DEARNE AND DOVE WORKS

WEST STREET

WORSBROUGH DALE

BARNSLEY

S70 5PG

Employment Land Assessment

and

Marketing Report

Prepared by : **Andrew P Corbett**

BSc Hons Dip Surv MRICS

On behalf of : **The Ebor Sipp**

Re: Richard George Muir Oddie

29 January 2014

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1. INTRODUCTION

1.1 I am instructed by the owners of the Dearne & Dove Works, West Street, Worsbrough Dale, Barnsley to provide an Employment Land Assessment and Marketing Report in support of an application for residential development.

2. QUALIFICATIONS AND EXPERIENCE

2.1 I Andrew Paul Corbett BSc Hons Dip Surv MRICS am the Managing Director of Smiths Chartered Surveyors a general practice surveying firm based in Barnsley and established in 1898. I am the Director in charge of the commercial property department dealing with all aspects of commercial property valuations, agency, management and landlord and tenant matters. I am an RICS registered valuer and member of the Valuation and Commercial Property Faculties of the RICS.

2.2 I graduated from Liverpool University in 1985 with an Honours Degree in geography and geology and completed a post graduate degree at Leeds University in 1986.

2.3 I joined Saxton Smiths Chartered Surveyors in 1986, obtained a Diploma in surveying through the college of Estate Management and qualified as a Chartered Surveyor in 1991. Saxton Smith was sold to General Accident in 1987 and in 1990 I led the management buyout when the firm reverted to its original name of Smiths Chartered Surveyors.

2.4 I have been Partner/Director in charge of the commercial property department since 1990 and have involvement with a wide variety of commercial and residential properties. In relation to commercial property my experience includes sales, lettings, acquisitions and management of industrial, retail, offices and medical premises through South and West Yorkshire. In relation to residential properties my experience includes the valuation and sale of residential properties together with the acquisition and sale of residential development sites. I regularly undertake instructions to act as an Expert Witness in dispute resolution matters in particular in connection with valuation issues and currently hold instructions relating such disputes throughout South and West Yorkshire.

2.5 Having regard to the above I believe that I have the appropriate experience and qualifications to enable me to provide an expert opinion on the employment land issues which are relevant to this application.

3. SUBJECT PREMISES

Location

3.1 Barnsley has an urban population of approximately 230,000 and is situated in South Yorkshire approximately 23 miles to the south of Leeds city centre and 16 miles to the north of Sheffield city centre. The town is well located for access to the motorway network with junction 37 of the M1 situated approximately 1.5 miles to the west via the A628 Dodworth Road and approximately 6 miles to the south at junction 36. Worsbrough Dale is located approximately 0.5 miles to the south of Barnsley town centre via the A61 Park Road/Sheffield Road.

3.2 The Dearne and Dove Works are located on the B6100 West Street approximately 0.5 miles to the east of the junction with the A61. The site is situated approximately 3 miles to the north of junction 36 of the M1 motorway.

3.3 On the northern side of West Street is a modern primary health care centre and to the western boundary are residential properties.

Description

3.4 The property comprises of the former Longley (Barnsley) Ltd engineering works and comprises of a site extending to approximately 1.535 ha (3.79 acres) within which are a range of older obsolete industrial workshops, offices and stores extending to a total of approximately 2,837 sq m (30,533 sq ft) of gross internal floor area.

3.5 Building no. 1 consists of a workshop building constructed with a steel portal frame with a height to eaves of approximately 4 m and extending to approximately 416 sq m. The building is clad with concrete blockwork and metalwork profile cladding. The

floor is of concrete slab construction and access is via three electrically operated steel roller shutter loading doors.

3.6 Buildings no.s 2 and 3 consist of adjoining interconnected workshop buildings dating from the early 1960's and constructed with a steel structural frame with a height to eaves of approximately 5.5m clad with concrete blockwork and corrugated asbestos cement sheets. The building is split level and access is via two roller shutting doors and steel sliding doors

3.7 Building no. 4 consists of a dilapidated workshop constructed with a steel portal frame with a height to eaves of approximately 4m clad with single skin metal profile cladding.

3.8 Building no.5 consists of a workshop building constructed with solid brickwork walls under a pitched roof covered with asbestos cement sheets. Access is via a steel roller shutter door located in the front gable and a steel sliding door located in the right hand elevation.

3.9 Building no.6 consists of a dilapidated two-storey office/store building constructed with cement rendered brickwork walls under a pitched slated roof.

3.10 Building no.7 consists of a modular office building with ancillary wash room and toilets.

3.11 The site extends to a total of approximately 1.535 ha with a frontage to West Street of approximately 180m and maximum depth of approximately 118m to the eastern boundary. The site is sloping with a southern aspect and is surfaced with a combination of concrete roadway and service yards together with compacted road

planeings and hard-core. The site is bound by a combination of stonework walls and concrete post and steel mesh fencing.

3.12 Adjacent to the northern boundary of the site is a telecommunications mast set within a site of approximately 60 sq m.

Accommodation

3.13

UNIT	SQ M	SQ FT
1	415.92	4477
2	656.82	7057
3	577.08	6212
4	401.06	4317
5	359.53	3870
6	42.46	457
7	167.22	1800

Site area 1.535 ha 3.79 acres

Services

3.14 Mains water, 3 phase electricity and drainage are connected to the property.

Tenure

3.15 The property is held freehold and is subject to the following occupations:-

Unit	Tenant	Tenancy Details	Rent
Unit 1	Sheffield Community Transport Ltd	Full repairing and insuring tenancy (security of tenure excluded)	£13,500 p.a.
Units 2 & 3	Mr Albert Hirst	Periodic business tenancy at nil rent with tenants responsible for business rates only	Nil
Unit 4	Vacant and dilapidated		Nil
Unit 5	Mr Brett Wood T/A B. E. Automotive	Short term periodic business tenancy.	
Unit 6	Vacant and dilapidated		Nil
Unit 7	Occupied by site owner		
Unit 7A	Sheffield Community Transport Ltd	Full repairing and insuring tenancy (security of tenure excluded)	£4,200 p.a. (inclusive of business rates and electricity charges)
Telecoms Mast		Lease for a term of 10 years from January 2004	£4,000 p.a.

Ground Conditions

3.16 The site was subjected to a Geo-environmental investigation report in early 2008. The investigation report was commissioned by Ben Bailey Homes and whilst I do not have a copy of the report I was advised at the time by Ben Bailey Homes that the site is covered extensively by made ground and is heavily contaminated as a consequence of the site historical engineering uses. In addition to the contamination there is a mine shaft located within the central area of the site and to the lower section adjoining the former canal is an area adversely affected by Japanese Knotweed.

3.17 Subsequently in August 2013 a Phase 1 Geo-environmental report was commissioned by The Ebor SIPP which confirmed the prescence of a mine shaft to the west of the site, and a former canal and docks backfilled to the south of the site. The report confirms a moderate risk of ground contamination being present and recommends more detailed investigation be undertaken to include trail pits and soil sampling across the site, bore hole investigations and gas monitoring.

3.18 In 2007 the costs associated with the demolition of the existing buildings and site clearance together with decontamination works was in the region of £150,000. It is a reasonable estimation to assume that these costs will now be in excess of these figures.

3.19 In the context of potential development for employment and residential uses the impact on the cost of remediation and site clearance will impact more greatly on the viability of employment uses as a consequence of relatively lower values associated with employment buildings.

4 MARKETING HISTORY

4.1 The property was placed on the market 'To Let' in late 2009 following the departure of Taylor Maxwell who occupied the majority of the land and buildings. The market programme included the following: -

(i) Board - A 6' x 4' angled marketing board located at the front of the site.

(ii) Details - In-house marketing details were prepared incorporating a location plan and site plan and providing basic information as the nature of the accommodation available and the terms proposed. A copy of the agent particulars is attached in Appendix 2.

(iii) Mailing - The marketing details were circulated to all South and West Yorkshire agents at the onset of marketing and were subsequently sent to commercial developers based in Yorkshire. The marketing particulars were also circulated to all relevant industrial requirements.

The details were also sent to the Barnsley Development Agency and displayed on the Barnsley Council web site.

(iv) Website Advertising - Throughout the marketing period the availability of the site has been advertised on the agents web site.

5.0 ENQUIRIES

5.1 Enquiry levels for the premises on the site have been extremely low and as a consequence for the period of late 2009 up until July 2011 only nominal enquiries were received eventually resulting in a letting to Sheffield Community Transport in July 2011. The enquiry was received as a consequence of the demise of Barnsley Dial a ride. Sheffield Community Transport took over running the service and the relocation is a short term interim solution whilst a more suitably located site can be acquired.

5.2 Over the period from the commencement of marketing to the present date no formal lettings have been achieved on units 2 and 3 as a consequence of the age and obsolescence of the premises. The owners have however resorted to short term rent free letting in order to alleviate the rate liability.

5.3 Unit 4 has been vacant since 2009 with no formal interest received.

5.4 Unit 5 has been let on short term periodic business tenancies interspersed with longer periods of vacancy.

5.5 In terms of enquiries and offers received for the freehold interest no interest has been received from either potential owner occupier or developers for employment uses. In late 2007 a formal offer was received from Ben Bailey Homes conditional upon obtaining planning permission for residential development. An acceptable offer was received however with the decline of the residential property market Ben Bailey Homes withdrew from the transaction.

5.6 In October 2010 a formal offer was received from Heron Homes conditional upon obtaining planning permission for residential development. In the event the negotiations did not progress to a satisfactory conclusion.

5.7 Since October 2010 no other offers have been received for the site. That said, expressions of interest have been received from residential developers only with no enquiries at all received from commercial property developers.

6. THE MARKET FOR EMPLOYMENT LAND

6.1 I have considered the Employment Land Market in terms of two bases as follows: -

(i) The Barnsley district as a whole

(ii) West Barnsley

The Barnsley District as a whole

6.2 The slow rate of development sites being brought forward and the low rents and capital values of commercial land and buildings in Barnsley clearly illustrates that from a market prospective there is no actual, perceived or perspective shortage of land and buildings for commercial use in Barnsley. The site is a comparatively small scale development site and in my view does not make any meaningful contribution to the availability of employment development sites in Barnsley as a whole as there are plenty of available sites without it.

West Barnsley

6.3 The M1 runs to the west of Barnsley is there is extensive commercial accommodation and land available for employment development at junction 36 (Tankersley) and junction 37 (Dodworth). Once again the slow rate of take up of both land and buildings and the relatively low rents and capital values is a strong market indication that there is a plentiful market supply.

6.4 At junction 36 there is the well established Wentworth Park Industrial Estate offering extensive B2 and B8 accommodation. Approximately 25 acres (10 ha) of land suitable for B1, B2 and B8 industrial/distribution uses is currently being promoted by Gladman, to be known as Gladman Park. The scheme is being marketed on the basis that it is consented (4 units) funded and deliverable.

6.5 At junction 36 there is also available Maple Court providing available B1 office accommodation within the Wentworth Park Estate.

6.6 At junction 37 of the M1 there are several established estates comprising:

- Capital Park
- Dodworth Business Park North and South
- Elmhirst Park
- Kuyoto Factory
- Fall Bank Industrial Estate

These estates offer a wide range of types and sizes of employment accommodation with significant availability of vacant accommodation.

6.7 Capitol Park also offers approximately 36 acres of prime commercial development land. Part of the site has been developed including a Ramada Encore Hotel and a Toby Inn pub and restaurant. I estimate that between 25 - 30 acres of available land remains there.

6.8 Along the Dearne Valley Parkway linking J36 of the M1 to the Dearne Valley are various available development sites which are all better located and suitable for modern employment requirements.

6.9 On the basis of the available accommodation and development land at J36 and J37 of the M1 I not think there can be any suggestion that the loss of the subject site would have an impact on employment potential in the Worsbrough area of Barnsley. The above clearly demonstrates that there is a plentiful supply without it.

7.0 SUMMARY

7.1 There are plenty of alternatives sites available whether considering Barnsley as a whole or South Barnsley in particular. The designation of the Barnsley Growth Corridor and the immediate and high profile availability of sites at Capital Park (J37) and Gladman Park (J36) mean that no employment opportunity on a district or local

basis would be jeopardised by the removal of Dearne and Dove Works from Designated Employment Land.

7.2 At a more local level the site makes no contribution to potential employment provision because its development for offices, workshops and storage/warehousing is unviable in the current and foreseeable market conditions.

7.3 Whilst it is extremely unlikely for the foreseeable future that rent and capital values will increase to such an extent to make development viable, the sites at Captial Park, Dodworth and Tankersley would be brought forward well before the Dearne and Dove site and would be much more attractive in the market place.

7.4 The marketing to date clearly demonstrates that there is currently no demand for the site for the redevelopment for employment uses.

7.5 In my opinion therefore the loss of the site from employment land supply would have no detrimental effect on potential employment prospects in Barnsley.

Appendix 1

Location and site plan

DEARNE AND DOVE WORKS
WEST STREET
WORSBROUGH DALE
BARNSLEY



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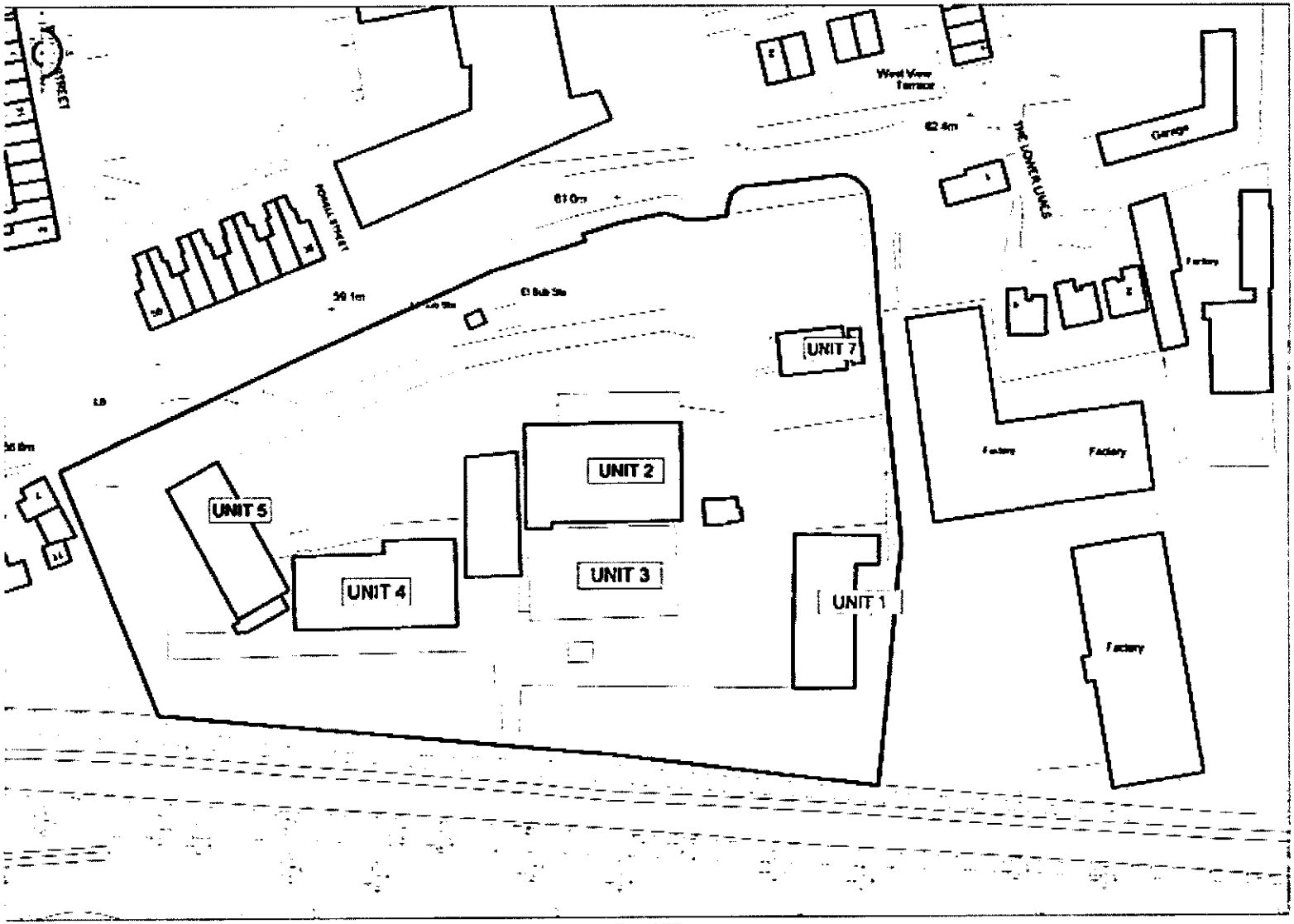
SMITHS CHARTERED SURVEYORS
14 REGENT STREET

DEARNE AND DOVE WORKS
WEST STREET
WORSBROUGH DALE
BARNSLEY



Promap

SMITHS CHARTERED SURVEYORS
14 REGENT STREET

Appendix 2

Agents Marketing Particulars

COMMERCIAL
RESIDENTIAL

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CHARTERED SURVEYORS
THE COMPLETE PROPERTY
CONSULTANCY

INDUSTRIAL

Property Particulars

TO LET

INDUSTRIAL UNITS AND STORAGE LAND

3,870 sq ft (359.53 sq m) –
28,190 sq ft (2,618.91 sq m)





Dearne & Dove Works
West Street
Worsbrough Dale
Barnsley
S70 5PG

Rentals from £3 psf

Tel: 01226 298456

14 Regent Street
Barnsley
S70 2HG

T: 01226 298456
F: 01226 247535
www.smithsestateagents.co.uk

LOCATION

Barnsley is situated in South Yorkshire approximately 23 miles south of Leeds and 16 miles north of Sheffield city centre. Worsbrough Dale is situated approximately 1 mile to the South of Barnsley town center via the A61 Park Road/Sheffield Road.

The Dearne & Dove Works is located on the B6100 West Street close to the junction with the A61 and providing good access to the motorway network with junction 36 of the M1 situated 2 miles to the south.

DESCRIPTION

The Dearne & Dove Works consist of a former engineering works with a range of workshops and offices totaling 28,190 sq ft within a site extending to 3.79 acres.

ACCOMMODATION

Unit	Description	Sq ft	Sq m	
1	Workshop	4,477	415.92	Let
2	Workshop	7,064	656.28	Available
3	Workshop	6,212	577.08	Available
4	Workshop	4,317	401.06	Available
5	Workshop	3,870	359.53	Let
7	Offices/Store	457	42.46	Let

RATEABLE VALUE (subject to appeal)

Unit	Rateable Value
1, 3 & 7A	£25,000
2	£13,250
4	£11,500
5	£9,900
7B	£1,275

UBR: £0.471

TERMS

The premises are available on new full repairing and insuring leases on terms to be agreed.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

VIEWING AND FURTHER INFORMATION

Andrew Corbett
Smiths Chartered Surveyors
Tel: 01226 298 456
E-mail: andrew@smithsestateagents.co.uk

Bec Nutton
Smiths Chartered Surveyors
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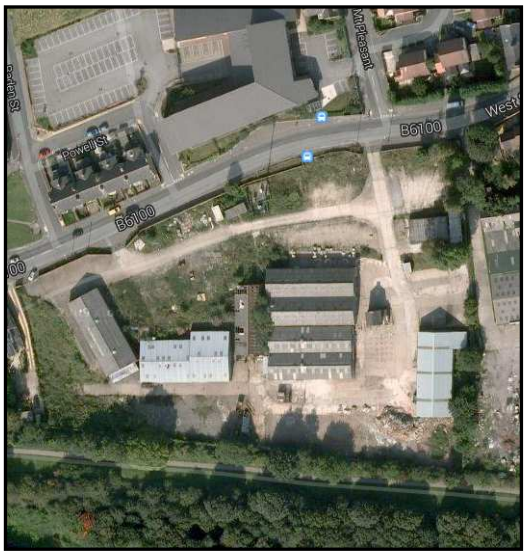
INDUSTRIAL

Property Particulars

FOR SALE

DEVELOPMENT SITE

1.54 ha (3.39 acres)



Dearne & Dove Works
West Street
Worsbrough Dale
Barnsley S70 5PG

* All Enquiries *

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SERVICES

3 Phase mains electricity, mains water and drainage connected to the site.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

RATEABLE VALUE (subject to appeal)

Unit	Rateable Value
1, 3 & 7A	£25,000
2	£13,250
4	£11,500
5	£9,900
7B	£1,275

UBR: £0.471

TOWN & COUNTRY PLANNING

The property is allocated in the Unitary Development Plan and Draft Local Development Framework for Employment Uses. On the northern side of West Street is a modern primary health care centre and to the western boundary are residential properties.

The site has potential for re-development and interested parties should make their own enquiries of the Local Planning Authority : Barnsley MBC 01226 770770

TENURE

Freehold, subject to short term tenancies, currently producing £29,500 per annum.

VIEWING AND FURTHER INFORMATION

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