innes England in relation to my client, Derby City Council, interest in acquiring land and property on Canal Street, which forms part of the Castleward Urban Village development.

You may be aware that Compendium Living Limited who are undertaking the redevelopment of the Castleward scheme, that the first phase of development is now nearing completion. In order to enable further phases of development to continue, Derby City Council, working with Compendium are now seeking to acquire further land in Castleward in this regard.

It is in this respect that Thomas Lister, have been appointed by Derby City Council to approach all land owners with a view to identifying the ability to acquire any sites and to seek to agree value with owners in this regard.

I would therefore like to meet with you to explore any opportunity to enter in to negotiations to acquire your site at 4 Canal Street, which I understand from title information is held by way of a long leasehold granted from Derby City Council.

I have obtained details of the various occupiers of the units from the valuation and rateable values website and can therefore put together and initial estimate of value based upon the information available in accordance with the rating information available for this site.

It would be however a more meaningful exercise (if you are amenable) for me to prepare a valuation estimate based upon actual occupancy details if you are able to provide this information accordingly.

I would be grateful if you could contact me to confirm whether you would be willing to meet with me at this time. My contact details are provided on this letter and I hope to hear from you in due course.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Rachel Lister', enclosed in a light blue rectangular box.

Rachel Lister Bsc. (Hons), MRICS
DIRECT DIAL: 01527 889221
email: rachel.lister@thomaslister.com



Our Ref: RL/jb/TL695ai
Date: 5th September 2017

Mr F Hawkins
Beechwood House
4a Milton Road
Repton
Derby
DE65 6FZ

11 The Courtyard
Buntsford Gate
Bromsgrove
Worcestershire
B60 3DJ
Tel: 01527 871640
Fax: 01527 578825
Web: www.thomaslister.com

Dear Mr Hawkins

Re: Estimate of Value for Hawkins & Sheperd Building, Liversage Street, Derby

I refer to our recent meeting in respect of the your long leasehold interest of the above building and as agreed am pleased to provide to you my initial estimate of value in this regard.

I am writing to you as I understand you are out of the country at present and wanted to refer back to you, as I am conscious it is a few weeks since we met.

As discussed with you, this estimate of value has been prepared utilising the particulars you have provided and from my review of the lease agreement issued to me by Derby City Council.

I have therefore estimated a value for your building assuming there is 60 years unexpired on the lease and your building extends over circa 5,003 sq.ft.

My valuation estimate is therefore £242,500. As discussed with you when we met this is indicative only at this stage as I have not inspected the building; however hopefully is a starting point for us to continue with further discussions in this regard.

I look forward to hearing from you once you have had the opportunity of reviewing matters.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Rachel Lister', written over a light blue rectangular background.

Rachel Lister BSc. (Hons), MRICS
DIRECT DIAL: 01527 889221
email: rachel.lister@thomaslister.com

Enclosure

Private & Confidential



Our Ref: RL/jb/695ai
Date: 25th September 2017

Mr Ross
Derby Auto Electrical Services
11 Canal Street
Derby
DE1 2RJ

11 The Courtyard
Buntsford Gate
Bromsgrove
Worcestershire
B60 3DJ
Tel: 01527 871640
Fax: 01527 578825
Web: www.thomaslister.com

Dear Mr Ross

Re: Castleward Redevelopment Project

I refer to our meeting on the 5th September 2017 and just wanted to provide you with a brief update since we met.

I have reported back to Derby City Council the outcome of our meeting and I am due to meet with the team along with Compendium shortly to review matters and identify how we may look to go forward in terms of further discussions with you, including whether we need to be commissioning at this time and also including whether we need to explore at this time obtaining some understanding of what likely relocation costs may be.

I am currently waiting for my contact at the Council to return from annual leave and will be in contact with you again as soon as I am able to do so.

If you do have any queries in the meantime, please do not hesitate to get in contact.

Regards,

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Rachel Lister', written over a light blue grid background.

Rachel Lister Bsc. (Hons), MRICS
DIRECT DIAL: 01527 889221
email: rachel.lister@thomaslister.com

Private & Confidential Addressee To Open Only

**Subject to Contract & Without Prejudice, Subject to
Client Approval & Contract**

Our Ref: RL/jb/695ai
Date: 4th October 2017

Mr R Pacel
3 John's Street
Derby
DE1 2LU

Dear Mr Pacel

Re: Derby Timber Supplies Estimate of Value

I refer to my letter dated 5th September 2017, copy enclosed, in respect of the above matter.

I would like to enquire as to whether you have had the opportunity to review the letter and gain a response from you.

However, if you would like to discuss the details of the letter further prior to offering your response, please do not hesitate to contact me.

I look forward to hearing from you.

Regards,

Yours sincerely



Rachel Lister BSc. (Hons), MRICS
DIRECT DIAL: 01527 889221
email: rachel.lister@thomaslister.com

Enclosure

Our Ref: RL/jb/695ai
Date: 3rd November 2017

Mr R Pacel
3 John's Street
Derby
DE1 2LU

11 The Courtyard
Buntsford Gate
Bromsgrove
Worcestershire
B60 3DJ
Tel: 01527 871640
Fax: 01527 578825
Web: www.thomaslister.com

Without Prejudice

Dear Mr Pacel

Re: Derby Timber Supplies - Estimate of Value

Thank you for your letter and enclosure which I received by separate post in relation to the estimate of value of your property.

I have reviewed the information you have provided and unfortunately am not able to rely on the values specified for this property as it is for sale and an asking price and thus not evidence of a market transaction, nor indeed a reflection of what the market might be prepared to pay for the property.

In preparing my estimate of value for your interest, I have therefore gathered evidence of actual sales of industrial property in Derby, including within the Castleward area.

Rentals achieved on lettings of industrial property vary between £2 per sq.ft and £7 per sq.ft depending on the age, nature and location of the building and use within the building.

For your premises I have assumed a rental of £5.10 sq.ft to reflect the fact that there is trade counter use, along with more traditional industrial space and yard area within your demise. The total rent for your premises is assessed at £28,876.20 per annum.

As your property is held by way of a long lease, this is also required to be reflected in the estimate of value given the ground rent you currently pay to Derby City Council. This equates to a rent of £26,801.20.

I have then applied a rate to capitalise the rent to calculate a freehold value, which at 8.5% represents the level of return that an investor would seek if they were to buy a property in this location for this use with an occupier in situ. This is how I get to the value of £300,000.

The value of £300,000 equates to a value of £53 sq.ft, which is also comparable with freehold sales of other industrial buildings within Derby which range between £30 - £85 sq.ft depending on size, age, nature and location of the building.

I am happy to provide to you copies of all of the information that I have and valuation calculation if you wish to see these documents and/or to come and meet with you to discuss in further detail. What I cannot do is prepare and agree an assessment of value that is not evidenced based or in accordance with the evidence that I have been able to assemble.

In terms of your requirement to agree terms and to have the ability to reside in the property on a sale and leaseback basis for no rent, this is acceptable in principle although there will have to be a date agreed for termination of the lease and vacation of the property. In terms of financial benefit to you, if you were to stay in the property for two years rent free, this

would equate to a sum of circa £57,752 or for three years £86,630. This would be in addition to the capital receipt that you would already have received for the purchase of your property.

The other area of financial benefit that could be considered if terms were to be agreed with you would be to assist with meeting costs of relocation to an alternative property at the appropriate time.

I would reiterate that we remain keen to work with you in trying to agree terms to acquire your property and are willing to explore options with you which may assist in reaching mutually acceptable financial terms for the purchase of your interest and relocation to an alternative site.

I look forward to hearing from you in due course.

Regards,

Yours sincerely



Rachel Lister BSc. (Hons), MRICS
DIRECT DIAL: 01527 889221
email: rachel.lister@thomaslister.com

THE DERBY CITY COUNCIL (CASTLEWARD) COMPULSORY PURCHASE ORDER 2020

APPENDIX 2

STATEMENT OF EVIDENCE OF MS. RACHEL LISTER

ON BEHALF OF DERBY CITY COUNCIL

PUBLIC INQUIRY 26 – 29 January 2021

Our Ref: RL/DSJ/TL695ai
Date: 19th November 2019



Chartered Surveyors

FK Solutions UK Limited
Part of Moguntia Food Ingredients UK Limited
Unit 1
Hetton Lyons Industrial Estate
Hetton-Le-Hole
Tyne & Wear
DH5 0RH

11 The Courtyard
Buntsford Gate
Bromsgrove
Worcestershire
B60 3DJ
Tel: 01527 871 640
Web: www.thomaslister.com

Dear Sir/Madam

Re: Castleward Compulsory Purchase Order – Request for an Update Meeting

We believe that you will have been recently informed by correspondence from Derby City Council that approval for the Compulsory Purchase Order was to be considered by Cabinet on 13th November 2019 and can confirm that Cabinet have approved the Compulsory Purchase Order.

On the expectation that Cabinet approve the making of the Compulsory Purchase Order for the Castleward Urban Village development, the Council would wish for engagement to commence with affected parties thereafter and have instructed Thomas Lister Limited to arrange meetings in this regard.

Therefore, we would be grateful if you would confirm whether you would be available to meet week commencing 25th November 2019, in order that we can discuss any issues and relevant timescales moving forward along with an update on relocation requirements.

In the event that you are interested in a meeting, please can this be confirmed at your earliest convenience using the below contact details.

We look forward to hearing from you.

Yours faithfully

Rachel Lister BSc (Hons) MRICS
RICS Registered Valuer
Director
D/D Tel: 01527 889 221
Email: rachel.lister@thomaslister.com



Thomas Lister is the trading name of Thomas Lister Limited
Registered Office: 11 The Courtyard, Buntsford Gate, Bromsgrove, Worcestershire. B60 3DJ
Company no: 4487125



Our Ref: RL/DSJ/TL695ai
Date: 19th November 2019



Chartered Surveyors

Mrs Jacqueline Margaret Rayson
Old Rectory
Taghole Lane
Mugginton
Ashbourne
DE6 4PN

11 The Courtyard
Buntsford Gate
Bromsgrove
Worcestershire
B60 3DJ
Tel: 01527 871 640
Web: www.thomaslister.com

Dear Mrs Jacqueline Margaret Rayson,

Re: Castleward Compulsory Purchase Order – Request for an Update Meeting

We believe that you will have been recently informed by correspondence from Derby City Council that approval for the Compulsory Purchase Order was to be considered by Cabinet on 13th November 2019 and can confirm that Cabinet have approved the Compulsory Purchase Order.

On the expectation that Cabinet approve the making of the Compulsory Purchase Order for the Castleward Urban Village development, the Council would wish for engagement to commence with affected parties thereafter and have instructed Thomas Lister Limited to arrange meetings in this regard.

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We look forward to hearing from you.

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Our Ref: RL/DSJ/TL695ai
Date: 19th November 2019



Chartered Surveyors

C&N Property Limited
5 Prospect Place
Millenium Way
Pride Park
Derby
DE24 0HG

11 The Courtyard
Buntsford Gate
Bromsgrove
Worcestershire
B60 3DJ
Tel: 01527 871 640
Web: www.thomaslister.com

Dear Sir/Madam

Re: Castleward Compulsory Purchase Order – Request for an Update Meeting

We believe that you will have been recently informed by correspondence from Derby City Council that approval for the Compulsory Purchase Order was to be considered by Cabinet on 13th November 2019 and can confirm that Cabinet have approved the Compulsory Purchase Order.

On the expectation that Cabinet approve the making of the Compulsory Purchase Order for the Castleward Urban Village development, the Council would wish for engagement to commence with affected parties thereafter and have instructed Thomas Lister Limited to arrange meetings in this regard.

Therefore, we would be grateful if you would confirm whether you would be available to meet week commencing 25th November 2019, in order that we can discuss any issues and relevant timescales moving forward along with an update on relocation requirements.

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MEETING NOTES



Date of Meeting:	13 th January 2020 at 11:15
Project:	Castleward – TL695ai
Location:	Hallmark Hotel Derby Midland, Derby
Attendees:	Rachel Lister (Thomas Lister) Nick Mann (Thomas Lister) Phil Randle (Salloway Property Consultants)
Circulation:	Phil Randle (Salloway Property Consultants) John Gilman, Joanna Rees, Matt Wilson, John Green (Derby City Council) Simon Kirk (Marketing Derby)

1. Purpose of the Meeting

To establish contact with Thomas Lister on behalf of Derby City Council (DCC), to provide an update on the position relating to the CPO and likely timescales for requiring possession of the unit that C&N Property Limited hold the freehold interest in.

The unit is currently occupied by Moguntia Food, who are understood to produce a range of cooking sauces and seasonings.

RL noted that the CPO order is scheduled to be made in February now and explained that there has been a slight slip from the January timescales due to the CEO officer at DCC recently stepping down, resulting in a delay in sign-offs.

At this moment in time, DCC through Thomas Lister are liaising with all parties affected by the CPO in seeking to agree acquisitions by agreement and in advance of the CPO.

In addition, the council has enlisted Marketing Derby and Thomas Lister to assist in providing details of alternative relocation properties, and in this case, potential investment properties within the Derby City region. It was confirmed that when required, specific requirements to inform potential alternative investment opportunities would be discussed and issued to Simon Kirk of Marketing Derby. It was also confirmed that Thomas Lister will support through undertaking a search on CoStar when required, which is an international property database which lists investment properties currently available on the market.

2. Summary of discussions during meeting

PR provided a brief summary of the unit owned by C&N. It was confirmed that the unit is currently subject to a FRI lease, expiring in September 2022, to Moguntia Food, who manufacture a range of cooking sauces and seasonings.

C&N Properties predominantly own investment properties within the east midlands (both Derby and Ashby were mentioned).

RL summarised predicted timescales in accordance with the delivery programme provided by Compendium Living and it was confirmed that DCC are willing to treat in advance of the CPO.

In terms of values, PR confirmed that C&N Properties would require a sum of £300,000 for the subject unit. PR noted that it is near impossible to currently find similar replacement properties within Derby, and even within the wider area, including Nottingham.

The option of exploring development of a site to provide new industrial space was also discussed. RL confirmed that this is currently very much early stages, however PR confirmed that this opportunity could be of interest to his client. TL to inform PR of any development in this regard and PR to discuss this potential opportunity with C&N Properties.

In terms of alternative investment opportunities, it was confirmed that these must comprise commercial opportunities and not residential.

3. **Actions Arising**

Actions arising from the meeting are:

- TL to produce minutes of the meeting, liaise with the project team at DCC and circulate accordingly.
- TL to provide Phil Randle with the valuation prepared by TL on the subject unit for review.
- If requested by C&N Properties/Phil Randle, TL/Marketing Derby to undertake a site search in relation to available properties using the CoStar website.

MEETING NOTES



Date of Meeting:	23 rd January 2020 at 10:30am
Project:	Castleward – TL695ai
Location:	Compendium Living Offices, Castleward
Address of property:	Tarmac Trading Ltd, John Street, DE1 2LU
Attendees:	Rachel Lister (Thomas Lister) Nick Mann (Thomas Lister) Peter Milner (Milner Commercial)
Circulation:	Peter Milner (Milner Commercial) John Gilman, Joanna Rees, Matt Wilson, John Green (Derby City Council)

1. Purpose of the Meeting

To establish contact with Thomas Lister on behalf of Derby City Council (DCC), to provide an update on the position relating to the CPO and likely timescales relating to the acquisition of the freehold interest in a site held by Mrs Rayson.

To determine if Mrs Rayson is willing to treat in advance of the CPO being made.

The site is currently occupied by Tarmac Quarry Products Limited. The site contains plant and equipment associated with the mixing of concrete, including a hopper, conveyor and loading points for which HGV's enter the site and load, along with parking areas for lorries.

2. Summary of discussions during meeting

RL noted that the CPO order is scheduled to be made in February and explained that there has been a slight slip from the January timescales due to the CEO officer at DCC recently stepping down, resulting in a delay in sign-offs.

At this moment in time, DCC, through Thomas Lister, are liaising with all parties affected by the CPO in seeking to agree acquisitions by agreement and in advance of the CPO.

RL identified that the site owned by Mrs Rayson sits between two sites in the freehold ownership of Homes England, one of which (Elevate site to the south) has planning permission for residential development.

PM confirmed that both he and his client has received correspondence from DCC in relation to the CPO.

However, PM made it clear that Mrs Rayson's preference is not to sell her interest and is content with the secure income she receives from Tarmac as tenant.

Therefore, PM confirmed that Mrs Rayson is under no pressure to treat at present, and currently envisages that she will most likely wait until a GVD is issued.

RL made it clear that DCC are willing to treat in advance of the CPO and are seeking to acquire as many interests as possible.

PM confirms he has a meeting with the tenant's agent next week in order to fully understand Tarmac's timetable in relation to vacating the site. Additionally, it was noted that discussions from this meeting might have an impact on if/when Mrs Rayson opts to treat.

3. **Actions Arising**

Actions arising from the meeting are:

- Thomas Lister to produce minutes of the meeting, liaise with the project team at DCC and circulate accordingly.
- Peter Milner to ensure Mrs Rayson understands that DCC are willing to treat in advance of the CPO being made. Peter Milner to contact Thomas Lister/DCC if Mrs Rayson's circumstances change resulting in a preference to treat earlier than currently anticipated.

THE DERBY CITY COUNCIL (CASTLEWARD) COMPULSORY PURCHASE ORDER 2020

APPENDIX 3

STATEMENT OF EVIDENCE OF MS. RACHEL LISTER

ON BEHALF OF DERBY CITY COUNCIL

PUBLIC INQUIRY 26 – 29 January 2021

Our Ref: RL/DSJ/TL695ai

Date: 3rd January 2020



Chartered Surveyors

11 The Courtyard
Buntsford Gate
Bromsgrove
Worcestershire
B60 3DJ
Tel: 01527 871 640
Web: www.thomaslister.com

«Name»
«Address1»
«Address2»
«Address3»
«Address4»
«Post_Code»

Dear Sir/Madam

Re: Castleward Urban Village Regeneration Scheme, Derby

I refer to the matter and letter you should have received from Derby City Council dated 25th November 2019.

The council confirmed in their letter of 25th November 2019, that the council's cabinet approved the making of the Compulsory Purchase Order (CPO). The council are intending to make the CPO during January 2020.

I enclose a copy of the CPO plan for your information.

In accordance with the details of the letter from Derby City Council, Thomas Lister Limited are appointed by the council to engage with all parties affected by the proposed Compulsory Purchase Order (CPO), in order to seek to agree terms to acquire property interests and identify where appropriate relocation requirements. In this regard, I would be grateful if you would contact either myself or my colleague, Nick Mann (nick.mann@thomaslister.com, 01527 889 222), to agree mutually convenient arrangements to meet with you.

If you would like to discuss matters in the first instance over the telephone, please do not hesitate to contact either myself or Nick.

I look forward to hearing from you.

Yours faithfully

Rachel Lister BSc (Hons) MRICS

RICS Registered Valuer

Director

D/D Tel: 01527 889 221

Email: rachel.lister@thomaslister.com

Enc



Thomas Lister is the trading name of Thomas Lister Limited
Registered Office: 11 The Courtyard, Buntsford Gate, Bromsgrove, Worcestershire. B60 3DJ
Company no: 4487125



THE DERBY CITY COUNCIL (CASTLEWARD) COMPULSORY PURCHASE ORDER 2020

APPENDIX 4

STATEMENT OF EVIDENCE OF MS. RACHEL LISTER

ON BEHALF OF DERBY CITY COUNCIL

PUBLIC INQUIRY 26 – 29 January 2021

Schedule of Parties - Letter issued 3rd March 2020

Indicative Phase for development	Scheduled	Map Ref	Party Name	Castleward Address	Business Address
3a	May-20	27	Derby City Council	John Street and New Street	Derby City Council
3a	May-20	27	Willow Coffee	John Street and New Street	29a Imperial Road Beeston Nottingham NG9 1FN
3a	May-20	28	Derby City Council	Premises east of John Street	Derby City Council
3a	May-20	28	Willow Coffee	Premises east of John Street	29a Imperial Road Beeston Nottingham NG9 1FN
3a	May-20	34	Derby Timber Supplies	3 John Street, DE1 2LV	Derby Timber Supplies M P S Accountancy Services 80 Friar Gate Derby DE1 1FL
3a	May-20	39	Derby City Council	John Street and New Street	Derby City Council
3a	May-20	39	Collaborate & Innovate Ltd (trading as Cosy Direct)	The Chocolate Factory, Siddals Road, DE1 2QD	The Chocolate Factory, Siddals Road, DE1 2QD
3a	May-20	40	Derby City Council	John Street and New Street	Derby City Council
3a	May-20	40	Bustler Market Limited	John Street and New Street	Bustler Market Limited Unit 6 Heritage Business Centre Derby Road Belper DE56 1SW
3b	Sep-21	30	Midcastle Limited (occupied as a number of different businesses)	4 Canal Street, Derby DE1 2RJ	4 Canal Street, Derby DE1 2RJ
3b	Sep-21	41	Matthew James Stanton Maurice Stanton Andrew Paul Stanton JLT Pension Trustees Limited & WS (Long Eaton) Ltd	6 Canal Street, DE1 2RJ	JLT Pension Trustees Ltd The St. Botolph Building 138 Houndsditch London EC3A 7AW
3b	Sep-21	41	Power Adapters/First Electrical Ltd/Bathroom Traders - Midcastle	6 Canal Street, DE1 2RJ	4 Canal Street, Derby DE1 2RJ
3b	Sep-21	45	C&N Property Limited	8 Canal Street, DE1 2RJ	5 Prospect Place Millennium Way Pride Park Derby DE24 8HG
3b	Sep-21	45	Mognutia Food (trading as FK Solutions Ltd)	8 Canal Street, DE1 2RJ	Mognutia Food (trading as FK Solutions) Unit 1 Hetton Lyons Industrial Estate Houghton Le Spring Tyne & Wear DH5 0RH
3c	Aug-22	6	Compendium Regeneration Limited	The Chocolate Factory, Siddals Road, DE1 2QD	Compendium Regeneration Limited
3c	Aug-22	6	Collaborate & Innovate Ltd (trading as Cosy Direct)	The Chocolate Factory, Siddals Road, DE1 2QD	The Chocolate Factory, Siddals Road, DE1 2QD
3c	Aug-22	7	Compendium Regeneration Limited	John Street and Siddals Road	Compendium Regeneration Limited
3c	Aug-22	8	Hawkins & Shepherd	Liversage Street, DE1 2LD	Hawkins & Shepherd Limited 18 St. Christophers Way Pride Park Derby DE24 8JY

4a	Aug-22	11	David Booter Sipp Trustees Michael George Daniel Key Anthony Simon Daniel Key	Castleward Coachworks, Liversage Street, Derby, DE1 2LD	9 Grove Court Grove Park Enderby Leicester LE19 1SA
4a	Aug-22	11	Derbyshire County Council Department of Transport	Castleward Coachworks, Liversage Street, Derby, DE1 2LD	Derbyshire County Council Department of Transport Ambergate Workshop Ripley Road Ambergate Belper DE56 2ER
4a	Aug-22	15	Jacqueline Margaret Rayson	John Street, DE1 2LU	Jacqueline Margaret Rayson Old Rectory Taghole Lane Mugginton Weston Underwood Ashbourne DE6 4PN
4a	Aug-22	15	Tarmac Quarry Products Ltd	John Street, DE1 2LU	Tarmac Trading Limited Portland House Bickenhill Lane Birmingham B37 7BQ
4b	Sep-24	16	Midcastle Limited (includes Power Adapters/First Electrical Ltd/Bathroom Traders/Lamp Shed/Supaplumb)	2 Canal Street, Derby DE1 3GW	4 Canal Street, Derby, DE1 2RJ
4b	Sep-24	16	Bathroom Traders Limited	2 Canal Street, Derby DE1 3GW	4 Canal Street, Derby, DE1 2RJ
4b	Sep-24	17	Derby City Council	Unit 2, New Street DE1 2LX	Derby City Council
4b	Sep-24	17	Alpha Pro Creative Limited	Unit 2, New Street DE1 2LX	183 Henhurst Hill Burton-on-Trent DE13 9SX
4b	Sep-24	18	Nicholas David Bulmer	Land at Canal Street, DE1 6LA	1 Hallam Way West Hallam Derby DE7 6LA
4b	Sep-24	18	M&B Motors	Land at Canal Street, DE1 6LA	1-2 New Street DE1 2LX
4b	Sep-24	19	Nicholas David Bulmer	1-2 New Street, DE1 2LX	1 Hallam Way West Hallam Derby DE7 6LA
4b	Sep-24	19	M & B Motor Engineers Ltd	1-2 New Street, DE1 2LX	1-2 New Street DE1 2LX
4c	Dec-25	14	Matthew James Stanton Maurice Stanton Andrew Paul Stanton JLT Pension Trustees Limited	Unit 1, 201 Siddals Road, DE1 2QE (Juice Marketing)	Andrew Paul Stanton Flat 1 8 Old Chester Road Derby DE1 3SA (as Trustee of the W & S (Long Eaton) Limited Pension Scheme)
4c	Dec-25	14	Juice Marketing Limited	Unit 1, 201 Siddals Road, DE1 2QE	The Limes Woodlands Park Hopwell Road Derby DE72 3SD
4c	Dec-25	14	Speedy Glass Ltd	Unit 2, 1 Canal Street , DE1 2RJ	4 Carnaby Close Mackworth Derby DE22 4FD
4c	Dec-25	14	Embody Tattoo	Unit 7, 1 Canal Street , DE1 2RJ	Unit 7, 1 Canal Street , DE1 2RJ
4c	Dec-25	14	Life Cycle UK	Unit 3, 1 Siddals Rd, Canal St, Entrance, Derby DE1 2RJ	The Create Centre Smeaton Road Bristol BS1 6XN

4c	Dec-25	20	Matthew James Stanton Maurice Stanton Andrew Paul Stanton JLT Pension Trustees Limited	5 Canal Street, DE1 2RJ	JLT Pension Trustees Ltd The St. Botolph Building 138 Houndsditch London EC3A 7AW
4c	Dec-25	20	Mr Mustards Ltd	5 Canal Street, DE1 2RJ	Katherine Elizabeth Moorcroft 9 Woodstock Close Allestree Derby DE22 2LP
4c	Dec-25	23	Matthew James Stanton Maurice Stanton Andrew Paul Stanton JLT Pension Trustees Limited	Siddals Road and Canal Street	JLT Pension Trustees Ltd The St. Botolph Building 138 Houndsditch London EC3A 7AW
4c	Dec-25	23	CenturyLink Communications UK Limited	Unit 6 Canal Street	CenturyLink Communications UK Limited 10 Fleet Place London EC4M 7RB
4c	Dec-25	24	Anthony Stuart Ross	11 Canal Street, DE1 2RJ	Anthony Stuart Ross 8 Wesley Road Alvaston Derby DE24 0LG
4c	Dec-25	24	Derby Auto Electrical Services Limited	11 Canal Street, DE1 2RJ	11 Canal Street, DE1 2RJ
4c	Dec-25	31	Derby Auto Electrical Services Limited	Unit 1, 36 Canal Street, DE1 2RJ	11 Canal Street, DE1 2RJ
4c	Dec-25	32	M J S Fabrications Limited	Unit 2, 36 Canal Street, DE1 2RJ	M J S Fabrications Limited Biggin Head Farm Kirk Ireton Ashbourne DE6 3JU
4c	Dec-25	32	DCC Autos	Unit 2, 36 Canal Street, DE1 2RJ	Unit 2, 36 Canal Street, DE1 2RJ
4c	Dec-25	35	Robert John Cotton Sandra Bernadette Wharton Cotton	36 Canal Street, DE1 2RJ	Manor Garden Chapel Green Doveridge Ashbourne DE6 5JY
4c	Dec-25	35	The Kitchen and Bedroom Warehouse Limited	Land adjacent 36 Canal Street, Derby DE1 2RJ	36 Canal Street, Derby DE1 2RJ
4c	Dec-25	35	K.J. Motors Derby Ltd	Land adjacent 36 Canal Street, Derby DE1 2RJ	K.J. Motors Derby Ltd 19 Tonbridge Drive Alvaston Derby DE24 0DH
4c	Dec-25	35	DCC Autos	Land adjacent 36 Canal Street, Derby DE1 2RJ	Unit 2, 36 Canal Street, DE1 2RJ
4c	Dec-25	35	Derby Auto Electrical Services Limited	Land adjacent 36 Canal Street, Derby DE1 2RJ	11 Canal Street, DE1 2RJ
4c	Dec-25	36	M J S Fabrications Limited	Unit 3, 36 Canal Street, DE1 2RJ	M J S Fabrications Limited Biggin Head Farm Kirk Ireton Ashbourne DE6 3JU
4c	Dec-25	36	K.J. Motors Derby Ltd	Unit 3, 36 Canal Street, DE1 2RJ	K.J. Motors Derby Ltd 19 Tonbridge Drive Alvaston Derby DE24 0DH
4c	Dec-25	38	Robert John Cotton Sandra Bernadette Wharton Cotton	36 Canal Street, Derby DE1 2RJ	17 Twyford Road, Barrow-on-Trent Derby DE73 7HA
4c	Dec-25	38	The Kitchen and Bedroom Warehouse Limited	36 Canal Street, Derby DE1 2RJ	36 Canal Street, Derby DE1 2RJ



Derby City Council

(in respect of subsoil fronting electricity substation on Canal Street, Derby)

>Name<
>Address<

Our ref CUV/indicativetimescales
Contact Matt Wilson
Email matthew.wilson@derby.gov.uk
Tel 01332 641589
Minicom 01332 640666
Date 2nd March 2020

Without prejudice

Dear Sir

Re: Castleward Urban Village Regeneration – Indicative Timescales & CPO Update

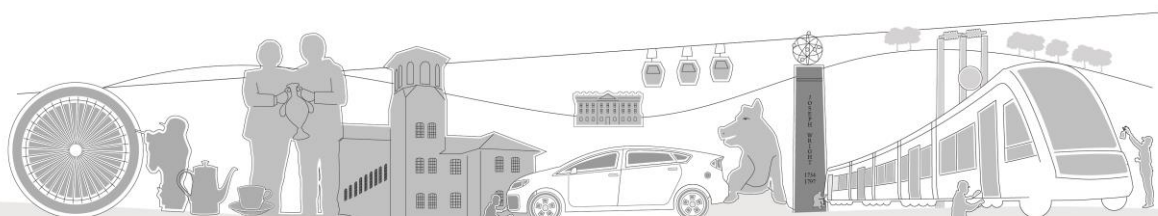
I am writing to confirm that we have reviewed the Castleward development programme with our development partner, Compendium Living, to determine likely timescales for requiring vacant possession of the land connected by the subsoil, as denoted by plot 13 (highway) on the attached draft Order Plan. In accordance with the Compendium Living development programme, the land connected to this subsoil forms part of **Phase 4c**. Vacant possession for land within Phase 4c is currently expected to be required later this year in **2025**.

Our message to all affected owners and occupiers is that it remains the Council's preference to acquire land by mutual agreement, with compulsory purchase used as a last resort. In addition, arrangements for continued occupation beyond acquisition could be available where immediate vacant possession is not required. The proposal itself for the Compulsory Purchase Order (CPO) was agreed by November 2019 Cabinet and preparations are progressing to shortly Make the CPO when you will be issued formal notice. There will then be a period to receive objections via the National Planning Casework Unit in Birmingham, the agency acting on behalf of the Secretary of State. Please contact my colleague, Matt Wilson via email matthew.wilson@derby.gov.uk or telephone on 01332 641589, should you have any questions for the Council in the meantime.

Yours sincerely

John Gilman
Principal Regeneration Manager

Regeneration Projects | Communities and Place | The Council House, Corporation Street, Derby, DE1 2FS | www.derby.gov.uk



DERBY...300 YEARS OF THINKING, MAKING AND DOING

350



Derby City Council

(in respect of land corner of John Street and New Street,
Derby)

>Name<

>Address<

Our ref CUV/indicativetimescales
Contact Matt Wilson
Email matthew.wilson@derby.gov.uk
Tel 01332 641589
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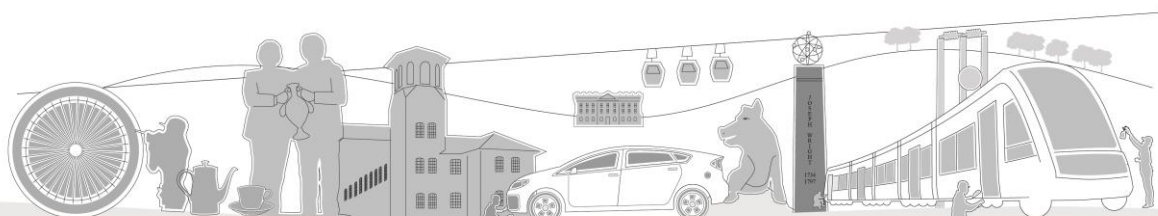
I am writing to confirm that we have reviewed the Castleward development programme with our development partner, Compendium Living, to determine likely timescales for requiring vacant possession of the land, as denoted by plots 27 and 28 on the attached draft Order Plan. In accordance with the Compendium Living development programme, this land forms part of **Phase 3a**. Vacant possession for land within Phase 3a is currently expected to be required later this year in **2020**.

Our message to all affected owners and occupiers is that it remains the Council's preference to acquire land by mutual agreement, with compulsory purchase used as a last resort. In addition, arrangements for continued occupation beyond acquisition could be available where immediate vacant possession is not required. The proposal itself for the Compulsory Purchase Order (CPO) was agreed by November 2019 Cabinet and preparations are progressing to shortly Make the CPO when you will be issued formal notice. There will then be a period to receive objections via the National Planning Casework Unit in Birmingham, the agency acting on behalf of the Secretary of State. Please contact my colleague, Matt Wilson via email matthew.wilson@derby.gov.uk or telephone on 01332 641589, should you have any questions for the Council in the meantime.

Yours sincerely

John Gilman
Principal Regeneration Manager

Regeneration Projects | Communities and Place | The Council House, Corporation Street, Derby, DE1 2FS | www.derby.gov.uk





Derby City Council

Stanton, JLT Pension Trustees and WS (Long Eaton) Ltd
(in respect of Canal Street, Derby)

Our ref CUV/indicativetimescales
Contact Matt Wilson
Email matthew.wilson@derby.gov.uk
Tel 01332 641589
Minicom 01332 640666
Date 2nd March 2020

>Name<

>Address<

Without prejudice

Dear Sir/Madam

Re: Castleward Urban Village Regeneration – Indicative Timescales & CPO Update

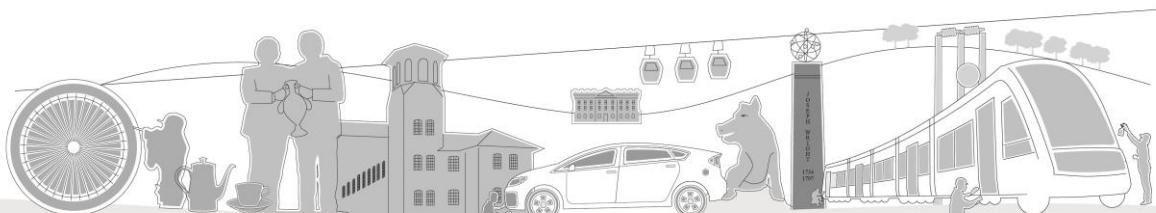
I am writing to confirm that we have reviewed the Castleward development programme with our development partner, Compendium Living, to determine likely timescales for requiring vacant possession of the land, as denoted by plot 41 on the attached draft Order Plan. In accordance with the Compendium Living development programme, this land forms part of **Phase 3b**. Vacant possession for land within Phase 3b is currently expected to be required in **2021**.

Our message to all affected owners and occupiers is that it remains the Council's preference to acquire land by mutual agreement, with compulsory purchase used as a last resort. In addition, arrangements for continued occupation beyond acquisition could be available where immediate vacant possession is not required. The proposal itself for the Compulsory Purchase Order (CPO) was agreed by November 2019 Cabinet and preparations are progressing to shortly Make the CPO when you will be issued formal notice. There will then be a period to receive objections via the National Planning Casework Unit in Birmingham, the agency acting on behalf of the Secretary of State. Please contact my colleague, Matt Wilson via email matthew.wilson@derby.gov.uk or telephone on 01332 641589, should you have any questions for the Council in the meantime.

Yours sincerely

John Gilman
Principal Regeneration Manager

Regeneration Projects | Communities and Place | The Council House, Corporation Street, Derby, DE1 2FS | www.derby.gov.uk





Derby City Council

(in respect of Liversage Street, Derby)

>Name<

>Address<

Our ref CUV/indicativetimescales

Contact Matt Wilson

Email matthew.wilson@derby.gov.uk

Tel 01332 641589

Minicom 01332 640666

Date 2nd March 2020

Without prejudice

Dear

Re: Castleward Urban Village Regeneration – Indicative Timescales & CPO Update

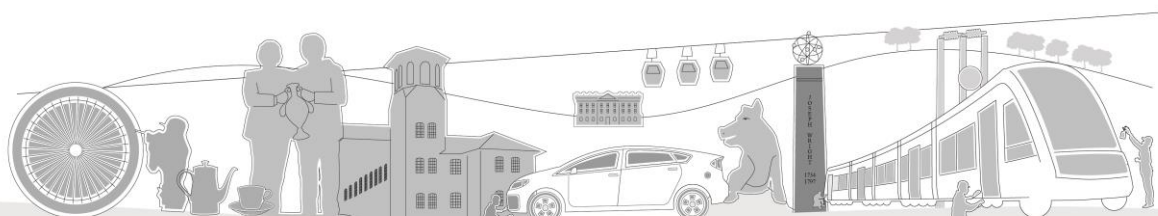
I am writing to confirm that we have reviewed the Castleward development programme with our development partner, Compendium Living, to determine likely timescales for requiring vacant possession of the land, as denoted by plot 8 on the attached draft Order Plan. In accordance with the Compendium Living development programme, this land forms part of **Phase 3c**. Vacant possession for land within Phase 3c is currently not expected to be required until **2022**.

Our message to all affected owners and occupiers is that it remains the Council's preference to acquire land by mutual agreement, with compulsory purchase used as a last resort. In addition, arrangements for continued occupation beyond acquisition could be available where immediate vacant possession is not required. The proposal itself for the Compulsory Purchase Order (CPO) was agreed by November 2019 Cabinet and preparations are progressing to shortly Make the CPO when you will be issued formal notice. There will then be a period to receive objections via the National Planning Casework Unit in Birmingham, the agency acting on behalf of the Secretary of State. Please contact my colleague, Matt Wilson via email matthew.wilson@derby.gov.uk or telephone on 01332 641589, should you have any questions for the Council in the meantime.

Yours sincerely

John Gilman
Principal Regeneration Manager

Regeneration Projects | Communities and Place | The Council House, Corporation Street, Derby, DE1 2FS | www.derby.gov.uk





Derby City Council

(in respect of unit 2, 36 Canal Street, Derby)

>Name<
>Address<

Our ref CUV/indicativetimescales
Contact Matt Wilson
Email matthew.wilson@derby.gov.uk
Tel 01332 641589
Minicom 01332 640666
Date 2nd March 2020

Without prejudice

Dear Sir/Madam

Re: Castleward Urban Village Regeneration – Indicative Timescales & CPO Update

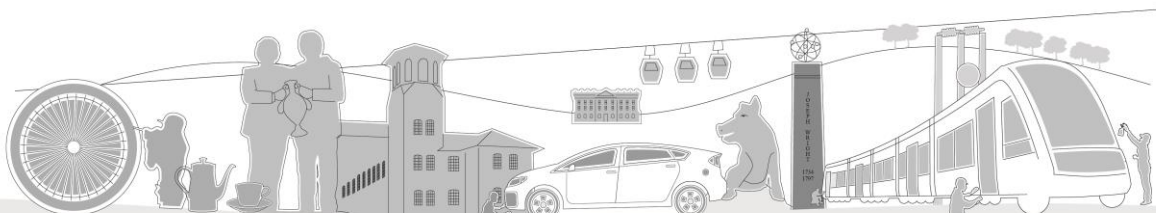
I am writing to confirm that we have reviewed the Castleward development programme with our development partner, Compendium Living, to determine likely timescales for requiring vacant possession of the land, as denoted by plots 32 and 36 on the attached draft Order Plan. In accordance with the Compendium Living development programme, this land forms part of **Phase 4c**. Vacant possession for land within Phase 4c is currently not expected to be required until **late 2025**.

Our message to all affected owners and occupiers is that it remains the Council's preference to acquire land by mutual agreement, with compulsory purchase used as a last resort. In addition, arrangements for continued occupation beyond acquisition could be available where immediate vacant possession is not required. The proposal itself for the Compulsory Purchase Order (CPO) was agreed by November 2019 Cabinet and preparations are progressing to shortly Make the CPO when you will be issued formal notice. There will then be a period to receive objections via the National Planning Casework Unit in Birmingham, the agency acting on behalf of the Secretary of State. Please contact my colleague, Matt Wilson via email matthew.wilson@derby.gov.uk or telephone on 01332 641589, should you have any questions for the Council in the meantime.

Yours sincerely

John Gilman
Principal Regeneration Manager

Regeneration Projects | Communities and Place | The Council House, Corporation Street, Derby, DE1 2FS | www.derby.gov.uk





Derby City Council

(re: John Street, Derby DE1 2LU)

>Name<

>Address<

Our ref CUV/indicativetimescales
Contact Matt Wilson
Email matthew.wilson@derby.gov.uk
Tel 01332 641589
Minicom 01332 640666
Date 2nd March 2020

Without prejudice

Dear

Re: Castleward Urban Village Regeneration – Indicative Timescales & CPO Update

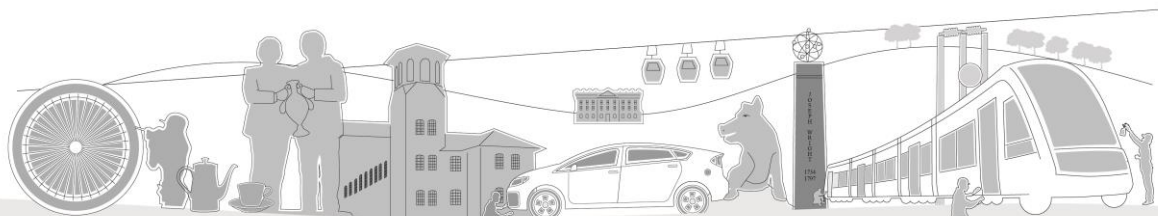
I am writing to confirm that we have reviewed the Castleward development programme with our development partner, Compendium Living, to determine likely timescales for requiring vacant possession of the land, as denoted by plot 15 on the attached draft Order Plan. In accordance with the Compendium Living development programme, this land forms part of **Phase 4a**. Vacant possession for land within Phase 4a is currently not expected to be required until **2022**.

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Derby City Council

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Email matthew.wilson@derby.gov.uk
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Date 2nd March 2020

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>Address<

Without prejudice

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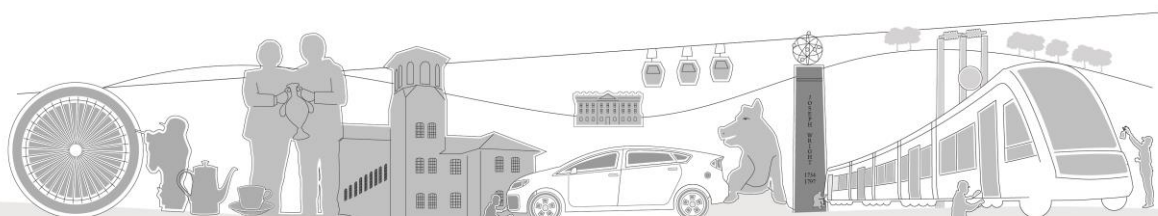
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Yours sincerely

John Gilman
Principal Regeneration Manager

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Derby City Council

(in respect of unit 2, 36 Canal Street, Derby)

Our ref CUV/indicativetimescales
Contact Matt Wilson
Email matthew.wilson@derby.gov.uk
Tel 01332 641589
Minicom 01332 640666
Date 2nd March 2020

>Name<
>Address<

Without prejudice

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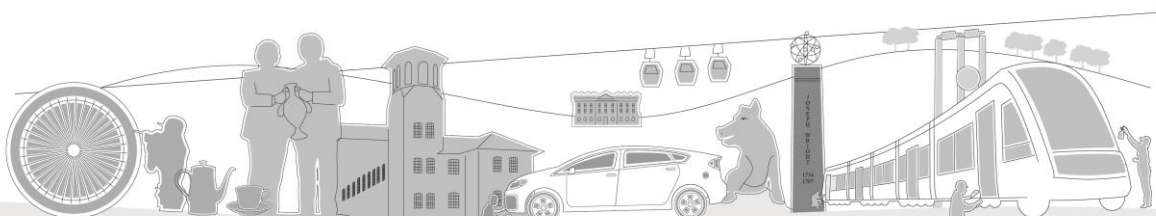
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Principal Regeneration Manager

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THE DERBY CITY COUNCIL (CASTLEWARD) COMPULSORY PURCHASE ORDER 2020

APPENDIX 5

STATEMENT OF EVIDENCE OF MS. RACHEL LISTER

ON BEHALF OF DERBY CITY COUNCIL

PUBLIC INQUIRY 26 – 29 January 2021

Castleward Regeneration / Relocations Meeting

Attended by: John Green, Joanna Rees, Matt Wilson (DCC), Simon Kirk (Marketing Derby)
Apologies: Rachel Lister (Thomas Lister) and John Gilman (DCC)

1. Update on Programme for Making the CPO
2. Purpose and Remit of the Relocation Strategy.

To provide relocations support / assistance for the affected businesses in understanding their requirements for options within the city of Derby.

To minimise negative impact to these affected businesses where possible.

Executive scrutiny – Matt tbc

SK to contact Chris Pook to ascertain whether the D2N2 Growth Hub could provide any support for an affected business that ticks the box. SK explained that grant money may not be capital so may or may not be helpful, if a business does meet criteria.

TL engage, then hand off to Mar. Four affected businesses are actively engaging - Derby Timber Supplies, Midcastle, Alpha Pro-Creative and Lifecycle UK. C&N Property have stated don't want support at the moment.

3. Roles and Responsibilities of Various Parties
 - DCC – as programme managers to lead the strategy, strategy document updated by Regen to ensure that Cabinet direction is included, in consultation with Estates (John Green)
 - Thomas Lister (Rachel Lister and Nick Mann)– to engage with affected businesses, to understand their business requirements
 - Marketing Derby – package manager (Simon Kirk) – to provide affected businesses with suitable relocation options (and support) within the city of Derby

4. Communication

There remains a perception of it won't (CPO) happen, when happens it will stimulate conversation.

See also below for letters to go out from DCC.

5. Process and Formal Reporting (potential evidence base for CPO Inquiry)

Meeting notes need to be recorded, sent to the third party for their agreement and then copied / sent to Regen for central storage, filed per affected business.

6. Progress/Update with Affected Parties –

Derby Timber Supplies have got a bid for the old ATS site on Ascot Drive, but not. Also Crown Park Terrace off Uttoxeter Road. SK and TL to follow up with Matt Pacel.

SK is seeing Midcastle on Thursday 27th February 11am.

Lifecycle UK have been sent some options and are keen to relocate to allow them to expand.

JR: we need to share with them when . (JR is drafting Asset Management strategy to send to Compendium which promotes businesses to remain as long as possible).

MW: DCC to issue letters. To send SK with indicate phase plan with Compendium feedback.

Alpha Pro-Creative – Gez Addictive is keen to discuss, but will await CPO notice before discussing further. 212 Uttometer Old Road (Church) has been muted as a potential relocation option. 2 Beckett Street could be too expensive. Osmaston road could be another option.

Century Link – to bear in mind their lease ends soon. Thomas Lister are challenging removal costs.

7. Actions Arising

8. Any Other Business

9. Date of Next Meeting

Tuesday 24th March 2.30pm – go sasa café

THE DERBY CITY COUNCIL (CASTLEWARD) COMPULSORY PURCHASE ORDER 2020

APPENDIX 6

STATEMENT OF EVIDENCE OF MS. RACHEL LISTER

ON BEHALF OF DERBY CITY COUNCIL

PUBLIC INQUIRY 26 – 29 January 2021



Derby City Council

Name
Address

Your ref
Our ref JG/post-cabinet
Contact John Gilman
Email John.gilman@derby.gov.uk
Tel 01332 641836
Mobile
Minicom 01332 640666
Date 25 November 2019

Dear Sir/Madam

**The Castleward Urban Village Regeneration Scheme, Derby
The Derby City Council (Castleward) Compulsory Purchase Order 2020 (the CPO)**

I refer to my letter dated 1st November 2019, which advised that the Council's Cabinet at its meeting on 13th November would be recommended to approve the making of the CPO.

I am now writing to advise you that the recommendation was approved and the Council will proceed to make the CPO immediately following the Christmas break in early January 2020.

If you are interested in agreeing to the sale of your interest in the land affected by the proposed CPO then please speak to the Council's retained advisors Thomas Lister Tel: 01527 871 640, email: rachel.lister@thomaslister.com; or nick.mann@thomaslister.com

In any event, if they have not already been in touch with you they will be shortly.

Should you have any other general enquiries relating to the Castleward Urban Village regeneration programme, then please contact my colleague Matt Wilson, on telephone number 01332 641589, or by email at matthew.wilson@derby.gov.uk.

Yours faithfully

John Gilman
Principal Regeneration Manager

Our Ref: RL/DSJ/TL695ai

Date: 3rd January 2020



Chartered Surveyors

11 The Courtyard
Buntsford Gate
Bromsgrove
Worcestershire
B60 3DJ
Tel: 01527 871 640
Web: www.thomaslister.com

«Name»
«Address1»
«Address2»
«Address3»
«Address4»
«Post_Code»

Dear Sir/Madam

Re: Castleward Urban Village Regeneration Scheme, Derby

I refer to the matter and letter you should have received from Derby City Council dated 25th November 2019.

The council confirmed in their letter of 25th November 2019, that the council's cabinet approved the making of the Compulsory Purchase Order (CPO). The council are intending to make the CPO during January 2020.

I enclose a copy of the CPO plan for your information.

In accordance with the details of the letter from Derby City Council, Thomas Lister Limited are appointed by the council to engage with all parties affected by the proposed Compulsory Purchase Order (CPO), in order to seek to agree terms to acquire property interests and identify where appropriate relocation requirements. In this regard, I would be grateful if you would contact either myself or my colleague, Nick Mann (nick.mann@thomaslister.com, 01527 889 222), to agree mutually convenient arrangements to meet with you.

If you would like to discuss matters in the first instance over the telephone, please do not hesitate to contact either myself or Nick.

I look forward to hearing from you.

Yours faithfully

Rachel Lister BSc (Hons) MRICS
RICS Registered Valuer
Director

D/D Tel: 01527 889 221

Email: rachel.lister@thomaslister.com

Enc



Thomas Lister is the trading name of Thomas Lister Limited
Registered Office: 11 The Courtyard, Buntsford Gate, Bromsgrove, Worcestershire. B60 3DJ
Company no: 4487125





Derby City Council

(in respect of land corner of John Street and New Street,
Derby)

>Name<
>Address<

Our ref	CUV/indicativetimescales
Contact	Matt Wilson
Email	matthew.wilson@derby.gov.uk
Tel	01332 641589
Minicom	01332 640666
Date	2 nd March 2020

Without prejudice

Dear Sir/Madam

Re: Castleward Urban Village Regeneration – Indicative Timescales & CPO Update

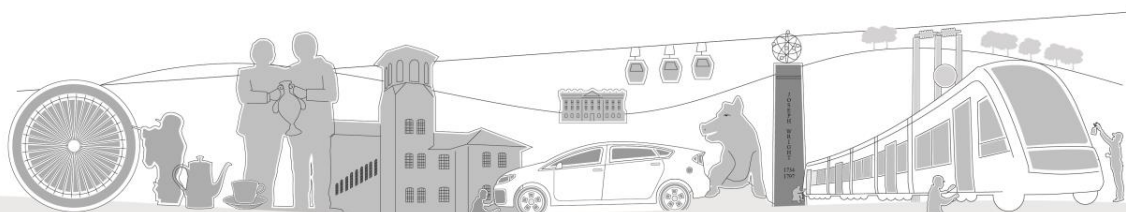
I am writing to confirm that we have reviewed the Castleward development programme with our development partner, Compendium Living, to determine likely timescales for requiring vacant possession of the land, as denoted by plots 27 and 28 on the attached draft Order Plan. In accordance with the Compendium Living development programme, this land forms part of **Phase 3a**. Vacant possession for land within Phase 3a is currently expected to be required later this year in **2020**.

Our message to all affected owners and occupiers is that it remains the Council's preference to acquire land by mutual agreement, with compulsory purchase used as a last resort. In addition, arrangements for continued occupation beyond acquisition could be available where immediate vacant possession is not required. The proposal itself for the Compulsory Purchase Order (CPO) was agreed by November 2019 Cabinet and preparations are progressing to shortly Make the CPO when you will be issued formal notice. There will then be a period to receive objections via the National Planning Casework Unit in Birmingham, the agency acting on behalf of the Secretary of State. Please contact my colleague, Matt Wilson via email matthew.wilson@derby.gov.uk or telephone on 01332 641589, should you have any questions for the Council in the meantime.

Yours sincerely

John Gilman
Principal Regeneration Manager

Regeneration Projects | Communities and Place | The Council House, Corporation Street, Derby, DE1 2FS | www.derby.gov.uk



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Derby City Council

Stanton, JLT Pension Trustees and WS (Long Eaton) Ltd
(in respect of Canal Street, Derby)

Our ref CUV/indicativetimescales
Contact Matt Wilson
Email matthew.wilson@derby.gov.uk
Tel 01332 641589
Minicom 01332 640666
Date 2nd March 2020

>Name<

>Address<

Without prejudice

Dear Sir/Madam

Re: Castleward Urban Village Regeneration – Indicative Timescales & CPO Update

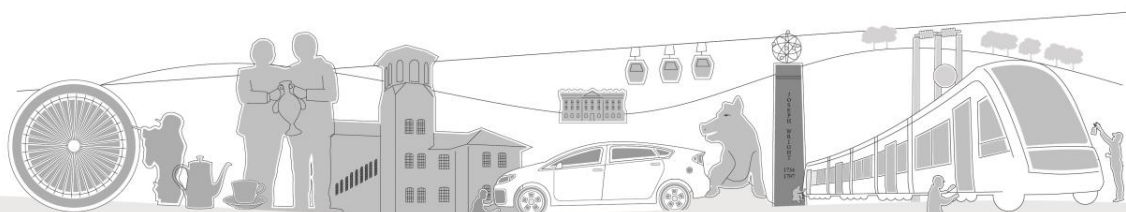
I am writing to confirm that we have reviewed the Castleward development programme with our development partner, Compendium Living, to determine likely timescales for requiring vacant possession of the land, as denoted by plot 41 on the attached draft Order Plan. In accordance with the Compendium Living development programme, this land forms part of **Phase 3b**. Vacant possession for land within Phase 3b is currently expected to be required in **2021**.

Our message to all affected owners and occupiers is that it remains the Council's preference to acquire land by mutual agreement, with compulsory purchase used as a last resort. In addition, arrangements for continued occupation beyond acquisition could be available where immediate vacant possession is not required. The proposal itself for the Compulsory Purchase Order (CPO) was agreed by November 2019 Cabinet and preparations are progressing to shortly Make the CPO when you will be issued formal notice. There will then be a period to receive objections via the National Planning Casework Unit in Birmingham, the agency acting on behalf of the Secretary of State. Please contact my colleague, Matt Wilson via email matthew.wilson@derby.gov.uk or telephone on 01332 641589, should you have any questions for the Council in the meantime.

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Principal Regeneration Manager

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Derby City Council

(in respect of Liversage Street, Derby)

>Name<

>Address<

Our ref CUV/indicativetimescales

Contact Matt Wilson

Email matthew.wilson@derby.gov.uk

Tel 01332 641589

Minicom 01332 640666

Date 2nd March 2020

Without prejudice

Dear

Re: Castleward Urban Village Regeneration – Indicative Timescales & CPO Update

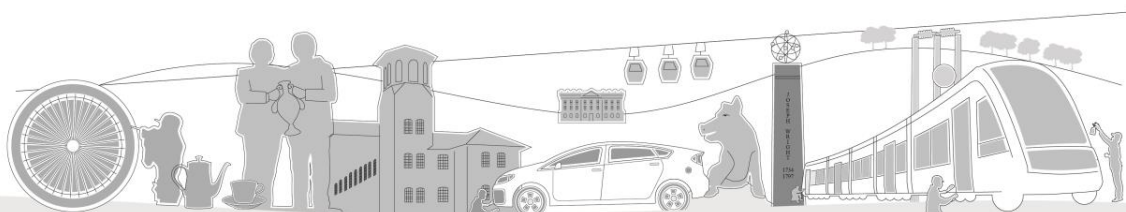
I am writing to confirm that we have reviewed the Castleward development programme with our development partner, Compendium Living, to determine likely timescales for requiring vacant possession of the land, as denoted by plot 8 on the attached draft Order Plan. In accordance with the Compendium Living development programme, this land forms part of **Phase 3c**. Vacant possession for land within Phase 3c is currently not expected to be required until **2022**.

Our message to all affected owners and occupiers is that it remains the Council's preference to acquire land by mutual agreement, with compulsory purchase used as a last resort. In addition, arrangements for continued occupation beyond acquisition could be available where immediate vacant possession is not required. The proposal itself for the Compulsory Purchase Order (CPO) was agreed by November 2019 Cabinet and preparations are progressing to shortly Make the CPO when you will be issued formal notice. There will then be a period to receive objections via the National Planning Casework Unit in Birmingham, the agency acting on behalf of the Secretary of State. Please contact my colleague, Matt Wilson via email matthew.wilson@derby.gov.uk or telephone on 01332 641589, should you have any questions for the Council in the meantime.

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Derby City Council

(in respect of unit 2, 36 Canal Street, Derby)

>Name<

>Address<

Our ref CUV/indicativetimescales
Contact Matt Wilson
Email matthew.wilson@derby.gov.uk
Tel 01332 641589
Minicom 01332 640666
Date 2nd March 2020

Without prejudice

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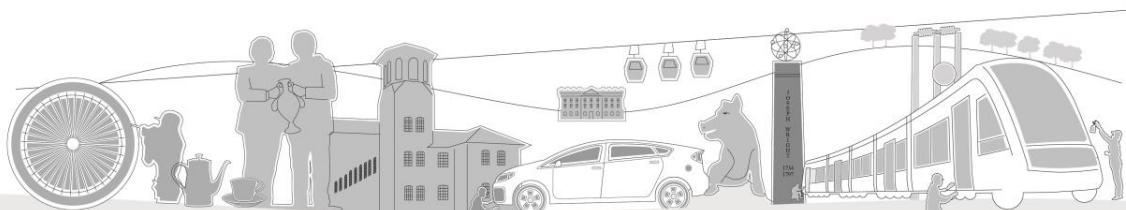
I am writing to confirm that we have reviewed the Castleward development programme with our development partner, Compendium Living, to determine likely timescales for requiring vacant possession of the land, as denoted by plots 32 and 36 on the attached draft Order Plan. In accordance with the Compendium Living development programme, this land forms part of **Phase 4c**. Vacant possession for land within Phase 4c is currently not expected to be required until **late 2025**.

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Derby City Council

(re: John Street, Derby DE1 2LU)

>Name<

>Address<

Our ref CUV/indicativetimescales

Contact Matt Wilson

Email matthew.wilson@derby.gov.uk

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Date 2nd March 2020

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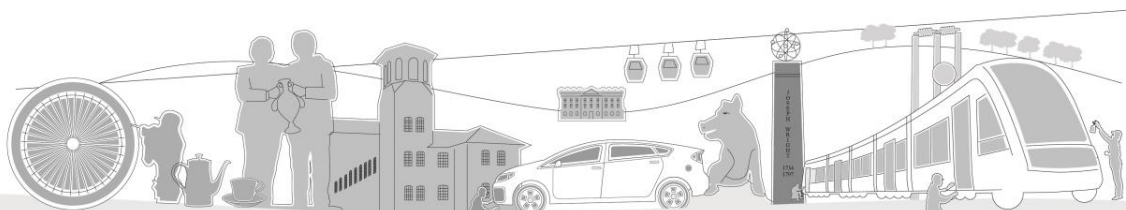
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Derby City Council

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Minicom 01332 640666
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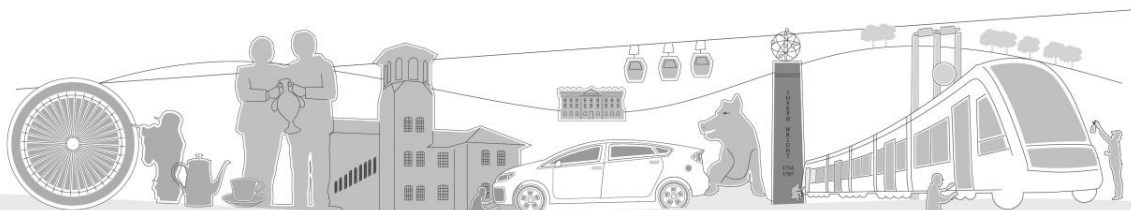
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Derby City Council

(in respect of unit 2, 36 Canal Street, Derby)

>Name<

>Address<

Our ref CUV/indicativetimescales

Contact Matt Wilson

Email matthew.wilson@derby.gov.uk

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Minicom 01332 640666

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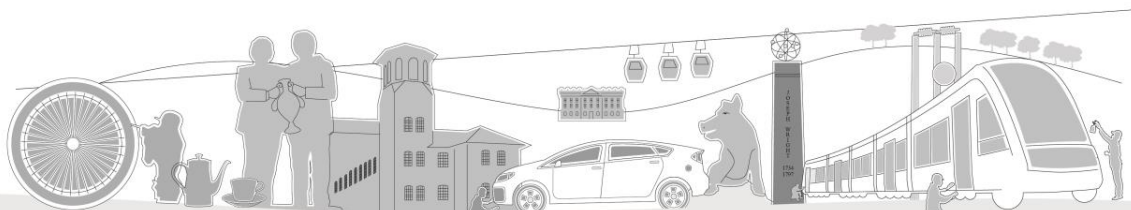
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Principal Regeneration Manager

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Derby City Council

(in respect of subsoil fronting electricity substation on Canal Street, Derby)

>Name<
>Address<

Our ref CUV/indicativetimescales
Contact Matt Wilson
Email matthew.wilson@derby.gov.uk
Tel 01332 641589
Minicom 01332 640666
Date 2nd March 2020

Without prejudice

Dear Sir

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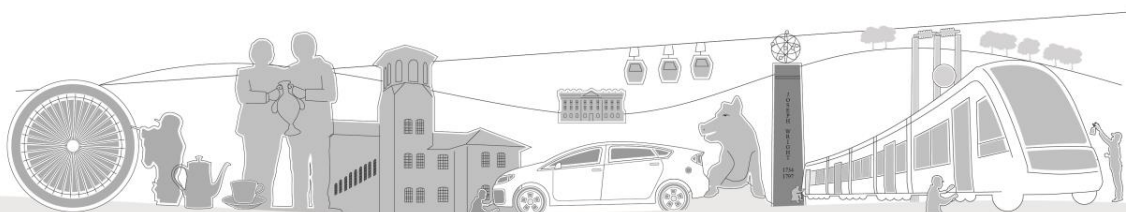
I am writing to confirm that we have reviewed the Castleward development programme with our development partner, Compendium Living, to determine likely timescales for requiring vacant possession of the land connected by the subsoil, as denoted by plot 13 (highway) on the attached draft Order Plan. In accordance with the Compendium Living development programme, the land connected to this subsoil forms part of **Phase 4c**. Vacant possession for land within Phase 4c is currently expected to be required later this year in **2025**.

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Principal Regeneration Manager

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Schedule of Parties - Letter issued 3rd March 2020

Indicative Phase for development	Scheduled	Map Ref	Party Name	Castleward Address	Business Address
3a	May-20	27	Derby City Council	John Street and New Street	Derby City Council
3a	May-20	27	Willow Coffee	John Street and New Street	29a Imperial Road Beeston Nottingham NG9 1FN
3a	May-20	28	Derby City Council	Premises east of John Street	Derby City Council
3a	May-20	28	Willow Coffee	Premises east of John Street	29a Imperial Road Beeston Nottingham NG9 1FN
3a	May-20	34	Derby Timber Supplies	3 John Street, DE1 2LV	Derby Timber Supplies M P S Accountancy Services 80 Friar Gate Derby DE1 1FL
3a	May-20	39	Derby City Council	John Street and New Street	Derby City Council
3a	May-20	39	Collaborate & Innovate Ltd (trading as Cosy Direct)	The Chocolate Factory, Siddals Road, DE1 2QD	The Chocolate Factory, Siddals Road, DE1 2QD
3a	May-20	40	Derby City Council	John Street and New Street	Derby City Council
3a	May-20	40	Bustler Market Limited	John Street and New Street	Bustler Market Limited Unit 6 Heritage Business Centre Derby Road Belper DE56 1SW
3b	Sep-21	30	Midcastle Limited (occupied as a number of different businesses)	4 Canal Street, Derby DE1 2RJ	4 Canal Street, Derby DE1 2RJ
3b	Sep-21	41	Matthew James Stanton Maurice Stanton Andrew Paul Stanton JLT Pension Trustees Limited & WS (Long Eaton) Ltd	6 Canal Street, DE1 2RJ	JLT Pension Trustees Ltd The St. Botolph Building 138 Houndsditch London EC3A 7AW
3b	Sep-21	41	Power Adapters/First Electrical Ltd/Bathroom Traders - Midcastle	6 Canal Street, DE1 2RJ	4 Canal Street, Derby DE1 2RJ
3b	Sep-21	45	C&N Property Limited	8 Canal Street, DE1 2RJ	5 Prospect Place Millennium Way Pride Park Derby DE24 8HG
3b	Sep-21	45	Mognutia Food (trading as FK Solutions Ltd)	8 Canal Street, DE1 2RJ	Mognutia Food (trading as FK Solutions) Unit 1 Hetton Lyons Industrial Estate Houghton Le Spring Tyne & Wear DH5 0RH
3c	Aug-22	6	Compendium Regeneration Limited	The Chocolate Factory, Siddals Road, DE1 2QD	Compendium Regeneration Limited
3c	Aug-22	6	Collaborate & Innovate Ltd (trading as Cosy Direct)	The Chocolate Factory, Siddals Road, DE1 2QD	The Chocolate Factory, Siddals Road, DE1 2QD
3c	Aug-22	7	Compendium Regeneration Limited	John Street and Siddals Road	Compendium Regeneration Limited
3c	Aug-22	8	Hawkins & Shepherd	Liversage Street, DE1 2LD	Hawkins & Shepherd Limited 18 St. Christophers Way Pride Park Derby DE24 8JY

4a	Aug-22	11	David Booter Sipp Trustees Michael George Daniel Key Anthony Simon Daniel Key	Castleward Coachworks, Liversage Street, Derby, DE1 2LD	9 Grove Court Grove Park Enderby Leicester LE19 1SA
4a	Aug-22	11	Derbyshire County Council Department of Transport	Castleward Coachworks, Liversage Street, Derby, DE1 2LD	Derbyshire County Council Department of Transport Ambergate Workshop Ripley Road Ambergate Belper DE56 2ER
4a	Aug-22	15	Jacqueline Margaret Rayson	John Street, DE1 2LU	Jacqueline Margaret Rayson Old Rectory Taghole Lane Mugginton Weston Underwood Ashbourne DE6 4PN
4a	Aug-22	15	Tarmac Quarry Products Ltd	John Street, DE1 2LU	Tarmac Trading Limited Portland House Bickenhill Lane Birmingham B37 7BQ
4b	Sep-24	16	Midcastle Limited (includes Power Adapters/First Electrical Ltd/Bathroom Traders/Lamp Shed/Supaplumb)	2 Canal Street, Derby DE1 3GW	4 Canal Street, Derby, DE1 2RJ
4b	Sep-24	16	Bathroom Traders Limited	2 Canal Street, Derby DE1 3GW	4 Canal Street, Derby, DE1 2RJ
4b	Sep-24	17	Derby City Council	Unit 2, New Street DE1 2LX	Derby City Council
4b	Sep-24	17	Alpha Pro Creative Limited	Unit 2, New Street DE1 2LX	183 Henhurst Hill Burton-on-Trent DE13 9SX
4b	Sep-24	18	Nicholas David Bulmer	Land at Canal Street, DE1 6LA	1 Hallam Way West Hallam Derby DE7 6LA
4b	Sep-24	18	M&B Motors	Land at Canal Street, DE1 6LA	1-2 New Street DE1 2LX
4b	Sep-24	19	Nicholas David Bulmer	1-2 New Street, DE1 2LX	1 Hallam Way West Hallam Derby DE7 6LA
4b	Sep-24	19	M & B Motor Engineers Ltd	1-2 New Street, DE1 2LX	1-2 New Street DE1 2LX
4c	Dec-25	14	Matthew James Stanton Maurice Stanton Andrew Paul Stanton JLT Pension Trustees Limited	Unit 1, 201 Siddals Road, DE1 2QE (Juice Marketing)	Andrew Paul Stanton Flat 1 8 Old Chester Road Derby DE1 3SA (as Trustee of the W & S (Long Eaton) Limited Pension Scheme)
4c	Dec-25	14	Juice Marketing Limited	Unit 1, 201 Siddals Road, DE1 2QE	The Limes Woodlands Park Hopwell Road Derby DE72 3SD
4c	Dec-25	14	Speedy Glass Ltd	Unit 2, 1 Canal Street , DE1 2RJ	4 Carnaby Close Mackworth Derby DE22 4FD
4c	Dec-25	14	Embody Tattoo	Unit 7, 1 Canal Street , DE1 2RJ	Unit 7, 1 Canal Street , DE1 2RJ
4c	Dec-25	14	Life Cycle UK	Unit 3, 1 Siddals Rd, Canal St, Entrance, Derby DE1 2RJ	The Create Centre Smeaton Road Bristol BS1 6XN

4c	Dec-25	20	Matthew James Stanton Maurice Stanton Andrew Paul Stanton JLT Pension Trustees Limited	5 Canal Street, DE1 2RJ	JLT Pension Trustees Ltd The St. Botolph Building 138 Houndsditch London EC3A 7AW
4c	Dec-25	20	Mr Mustards Ltd	5 Canal Street, DE1 2RJ	Katherine Elizabeth Moorcroft 9 Woodstock Close Allestree Derby DE22 2LP
4c	Dec-25	23	Matthew James Stanton Maurice Stanton Andrew Paul Stanton JLT Pension Trustees Limited	Siddals Road and Canal Street	JLT Pension Trustees Ltd The St. Botolph Building 138 Houndsditch London EC3A 7AW
4c	Dec-25	23	CenturyLink Communications UK Limited	Unit 6 Canal Street	CenturyLink Communications UK Limited 10 Fleet Place London EC4M 7RB
4c	Dec-25	24	Anthony Stuart Ross	11 Canal Street, DE1 2RJ	Anthony Stuart Ross 8 Wesley Road Alvaston Derby DE24 0LG
4c	Dec-25	24	Derby Auto Electrical Services Limited	11 Canal Street, DE1 2RJ	11 Canal Street, DE1 2RJ
4c	Dec-25	31	Derby Auto Electrical Services Limited	Unit 1, 36 Canal Street, DE1 2RJ	11 Canal Street, DE1 2RJ
4c	Dec-25	32	M J S Fabrications Limited	Unit 2, 36 Canal Street, DE1 2RJ	M J S Fabrications Limited Biggin Head Farm Kirk Ireton Ashbourne DE6 3JU
4c	Dec-25	32	DCC Autos	Unit 2, 36 Canal Street, DE1 2RJ	Unit 2, 36 Canal Street, DE1 2RJ
4c	Dec-25	35	Robert John Cotton Sandra Bernadette Wharton Cotton	36 Canal Street, DE1 2RJ	Manor Garden Chapel Green Doveridge Ashbourne DE6 5JY
4c	Dec-25	35	The Kitchen and Bedroom Warehouse Limited	Land adjacent 36 Canal Street, Derby DE1 2RJ	36 Canal Street, Derby DE1 2RJ
4c	Dec-25	35	K.J. Motors Derby Ltd	Land adjacent 36 Canal Street, Derby DE1 2RJ	K.J. Motors Derby Ltd 19 Tonbridge Drive Alvaston Derby DE24 0DH
4c	Dec-25	35	DCC Autos	Land adjacent 36 Canal Street, Derby DE1 2RJ	Unit 2, 36 Canal Street, DE1 2RJ
4c	Dec-25	35	Derby Auto Electrical Services Limited	Land adjacent 36 Canal Street, Derby DE1 2RJ	11 Canal Street, DE1 2RJ
4c	Dec-25	36	M J S Fabrications Limited	Unit 3, 36 Canal Street, DE1 2RJ	M J S Fabrications Limited Biggin Head Farm Kirk Ireton Ashbourne DE6 3JU
4c	Dec-25	36	K.J. Motors Derby Ltd	Unit 3, 36 Canal Street, DE1 2RJ	K.J. Motors Derby Ltd 19 Tonbridge Drive Alvaston Derby DE24 0DH
4c	Dec-25	38	Robert John Cotton Sandra Bernadette Wharton Cotton	36 Canal Street, Derby DE1 2RJ	17 Twyford Road, Barrow-on-Trent Derby DE73 7HA
4c	Dec-25	38	The Kitchen and Bedroom Warehouse Limited	36 Canal Street, Derby DE1 2RJ	36 Canal Street, Derby DE1 2RJ



Derby City Council

Your ref

Our ref Top Up Grant/CPO

Contact

Email economic.growth@derby.gov.uk

Fax 01332 643299

Minicom 01332 640666

Date 11 June 2020

Dear Business Owner

Top up Grant Scheme and update on Compulsory Purchase Order

Following the recent developments relating to COVID-19, Derby City Council is committed to supporting local businesses through this difficult time. These are uncertain times and we are working closely with our partners to determine how best we can support businesses across the city.

Top up Grant Scheme

Derby City Council is inviting applications for a new 'top up' grant scheme to support small businesses and charities struggling to meet their on-going fixed property related costs during COVID-19.

The scheme opened on 29th May and closes for applications from eligible businesses on 19th June.

The grant is aimed at those who have not been eligible for any other Derby City Council COVID-19 grant related schemes, examples of which may include small businesses operating in a shared workspace, bed and breakfast businesses that pay Council Tax and local charities that have their offices within the city.

For eligible businesses, an award of up to 3 months pro-rata fixed property costs will be available, up to a maximum of £10,000 total grant. Businesses will be required to upload evidence of their fixed property costs for the months of February, March and April 2020, to support their claim.

All businesses applying for the grant will need to meet the following criteria set out by the Department for Business, Energy and Industrial Strategy:

- Businesses that have a business property which has fixed ongoing costs (primarily rent/mortgage, service charge, business rates, property insurance and utilities).
- Businesses can show that COVID-19 has had a significant negative effect on their income

Business Rates | Corporate Resources | The Council House, Corporation Street, Derby, DE1 2FS
www.derby.gov.uk

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- The business must be a micro/small business as defined by the Company Act 2006
- And were trading on 11th March 2020

You can see more details on this scheme and how to apply by visiting our website - <https://news.derby.gov.uk/council-hits-40m-in-grant-support-and-more-is-available-for-small-businesses/>

The Council has details of other business support initiatives on its website. For more information about this please visit our website <https://www.derby.gov.uk/coronavirus-covid19/advice-for-businesses/>

Update on Compulsory Purchase Order Scheme in the Castleward area

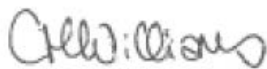
The Council submitted an application for a Compulsory Purchase Order (CPO) in March 2020. This was to acquire land in the Castleward area to progress the new housing development. Subject to the Secretary of State approval, we will use the CPO to acquire land to deliver new homes. However, our preferred option is the acquisition of property interests by mutual agreement, with the use of the CPO as a last resort.

Due to COVID-19, there have been delays in the development of the CPO by the National Planning Casework Unit.

We have, and will continue to, put considerable effort into engaging with all known owners of land or interests that will be directly affected by the CPO.

The Council still seeks to acquire property interests by mutual agreements. For more information, please contact Rachel Lister at Thomas Lister on 01527 871640 or 07811 408788.

Yours sincerely



Catherine Williams
Head of Regeneration and Major Projects



Derby City Council

Name
Address

Team	Regeneration and Major Projects
Contact	John Gilman
Our ref	Relocation/Osmaston
Email	
Tel	
Fax	
Minicom	01332 640 666
Date	15. 07.20

Subject to contract

Dear Business Owner,

Site available for relocation – Osmaston Road, Osmaston.

Further to the letter dated the 11th of June 2020, the City Council would like to inform businesses affected by the proposed CPO in Castleward that a potential opportunity for relocation has been identified on Osmaston Road in Derby.

The City Council has recently been in discussions with Rolls Royce in relation to their former site on Osmaston Road, which we understand comprises of around 10 acres of land with good transport links and within easy access to both the A6 and the City Centre. This opportunity may therefore be suitable for affected businesses looking for sites to relocate to in Derby. A site location plan is attached for your information.

Marketing Derby is leading the promotion of this site, which at this moment in time is purely targeted towards the affected businesses in the Castleward area. If you would like to register your interest, or for more information on this opportunity, please contact Simon Kirk at Marketing Derby by the **31st of July** on 01332 201 860 or simon.kirk@marketingderby.co.uk.

We hope that the above will be of interest to you and look forward to hearing from you shortly.

Yours sincerely

John Gilman

Principal Regeneration Manager

**Regeneration and Major Projects, Communities and Place, Council House, Corporation
Street, Derby, DE1 2FS**
derby.gov.uk

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Derby City Council

Name
Address

Team	Regeneration and Major Projects
Contact	John Gilman
Our ref	Restrictions Grant/CPO update
Email	John.gilman@derby.gov.uk
Tel	07812 300 362
Fax	
Minicom	01332 640 666
Date	30 th November 2020

Dear Business Owner,

Financial support for businesses impacted by COVID-19

The Government has announced further funding for two grant schemes to support businesses affected by COVID-19 and Derby City Council has now launched the application process for the separate schemes.

To help businesses determine which grant to apply for, we are asking businesses to answer these three questions:

- Are you registered for business rates within Derby City?
- Does your business have a rateable value?
- Has your business been forced to close?

If the answer to all these questions is **yes** then you should apply for the Local Restrictions Support Grant, if not, but you have still been impacted by the new four-week lockdown, then apply for the Additional Restrictions Grant.

The **Local Restrictions Support Grant** is a mandatory grant for businesses that have a rateable value and that have been forced to close or stop their main business activity. For the four-week period of the national measures eligible businesses will receive one payment per property. The rate of payment for eligible businesses will be:

- For properties with a rateable value of £15k or under, grants to be £1,334 per four weeks;
- For properties with a rateable value of over £15k and below £51k, grants to be £2,000 per four weeks;
- For properties with a rateable value of £51k or over, grants to be £3,000 per four weeks.

**Regeneration and Major Projects, Communities and Place, Council House, Corporation
Street, Derby, DE1 2FS**
derby.gov.uk

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The **Additional Restrictions Grant** is a discretionary scheme for those businesses who have been severely impacted by the new national lockdown but do not have a rateable value or have not been forced to close. The payments available for eligible businesses will be:

- For businesses that work from a shared workspace or do not own or rent their own business premises, grants to be £1,334 per four weeks;
- For businesses that own or rent their own business premises, grants to be £2,000 per four weeks;
- For businesses that own or rent their own business premises and are larger in size (based on headcount or total fixed cost base), grants to be £3,000 per four weeks.

As part of the application form, businesses will be required to explain the detrimental impact that the new national lockdown has had on their operations.

To apply, businesses will need to log into their Derby MyAccount and apply for the Local Restrictions Support Grant (LRSG) or the Additional Restrictions Grant (ARG). For more information, please visit the Council's website.

Update on Compulsory Purchase Order Scheme in the Castleward area

In March 2020, the City Council submitted its application for a Compulsory Purchase Order (CPO) to the Secretary of State for approval. This is to acquire land in the Castleward area in order to progress new housing development. Subject to the Secretary of State's approval, we will use the CPO to acquire land to enable delivery of these new homes.

The Planning Inspectorate has now confirmed that a Public Inquiry is to be held on the 26th January 2021 in order to determine the CPO. At the Inquiry, the Inspector will consider the City Council's case for the CPO, having due regard to the objections received. The outcome of the CPO will then be publicised in due course.

During this interim period, the Council still seeks to acquire property interests by mutual agreement. For more information, please contact Rachel Lister at Thomas Lister on 01527 871640 or 07811 408788.

Yours sincerely



John Gilman

Principal Regeneration Manager

**Regeneration and Major Projects, Communities and Place, Council House, Corporation
Street, Derby, DE1 2FS**
derby.gov.uk

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	Name	Address 1	Address 2	Address 3	Address 4	Postcode
1	Elevate Property Group	St Paul's House	23 St Paul's Square		Birmingham	B3 1RB
2	Alpha Pro Creative Ltd	183 Henhurst Hill			Burton-on-Trent	DE13 9SX
3	Bathroom Traders Ltd	4 Canal Street			Derby	DE1 2RJ
4	BT Limited	81 Newgate Street			London	EC1A 7AJ
5	C&N Property Ltd	5 Prospect Place	Millennium Way	Pride Park	Derby	DE24 8HG
6	CenturyLink Communications UK	c/o Rose Richmond	Unit 2 Derwent Park	214-216 London Road	Derby	DE1 2SX
7	Collaborate & Innovate Ltd	The Chocolate Factory, trading as Cosy Direct		Siddals Road	Derby	DE1 2QD
8	David Booter Sipp Trustees	9 Grove Court	Grove Park	Enderby	Leicester	LE19 1SA
9	Derby Auto Electrical Services Ltd	11 Canal Street			Derby	DE1 2RJ
10	Derbyshire County Council	Ambergate Workshop	Ripley Road	Ambergate	Belper	DE56 2ER
11	First Electrical Wholesalers Ltd	4 Canal Street			Derby	DE1 2RJ
12	Homes England	Arpley House	110 Birchwood Boulevard	Warrington		WA3 7QH
13	JLT Pension Trustees Ltd	The St Botolph Building	138 Houndsditch		London	EC3A 7AW
14	Juice Marketing Ltd	The Limes	Woodlands Park	Hopwell Road	Derby	DE72 3SD
15	K J Motors Ltd	19 Tonbridge Drive	Alvaston		Derby	DE24 0DH
16	Lamp Shed Ltd	4 Canal Street			Derby	DE1 2RJ
17	M&B Motor Engineers Ltd	1 New Street			Derby	DE1 2LX
18	MJS Fabrications Ltd	Biggin Hill Farm	Kirk Ireton		Ashbourne	DE3 3JU
19	Moguntia Food Ingredients UK Ltd	Hatton Lyons Industrial Estate		Houghton Le Spring	Tyne & Wear	DH5 0RH
20	Mr Andrew Stanton	Flat 1	8 Old Chester Road		Derby	DE1 3SA
21	Mr Anthony Key	9 Grove Court	Grove Park	Enderby	Leicester	LE19 1SA
22	Mr Anthony Stuart Ross	8 Wesley Road	Alvaston		Derby	DE24 0LG
23	Mr David Curd	The Kitchen and Bedroom Warehouse Ltd	36 Canal Street		Derby	DE1 2RJ
24	Mr David Shepherd	DCC Autos	Unit 2	36 Canal Street	Derby	DE1 2RJ
25	Mr Ed Norton	Life Cycle UK	The Create Centre	Smeaton Road	Bristol	BS1 6XN
26	Mr Frank Smith	Derbyshire County Council	Chatsworth Hall	Chesterfield Road	Matlock	DE24 3FW
27	Mr F & Mrs J Hawkins	The Swallows	Anslow Road	Hanbury, Burton-on-Trent	Staffordshire	DE13 8TJ
28	Mr Jon Hughes	Bike Back Derby	Unit 3, 1 Canal Street		Derby	DE1 2RJ
29	Mr Keith Johnson	Midcastle Ltd	203 Duffield Road	Darley Abbey	Derby	DE22 1JE
30	Mr Matt Pancel	Derby Timber Supplies Ltd	c/o MPS Accountancy Services	80 Friar Gate	Derby	DE1 1FL
31	Mr Matthew Stanton	1 Canal Street			Derby	DE1 2RJ
32	Mr Michael Key	9 Grove Court	Grove Park	Enderby	Leicester	LE19 1SA
33	Mr Mustards Ltd	5 Canal Street			Derby	DE1 2RJ
34	Mr Nicholas Bulmer	1 Hallam Way	West Hallam		Derby	DE7 6LA
35	Mr R and Mrs S Cotton	17 Twyford Road	Barrow-on-Trent		Derby	DE73 7HA
36	Mr Robert Pancel	8 Field Close	Borrowash		Derby	DE72 3HJ
37	Mr Tom Erskine	Bustler Market, Unit 6	Heitage Business Centre	Derby Road	Belper	DE56 1SW
38	Mrs Carol Pancel	8 Field Close	Borrowash		Derby	DE72 3HJ
39	Mrs Jacqueline Rayson	The Old Rectory	Tagpole Lane	Mugginton	Ashbourne	DE6 4PN
40	Ms Katherine Moorcroft	9 Woodstock Close	Allestree		Derby	DE1 2RJ
41	National Car Parks Ltd	Saffron Court	14B St Cross Street		London	EC1N 8XA
42	Power Adaptors UK	6 Canal Street			Derby	DE1 2RJ
43	Speedy Glass Ltd	4 Carnaby Close	Mackworth		Derby	DE22 4FD
44	Supaplumb Ltd	4 Canal Street			Derby	DE1 2RJ
45	Tarmac Trading Limited	Portland House	Bickenhill Lane		Birmingham	B37 7BQ
46	Willow Coffee Ltd	29a Imperial Road	Beeston		Nottingham	NG9 1FN

THE DERBY CITY COUNCIL (CASTLEWARD) COMPULSORY PURCHASE ORDER 2020

APPENDIX 7

STATEMENT OF EVIDENCE OF MS. RACHEL LISTER

ON BEHALF OF DERBY CITY COUNCIL

PUBLIC INQUIRY 26 – 29 January 2021

Tarmac Information Pack

Contents

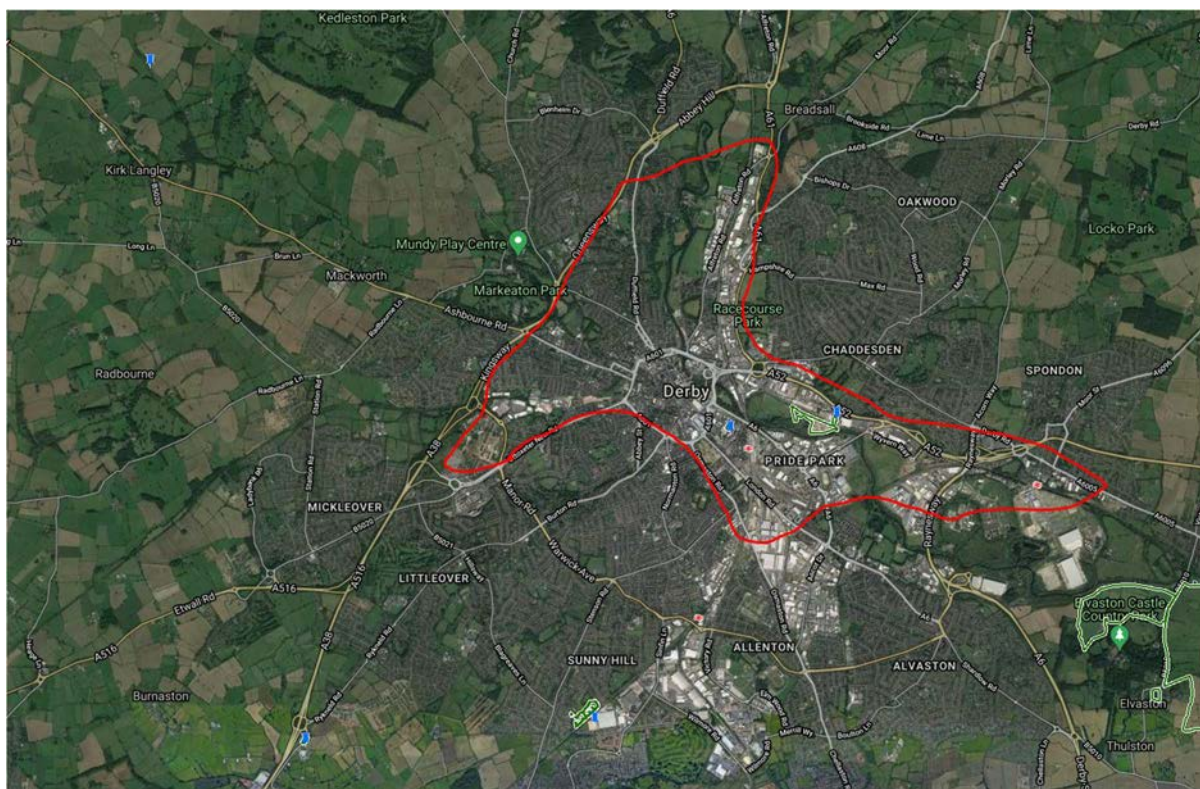
1. Site requirements
2. Relocation area – Red Line
3. List of sites provided to Tarmac.....
4. Summary of sites provided by Glen Hall

1. Site requirements

(Extracts from meetings held with Tarmac/emails from Tarmac)

Type of business	Production, supply and distribution of ready mixed concrete, mortars and screeds, and similar products.
Surface area needed	0.7 acre
Transport	Good transport links
	Good links to City Centre
	30 minutes drying time for concrete, Therefore needs to be close to existing clients; 20 mile radius
Batching Plant	Need space for a concrete batching plant ; The batching plant comprises of a machine which is used for mixing purposes; material is brought to the site, mixed and then transported to the required location.
	Use of an 'In Shed' batching plant can be looked into but expensive
	Use of acoustic panels can be looked into to minimise noise but will be costly
Lease details	Willing to rent on a long lease but not buy
	Tarmac's search criteria with renting the site now the preferred option as purchasing a site is no longer viable due to the necessary funds not being currently available.
Location requirements	The Company have a plant in Nottingham already about 17 miles (as crow flies (acf)) away from Derby, but East of Nottingham so not of a lot of interest. Another site on a quarry located adjacent to J24A of the M1 which supplies to the South; therefore the gap is to the North and West (next two appropriate sites are Stoke 28 miles acf to the West and Chesterfield 25 miles acf to the North, of Derby) that is why a site actually in Derby with access North and West is what they are after and currently operate from to enable deliveries of up to around 15 miles to be undertaken.
Vehicle movement	Trucks typically transport 30,000 metres cubed of product in 8 metre trucks with an average estimate of vehicle movements being around 28 per day with products coming in and cement going out.
Timescales	Deadline to acquire site : March 2022
	Current site is under the lease – need to return the site to a cleared site state. Lease remaining until December 2021 for the site. Will need at least a year to relocate, submit planning application for new site, construct a new batching plant, etc.

2. Relocation area – Red Line
(Provided by Tarmac on 01/10/2020)



3. List of sites provided to Tarmac (By Thomas Lister and Marketing Derby)

Sites available

1. Land southwest of Victory Road, Sinfen North - Revelan
2. Cellanese Site - Severn Trent
3. Trent Barton – Stores Road
4. Osmaston Road - Rolls Royce Site
5. Chaddesden Site - Network Rail
6. Sinfen – Harworth Site
7. Foundry Works, Lows Lane
8. Alfreton Road
9. Thirsk Place
10. Heage Road, Ripley
11. Longcliffe, Ashbourne

Additional information provided:

1. CoStar searches provided to Tarmac

1. Land southwest of Victory Road, Sinfin North - Revelan

FOR SALE / TO LET

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

New Industrial / Warehouse Development

Units 13 & 15 Victory Park,
Victory Road, Sinfen, Derby DE24 8ER



FREEHOLD / LEASEHOLD - TERMS UPON APPLICATION

- Two separate detached high quality, new build industrial / warehouse units, each inclusive of ancillary office accommodation.
- Prominent location forming the final phase of the highly successful Victory Park development.
- Unit sizes of approximately 1,187 m² / 12,777 sq.ft. and 2,606 m² / 28,050 sq.ft.
- Private and secure estate strategically located next to the main Rolls Royce Campus at Sinfen.
- Excellent links to the national road network including the A38, A50 and M1.



SALLOWAY



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



Stephen Salloway FRICS

Tel: 01332 298000

Email: ssalloway@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com



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Location

The site is strategically located next to the main Rolls Royce complex, close to Derby City Centre and with excellent links to the national road network via the nearby Osmaston Park Ring Road (A5111).

The area affords excellent access to the A38, A50 and A52 dual carriageways and onwards to the main motorway network including junctions 24a and 25 of the M1 motorway.

Victory Park is home to companies including Western Power Distribution, Gardner Aerospace and Intertek.

Description

Units 13 and 15 comprise the last available two units that make up the final phase of the highly successful Victory Park, a development totalling approximately 13 acres which has been undertaken over recent years by the Revelan Group Limited.

Terms have been agreed for the sale of Unit 14 and all three units will be constructed at the same time, with works starting on site in Summer 2019.

The units will occupy a prominent location to the front of the Victory Park scheme and will be built to suit the specific requirements of occupiers. The specification of each will include secure fenced and gated sites, dedicated service yards, separate parking facilities, two storey offices, generous eaves height, dock level or level access loading doors and a full warranty package.

Planning

It is understood that the premises will be suitable for B1(b), B1(c) (light industrial), B2 (general industrial) and B8 (storage and distribution) uses.

Accommodation

The units will comprise the following approximate gross internal areas:-

Unit 13

Warehouse: 2,130 m² / 22,926 sq.ft.
Offices: 476 m² / 5,124 sq.ft.
Total GIA: 2,606 m² / 28,050 sq.ft.

Unit 15

Warehouse: 961 m² / 10,344 sq.ft.
Offices: 226 m² / 2,433 sq.ft.
Total GIA: 1,187 m² / 12,777 sq.ft.

Services

It is understood that all mains services will be connected to the units.

Service Charge

A nominal service charge will be levied upon occupiers of the estate to cover the maintenance of common areas within the Park.

Tenure

The units will be available on either a freehold or leasehold basis, with terms dependant upon the final size and specification of the completed buildings.

VAT

VAT is applicable on any transaction at the prevailing rate.



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



Stephen Salloway FRICS

Tel: 01332 298000

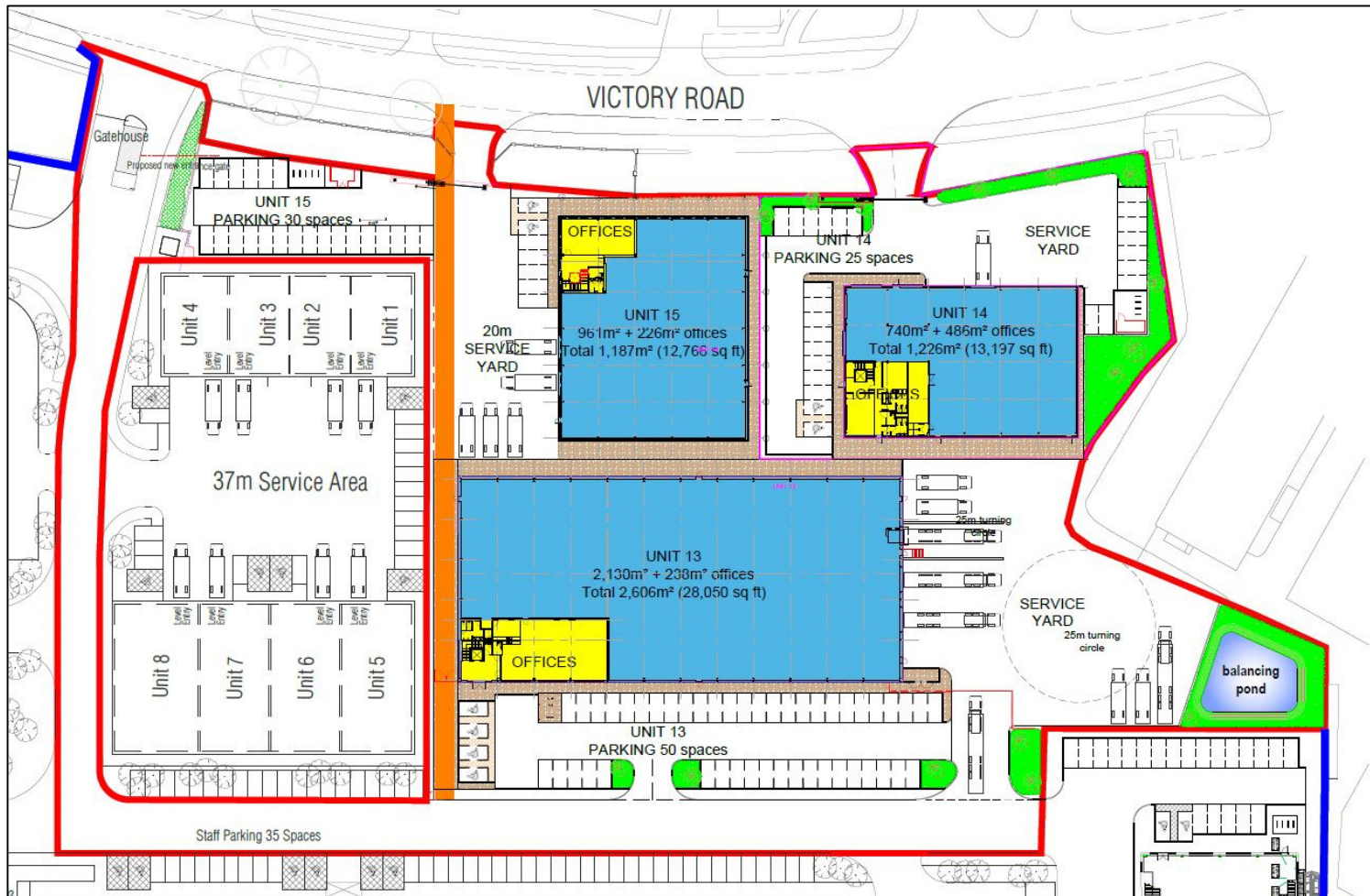
Email: ssalloway@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com



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Unit locations taken from the Planning Application's Layout Plan (for reference purposes only)



SALLOWAY



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



Stephen Salloway FRICS

Tel: 01332 298000

Email: ssalloway@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com



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Legal and Professional Costs

Each party will be responsible for their own legal and professional costs incurred in connection with any transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewings

Viewing is strictly via prior appointment with Salloway:-

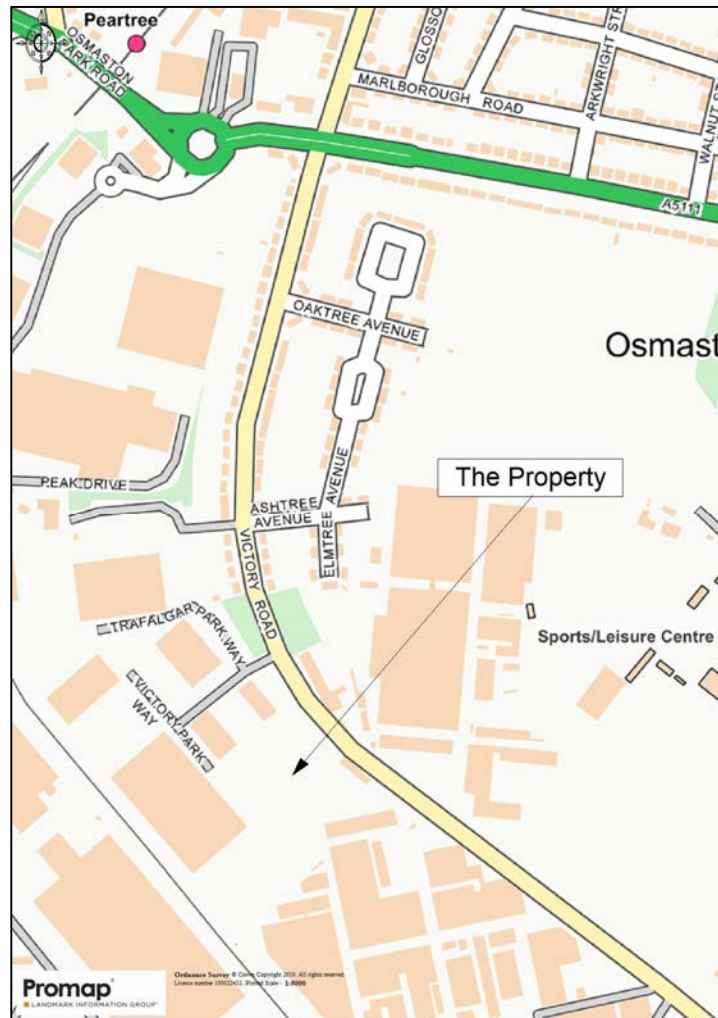
Tel: 01332 298000

Email: hberesford@salloway.com / ssalloway@salloway.com

Alternatively, contact our joint agent, FHP:-

Tel: 01332 343222

Email: mail@fhp.co.uk



This brochure is intended to be a guide only so please read these important notes:

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SALLOWAY



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



Stephen Salloway FRICS

Tel: 01332 298000

Email: ssalloway@salloway.com

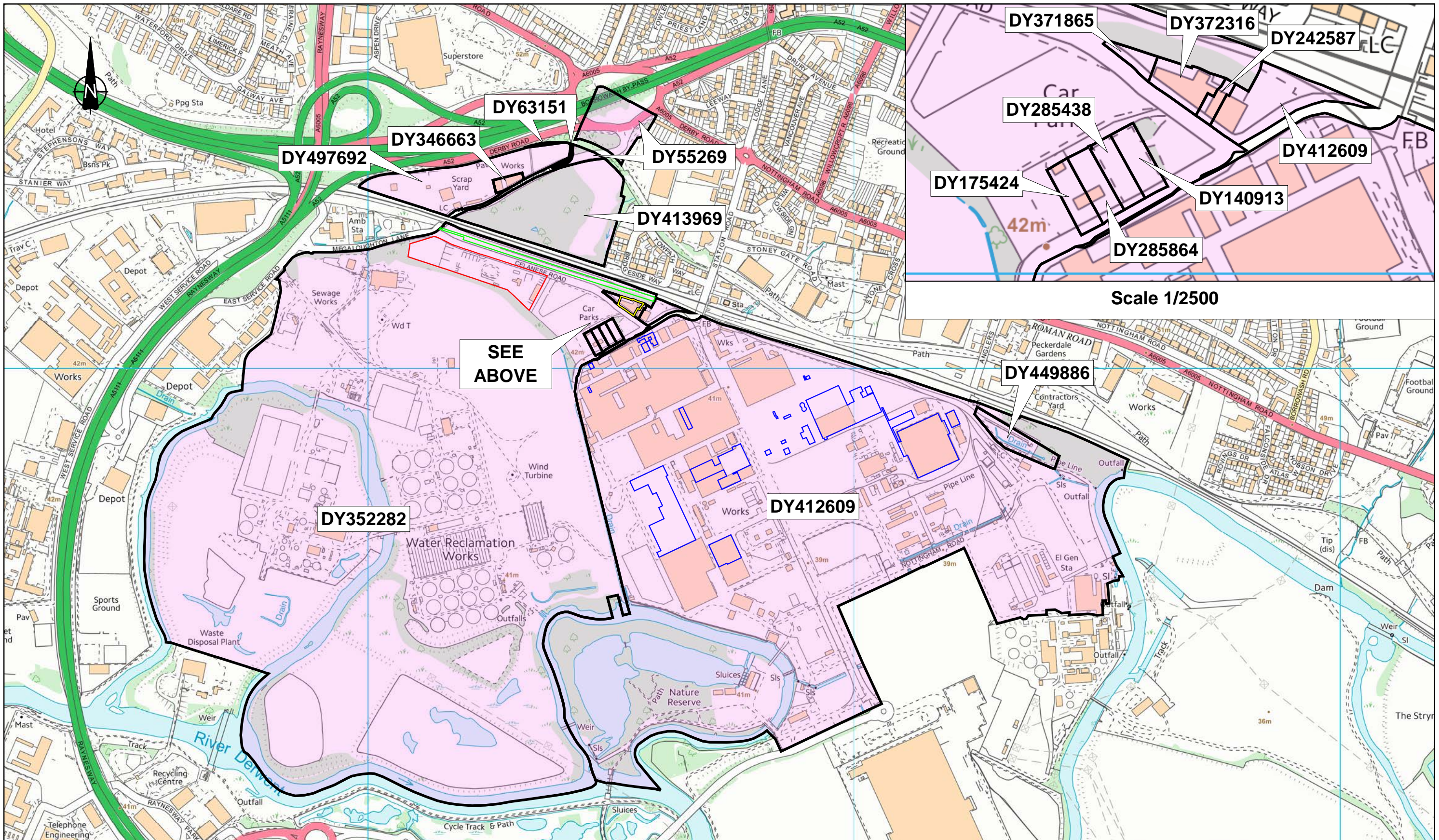
1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com



390

2. Cellanese Site - Severn Trent



3. Trent Barton – Stores Road

Trent Barton Site, Stores Road, DE21 4BA



4. Osmaston Road - Rolls Royce Site

Nick Mann

From: Joanna Rees <Joanna.Rees@derby.gov.uk>
Sent: 15 June 2020 15:57
To: Rachel Lister
Subject: FW: Osmaston Road, Derby
Attachments: Figure 2.pdf; Osmaston Road, Derby.pptx

Please see below and attached from Robert Orgill, following a conversation I had with him earlier last week.

I am meeting John Green tomorrow afternoon to go over all things Castleward and we will talk about this site and about the relocation work package generally. I'll let you know our thoughts after that.

Joanna

Joanna Rees | Senior Valuer| Estates and Property Review| Corporate Resources Directorate |
Council House, Corporation Street, Derby, DE1 2FS | Telephone 01332 643329| Mobile
07812301940 | Minicom 01332 640666| www.derby.gov.uk

From: Orgill, Robert C [mailto:Robert.Orgill@Rolls-Royce.com]
Sent: 12 June 2020 14:13
To: Joanna Rees
Subject: Osmaston Road, Derby

Joanna,

Many thanks for your time yesterday.

I'm attaching a plan of our Osmaston Road site as well as a slide on which I have annotated the various uses. To the west we are working with YMCA to facilitate a supported housing scheme. A planning application for that is due in the next few months. At the east there is the Rolls-Royce Derby Heritage Trust. We have an aspiration to move this into our Sinfon complex, that though is paced by affordability. This area of buildings has also attracted the interest for the classic car restoration project, Great Northern Classics which you may have heard mention of. I understand that Derby City senior officers and elected Councillors have met recently with Great Northern Classics with a view to speaking 'at the highest levels with Rolls-Royce' to see if this can be progressed.

The travellers site you know of. This leaves the area in the middle, which as discussed, I think would make a decent location for a mixed use scheme, including Tarmac, trade counters and other businesses. We have offered to lease part of this to Bombardier for a 12 month period to help them with their car parking challenges. It doesn't quite have the edge of city location and convenience which Castleward does but Osmaston Road does have frequent buses to and from the city.

Do please let me know when you are ready to discuss further.

Robert

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(c) 2020 Rolls-Royce plc

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Registered in England

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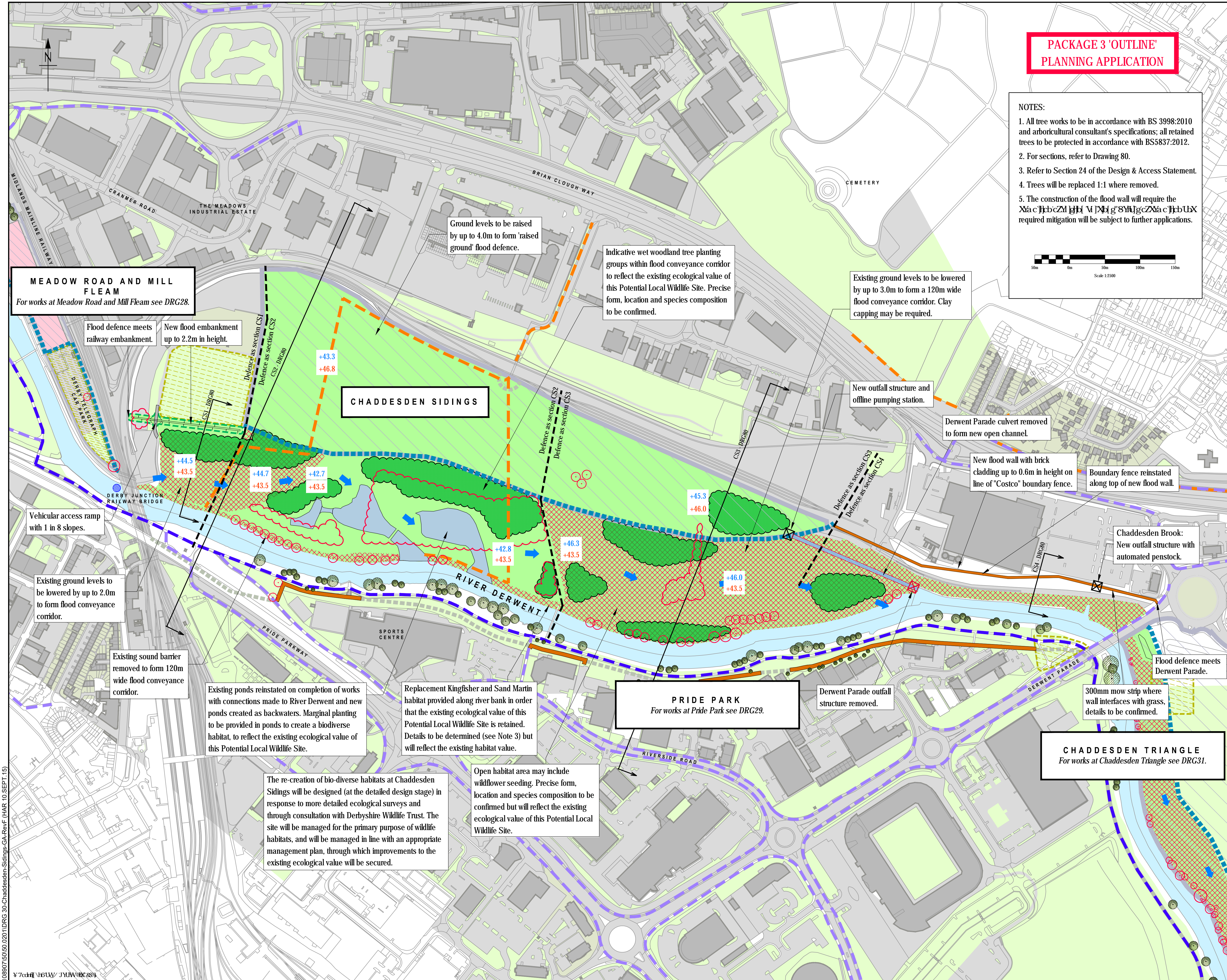
Extract from Rolls Royce relating to Osmaston Site for information:

"I'm attaching a plan of our Osmaston Road site as well as a slide on which I have annotated the various uses. To the west we are working with YMCA to facilitate a supported housing scheme. A planning application for that is due in the next few months. At the east there is the Rolls-Royce Derby Heritage Trust.

We have an aspiration to move this into our Sinfin complex, that though is paced by affordability. This area of buildings has also attracted the interest for the classic car restoration project, Great Northern Classics which you may have heard mention of. I understand that Derby City senior officers and elected Councillors have met recently with Great Northern Classics with a view to speaking 'at the highest levels with Rolls-Royce' to see if this be can be progressed.

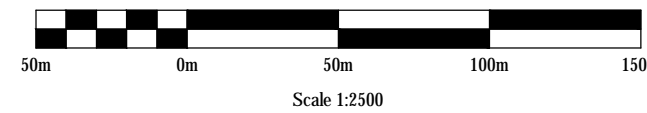
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5. Chaddesden Site - Network Rail



PACKAGE 3 'OUTLINE'
PLANNING APPLICATION

- NOTES:
1. All tree works to be in accordance with BS 3998:2010 and arboricultural consultant's specifications; all retained trees to be protected in accordance with BS5837:2012.
 2. For sections, refer to Drawing 80.
 3. Refer to Section 24 of the Design & Access Statement.
 4. Trees will be replaced 1:1 where removed.
 5. The construction of the flood wall will require the Xac HbcZl Hh V JXUg cZAc HbUx required mitigation will be subject to further applications.



Note: The limits, including the height and depths of the Works, shown in this drawing are not to be taken as limiting the obligations of the contractor under Contract.

This Map is Reproduced from the Ordnance Survey Map by the Environment Agency with Permission of Her Majesty's Stationery Office 783kb 7cch1 Vh T bU hclgXpdcX Vfb JXUg 783kb 7cch1 Vh and may lead to civil proceedings. Licence Number 100026380.

KEY

EXISTING FEATURES

- Existing trees
- Existing buildings
- Open space
- Open water
- Public Right of Way
- National cycle route: 6
- Local traffic-free cycle route
- Existing flood defence

PROPOSED WORKS

- Buildings demolished (Note 5)
- Outfall structure removed
- Culvert removed
- Trees removed
- Group of trees removed
- Ground lowered
- Proposed flood defence wall
- Proposed flood embankment
- Proposed flood defence alignment
- Flood conveyance route
- +46.0 Existing ground level
- +43.5 Indicative finished ground level
- New outfall structure
- Scour protection works
- Proposed tree groups (Note 4)
- Open habitat
- Reinstated ponds
- Road raised
- Development site
- Temporary site compound permitted under Schedule 2, Part 4, Class A of the GPDO

F	HAR	MPB	AJB	AJB	10. SEPT. 15	Annotation amended to include reference to Potential Local Wildlife Site
E	HAR	MPB	WEKS	AJB	23. JUL. 15	Removal of 'development site' from note
D	HAR	MPB	WEKS	AJB	09. JUL. 15	Addition of mow strip
C	HAR	GMP	AJB	AJB	18. FEB. 15	For Planning Application
B	NEs	NSI	DBI	AJB	21. MAY. 14	Second Issue
A	NEs	NSI	DBI	AJB	14. 04. 2014	Formal Issue
Rev	Drawn	Chkd	Rvld	Apprd	Date	Description

Designed by: NSI Date: JAN 2014

Client



Client Drawing No. Revision



Black & Veatch Limited
Grosvener House, 69 London Road, Redhill, Surrey, RH1 1LQ, United Kingdom
Tel: +44(0)1737 774155

Project

OUR CITY OUR RIVER
DERBY

Drawing title

Drawing 30
Chaddesden Sidings
General Arrangement

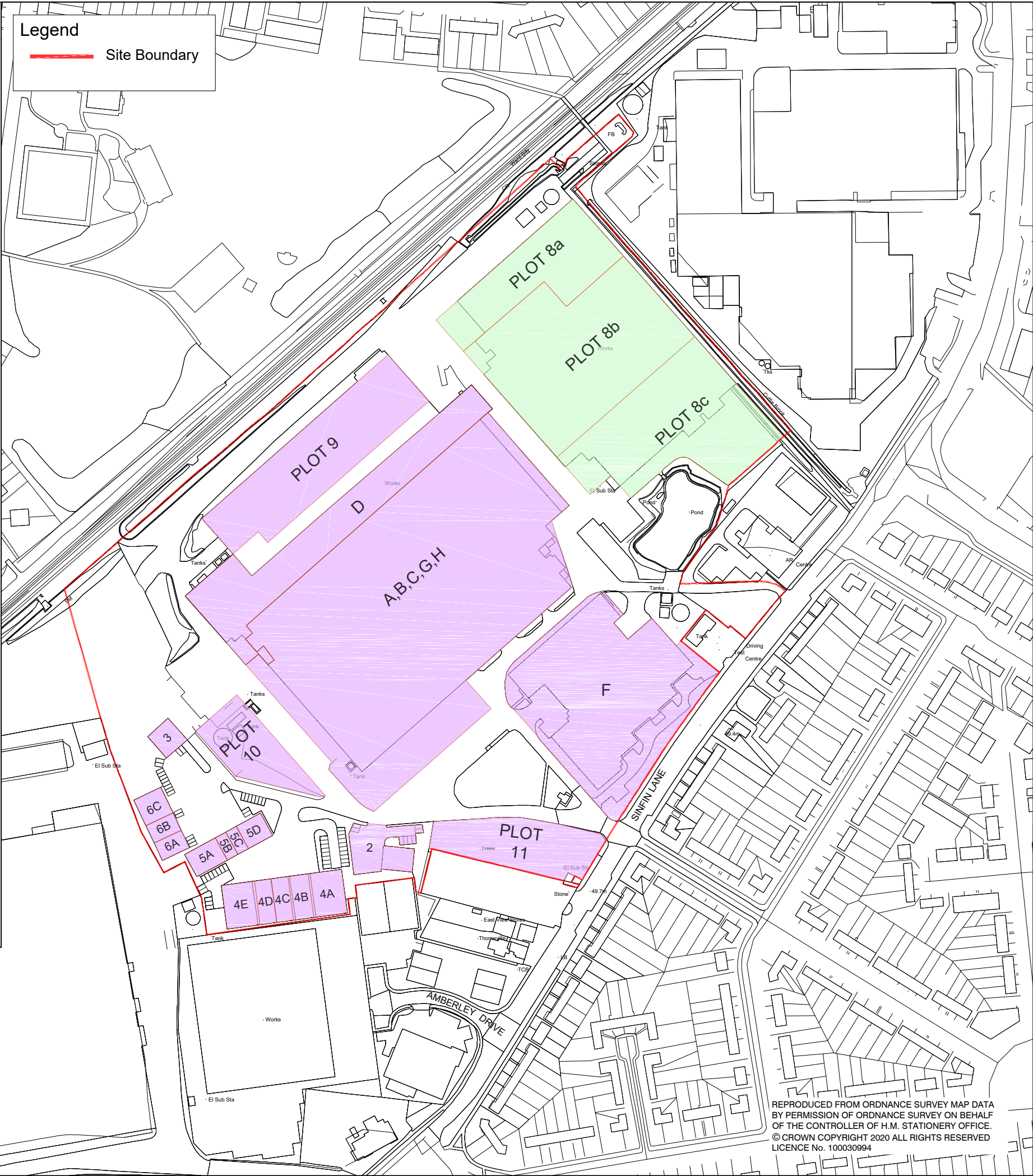
Drawing scale: 1:2500 Sheet size: A1

Drawing no. 108907 - 94121 Revision F

6. Sinfin – Harworth Site

Vacant Plots		
Plot	acres	ft2
Plot 8a	0.88	38546
Plot 8b	2.00	87120
Plot 8c	1.56	67954
Total	4.44	193620

Let Plots		
Plot	acres	ft2
Unit 2, Sinfin Central BP	0.24	10553
Unit 3, Sinfin Central BP	0.07	3134
Unit 4a, Sinfin Central BP	0.12	5017
Unit 4b, Sinfin Central BP	0.07	3017
Unit 4c, Sinfin Central BP	0.07	3017
Unit 4d, Sinfin Central BP	0.07	3019
Unit 4e, Sinfin Central BP	0.11	5006
Unit 5a, Sinfin Central BP	0.07	3014
Unit 5b, Sinfin Central BP	0.02	1008
Unit 5c, Sinfin Central BP	0.02	1006
Unit 5d, Sinfin Central BP	0.06	2519
Unit 6a, Sinfin Central BP	0.05	2010
Unit 6b, Sinfin Central BP	0.05	2012
Unit 6c, Sinfin Central BP	0.07	3005
Unit A, B, C, G & H Sinfin Lane	5.85	254695
Unit F, Sinfin Lane	2.26	98365
Unit D, Sinfin Lane	1.22	53068
Plot 8c	1.56	67954
Plot 9	1.27	55484
Plot 10	0.47	20473
Plot 11	0.68	29621
Total	14.4	626996.8



069/SIN/BUS/A3



SITE NAME:

SINFIN COMMERCIAL PARK

TITLE:

SERVICE CHARGE
PLAN 2020

DEPT:

BUSINESS SPACE

DRAWN

MR

CHKD

CF

DATE

11/11/2019

DATE

11/11/2019

Harworth

Transforming Regenerating Revitalising

harworthgroup.com

Advantage House, Poplar Way, Calcliffe Rotherham, South Yorkshire, S60 5TR

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SCALE:-

1:2500

DRAWING No.

069/SIN/BUS/A3

ACAD

LAYOUT:-

LAYOUT 1

REPRODUCED FROM ORDNANCE SURVEY MAP DATA
BY PERMISSION OF ORDNANCE SURVEY ON BEHALF
OF THE CONTROLLER OF H.M. STATIONERY OFFICE.
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LICENCE No. 100030994

87,500 sq ft consented (over four buildings)
B1(c)/B2/B8 Manufacturing/logistics buildings

New build



TO LET

- Four buildings providing 10,000-45,000 sq ft
- Self contained yards with ample parking
- Close to Rolls Royce Derby world headquarters
- 7-10m eaves
- Ground level loading doors
- Connectivity - 2 miles to Derby city centre
 - 5 minute drive to A50
 - 10 minute drive to M1/J24



Indicative image

DESCRIPTION

R-Evolution at Sinfin Commercial Park has full detailed planning consent to provide approximately 87,500 sq ft of high quality manufacturing and distribution space deliverable over 4 units.

The indicative base specification of the unit is proposed as follows:

- 87,500 sq ft (over 4 units)
- High quality ground floor office space
- All mains services and drainage connections
- Steel portal framed building
- 7-10m eaves
- Self contained yards
- Electronically operated 5 metre high ground level loading doors
- Designated parking per unit



PLANNING

Planning consent is in place for B1(c), B2 and B8.

TERMS

The subject property is available to let on full repairing and insuring terms to be agreed.



ACCOMMODATION

UNIT 1	42,750 sq ft	3,972 sq m
Office	2,250 sq ft	209 sq m
Total	45,000 sq ft	4,181 sq m

UNIT 2	9,000 sq ft	836 sq m
Office	1,000 sq ft	93 sq m
Total	10,000 sq ft	929 sq m

UNIT 3	9,000 sq ft	836 sq m
Office	1,000 sq ft	93 sq m
Total	10,000 sq ft	929 sq m

UNIT 4	21,375 sq ft	1,986 sq m
Office	1,125 sq ft	104 sq m
Total	22,500 sq ft	2,090 sq m

VAT - We understand that VAT is payable at the prevailing rate.

SERVICE CHARGE - There will be a service charge levied in respect of common areas including roadways, landscaping, and security.

LEGAL COSTS - Each party to bear their own costs incurred in connection with this transaction.

RENT - On application.

LOCATION

The site is situated on Sinfin Industrial Park to the south of Osmaston Park Road (Derby's outer ring road) approximately 2 miles south of Derby City Centre. The site has excellent transport links via the ring road to the A38, A50 and M1 motorway beyond.

The estate is a well-known industrial area within Derby and ideally suited for manufacturing as well as warehouse/logistics operator.

The major occupiers in the immediate area include Rolls Royce (World Headquarters), Reckitt Beckinsler, Morrison's, Flower World, CEVA Logistics, Keuhne + Nagel, Daher and Moore Large.

Derby is home to global giants Rolls-Royce, Toyota Motor Manufacturing (UK) and Bombardier, as well as a strong supply chain cluster in advanced engineering, 12% of Derby's workforce is employed in hi-tech functions – four times the national average and double that of other hi-tech cities Cambridge, Bristol and Reading.

Distance to major employers

Rolls Royce	0.5 miles
Bombardier	2 miles
Toyota	4 miles
Molson Coors	11 miles
Nestle	13 miles
JCB	17 miles



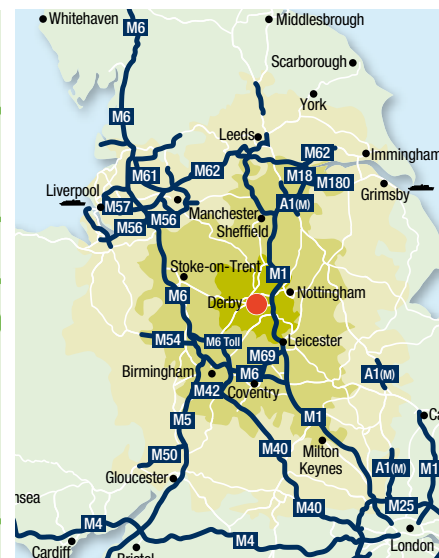
The A50 is a 5 minute drive from the scheme, and the M1(J24) is only a 10 minute drive away.



East Midlands Airport, the largest freight handling airport in the UK after Heathrow, is only 15 minutes away.



38 direct train services from Derby to London St Pancras.



HGV drive times within 3 hours

0-1 hrs 1-2 hrs 2-3 hrs

Source: www.drivetime.co.uk

CONTACT & FURTHER INFORMATION



Nick Hosking
07855 423458
nhosking@innes-england.com

Chris Wright
07974 663063
cwright@innes-england.com



Edward Kennerley
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edward.kennerley@knightfrank.com

James Clements
07436 165015
james.clements@knightfrank.com

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7. Foundry Works, Lows Lane

FOUNDRY WORKS, LOWS LANE

Stanton by Dale, Derbyshire, DE7 4QU

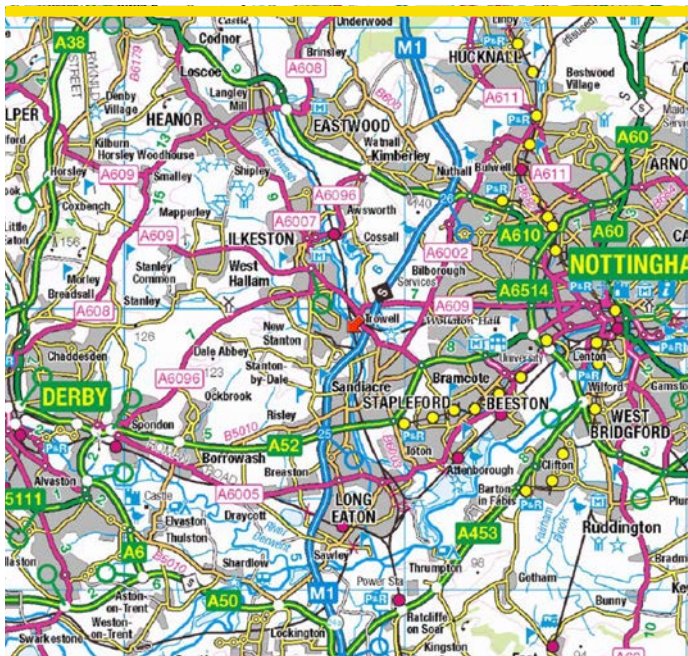


Key Highlights

- Excellent location adjacent to M1
- Rare recycling use
- Fully secured site, extending to approximately 7.07 acres
- 24 hour access and monitoring

SAVILLS NOTTINGHAM
Enfield Chambers,
18 Low Pavement, NG1 7DG
+44 (0) 115 934 8050

[savills.co.uk](https://www.savills.co.uk)



Location

The property is located to the south of Ilkeston town centre and north east of the village of Stanton by Dale, some 7 miles west of Nottingham, via the A52/A6007 and 8 miles north east of Derby via the A52, in an accessible location.

The property lies to the north of Junction 25 of the M1, accessible via Sandiacre on the A52 (some 3 miles) providing access to the National motorway network.

Situation

The property comprises part of the Former Stanton Ironworks to the north of the village of Stanton by Dale, access to which is via an existing private road from Lows Lane to the south and Quarry Hill via Compton Road to the north.

Description

The property comprises an extensive secured and gated self-contained site benefiting from 24 hour access and monitoring.

It is generally level in topography being partially surfaced and unsurfaced, currently used for the storage and processing of aggregates and benefits from two weighbridges and porta cabin security/offices.

Town and Country Planning

The property benefits from a waste related planning consent as an aggregate recycling facility with associated storage, although is suitable for a variety of alternative open storage uses.

In addition, the property benefits from an Environment Agency Permit to operate waste operations. Further details can be provided on request.

Site Area

The property extends to approximately 7.07 acres (2.86 hectares).

Term

The property is available on flexible lease terms.

Price/Rent

On application.

Legal Costs

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

Viewing and Further Information

Strictly by appointment only with the Joint Agents:

Contact

Victor Ktori
+44 (0) 115 934 8171
vktori@savills.com

Ian McRae
+44 (0) 1604 505 066
icm@cmcre.co.uk

Chadwick McRae
Main Street, Cottesbrooke,
Northampton NN6 8PH

**Chadwick
McRae**
CHARTERED SURVEYORS

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savills
410

8. Alfreton Road

TO LET

**PHASE 5 OF ESTABLISHED
INDUSTRIAL/TRADE COUNTER
BUSINESS PARK NORTH OF DERBY**



NORTHEGE

ALFRETON ROAD DERBY
DE21 4AP

**PHASE 5
3.44 ACRES**

DAVIDBROWNPROPERTY.COM

T: 01332 200 232



412

ESTABLISHED INDUSTRIAL/ TRADE COUNTER BUSINESS PARK NORTH OF DERBY

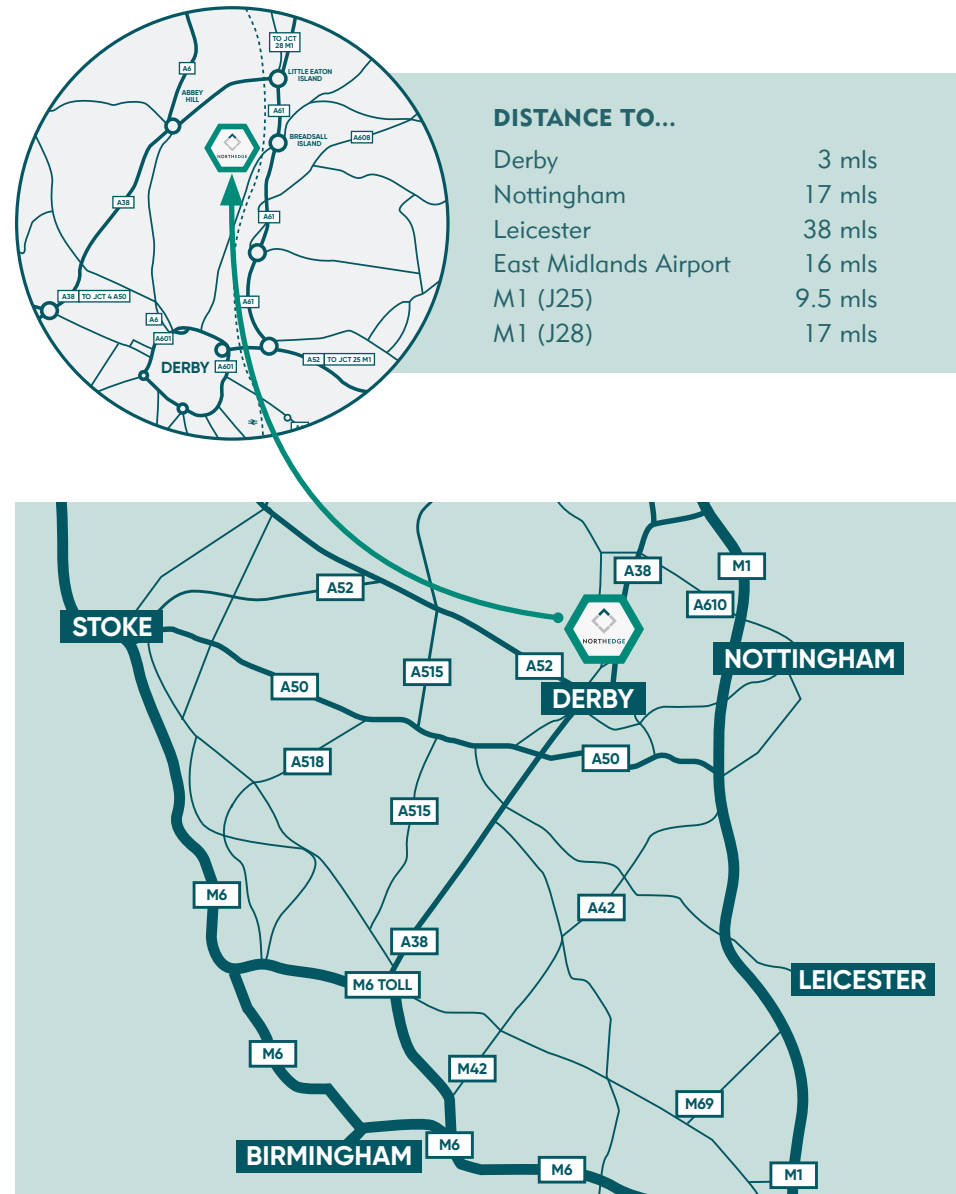
- Phase 5 of Northedge will provide new units to the market in Q3 2020.
- Units ranging from 2,460 sq.ft. – 22,000 sq.ft. available on new lease terms.
- Prominent roadside units fronting Alfreton Road suitable for retail/leisure use (STP)
- Strategic location to the North of Derby close to A38, A61 and inner ring road.
- Design and build leasehold opportunities available.

LOCATION

Northedge is strategically located on Alfreton Road very close to the junction with Sir Frank Whittle Road (A61) a few hundred yards to the south of the main intersection with the A38 at Little Eaton. The A38 provides a direct link to the M1 North at Junction 28 and also to Staffordshire and the West Midlands to the south west.

The A61 connects to the south with the Pentagon traffic island, from which the A52 provides a dual carriageway link to the M1 south (Junction 25) and Nottingham beyond.

The business park has evolved in four phases with occupiers including Toolstation, Pektron, RJ Engineering, Garrandale and Eriks. Northedge is an established industrial and trade counter location north of Derby.





DESCRIPTION

Phase 5 of Northedge will provide exceptional new build units from 2,460 sq.ft. to 22,000 sq.ft. although larger buildings can be accommodated.

The units will comprise steel portal framed industrial units with Kingspan cladding beneath pitched steel roofs set within a landscaped site with an excellent provision of forecourt car parking.

The units will benefit from concrete floors with minimum 30kn floor loading, 3-phase electricity, mains gas, WC, office, overhead tracked loading door and minimum 6.0 metre eaves height.

PLANNING

The units have consent for B1/B2/B8 use classes although retail, leisure and office uses are available subject to planning.

TERMS

The units are available on new lease terms.

RENT

On application from the sole agents.

VAT

Vat will be applicable.

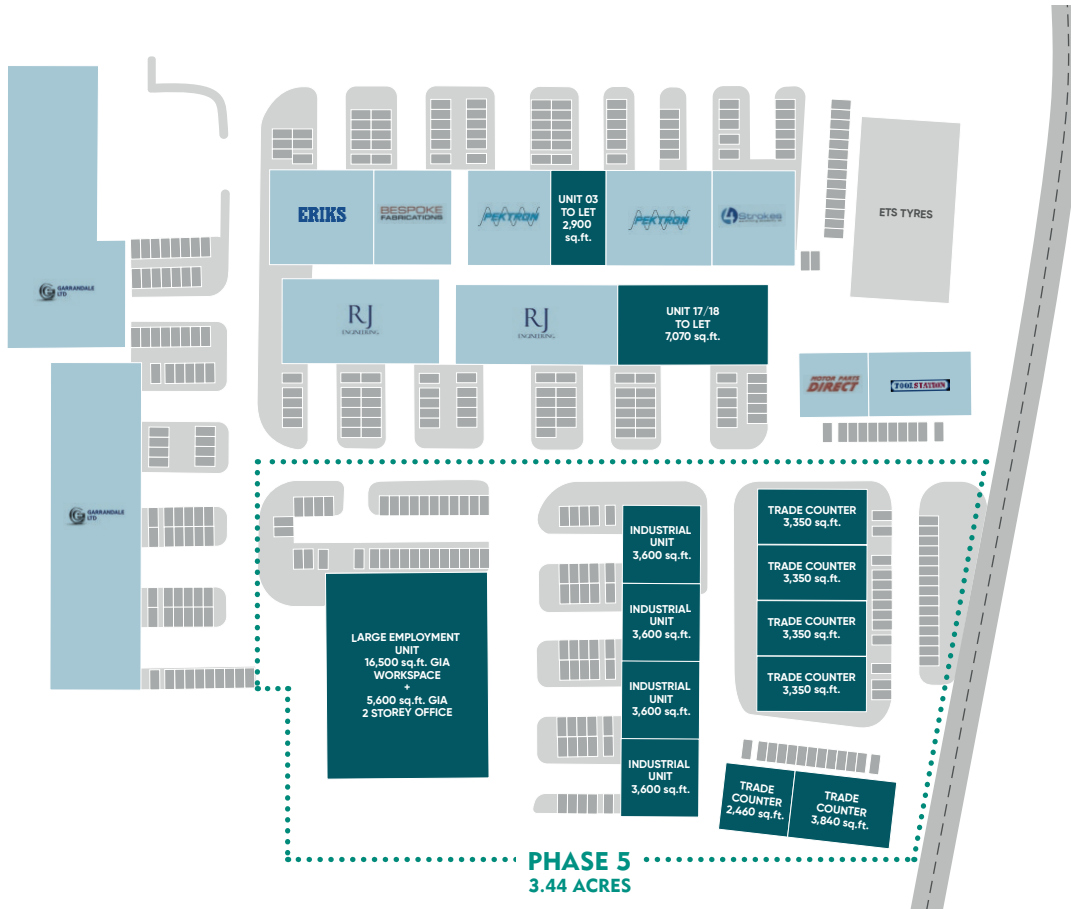
DELIVERY

Units will be available from Q3 2020. Timings from agreement for lease to practical completion are approximately 9 months.

TENANTS INCLUDE



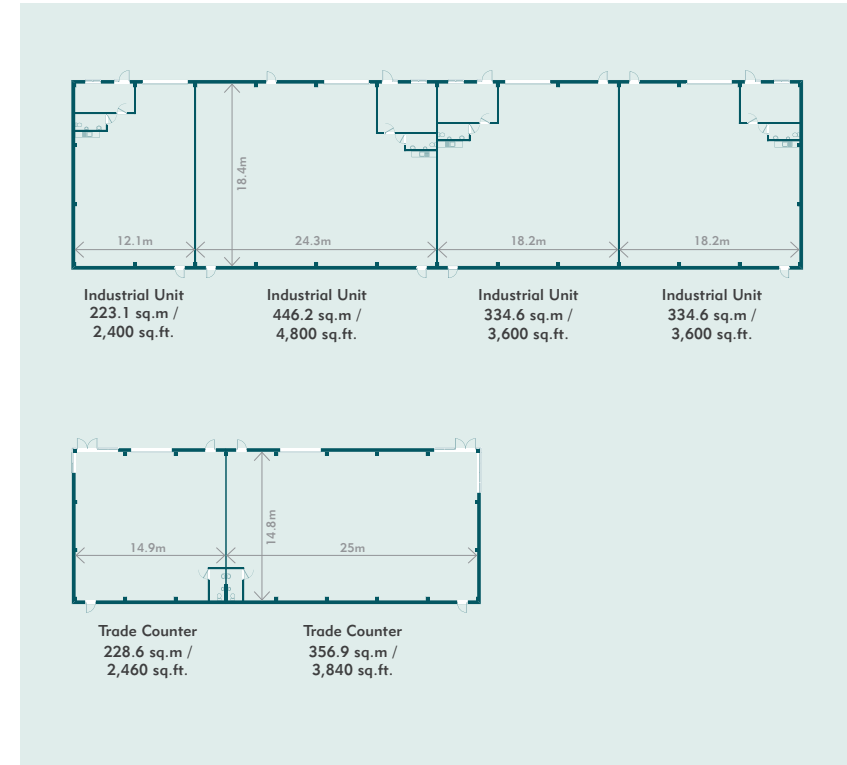
FUTURE PHASE 5 Q3 2020 INDICATIVE LAYOUT



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INDICATIVE UNIT SIZES

LARGER OR SMALLER UNITS CAN BE ACCOMMODATED



FOR FURTHER INFORMATION

Potential occupiers are invited to make enquiries of the sole letting agents:

T: 01332 200 232

E: mgreen@davidbrownproperty.com

davidbrownproperty.com



9. Thirsk Place

Thirsk Place

LOCATION

The site is located in a prominent position off Ascot Drive at its junction with Thirsk Place, within the Osmaston Park Industrial Estate. Ascot Drive is an established and popular trading location, with retail, trade counter and industrial operators. Ascot Drive forms a link between London Road and Pride Park, to Osmaston Road and onwards to Derby's outer ring road system.

DESCRIPTION

The site has an extensive frontage to Ascot Drive and Thirsk Place, and previously accommodated Coe's of Derby and Cromwell Tools. The Coe's of Derby building has subsequently been demolished, with the Cromwell Tools building still in situ, but is in need of refurbishment.

SITE AREA AND ACCOMMODATION

The site extends to 1.778 acres/0.72 hectares, with the former Cromwell Tools buildings at 8,185 sq. ft./760.36 sqm or thereabouts.

PLANNING

Derby City Council granted planning permission for development under application code DER/04/18/00567, subject to conditions, on 30th August 2018. A copy of the planning consent, together with associated documents, can be found on Derby City Council's E-planning portal, or can be made available upon request from the Agents.

In our opinion, the site would also be suitable for other uses, or for a single occupier, subject to obtaining further planning consent.

SERVICES

Services to the site are currently disconnected, but are available from Ascot Drive.

<https://www.rightmove.co.uk/property-for-sale/property-76998536.html>

TO LET

Industrial Storage Land with Unit

Land and Buildings to the South of Heage Road, Ripley, Derbyshire



- Total site area c. 0.98 acres.
- Industrial Unit of **160.2 m²/ 1,723 sq.ft.** with roller shutter door access, yard and 3.4 metre eaves.
- Fenced hard standing of c. **0.80 acres** suitable for external storage.
- Excellent proximity to arterial links A610/A38 and M1 at Junction 28.

RENTAL: £22,500 P.A.X.

Location

The property is located on the established Heage Road Industrial Estate in Ripley, a former coal mining town well-located at the Junction of the A38 and A610 roads that provide links to the following Midlands commercial centres:

- Derby (12 miles)
- Nottingham (15 miles)
- Burton (21 miles)
- Sheffield (30 miles)
- Birmingham (50 miles)

The A38 provides a connection to the M1 Motorway network at Junction 28, the A610 provides a connection to the M1 at Junction 26.

Ripley has a resident population in the order of 20,000 and therefore provides a good source of local labour.

The property is accessed from Heage Road Industrial estate or the Derwent Business Park access road and is situated to the south of *Eight Ball Custom Paintwork*.

Description

The property comprises an industrial building of block/brick elevations beneath a pitched steel roof situated within a site of c. 0.98 acres.

The unit provides open span accommodation with kitchenette and WC with concrete floors, roller shutter door, 3-phase electric and 3.4 metre eaves.

The land provides aggregate hard standing suitable for external storage enclosed by steel fencing.

Accommodation

We have measured the unit according to the basis of Gross Internal Area (GIA) and the land using ProMap measurement software reporting in acres.

Description	Sq.m.	Sq.ft.
Industrial Unit	160.2	1,723
GIA:	160.2	1,723

Hardstanding	0.804 acres
Total Site Area	0.98 acres

Planning/ Restricted Use Hours

The property has B1 planning permission suitable for light industrial use appropriate in a residential area. We are advised that the use is restricted to 07:00-18:00 Monday to Friday and 07:00-13:00 on Saturday. The premises cannot be used Sundays or Bank Holidays.

Services

It is understood that mains electricity, water and drainage are connected to the unit.

Rates

The unit has as a Rateable Value of £9,900 and an occupier may qualify for 100% small business rates relief subject to eligibility and successful application.

The land has a Rateable Value of £23,750.

Tenure

The property is available as a whole by way of a new full repairing and insuring lease.

The landlord may consider splitting the unit from the land and letting them separately although a letting of the whole site is preferred.

Rental

£22,500 per annum, exclusive of rates and all other outgoings.

Legal Costs

Each party is to be responsible for their own legal costs associated with the transaction.

VAT

Not applicable.

EPC

An EPC is in preparation.

Viewing

Viewing is strictly via appointment with the agents:

David Brown Commercial

Tel: 01332 200232

Email: enquiries@davidbrownproperty.com



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessees and not part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with a n actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither David Brown Commercial as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs.

We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.



10. Heage Road, Ripley

TO LET

Industrial unit in secure yard

Longcliffe Haulage Yard, Longcliffe, Derbyshire,
DE4 4HN



- Purpose built steel portal frame unit in secure site.
- Gross Internal Area 343.4 sq.m. / 3,695 sq.ft.
- Situated within secure site of 0.53 acres.
- Suitable for industrial and storage uses.

RENT: £25,000 P.A.X.

Location

Longcliffe is situated on the B5056 road. Nearby towns include Matlock some 9.0 miles east and Ashbourne 7.5 miles south west.

The hamlet contains a number of businesses operating in the quarrying, aggregate and stone industries. The subject property is situated to the south of the B5056 to the west of Serco.



Description

The property comprises a steel portal framed industrial property situated within a secure site of 0.53 acres.

The width of the warehouse is 14.8m and the depth is 23.2m. The unit has 3 sliding doors (5.5m x 6.3m). The clear internal height is 7.6 metres and the minimum eaves height is 5.0m.

The unit has a works office and WC.

To the outside the property has a concrete surfaced yard secured by steel palisade fencing with two gates providing vehicular access.

Accommodation

We have measured the property according to the basis of Gross Internal Area (GIA):

Description	sq mtrs	sq ft
Warehouse	343.4	3,695
Total GIA:	343.4	3,695
Site area:	0.53	acres

Services

We understand that electricity and water are connected to the property.

Lease Terms

The property is available by way of a new full repairing and insuring lease for a negotiable term of years.



Rates

To be confirmed.

Rental

£25,000 per annum, exclusive of rates and all other outgoings.

Deposit

A deposit may be required.

Legal Costs

Each party is to be responsible for their own legal costs.

**VAT**

Not applicable.

EPC

An EPC is in preparation.

**Viewing**

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

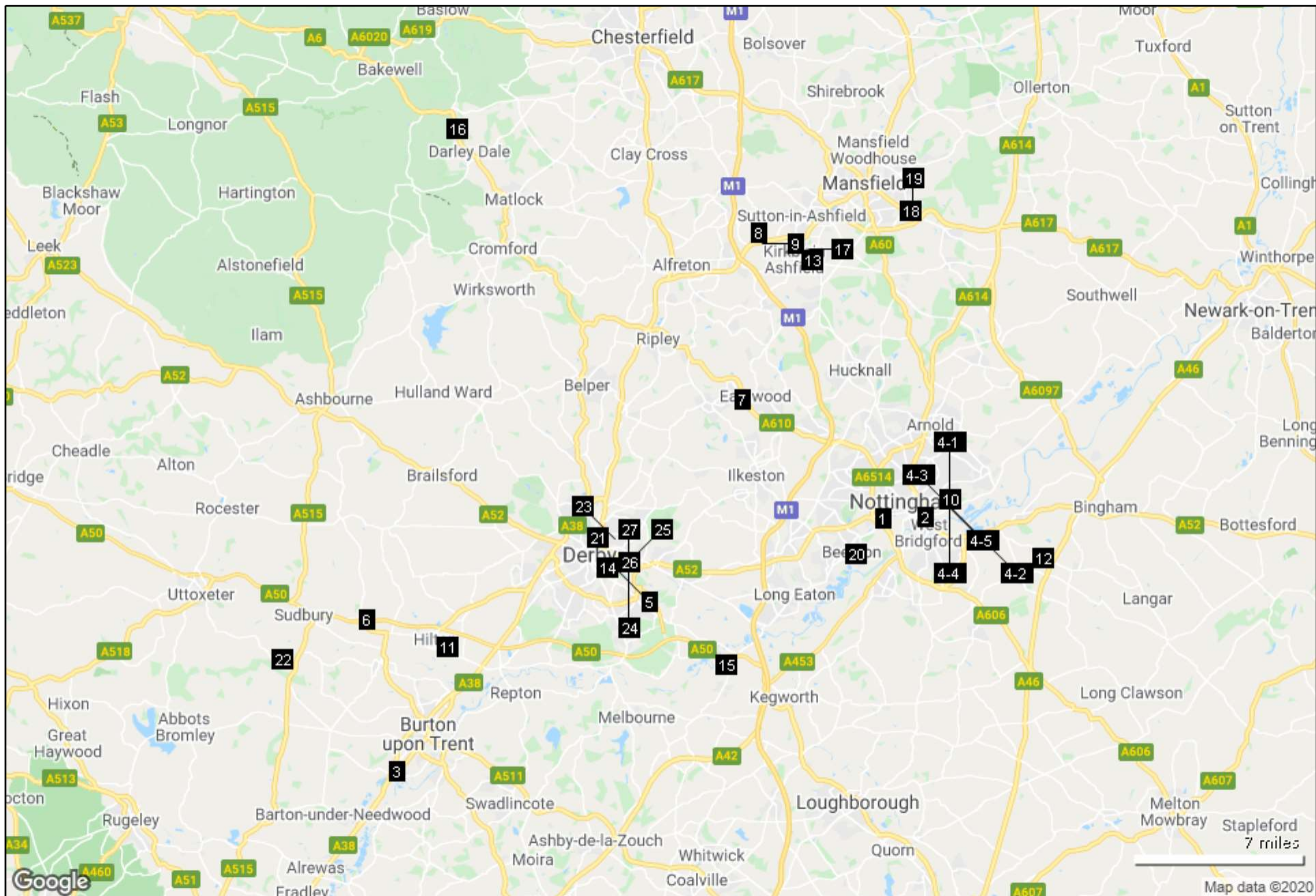
Email:
enquiries@davidbrownproperty.com



11. Longcliffe, Ashbourne

Additional information provided:

1. CoStar searches provided to Tarmac



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23/04/2020

1 310 - 316 Colwick Road

Portfolio of 5 properties for sale at £650,000 (£49/SF)

Portfolio Information

Sale Price: £650,000
Net Initial Yield: -
Sale Status: Available
Sale Conditions: -
Sale Type: Investment Or Owner User

Total Size: 13,172 SF
Total Land Area: 4.71 AC
Days On Market: 56

5 Properties in portfolio
Properties cannot be sold individually

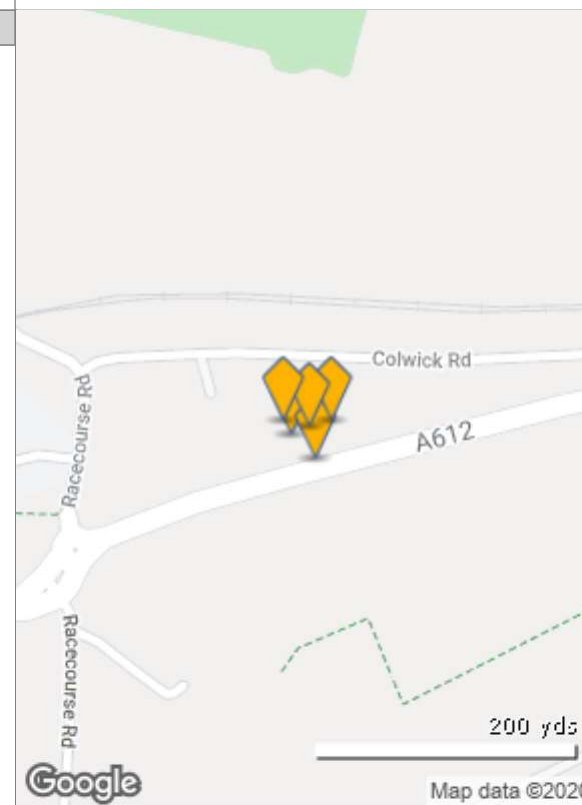
Sales Contacts

Innes England Ltd
Suite 2
The Triangle
Nottingham, NG2 1AE
0115 924 3243

Scott Osborne
Associate Director - Industrial agency
0115 943 5976 (phone)
0115 924 2310 (fax)

Sale Notes

Industrial site comprising of 3 warehouses and an office/showroom property. The site offers an excellent owner occupier opportunity.



2 16-22 Abbey St

Nottingham, NG7 2PD

Land of 0.64 AC is for sale at £750,000 (£1,171,875/AC)

Investment Information

Sale Price: £750,000
Price/AC: £1,171,875
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 29

Sales Contacts

Savills
18 Low Pavement
Nottingham, NG1 7DL
0115 934 8050

Victor Ktori
Head of Office-Commercial
0115 934 8171 (phone)
0115 955 2103 (fax)

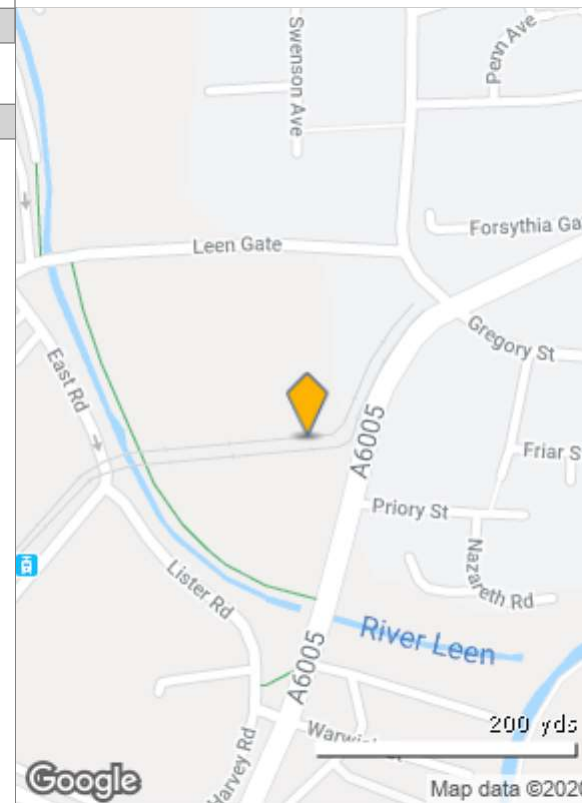


Sale Notes

Offers are invited at in excess of £750,000, exclusive

Land Information

Number Of Lots: -	Proposed Use: -	Lot Dimensions: -
Improvements: -	Parcel Size: 0.64 AC	
	On-Site Improv: -	



3 Cattle Market Rd - Land at London Road

Nottingham, NG2 3GY
Land of 1.52 AC is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Under Offer
Sale Conditions: -

Days On Market: 1,014

Sales Contacts

FHP Property Consultants
10 Oxford St
Nottingham, NG1 5BG
0115 950 7577

Phil Daniels
Director
0115 908 2103 (phone)



Sale Notes

Predominantly cleared site with boundaries to Cattle Market Road and Incinerator Road and fronting Nottingham Grantham Canal immediately adjacent to London Road.
The site is highly prominent from London Road on the main thoroughfare in and out of Nottingham via Trent Bridge.

Land Information

Proposed Use: -
Parcel Size: 1.52 AC Lot Dimensions: -
On-Site Improv: Asphalt paved lot
Number Of Lots: -
Improvements: -

Name: Former Co-Op Car Warehouse

Topography: Level
Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Street Frontage: 380 feet on Cattle Market Road
100 feet on Incinerator Road



4 Centrum Gate - Centrum 100, Land adjacent to KIA dealership.

Burton On Trent, DE14 2WH
Land of 0.63 AC is for sale at £390,000 (£619,048/AC)

Investment Information

Sale Price: £390,000
Price/AC: £619,048
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 428

Sales Contacts

Rushton Hickman Ltd
186 Horninglow St
Burton-On-Trent, DE14 1NG
01283 528004

Paul Rushton
Director
01283 528002 (phone)



Sale Notes

Serviced employment development site with direct access from Ninth Avenue, part of the very successful Centrum 100 development area.

The site is levelled with an entrance bund at the edge of the site.

A site of 0.63 acres or thereabouts.

All mains services are available in Ninth Avenue but purchasers are advised to make their own enquires in respect of individual services and capacities.

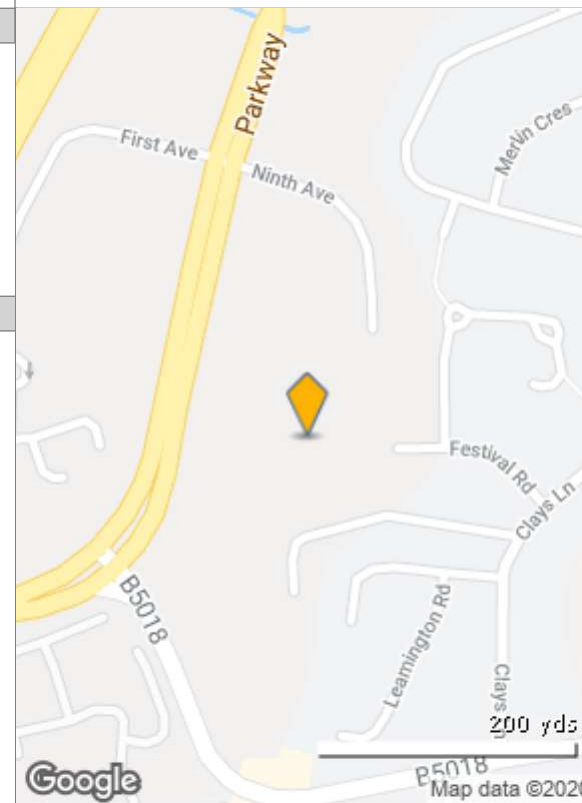
Land Information

Number Of Lots: -
Improvements: -

Proposed Use: Office
Parcel Size: 0.63 AC
On-Site Improv: Finish grade

Lot Dimensions: -

Topography: Level



5 Derby Pride Parkway

Derby, DE24 8JH
Land of 1.73 AC is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Exchange
Sale Conditions: -

Days On Market: 580

Sales Contacts

Hindley Lawrence
Warrington Rd
Warrington, WA3 6ZH
0344 880 0034

Paul Mather
0344 880 0034 (phone)



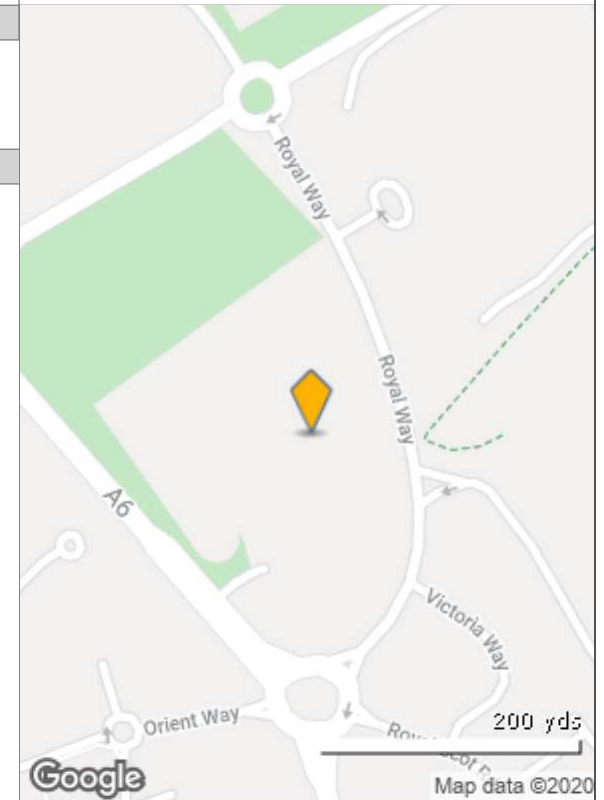
Sale Notes

The freehold interest to the development site on Derby Pride Parkway is available with offers being invited.

Please refer to the attached brochure for further information on the opportunity.

Land Information

	Proposed Use: Commercial	
Number Of Lots: -	Parcel Size: 1.73 AC	Lot Dimensions: -
Improvements: -	On-Site Improv: -	



6 Dove Vly - Dove Valley Park, Dove Valley Park

Derby, DE65 5BY
Land of 1.88 AC is for sale at an undisclosed price



Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 1,394

Sales Contacts

Salloway Property Consultants Limited
1 New Park Place
Derby, DE24 8DZ
01332 298000

Stephen Salloway
Managing Director
01332 298000 (phone)
01332 299799 (fax)

Sale Notes

The available space comprises development land with planning permission for a 82,000 sq ft industrial shed.

The freehold interest of the property is available.

Land Information

Proposed Use: Office, Warehouse
Parcel Size: 1.88 AC Lot Dimensions: -
On-Site Improv: -
Number Of Lots: -
Improvements: -

Name: Dove Valley Park



7 Enterprise Way, Langley M - Access 26, Access 26 Business Park

Nottingham, NG16 4HY

Land of 2 AC is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 3,179

Sales Contacts

Innes England Ltd
Suite 2
The Triangle
Nottingham, NG2 1AE
0115 924 3243

Craig Straw
Director
0115 943 5980 (phone)



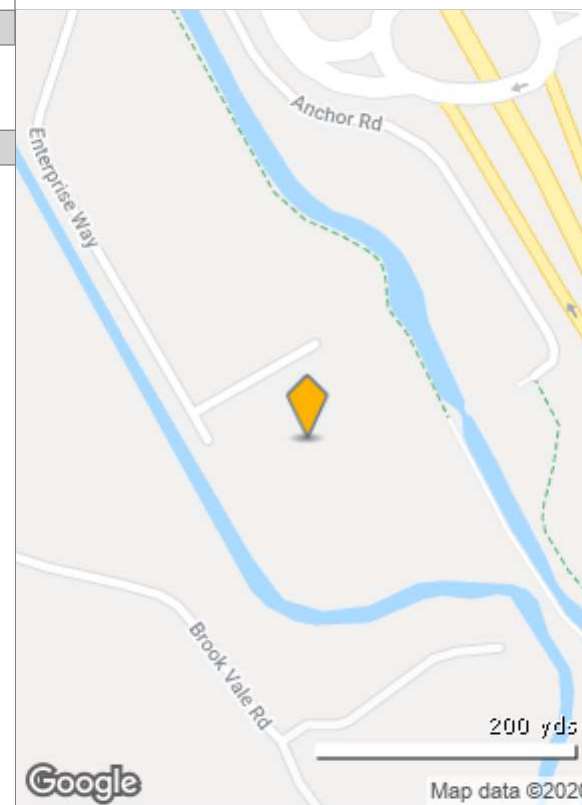
Sale Notes

The site extends to approximately 2 acres (0.81 ha) and is available on a leasehold or freehold basis free of developer/builders ties.

Land Information

Proposed Use: Distribution, Warehouse
Parcel Size: 2 AC
On-Site Improv: -
Lot Dimensions: -
Number Of Lots: -
Improvements: -

Name: @cess 26 Business Park



8 Export Dr - Fulwood Park, Fulwood Park

Sutton In Ashfield, NG17 6AF
Land of 14.10 AC is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Under Offer
Sale Conditions: -

Days On Market: 419

Sales Contacts

Salloway Property Consultants Limited
1 New Park Place
Derby, DE24 8DZ
01332 298000

Stephen Salloway
Managing Director
01332 298000 (phone)
01332 299799 (fax)



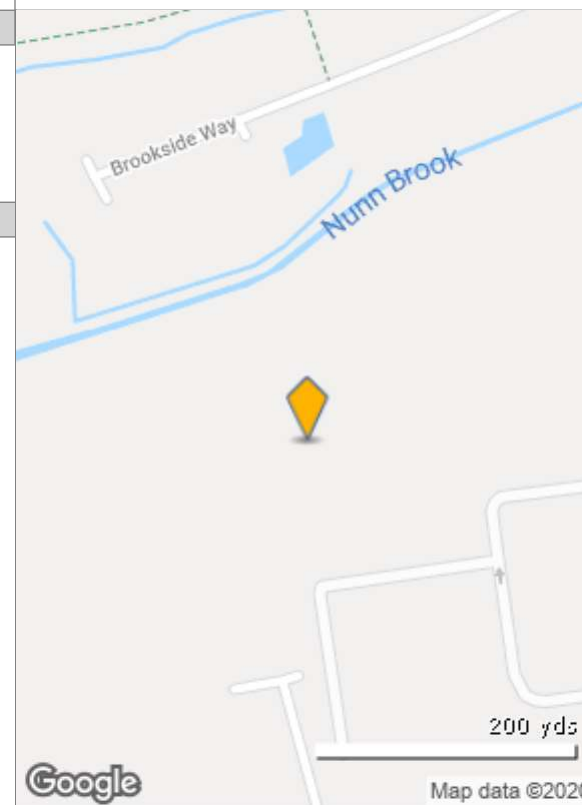
Sale Notes

Site forms part of Fulwood Industrial Estate and comprises of serviced development land totalling 14.1 acres available as a whole or as self-contained serviced plots from 1.9 acres.

In addition to the serviced plot sales, the land can be provided as Design and Build quotations for bespoke buildings on either freehold or leasehold basis.

Land Information

	Proposed Use: -	
	Parcel Size: 14.10 AC	Lot Dimensions: -
Number Of Lots: -	On-Site Improv: -	
Improvements: -		
Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		



9 Plot 8 Farmwell Ln

Sutton In Ashfield, NG17 1JF
Land of 1.84 AC is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 8

Sales Contacts

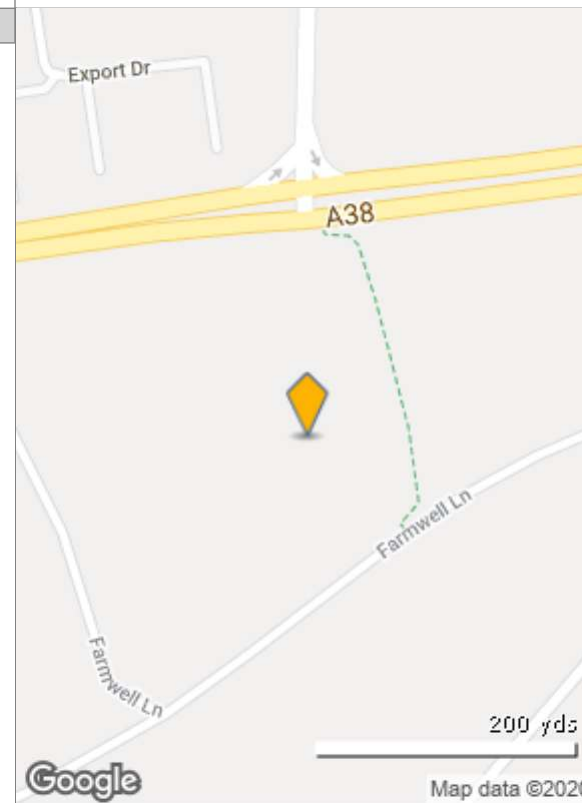
Savills
55 Colmore Row
Birmingham, B3 2AA
0121 634 8400

Ranjit Gill
Director-Industrial
0121 634 8402 (phone)



Land Information

	Proposed Use: -	
	Parcel Size: 1.84 AC	Lot Dimensions: -
Number Of Lots: -	On-Site Improv: -	
Improvements: -		



10 Greenwood Rd - Former Inn On the Hill Public House

Nottingham, NG3 7EA

Land of 0.69 AC is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Under Offer
Sale Conditions: -

Days On Market: 260

Sales Contacts

NG Chartered Surveyors
43 Loughborough Rd
Nottingham, NG2 7LA
0115 958 8599

Sunny Landa
Director
0115 989 7091 (phone)



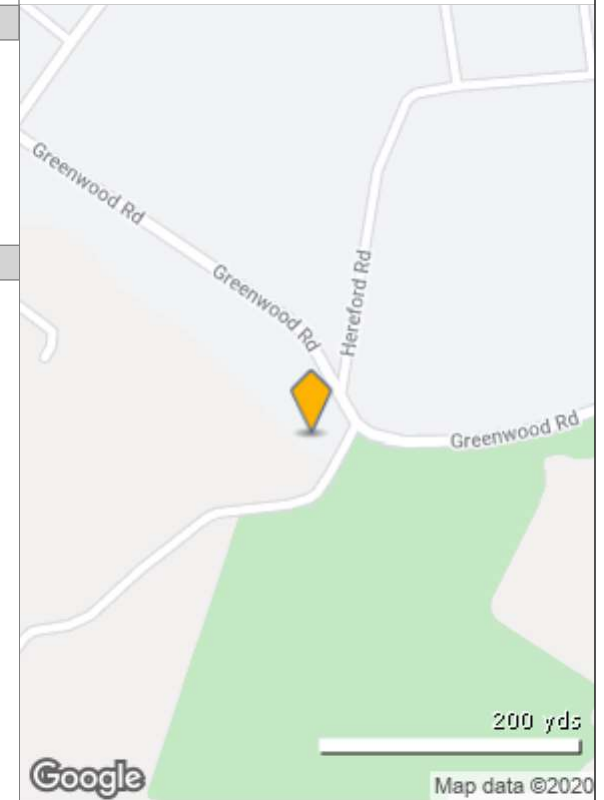
Sale Notes

The site is located on Greenwood Road in close proximity to Sneinton Dale in the Sneinton area of Nottingham. The site is located approximately 1.2 miles (1.9 kilometres) east of Nottingham city centre and lies within a residential area. The site is considered suitable for a wide range of development opportunities due to its prominent location in an established residential area. The vendors are seeking disposal of the whole site by way of private treaty. It is of paramount importance to the vendor that the buyer is to demonstrate deliverability in any offer.

Offers are sought for our clients freehold interest.

Land Information

Number Of Lots: -	Proposed Use: -	Lot Dimensions: -
Improvements: -	Parcel Size: 0.69 AC	
	On-Site Improv: -	



11 Hilton Business Park

Derby, DE65 5FJ

Land of 0.67 AC is for sale at £190,000 (£283,582/AC)

Investment Information

Sale Price: £190,000
Price/AC: £283,582
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 239

Sales Contacts

Rushton Hickman Ltd
186 Horninglow St
Burton-On-Trent, DE14 1NG
01283 528004

Paul Rushton
Director
01283 528002 (phone)



Sale Notes

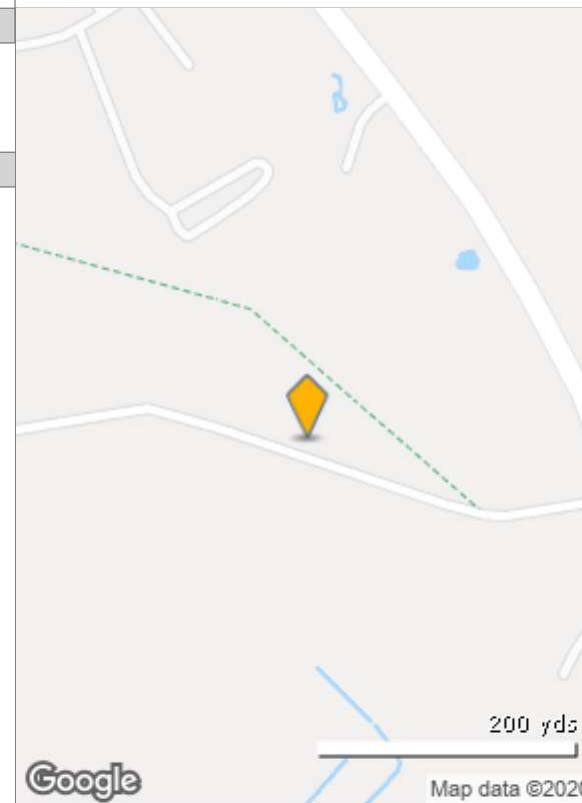
The land available for sale has a gross site area of approximately 0.67 acres and is indicated on the plans within this brochure. The site is situated adjacent to building and land occupied by Hilton Garage Limited. The extension to the estate road will be constructed by the vendors.

Land Information

Proposed Use: -
Parcel Size: 0.67 AC
On-Site Improv: Raw land
Lot Dimensions: -

Number Of Lots: -
Improvements: -

Topography: Level
Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water



12 46 Hollygate Ln

Nottingham, NG12 3HA
Land of 1.10 AC is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 496

Sales Contacts

FHP Property Consultants
10 Oxford St
Nottingham, NG1 5BG
0115 950 7577

Mark Tomlinson
Director
0115 841 1134 (phone)



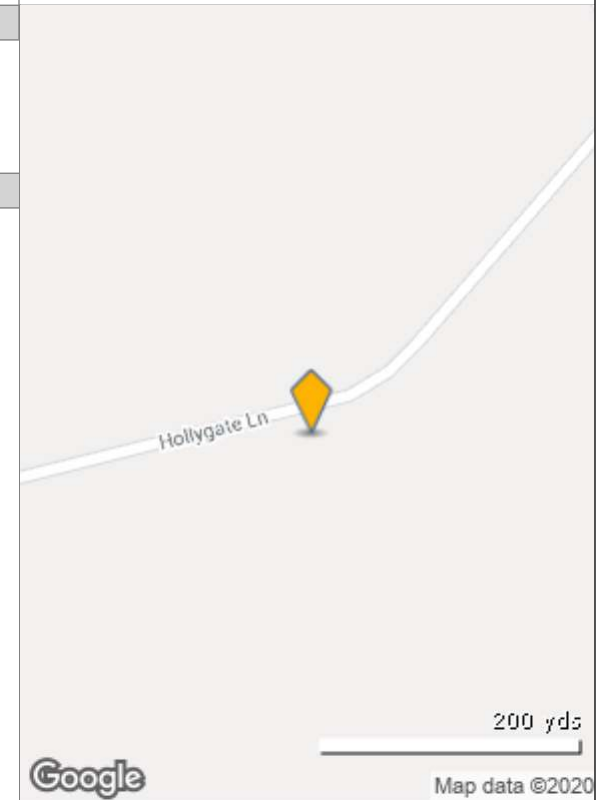
Sale Notes

Plot of 1.1 acres available immediately
Accessed off Stragglethorpe Lane
Excellent access to the A46 and A52 carriageways
Outline consent for B1, B2 and B8 development

Land Information

Number Of Lots: -	Proposed Use: -	Lot Dimensions: -
Improvements: -	Parcel Size: 1.10 AC	
	On-Site Improv: -	

Street Frontage: 1,012 feet on Hollygate Lane



13 Land South Lane End - Freehold Development Opportunity

Nottingham, NG17 8AP
Land of 1.07 AC is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Under Offer
Sale Conditions: -

Days On Market: 337

Sales Contacts

New West Ltd
17 The Triangle
Nottingham, NG2 1AE
0115 986 3555

Philip Westin-Hardy
Director
0115 986 3555 (phone)
0115 986 1816 (fax)



Sale Notes

The premises comprise a prominent corner site predominantly level plot cleared and previously housing an Engineering Works and prior to that part Library. The access historically has been down the unadopted side street not off Lane End.

The former buildings have been cleared and there is gated access down that side road and the site available for development (subject to appropriate Planning Consents)

Land Information

Proposed Use: -
Parcel Size: 1.07 AC Lot Dimensions: -
Number Of Lots: -
Improvements: -
On-Site Improv: -
Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Street Frontage: 295 feet on Lane End



14 Locomotive Way - Development Land

Derby, DE24 8PU
Land of 0.78 AC is for sale at an undisclosed price

Investment Information	Sales Contacts
<p>Sale Price: For Sale</p> <p>Price/AC: -</p> <p>Tenure: -</p> <p>Sale Status: Available</p> <p>Sale Conditions: -</p> <p>Days On Market: 1,049</p>	<p>JLL</p> <p>Suite part 4th</p> <p>Tollhouse HI</p> <p>Nottingham, NG1 5FS</p> <p>0115 908 2120</p> <p>James Keeton</p> <p>Director/Industrial & Logistics Agency</p> <p>0115 908 2141 (phone)</p> <p>0115 908 2121 (fax)</p>



Sale Notes

Detailed Planning Consent for 2,923 sq m (31,466 sq ft) Office Building

Land Information

Number Of Lots: -

Improvements: -

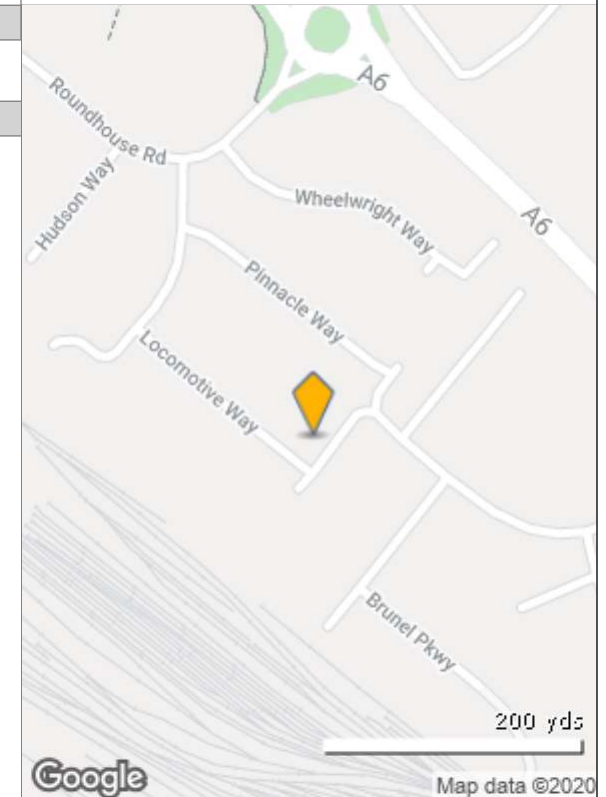
Proposed Use: -

Parcel Size: 0.78 AC

On-Site Improv: -

Lot Dimensions: -

Name: Development Land



15 Long Acre - Willow Farm Business Park, Plot 4B

Castle Donington, DE74 2UD
Land of 0.93 AC is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 877

Sales Contacts

FHP Property Consultants
10 Oxford St
Nottingham, NG1 5BG
0115 950 7577

John Proctor
Director
0115 841 1130 (phone)



Sale Notes

Potential for a new purpose built two-storey offices with a 1:250 ft² car parking ratio.
Plot 4B is approximately 0.93 acres and Plot 4D is approximately 0.5 acres. The sites combined can accommodate office development on a design and build basis up to approximately 30,000 ft².
Design specifications and layouts are available on request. Buildings from 7,500 ft² can be accommodated.

Land Information

Number Of Lots: -
Improvements: -
Proposed Use: -
Parcel Size: 0.93 AC
On-Site Improv: -
Lot Dimensions: -

Name: Plots 4-5



16 Northwood Ln

Matlock, DE4 2HQ

Land of 1.11 AC is for sale at £975,000 (£878,378/AC)

Investment Information

Sale Price: £975,000
Price/AC: £878,378
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 199

Sales Contacts

FHP Property Consultants
10 Nottingham Rd
Derby, DE1 3QT
01332 343222

Tim Richardson
Director
01332 224857 (phone)



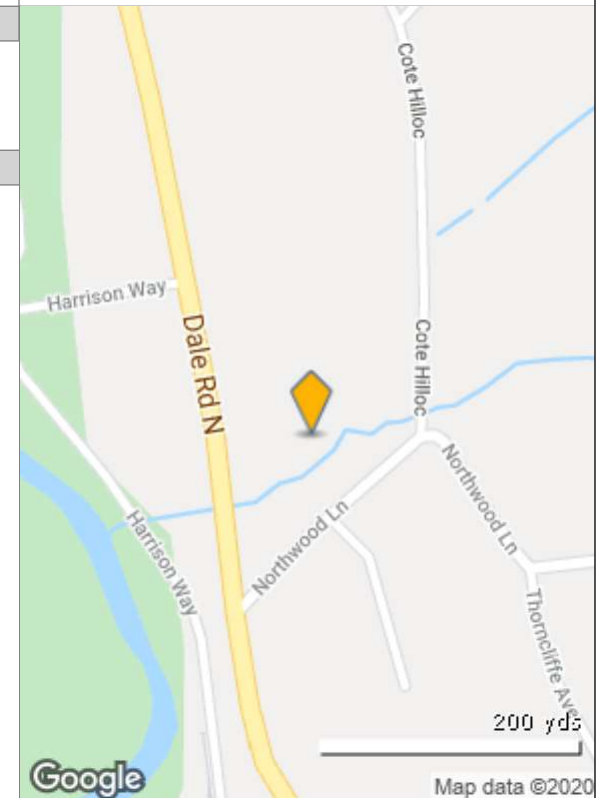
Sale Notes

The available land for sale comprises of 1.11 acres, and has approved planning granted for 12 dwellings.

The freehold interest is available for offers over £975,000.

Land Information

Number Of Lots: -	Proposed Use: -	Lot Dimensions: -
Improvements: -	Parcel Size: 1.11 AC	
	On-Site Improv: -	



17 Southwell Rd - Former Wild Orchid Public House

Nottingham, NG17 8FN

Land of 0.69 AC is for sale at an undisclosed price



Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 128

Sales Contacts

Lambert Smith Hampton Ltd
Tollhouse HI
Nottingham, NG1 5FS
0115 950 1414

Ben Silcock
Surveyor - Industrial
0115 838 7706 (phone)
0115 941 0316 (fax)

Sale Notes

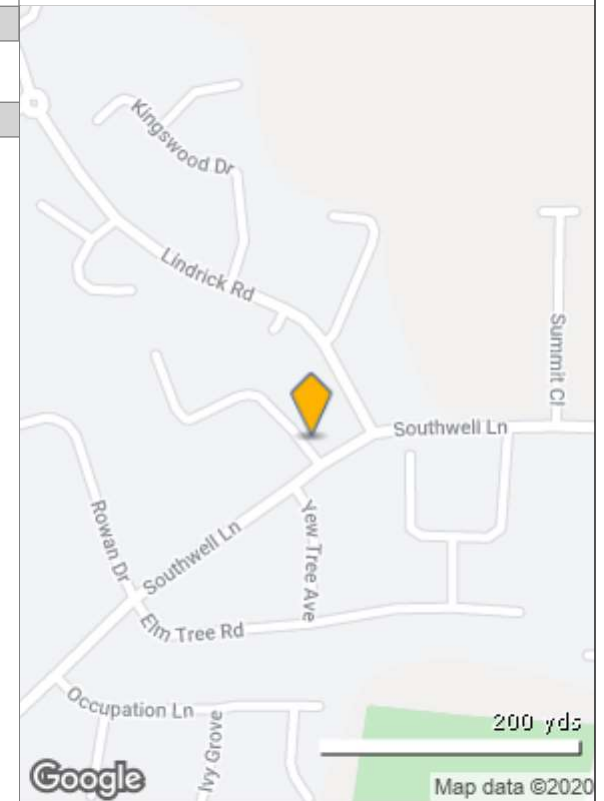
Development land opportunity

Land Information

Number Of Lots: -
Improvements: -

Proposed Use: Retail
Parcel Size: 0.69 AC
On-Site Improv: -

Lot Dimensions: -



18 Southwell Rd - Land off Southwell Road West

Mansfield, NG18 4GW

Land of 2 AC is for sale at £450,000 (£225,000/AC)



Investment Information

Sale Price: £450,000
Price/AC: £225,000
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 20

Sales Contacts

Innes England Ltd
Suite 2
The Triangle
Nottingham, NG2 1AE
0115 924 3243

Scott Osborne
Associate Director - Industrial agency
0115 943 5976 (phone)
0115 924 2310 (fax)

Sale Notes

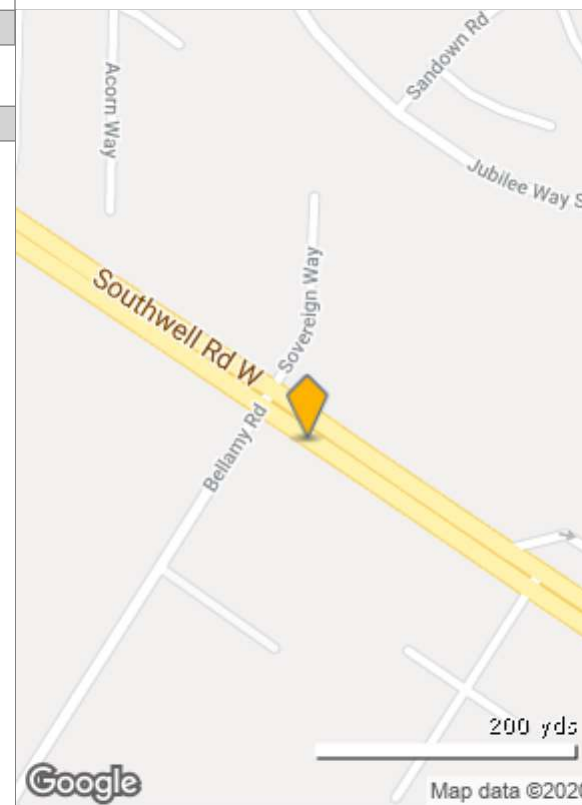
Parcel off land immediately available for sale. Suitable for a variety of uses (subject to planning).

Land Information

Number Of Lots: -
Improvements: -

Proposed Use: -
Parcel Size: 2 AC
On-Site Improv: -

Lot Dimensions: -



19 Southwell Rd W - Land

Mansfield, NG21 0HJ

Land of 2 AC is for sale at £450,000 (£225,000/AC)

Investment Information

Sale Price: £450,000
Price/AC: £225,000
Tenure: Freehold
Sale Status: Under Offer
Sale Conditions: -

Days On Market: 31

Sales Contacts

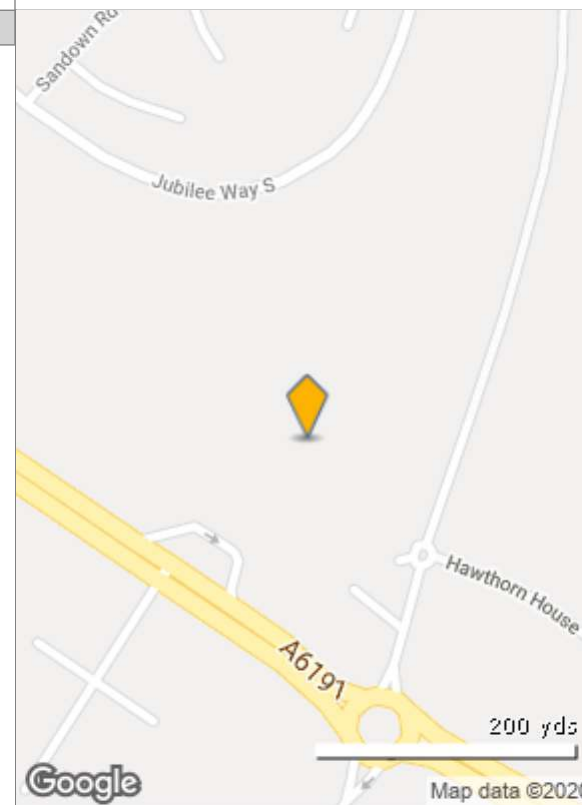
Innes England Ltd
Suite 2
The Triangle
Nottingham, NG2 1AE
0115 924 3243

Scott Osborne
Associate Director - Industrial agency
0115 943 5976 (phone)
0115 924 2310 (fax)



Land Information

Number Of Lots: -	Proposed Use: Commercial	Lot Dimensions: -
Improvements: -	Parcel Size: 2 AC	
	On-Site Improv: -	



20 Station Rd

Nottingham, NG9 2AB
Land of 1.92 AC is for sale at an undisclosed price



Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 31

Sales Contacts

JLL
Suite part 4th
Tollhouse HI
Nottingham, NG1 5FS
0115 908 2120

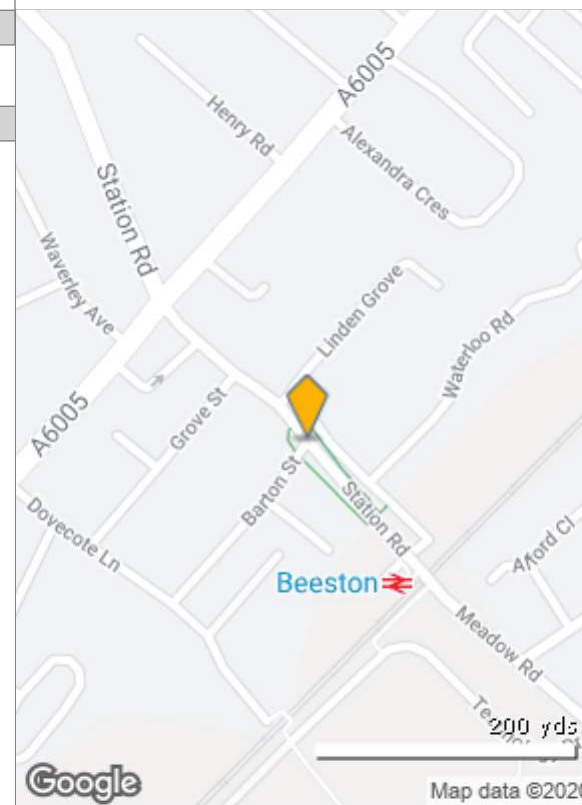
Anabel Christmas
Associate
0115 908 2132 (phone)

Sale Notes

Contact JLL to enquire about land.

Land Information

Number Of Lots: -
Improvements: -
Proposed Use: -
Parcel Size: 1.92 AC
On-Site Improv: -
Lot Dimensions: -



21 Stores Rd - Prime Development Land

Derby, DE21 4BG

Land of 1.84 AC is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Long Leasehold
Sale Status: Under Offer
Sale Conditions: -

Days On Market: 295

Sales Contacts

NG Chartered Surveyors
43 Loughborough Rd
Nottingham, NG2 7LA
0115 958 8599

Sunny Landa
Director
0115 989 7091 (phone)



Sale Notes

The site occupies a prominent position on Stores Road. It benefits from high visibility and sits within an established industrial and trade area. The area is also popular with automotive occupiers such as Bristol Street Motors Citroen. Other occupiers located nearby are Barclays and Mott MacDonald.

In the event of a sale, the site would be sold by way of an underlease at premium expiring December 2132 (approx. 113 yrs unexpired term). Interested parties are advised to contact the sole agents to discuss a guide price or different acquisition options.

Land Information

Proposed Use: Industrial, Office
Parcel Size: 1.84 AC
On-Site Improv: -
Lot Dimensions: -
Number Of Lots: -
Improvements: -



22 Stubby Ln - Development Land

Ashbourne, DE6 5BU

Land of 1.18 AC is for sale at £800,000 (£677,966/AC)

Investment Information

Sale Price: £800,000
Price/AC: £677,966
Tenure: Freehold
Sale Status: Exchange
Sale Conditions: -

Days On Market: 524

Sales Contacts

Mather Jamie
Weldon Rd
Loughborough, LE11 5RF
01509 233433

Alex M. Reid
Director
01509 233433 (phone)
01509 248900 (fax)

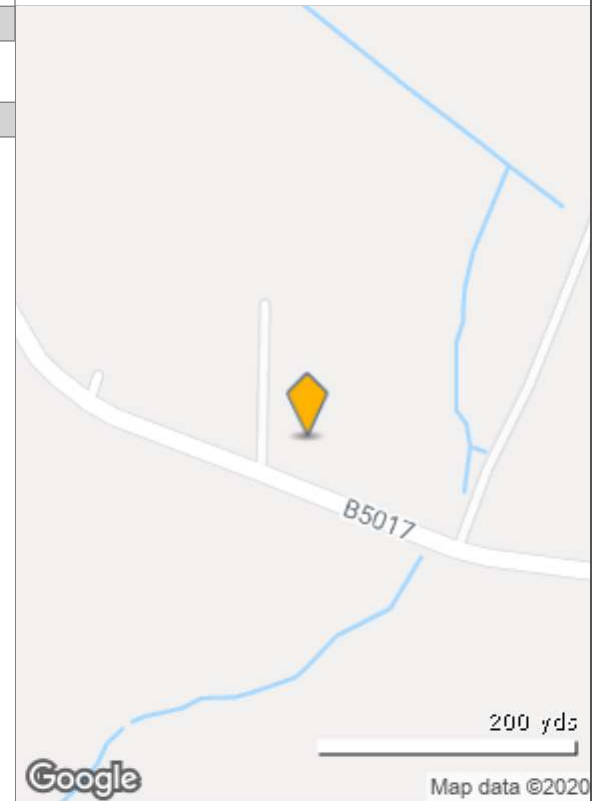


Sale Notes

The land is offered for sale freehold with vacant possession on completion.

Land Information

Number Of Lots: -	Proposed Use: -	Lot Dimensions: -
Improvements: -	Parcel Size: 1.18 AC	
	On-Site Improv: -	



23 92-158 Wiltshire Rd - Site of 92, 156 and 158 Wiltshire Road

Derby, DE21 6EZ
Land of 0.81 AC is for sale at an undisclosed price



Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 192

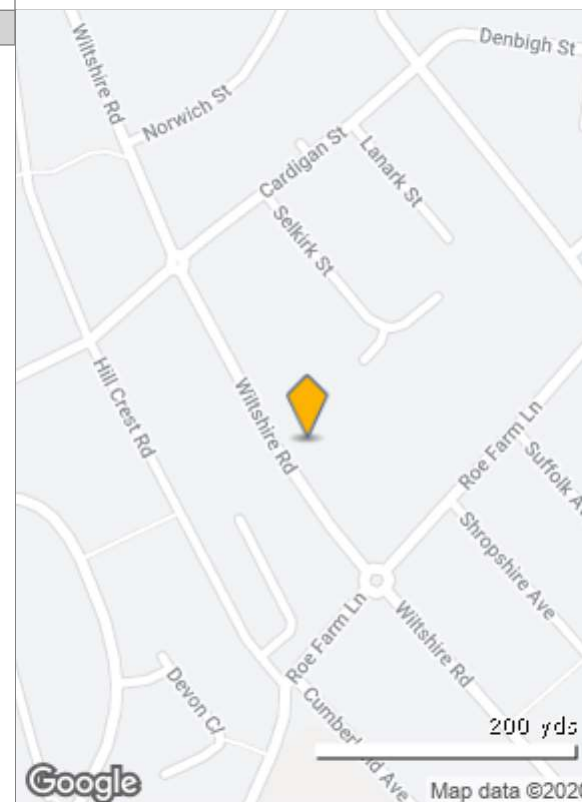
Sales Contacts

Salloway Property Consultants Limited
1 New Park Place
Derby, DE24 8DZ
01332 298000

Stephen Salloway
Managing Director
01332 298000 (phone)
01332 299799 (fax)

Land Information

Number Of Lots: -
Improvements: -
Proposed Use: Hospitality, Health Care
Parcel Size: 0.81 AC
On-Site Improv: -
Lot Dimensions: -



24 Wyvern Way - St Mowden Park

Derby, DE21 6NZ

Land of 1.46 AC is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 1,472

Sales Contacts

Innes England Ltd
Suite 7
Riverside Ct
Derby, DE24 8JN
01332 362244

Chris Wright
Associate Director
01332 362244 (phone)



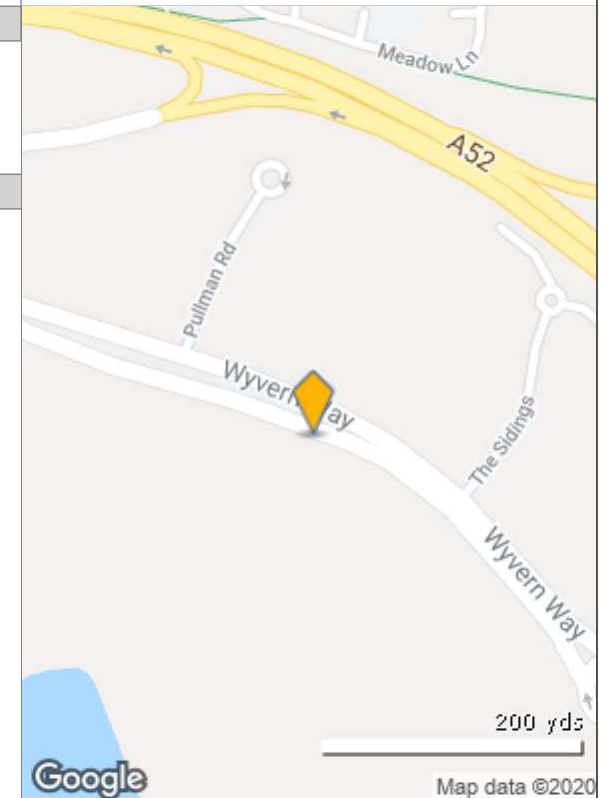
Sale Notes

The available space comprises a plot of 1.46 acre land. Land could be used for a range of uses including public house, restaurant, car showroom, office, industrial, etc.

The freehold interest of the property is available.

Land Information

Number Of Lots: -	Proposed Use: Mixed Use	Lot Dimensions: -
Improvements: -	Parcel Size: 1.46 AC	
	On-Site Improv: -	



25 Wyvern Way - St Mowden Park, Derby Triangle

Derby, DE21 6NZ

Land of 1.50 AC is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 1,472

Sales Contacts

Innes England Ltd
Suite 7
Riverside Ct
Derby, DE24 8JN
01332 362244

Chris Wright
Associate Director
01332 362244 (phone)



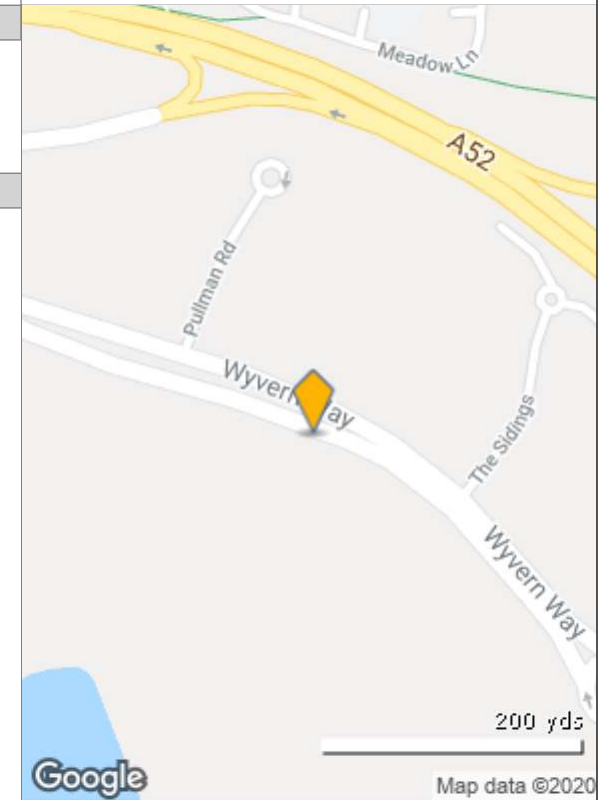
Sale Notes

The available space comprises a plot of 1.5 acres of land. Land could be used for a range of uses including public house, restaurant, car showroom, office, industrial, etc.

The freehold interest of the property is available.

Land Information

Number Of Lots: -	Proposed Use: Industrial, Retail, Office, Restaurant, Warehouse
Improvements: -	Parcel Size: 1.50 AC
	On-Site Improv: -
	Lot Dimensions: -



26 Wyvern Way - St Mowden Park

Derby, DE21 6NZ

Land of 1.83 AC is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 1,472

Sales Contacts

Innes England Ltd
Suite 7
Riverside Ct
Derby, DE24 8JN
01332 362244

Chris Wright
Associate Director
01332 362244 (phone)



Sale Notes

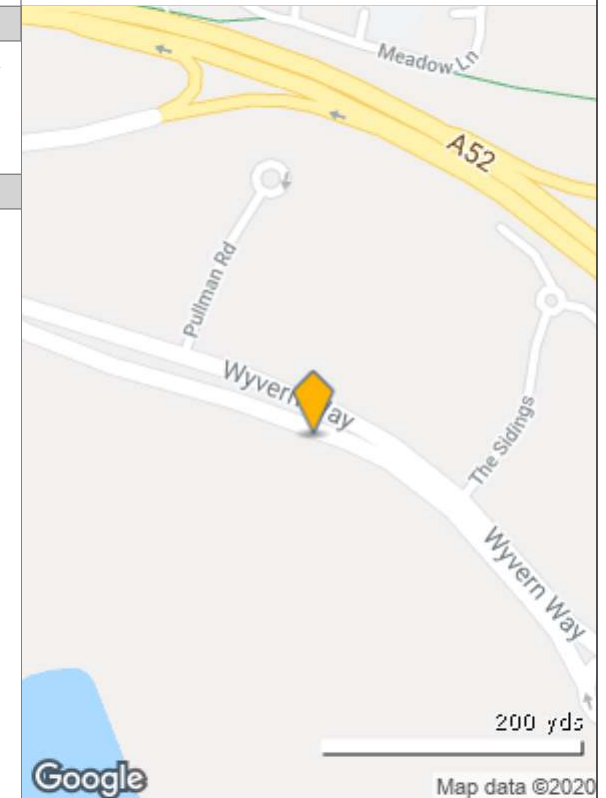
The available space comprises a plot of 1.83 acres of land. Land could be used for a range of uses including public house, restaurant, car showroom, office, industrial, etc.

The freehold interest of the property is available.

Land Information

Number Of Lots: -
Improvements: -

Proposed Use: Industrial, Retail, Office, Restaurant, Warehouse
Parcel Size: 1.83 AC
On-Site Improv: -
Lot Dimensions: -



27 Wyvern Way - St Mowden Park

Derby, DE21 6NZ
Land of 0.98 AC is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/AC: -
Tenure: Freehold
Sale Status: Available
Sale Conditions: -

Days On Market: 1,472

Sales Contacts

Innes England Ltd
Suite 7
Riverside Ct
Derby, DE24 8JN
01332 362244

Chris Wright
Associate Director
01332 362244 (phone)



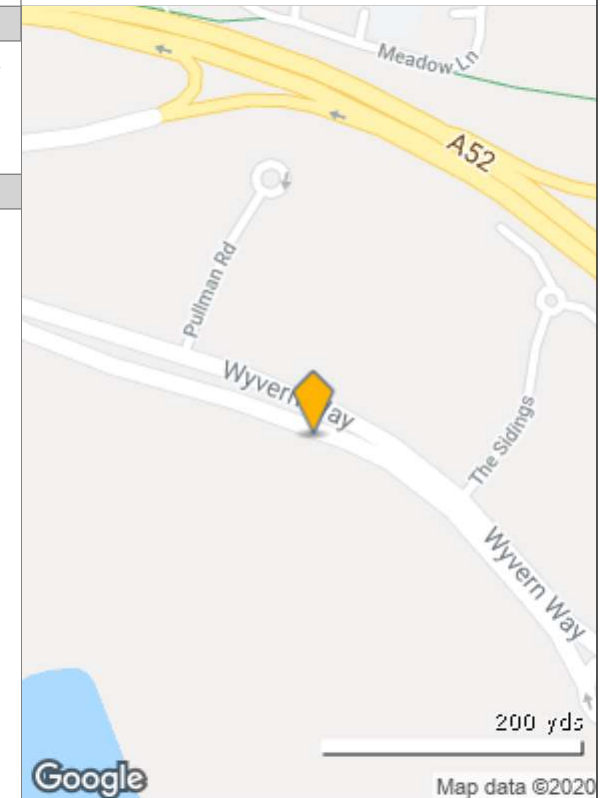
Sale Notes

The available space comprises a plot of 0.98 acres of land. Land could be used for a range of uses including public house, restaurant, car showroom, office, industrial, etc.

The freehold interest of the property is available.

Land Information

	Proposed Use: Mixed Use	
	Parcel Size: 0.98 AC	Lot Dimensions: -
Number Of Lots: -	On-Site Improv: -	
Improvements: -		



Report Criteria

location

Radius 20.00 mile(s) radius from Lat : -1.47499982438557, Long : 52.9196120321083

basic investment criteria

Type of Property Land

land specific

Land Area 0.60 - 2.00 AC

Belfield St - Plot 4 (Former Gasworks Site)
Ilkeston, DE7 8DU - Erewash Submarket



LAND

Type:	Commercial Land
Land AC:	0.21 AC
Land SF:	9,148 SF

LEASE

For Lease:	9,148 SF at £64,286.00/SF/Yr ; 3 Year Term
Contacts:	NG Chartered Surveyors - Sunny Landa 0115 989 7091; NG Chartered Surveyors - Richard Sutton 0115 958 8599; NG Chartered Surveyors - Ellis Cullen 0115 989 7097

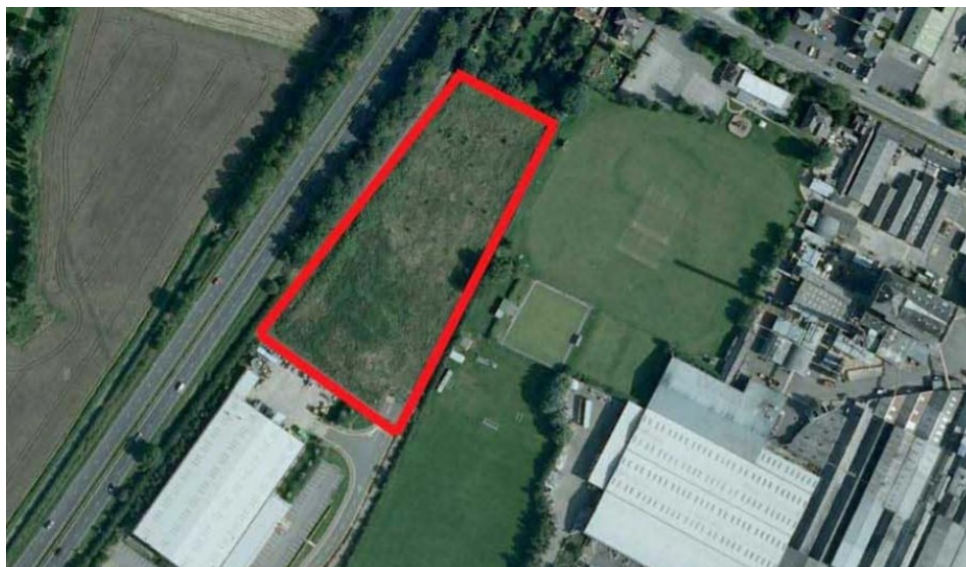
LEASE NOTES

The site is available on a new lease for a minimum term of three years.

LAND NOTES

The site is located off Belfield Street close to Ilkeston town centre. Ilkeston lies within Derbyshire but it is closer to Nottingham than it is to Derby. The eastern boundary of Ilkeston is only 2 miles from Nottingham's western edge. The site lies between 2 industrial units and is located just off Belfield Street, an established industrial area close to the town centre.

Centrum Way - Design & Build Site Burton On Trent, DE14 2SY - East Staffordshire Submarket



LAND

Type:	Commercial Land	Parcel	SF532424
Land AC:	3.74 AC		
Land SF:	162,914 SF		

USAGE

Proposed Use:	Commercial
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SALE

For Sale:	Price Negotiable
Sale Agent:	Avison Young
Agents:	Andrew Jackson 020 7494 9455, Robert Rae 024 7663 6888

LEASE

For Lease:	162,914 SF
Contacts:	Avison Young - Robert Rae 024 7663 6888; Avison Young - Andrew Jackson 020 7494 9455

LAND NOTES

Burton-upon-Trent is strategically located on the A38 dual carriageway in the heart of the UK benefiting from strong communication links via the M6 motorway to the west, the M1 motorway to the east and the M6 Toll Road to the south. Centrum Logistics Park is located within the established Centrum 100 Business Park an established 200 acre mixed use commercial business park, located adjacent to the A38 dual carriageway on the south side of Burton-upon-Trent. The park provides an attractive working environment providing a variety of commercial property including industrial, warehouse, offices and retail.

Enterprise Way, Langley Mill - Access 26 Business Park
Nottingham, NG16 4HY - Amber Valley Submarket



LAND

Type:	Industrial Land	Parcel	DY445497
Land AC:	2.00 AC		
Land SF:	87,120 SF		

USAGE

Proposed Use:	Warehouse
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SALE

For Sale:	Price Negotiable
Sale Agent:	Innes England Ltd
Agents:	Craig Straw 0115 943 5980, Scott Osborne 0115 943 5976

LEASE

For Lease:	87,120 SF
Contacts:	Innes England Ltd - Craig Straw 0115 943 5980; Innes England Ltd - Scott Osborne 0115 943 5976

LEASE NOTES

Units are available on a design and build basis to suit occupier's bespoke requirement and can accommodate occupier's with the requirements from c10,000ft² (929m²) to c65,000ft² (6,038m²). The site benefits from outline planning consent for B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) uses.

TRANSPORTATION

Commuter Rail:	3 minute drive to Langley Mill Commuter Rail
Airport:	28 minute drive to Nottingham East Midlands Airport

PROPERTY CONTACTS

Freeholder:	J McCann & Co Ltd
Recorded Owner:	Mccann Holdings Limited

Enterprise Way, Langley Mill - Access 26 Business Park
Nottingham, NG16 4HY - Amber Valley Submarket



LAND NOTES

The site comprises a development plot with units available on a design and build basis to suit occupier's bespoke requirement and can accommodate occupier's with the requirements from circa 10,000 sq ft to circa 65,000 sq ft. The site is located adjacent to the A610 dual carriageway which provides rapid direct access to junction 26 of the M1 Motorway. The property also benefits from strong public transport links, including local bus services as well as the Langley Mill East Midlands Mainline Railway Station which is within close proximity.

2 Hallam Fields Road - Storage Land Rear of 2 Kensington Works
Ilkeston, DE7 4BR - Erewash Submarket



LAND

Type: Commercial Land

Land AC: 0.04 AC

Land SF: 1,642 SF

LEASE

For Lease: 1,642 SF at £8.76/SF/Yr

Contacts: Robert Ellis & Company Limited - Paul Sweeney 0115 949 0044

TRANSPORTATION

Commuter Rail: 15 minute drive to Beeston Commuter Rail

Airport: 22 minute drive to Nottingham East Midlands Airport

LAND NOTES

The plot comprises 0.4 acres of land. The plot is located Hallam Fields Road, Ilkeston DE7 4BR.

Land At Hollygate Ln - Land at Hollygate Lane - Plot 1
Nottingham, NG12 3JW - Rushcliffe Submarket



LAND

Type:	Commercial Land
Land AC:	2.74 AC
Land SF:	119,354 SF

SALE

For Sale:	Price Negotiable
Sale Agent:	FHP Property Consultants
Agents:	Mark Tomlinson 0115 841 1134, Chris Proctor

LEASE

For Lease:	119,354 SF
Contacts:	FHP Property Consultants - Mark Tomlinson 0115 841 1134; FHP Property Consultants - Chris Proctor

LEASE NOTES

Plot 1 for sale/lease - 2.74 Acres/1.11 Hectares

Land At Hollygate Ln - Land at Hollygate Lane - Plot 2
Nottingham, NG12 3JW - Rushcliffe Submarket



LAND

Type:	Commercial Land
Land AC:	4.04 AC
Land SF:	175,982 SF

SALE

For Sale:	Price Negotiable
Sale Agent:	FHP Property Consultants
Agents:	Mark Tomlinson 0115 841 1134, Chris Proctor

LEASE

For Lease:	175,982 SF
Contacts:	FHP Property Consultants - Mark Tomlinson 0115 841 1134; FHP Property Consultants - Chris Proctor

LEASE NOTES

Plot 2 for sale/lease - 4.04 Acres/1.63 Hectares

Land at Hollygate Ln - Land at Hollygate Lane - Plot 3
Nottingham, NG12 3JW - Rushcliffe Submarket



LAND

Type:	Commercial Land
Land AC:	0.58 AC
Land SF:	25,265 SF

SALE

For Sale:	Price Negotiable
Sale Agent:	FHP Property Consultants
Agents:	Mark Tomlinson 0115 841 1134, Chris Proctor

LEASE

For Lease:	25,265 SF
Contacts:	FHP Property Consultants - Mark Tomlinson 0115 841 1134; FHP Property Consultants - Chris Proctor

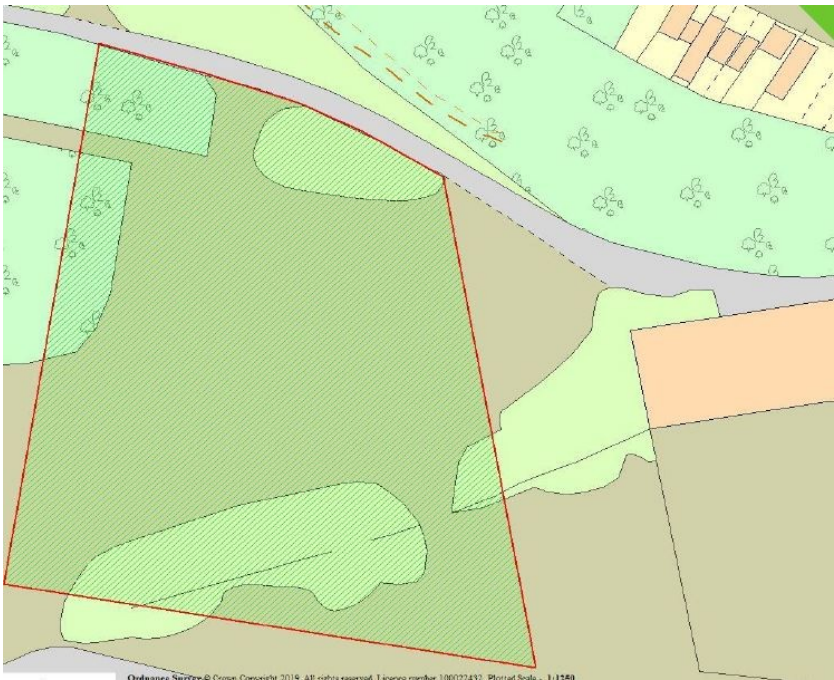
LEASE NOTES

Plot 2 for sale/lease - 4.04 Acres/1.63 Hectares

TRANSPORTATION

Commuter Rail:	11 minute drive to Radcliffe-On-Trent Commuter Rail
Airport:	31 minute drive to Nottingham East Midlands Airport

Littlewell Ln
Stanton-By-Dale, DE7 4QW - Erewash Submarket



LAND

Type:	Commercial Land
Land AC:	2.40 AC
Land SF:	104,544 SF

LEASE

For Lease:	104,544 SF at £20,000.00/SF/Yr ; 1 - 3 Year Term
Contacts:	NG Chartered Surveyors - Richard Sutton 0115 958 8599

LEASE NOTES

The site totals approximately 2.4 acres of cleared and leveled land suitable for open storage uses. Each plot will be fenced and gated providing secure storage land suitable for a wide variety of occupiers.

Lows Ln - Foundry Works
Ilkeston, DE7 4QU - Erewash Submarket



LAND

Type:	Industrial Land
Land AC:	7.07 AC
Land SF:	307,969 SF

SALE

For Sale:	Price Negotiable
Sale Agent:	Savills
Agents:	Victor Ktori 0115 934 8171

LEASE

For Lease:	307,969 SF
Contacts:	Savills - Victor Ktori 0115 934 8171; Chadwick McRae - Ian McRae 01604 505066

LEASE NOTES

Property available for lease and for sale. Price upon application

LAND NOTES

The property comprises an extensive secured and gated self-contained site benefiting from 24 hour access and monitoring. It is generally level in topography being partially surfaced and unsurfaced, currently used for the storage and processing of aggregates and benefits from two weighbridges and porta cabin security/offices.

Penny Emma Way - 28 Beecroft Park
Sutton In Ashfield, NG17 5FT - Ashfield Submarket



LAND

Type:	Commercial Land
Land AC:	5.80 AC
Land SF:	252,648 SF

CURRENT CONDITION

Improvements:	Land
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SALE

For Sale:	Price Negotiable
Sale Agent:	Savills
Agents:	Victor Ktori 0115 934 8171, Ian Muxlow 0115 934 8053

LEASE

For Lease:	252,648 SF at £30,000.00/SF/Yr
Contacts:	Savills - Victor Ktori 0115 934 8171

LEASE NOTES

5.8 acre pro,e industrial development site.

TRANSPORTATION

Commuter Rail:	2 minute drive to Sutton Parkway Commuter Rail
Airport:	34 minute drive to Nottingham East Midlands Airport

PROPERTY CONTACTS

Recorded Owner:	Colston Developments Limited
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Penny Emma Way - 28 Beecroft Park
Sutton In Ashfield, NG17 5FT - Ashfield Submarket

LAND NOTES

The site comprises a cleared parcel of land of 5.58 acres suitable for B1, B2 and B8 uses. The site is located with easy access to Junction 28 of the M1 and links to Nottingham, Mansfield and the surrounding areas.

Private Road No 3 - Open Storage Land
Nottingham, NG4 2BA - Gedling Submarket



LAND

Type:	Commercial Land
Land AC:	2.75 AC
Land SF:	119,790 SF

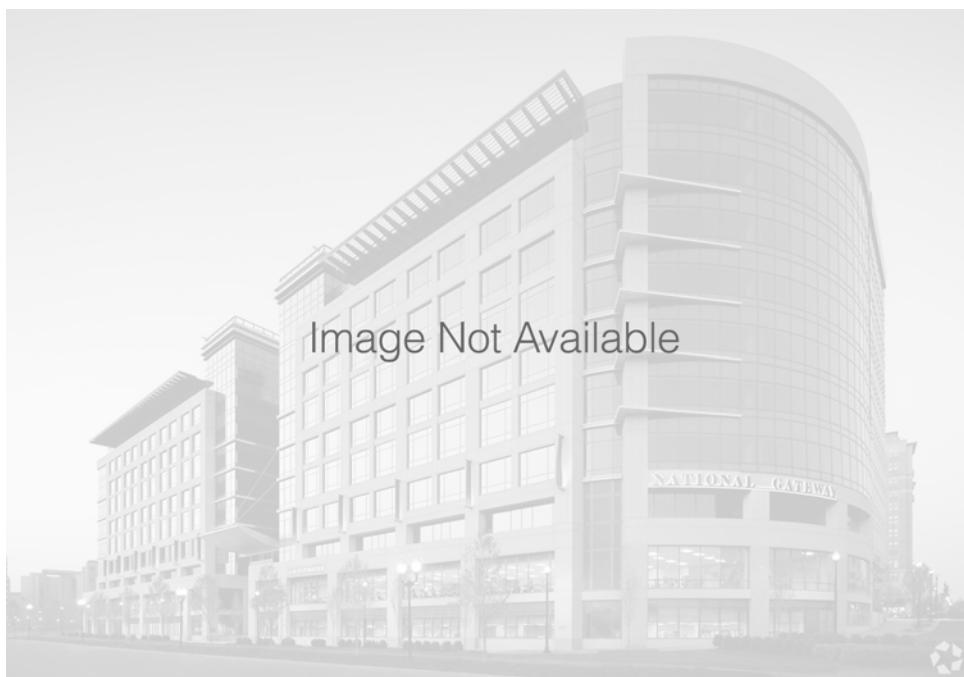
LEASE

For Lease:	119,790 SF at £20,000.00/SF/Yr
Contacts:	FHP Property Consultants - Mark Tomlinson 0115 841 1134; FHP Property Consultants - Anthony Barrowcliffe 0115 841 1148

LEASE NOTES

Secure and gated site Services and drainage available down either side of the site Recently surfaced Available for short term or long term let

Southwell Rd W - Land
Mansfield, NG21 0HJ - Mansfield Submarket



LAND

Type:	Commercial Land
Land AC:	2.00 AC
Land SF:	87,120 SF

USAGE

Proposed Use:	Commercial
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SALE

For Sale:	£450,000 (£225,000/AC - £5.17/SF)
Sale Agent:	Innes England Ltd
Agents:	Scott Osborne 0115 943 5976

LEASE

For Lease:	15,246 SF at £10,000.00/SF/Yr
Contacts:	ADCO properties Ltd - Stuart Mills

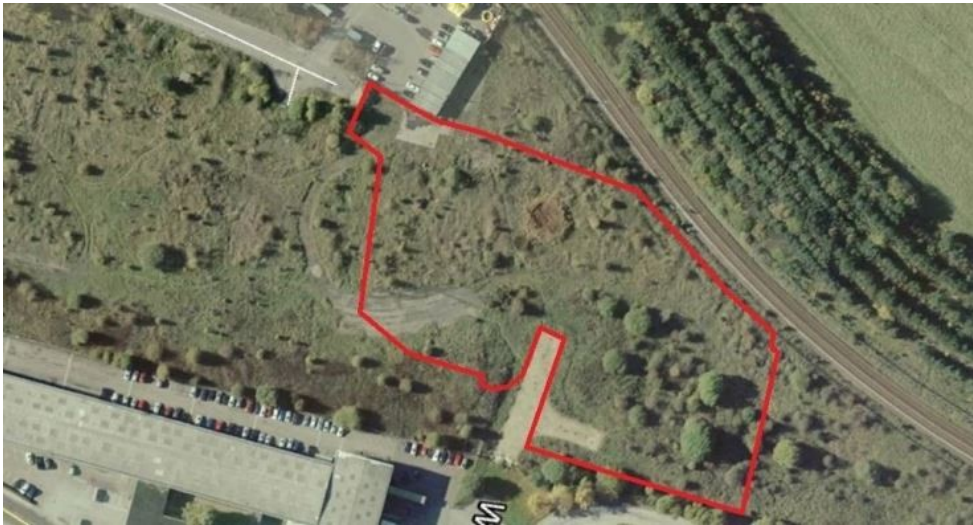
LEASE NOTES

Planning permission for vehicle storage

TRANSPORTATION

Commuter Rail:	7 minute drive to Mansfield Commuter Rail
Airport:	39 minute drive to Nottingham East Midlands Airport

Welshcroft Close - Summit Colliery
Nottingham, NG17 8GJ - Ashfield Submarket



LAND

Type:	Industrial Land
Land AC:	3.00 AC
Land SF:	130,680 SF

USAGE

Proposed Use:	Industrial
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LEASE

For Lease:	130,680 SF
Contacts:	Innes England Ltd - Scott Osborne 0115 943 5976; Innes England Ltd - Craig Straw 0115 943 5980

LEASE NOTES

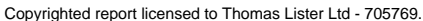
The site is available as a whole with quoting terms from the marketing agents.

TRANSPORTATION

Commuter Rail:	2 minute drive to Sutton Parkway Commuter Rail
Airport:	33 minute drive to Nottingham East Midlands Airport

LAND NOTES

The plot comprises 3 acres of land.



Report Criteria

location

Radius 20.00 mile(s) radius from Lat : -1.47601433844841, Long : 52.9217546403425

property

Type of Property Land

4. Summary of sites provided by Glen Hall

A summary of sites which have been provided to or explored by Tarmac is provided below. The summary also provides the current position in respect of each site and notes the reasoning for a number of sites being disregarded as potential relocation opportunities.

Tarmac Derby RMX CPO Site Search

Severn Trent Raynesway/Spondon, DE21 7BE

Tarmac – Keith Wharmby - 0774 056 3212 - Attempting to contact Stephen Cooke at Severn Trent

Network Rail Chaddesden Sidings, DE21 6NZ

Derby CC – Joanna Rees - 07970291429 - Awaiting confirmation of flood defence proposals from Derby CC.

Rolls Royce, Osmaston Rd, DE23 8JS

Rolls Royce - Robert Orgill - 07972 001178 – Unable to progress due to insufficient interest from other parties

Northedge, Alfreton Rd, DE21 4AP (<https://www.primelocation.com/to-rent/commercial/details/51890211>)

David Brown Commercial - Michael Green - 07597 985 509 - Client wouldn't accept this use on the site

Units 13 & 15 Victory Park, Victory Road, DE24 8ER –

(<https://www.salloway.com/commercial-property/units-13-and-15-victory-park-victory-road-derby-de24-8er/>)

Salloway - Hugo Beresford - 07976 382850 - Unfortunately, we are not going to be able to accommodate your client's requirement on Victory Park

Stores Rd DE21 4BG (<https://www.ng-cs.com/property/solex-55-stores-road-derby/>)

1.84 acre site has potential but note NG Chartered Surveyors website states For Sale & Under Offer

NG Surveyors - Sunny Landa – 0115 9588599 – Site Let

Land and Buildings, 9 Thirsk Place, Osmaston Park Industrial Estate, Derby, DE24 8JJ -

https://xpp1.caldes3.com/property_images/9959/8424_Land-Buildings-9_Thirsk_Place-Derby.pdf

1.78 acres site has potential but note For Sale with a Guide Price of £1,500,000 – tenure based on 113 year lease - includes 8185 sq ft former Cromwell Tools building

Gadsby Nichols - Andrew Nichols – 01332 290390 – for sale only - under offer but still available

St Modwen Park, Wyvern Way DE21 6NZ – (<https://www.innes-england.com/properties/st-modwen-park-derby-wyvern-way-2>)

Large scale – 50 acre development - Initial discussions initiated with Nick Hosking at Innes England – 01332 362244 – who is going to contact client to see if an RMX plant is acceptable to them – client view was that if it was one of the last parcel of land on the

scheme they'd probably be interested but given they're just starting out there was a view that, at this stage, the use wouldn't have been suitable.

Sinfin Commercial Park DE24 9GL – (<https://harworthgroup.com/wp-content/uploads/2016/05/Sinfin-Commercial-Park-Open-Storage-Brochure.pdf>)

Discussions with Chris Wright at Innes England – 01332 362244 - owner cannot accommodate Tarmac's requirements

Precision Park, Bateman Street, Derby, Derbyshire DE23 8JQ – (<https://www.innes-england.com/properties/precision-park-bateman-street>)

Tarmac – Keith Wharmby - 0774 056 3212 – Access via Bateman Street unsuitable due to narrow road and offices not needed

Derby Pride Parkway, DE24 8JH -

(https://www.hindleylawrence.co.uk/pdf/1537190696Derby_Pride_Parkway_iPartics.pdf) -

Tarmac – Keith Wharmby - 0774 056 3212 - Unsuitable due to sensitive neighbouring property (car dealerships and old prime users) & unlikely to be granted planning consent as the area is a gateway into Pride Park

Locomotive Way, DE24 8PU

Tarmac – Keith Wharmby - 0774 056 3212 - Unsuitable due to sensitive neighbouring property (car dealerships etc) & unlikely to be granted planning consent due to nature of highway network and unsuitable HGV routing

Uttoxeter New Road DE22 3EA

Tarmac – Keith Wharmby - 0774 056 3212 Unsuitable due to sensitive neighbouring property & unlikely to be granted planning consent as not in a designated employment area

Asher Ln - Open Storage Land - Ripley, DE5 3SW

Insufficient land available (0.37 acres)

Centrum Way - Design & Build Site - Burton On Trent, DE14 2SY

Outside area of interest

Enterprise Way, Langley Mill - Access 26 Business Park, Nottingham, NG16 4HY

Outside area of interest

2 Hallam Fields Road - Storage Land Rear of 2 Kensington Works, Ilkeston, DE7 4BR

Insufficient land available (0.4 acres)

Land at Hollygate Lane - Nottingham, NG12 3JW

Outside area of interest

Littlewell Ln, Stanton-By-Dale, DE7 4QW

Outside area of interest

Lows Ln - Foundry Works, Ilkeston, DE7 4QU

Outside area of interest

Private Road No 3 - Open Storage Land Nottingham, NG4 2BA

Outside area of interest

Welshcroft Close - Summit Colliery Nottingham, NG17 8GJ

Outside area of interest

Wiltshire Road DE21 6EZ

Residential road, totally unsuitable

In addition, there are a number of sites for sale but these are considered to be out of scope as Tarmac currently hold a leasehold interest in John Street.

Glenn Hall BSc MSc MRICS

RICS Registered Valuer

26/10/2020

THE DERBY CITY COUNCIL (CASTLEWARD) COMPULSORY PURCHASE ORDER 2020

APPENDIX 8

STATEMENT OF EVIDENCE OF MS. RACHEL LISTER

ON BEHALF OF DERBY CITY COUNCIL

PUBLIC INQUIRY 26 – 29 January 2021

Map Reference**Party Name****Interest**

15

Tarmac Quarry Products Ltd

Leasehold

Date of Correspondance	Summary of Correspondance
20/06/2019	Meeting with Keith Wharmby (Tarmac Estate Manager) and Glen Hall (Surveyor from David L Walker) at Compendium offices - meeting notes saved to file.
21/06/2019	CoStar search prepared - land for sale and to let, 15mile radius from Derby.
12/09/2019	CoStar search prepared - land for sale and to let, 15 & 20 mile radius from Derby.
08/11/2019	Keith Wharmby from Tarmac contacted on 8th November, meeting not required at this stage.
02/12/2019	Contact with Keith again via telephone, TL provided detail relating to timescales/fee proposals and the necessity for a revised CoStar search. Updated CoStar search carried out and sent to Tarmac on 2/12/19. Keith advised that they are currently considering whether to close the Castleward site and not relocate operations. Keith will refer back further on matters in due course.
23/04/2020	TL request for follow up meeting for an update on Tarmac's relocation progression - Tarmac responded and agreed to discuss tomorrow (24/4/20).
23/04/2020	TL provided Tarmac with an updated Costar search as requested in advance of the upcoming meeeting.
24/04/2020	Email from Tarmac confirming difficulties in finding an alternative location, also noted that a leasehold site is of greater interest now due to COVID-19 resulting in reduction in company's cashflow.
24/04/2020	Conference call with Tarmac - TL to make enquiries about a number of parties/site that could provide opportunities for Tarmac, DCC to discuss opportunities with Trent Barton - timescales also discussed. Detailed meeting notes saved to file.
29/04/2020	TL provided Tarmac with an update on; Trent Barton, Osmaston Rolls Royce sites, Saint Gobain site - Keith Wharmby responded and confirmed that he will undertake some further due dilligence on the sites.
30/04/2020	JR (DCC) had a conversation with Trent Barton re relocation site - file note saved to file.
26/05/2020	Correspondance between TL, Robert Orgill of Rolls Royce and Tarmac regarding relocation at Rolls Royce site - emails saved to file with full detail.
28/05/2020	Meeting re Relocation Opportunity Site in Osmaston in the Ownership of Rolls Royce - meeting notes saved to file. Rolls Royce and Tarmac to liaise separately after the meeting for further discussions as necessary.
02/07/2020	TL email to KJ - requesting update in relation to the Chaddesden site. Subsequently, meeting organised for 9th July.
09/07/2020	Relocation update meeting with Tarmac/DCC - file note saved to file.
09/07/2020	Cost estimate for a new plant provided by Tarmac - to be reviewed by cost specialist on behalf of DCC.
20/07/2020	TL chased Tarmac requesting an update in relation to the Chaddesden site - Tarmac yet to provide an update and TL to chase end of next week (7/9/20) if no response provided by then. It was noted that a number of the operations team at Tarmac have been furloughed which has slowed the decision making process further.
31/07/2020	Email from Tarmac requesting update in relation to flood issues at the Chaddesden site from DCC/EA. Keith has requested that new sites available on the market for review. TL responded and noted that DCC will be informed of the flood issues matter in order to ensure there is a response soon. DCC notified that alternative sites are required by Tarmac - Pratima has forwarded this to Simon Kirk and Marketing Derby in order for further site searches to be carried out. Simon Kirk has responded and confirms that he will send through particulars of land at the old Celenease site (Raynesway) on Monday 3rd August.
13/08/2020	Joanna Rees (DCC) provided an update on Trent Barton site (Stores Road), Chaddesden Sidings and the Severn Trent Water site.
14/08/2020	Joanna sent Keith a site plan for the Chaddesden Sidings/Network Rail site outlining the flood defence works planned for the site.
26/08/2020	Simon provided Keith with information on Alfreton Road site, Heage Road and Longcliffe.
28/08/2020	Victory Park particulars issued to Keith at Tarmac for review.
28/08/2020	Keith confirmed that the location was not suitable at Victory Park.
10/09/2020	Email from Keith, confirming that the Northedge site in Alfreton highlighted by Simon Kirk is not suitable, the landowner was not interested in a concrete batching plant on the site. TL confirmed receipt and noted this.
16/09/2020	Email to Keith at Tarmac requesting an update in relation to the Chaddesden Site and the proposed visit to the Severn Trent land at Raynesway.
16/09/2020	Response from Keith, confirms concerns with Chaddesden due to the flood issues and are still waiting an invite for a visit to the Raynesway site - email saved to file.
24/09/2020	Call with TL/DCC/Tarmac - re progress in relation to relocation.
01/10/2020	Tarmac provided a red line plan identifying the preferred relocation area.
12/10/2020	Joanna provided Glenn and Keith with contact details of Stephen Cooke at Severn Trent Water to progress discussions.
11/11/2020	Information on additional sites which may be acceptable by Planning sent to Tarmac for review.
11/11/2020	Received email from Tarmac requesting further information on the additional sites provided.
13/11/2020	Meeting with Keith Wharmby (Tarmac Estate Manager) and Glen Hall (Surveyor from David L Walker) Joanna Rees and Rachel Lister.
25/11/2020	Pratima emailed Glenn to provide an update on progress with identifying contact details of the latest sites provided.
01/12/2020	Letters issued to all parties from DCC providing information on grants available, an update on the Public Inquiry and confirmation that DCC are still seeking to acquire property interests by mutual agreement (Thomas Lister details provided).
02/12/2020	Email from Tarmac to DCC - confirmation that Tarmac are not intending to withdraw the objection and will seek further advice but would welcome a conference call to discuss the situation further. Email saved to file.
07/12/2020	As noted in previous email above, DCC held a meeting with Tarmac.

THE DERBY CITY COUNCIL (CASTLEWARD) COMPULSORY PURCHASE ORDER 2020

APPENDIX 9

STATEMENT OF EVIDENCE OF MS. RACHEL LISTER

ON BEHALF OF DERBY CITY COUNCIL

PUBLIC INQUIRY 26 – 29 January 2021

Map Reference**Party Name****Interest**

24

Derby Auto Electrical Services Limited
Leasehold

Date of Correspondance	Summary of Correspondance
11/04/2019	Carter Jonas contact with DCC - correspondence within file.
14/11/2019	Katryna Ley of Carter Jonas has been appointed to act on behalf of Anthony and Karen Ross (Freeholders) & Derby Auto Electrical Services (Leaseholder) – fee proposal provided by Katryna. TL response - awaits clients instructions.
19/11/2019	Confirmation that Carter Jonas fees are acceptable.
20/02/2020	TL spoke with Katryna and suggested a meeting is organised - meeting dates to be confirmed, TL have suggested 5th/6th March and are awaiting confirmation from Katryna.
25/02/2020	Meeting arranged for 9th March on site to measure the building and ascertain relocation or proposed extinguishment.
04/03/2020	Call from Katryna, confirms that her client has received a letter noting site is not required until 2025 and now understood that the site was no longer required as part of the CPO - TL confirmed that this is not the case and provided the most up to date phasing plan to confirm boundaries/timings.
04/03/2020	Draft indicative phasing plan sent to Katryna Ley as requested.
11/03/2020	TL emailed Katryna Ley to provide a link to the the Notice of Making as requested.
09/04/2020	Katryna Ley provided copies of the objection. TL confirmed receipt.
01/05/2020	TL issued letter to Selina Wakeham regarding DAES/Anthony Stuart, relating to objection, not-before date (as requested), sale and leaseback options and DCC's willingness to acquire the subject interests - letter saved to file.
19/08/2020	TL issued revised not before date letter to Carter Jonas.
06/11/2020	Carter Jonas issued provisional claim for DCC/TL to review.
06/11/2020	TL confirms unaware/have no record of any discussions since inspection on 9th March this year (see emails for full detail), or having ever received any response to recent correspondence issued to you in respect of this matter. TL confirms commencement of discussions with Carter Jonas for the purchase of clients interest.
09/11/2020	Carter Jonas request a Teams meeting to discuss and finalise their position ahead of Public Enquiry. TL confirms 4pm on 16th November for meeting.
09/11/2020	TL challenges Carter Jonas' comments made at Pre-Enquiry meeting - full email saved to file.
11/11/2020	Carter Jonas email outlines key issues for their client to inform the meeting to be held with TL/DCC - also provision of draft HoTs for review. Further detail saved to file.
16/11/2020	Email from Carter Jonas after Teams meeting - provision of Draft HoTs - email and HoTs saved to file.
17/11/2020	TL/DCC revised HoTs and issued to Carter Jonas for review/comments.
17/11/2020	Email from Carter Jonas on the revised HoTs - full details saved to file.
17/11/2020	TL confirms liaising with client and present and will refer back shortly.
20/11/2020	Carter Jonas email to TL for an update - TL response notes DCC are considering their position on the matter and will respond when possible.
24/11/2020	Carter Jonas email to TL for an update.
25/11/2020	TL confirm they are awaiting an update from DCC in order to progress.
27/11/2020	Letter issued to Carter Jonas from TL.
01/12/2020	Letters issued to all parties from DCC providing information on grants available, an update on the Public Inquiry and confirmation that DCC are still seeking to acquire property interests by mutual agreement (Thomas Lister details provided).
01/12/2020	Email from Carter Jonas in relation to the mitigation agreement.
03/12/2020	TL respond to Carter Jonas after discussions with DCC, and confirm that DCC are minded to recommend for approval, entering into the Mitigation Agreement, provided that this is conditional on the CPO being confirmed.
03/12/2020	Carter Jonas to seek instructions from client.
04/12/2020	Carter Jonas provided revised heads of terms and issued to TL for review.
07/12/2020	TL/DCC revised Heads of terms and re-issued to Carter Jonas for review.
09/12/2020	Revised heads of terms provided by Carter Jonas with additional obligations for DCC and the claimant.
09/12/2020	TL confirmed receipt and will seek client instructions and refer back.
14/12/2020	Carter Jonas request an update on DCC's position.
17/12/2020	TL confirm that DCC have confirmed that the revised terms are not agreed and are not acceptable as the terms on which Carter Jonas have prepared are not regarded as being reasonable. TL reiterated that DCC are not prepared to meet DAES costs associated with objecting to the CPO.

THE DERBY CITY COUNCIL (CASTLEWARD) COMPULSORY PURCHASE ORDER 2020

APPENDIX 10

STATEMENT OF EVIDENCE OF MS. RACHEL LISTER

ON BEHALF OF DERBY CITY COUNCIL

PUBLIC INQUIRY 26 – 29 January 2021

Map Reference

16

Party Name

Midcastle Limited (includes Power Adapters/First Electrical Ltd/Bathroom Traders/Lamp Shed/Supaplumb)

Interest

Long Leasehold

Date of Correspondance	Summary of Correspondance
10/11/2019	Confirmed that Midcastle had a meeting with DCC on 9th October @ Compendium offices - confirmed receipt of letter from DCC and is available for a meeting w/c 25th November. TL to make contact accordingly.
15/11/2019	RL attempted to contact Midcastle - no response.
28/11/2019	Matt Wilson requests direct dial for Keith from Midcastle to organise meeting.
29/11/2019	TL arrange meeting with Midcastle for 3rd December at 3pm.
03/12/2019	Meeting with Midcastle - minutes produced.
04/12/2019	RL contacts Simon Kirk, confirming Midcastle's worries regarding relocation. Contact detail for Keith from Midcastle provided to SK - CoStar results to follow.
05/12/2019	CoStar search carried out by TL - comprises industrial units to let and for sale within a 3 mile radius of Derby City Centre and 15,000 - 30,000 sq ft in size. Marketing Derby to meet with Midcastle ASAP.
20/04/2020	TL attempted to call Keith of Midcastle to ascertain an update relating to relocation and to establish if there is anything he requires at this time from DCC/TL/Marketing Derby. No response from telephone. TL followed this up with an email to Keith requesting an update meeting over Skype or similar, TL await a response.
27/04/2020	TL managed to contact Keith via telephone - it was confirmed that Keith did not want to discuss relocation options and his priority currently is managing his business through the current COVID-19 situation - file note saved to file.
20/04/2020	TL emailed Keith after liaising with DCC - confirmed that no further contact relating to relocation will be issued to Midcastle and that in the meantime the option of disposing his interest to DCC was still open - email saved to file.
29/04/2020	TL email to Keith, confirms that if Midcastle is willing to dispose of the interest, sale and leaseback terms can be considered. Keith confirmed receipt and confirmed that he will revert to TL in the coming months when the situation is more clear. TL to await contact from Midcastle.
30/04/2020	TL confirmed receipt of Keith's email and also noted that there is support that DCC can provide and other useful sources of business support information during COVID-19 - email saved to file. TL await any further correspondence from Midcastle re relocation.
08/06/2020	TL called Keith's mobile for an update during COVID - no response received.
20/07/2020	TL conversation with KJ - shop has reopened but trade has dropped off by 50% - file note saved to file and TL to contact KJ again in circa 1-2 months time.
02/10/2020	TL email to Peter Hotchin at Mather Jamie requesting confirmation of scope of services and associated fees - TL await a response. TL also cc'd PB from DCC and noted that contact be made with Pratima if relocation assistance is required at this time.
08/10/2020	TL conversation with Keith J, TL issued a letter with estimate of value. A copy of the letter is saved to file.
04/11/2020	TL chased Keith for a response to the letter issued the month before.
16/11/2020	Simon Kirk (Marketing Derby) received email from Peter Hotchin advising that he is waiting for confirmation on the relocation site requirements from his clients.
20/11/2020	TL chased Mather Jamie for a response from the email issued at the start of October an email was also sent to Keith J for a response in relation to his agents and the valuation letter issued.
24/11/2020	Email from Keith - response in relation to the valuation provided and issues Midcastle are currently facing. Also provided details of relocation requirements and noted that a meeting in the near year would be welcomed. TL responded and confirmed that if KJ would like TL to directly liase with Mather Jamie then please advise in relation to the valuation matter. Additionally, relocation support can be provided by Pratima at DCC - No response received.
01/12/2020	Letters issued to all parties from DCC providing information on grants available, an update on the Public Inquiry and confirmation that DCC are still seeking to acquire property interests by mutual agreement (Thomas Lister details provided). Issued to Midcastle Limited/Power Adapters/First Electrical Ltd/Bathroom Traders/Lamp Shed/Supaplumb
08/12/2020	Email from Peter Hotchin at Mather Jamie to confirm scope of services and confirms that the assistance of DCC in finding a relocation property would be appreciated.
08/12/2020	TL respond to Peter Hotchin, confirming that DCC are keen to agree matters by negotiation/be able to agree some principals as to how matters are dealt with going forward such as a pre-purchase agreement - TL suggested that we could seek to agree HoTs as soon as possible and requested that Peter confirm if his clients would be amenable to this.
15/12/2020	Email from Peter Hotchin at Mather Jamie, confirms that he is awaiting instructions from his client and will revert back to TL when there is an update.