URBANA

TOWN PLANNING

Former Foulstone School
Nanny Marr Road, Darfield

Sequential Test

Prepared by: OM & RB
Checked & approved by: WM
Client: Ackroyd & Abbott
Date: December 2019
Submission to: Barnsley Metropolitan Borough Council

ERECTION OF THREE RETAIL UNITS WITH ASSOCIATED ACCESS AND PARKING

Former Foulstone School, Nanny Marr Road, Darfield, Barnsley, S73 9AB

1.0 Introduction

1.1 This document has been prepared on behalf of Ackroyd & Abbott and has been produced in support of the full planning application for the proposals above.

1.2 The purpose of this sequential test is to assess the application site (the Site) against other relevant sites in Barnsley in order to determine whether there are any sequentially preferable sites suitable for development in the manner proposed in the associated application. In addition, the Site must also comply with the various requirements of the intended future occupier which will be a discount food store. These requirements and the discount food store itself will be discussed in the following sections.

1.3 The document draws upon relevant local and national policy guidance including:

- National Planning Policy Framework (NPPF) (Revised February 2019)
- Barnsley Metropolitan Borough Council Local Plan (Adopted 2019)

2.0 Sequential Test

2.2 The proposed application is located on the former Foulstone School grounds, on Nanny Marr Road, Darfield, Barnsley. Under the adopted Policies Map, the site is allocated for housing alongside the adjacent sites which are currently being developed.

2.3 The NPPF recognises the need to preserve and ensure the vitality of town centres. Paragraph 86 of the NPPF states that sequential tests should be applied to applications for main town centre uses that are not in an existing centre. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.

2.4 By undertaking a sequential test, proposals for town centre uses on the edge of, or outside of, designated centres will only be permitted where it can be demonstrated that sites within and then on the edge of town, district or local centres have been assessed and it can be demonstrated that they are not available, suitable or viable for the proposed development.

2.5 The proposed development features one A1 (food retail) store of approximately 450sqm and two 'flexible use' (A1/A2/A3/A4/A5) units of approximately 130sqm each. Due to the nature of the development it will provide retail space and shopping opportunity on the edge of a designated Local Centre and therefore a sequential test is needed.

3.0 Establishing an appropriate catchment area

3.1 The catchment is the area the proposal is intended to serve, this will vary depending on the specific development proposed and will need to take into account of the size of the development, the market in which the development will operate and any relevant characteristics of the business/operator model.

3.2 For this application, an initial informal pre-application discussion was undertaken in the form of a short e-mail chain. The LPA's officer stated that a five-minute isochrone from the site would be reasonable to be considered the catchment and it is agreed that this is the likely area to which the future development will draw trade from. As such, the centres of Darfield, Stairfoot and Wombwell have been included in the catchment area.

4.0 Identifying the sites to be considered

4.1 The choice of sites to consider (including vacant premises or undeveloped sites) depend on a number of key factors:

- Within the catchment area (or if no appropriate sites, reasonable distance to catchment)
- Within a district centre or, if none are available, in an edge-of-centre location
- The operator's business model
- Scope for flexibility in the format and/or scale of the proposal.

4.2 With regards to flexibility when considering other sites, Paragraph 87 of the NPPF states that; "when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre". In addition, LPAs and applicants should be flexible so that opportunities to utilise sequentially preferable sites are fully explored even if they don't comply with all criteria. However, it is important to stress that the exercise is should look at sites similar to what the applicant is proposing and not for something less than this. In this instance, the proposed development is for three stores which aim to address the needs of the existing and future residents. Two of these stores are relatively small at 130sqm however one is approximately 450sqm. By their very nature, it is anticipated that it will be easier to find sites for the smaller units when compared to the larger however that is not to say that any three separate sites across the catchment area will be acceptable to the applicant. Instead, if multiple sites are being considered, they need to be adjacent to each other with the potential for connections. The full selection criteria will now be discussed.

5.0 Selection criteria

5.1 The proposed development is for three units, two of approximately 130sqm and one of 450sqm. There is therefore a total proposed floorspace of 710sqm however, as discussed previously, this will need to be over three units of similar sizes. It is considered that the spreading of the development across more than one site is acceptable should the sites be adjacent and can facilitate the necessary criteria collectively. These criteria are largely the same for all three units however Unit 1 will require additional space in terms of floorspace, parking and room for larger delivery vehicles.

5.2 The tables below ascribe the physical and commercial criteria that must be fulfilled:

Unit 1

Item	Description
1	Building to have approximately 450sqm in floorspace (±10%)
2	Site to have sufficient parking and site access
3	Site must have a competitively priced rental agreement
4	Building must be in good condition to minimise fit out costs
5	Site to contain minimum 1 roller shutter and HGV access to unit

Units 2 & 3

Item	Description
1	Building to have approximately 130sqm in floorspace (±10%)
2	Site to have sufficient parking and site access
3	Site must have a competitively priced rental agreement
4	Building must be in good condition to minimise fit out costs
5	Site to contain minimum 1 roller shutter for HGV access to unit
6	Must have one other unit on-site or immediately adjacent

All Units

Item	Description
1	All sites must be within 50 metres of each other with good access
2	Sites can collectively address the individual requirements for all units provided the above is true

6.0 Undertaking the assessment

6.1 In assessing whether the proposed development satisfies the sequential test, the following will be considered:

- **Availability:** Whether sites are available now or are likely to become available for development within a reasonable period of time. This means that there

must be no legal or ownership constraints to the site and the owner must have explicitly expressed an intention to develop the land or sell it to a developer intending to do so.

- Suitability: The suitability of a site must take into account a number of key factors. Firstly, there must be no insurmountable policy restrictions, such as designations, protected areas and relevant existing planning policy. Physical problems or limitations, such as access, infrastructure, ground conditions, pollution, contamination or any other hazard. Further, potential impacts such as impact on landscape features and conservation and finally any environmental conditions that may be experienced by future users.

- Viability: It must be assessed whether there is a reasonable prospect that development will occur on the site at a particular point in time. Again, the importance of demonstrating the viability of alternatives depend in part on the nature of the need and timescale over which it is to be met. Relevant considerations will include market factors (such as attractiveness of the locality and level of potential market demand), cost factors (such as site preparation costs and any exceptional works necessary) and delivery factors (such as phasing and build out rates).

7.0 The sequential approach

7.1 A thorough review of the identified catchment area has shown that there are no vacant, undeveloped and available sites that are likely to come forward within the identified catchment area, and which have the capacity to deliver the specific requirements of the proposal identifies in the selection criteria. As a result of this and as per Paragraph 87 of the NPPF other edge of centre sites should be considered provided that they are more accessible and better connected that the Site. However, the review showed that no suitable edge of centre sites were available either. Those that were found as part of the review are as follows:

Darfield

7.2 *Premier Express, 27 Snape Hill Road, Darfield, Barnsley, S73 9JU*

Within the Local Centre however the sales area is approximately 60sqm and again too small.

7.3 *White's Bakery, 3 Garden Street, Darfield, Barnsley, S73 9AA*

Within the Local Centre however the sales area is approximately 24sqm and therefore too small.

Wombwell

7.4 *2-4 Station Road, Wombwell, Barnsley, S73 0AY*

The above property sits within Wombwell Centre and consists of four commercial units and four residential apartments above. The listing does not state the total floorspace however it is considered that the floorspace is approximately 190sqm across the three units. Whilst this is sufficient for one of the units it is not considered comparable to that under the proposed application. The four apartments above the units is also considered a constraint alongside the lack of parking spaces for customers.

7.5 *Hannaby Engineering Ltd, Melville Street, Wombwell, S73 8HJ*

A mixed industrial and commercial unit in an edge of centre location, the unit totals 765sqm across two levels. However, the site is not considered suitable due to lack of parking, accommodation across two floors, condition of the current building and the fact that the first floor is currently let out to a gym. The site is not big enough for a comprehensive redevelopment and erection of a single storey retail building similar to that proposed on the Site in Darfield.

Stairfoot

7.6 *Stairfoot Business Park, Bleachcroft Way, Stairfoot, Barnsley, S70 3PA*

This site is a 10.2 hectare vacant plot that forms part of the Stairfoot Business Park. The entrance to the site is less than 300 metres from the Local Centre however the majority of the site is beyond this and has poor connectivity overall (being at the end of a large road and across a large roundabout from the centre boundary). The site is also considered to be too large when compared to the Site associated with the proposals.

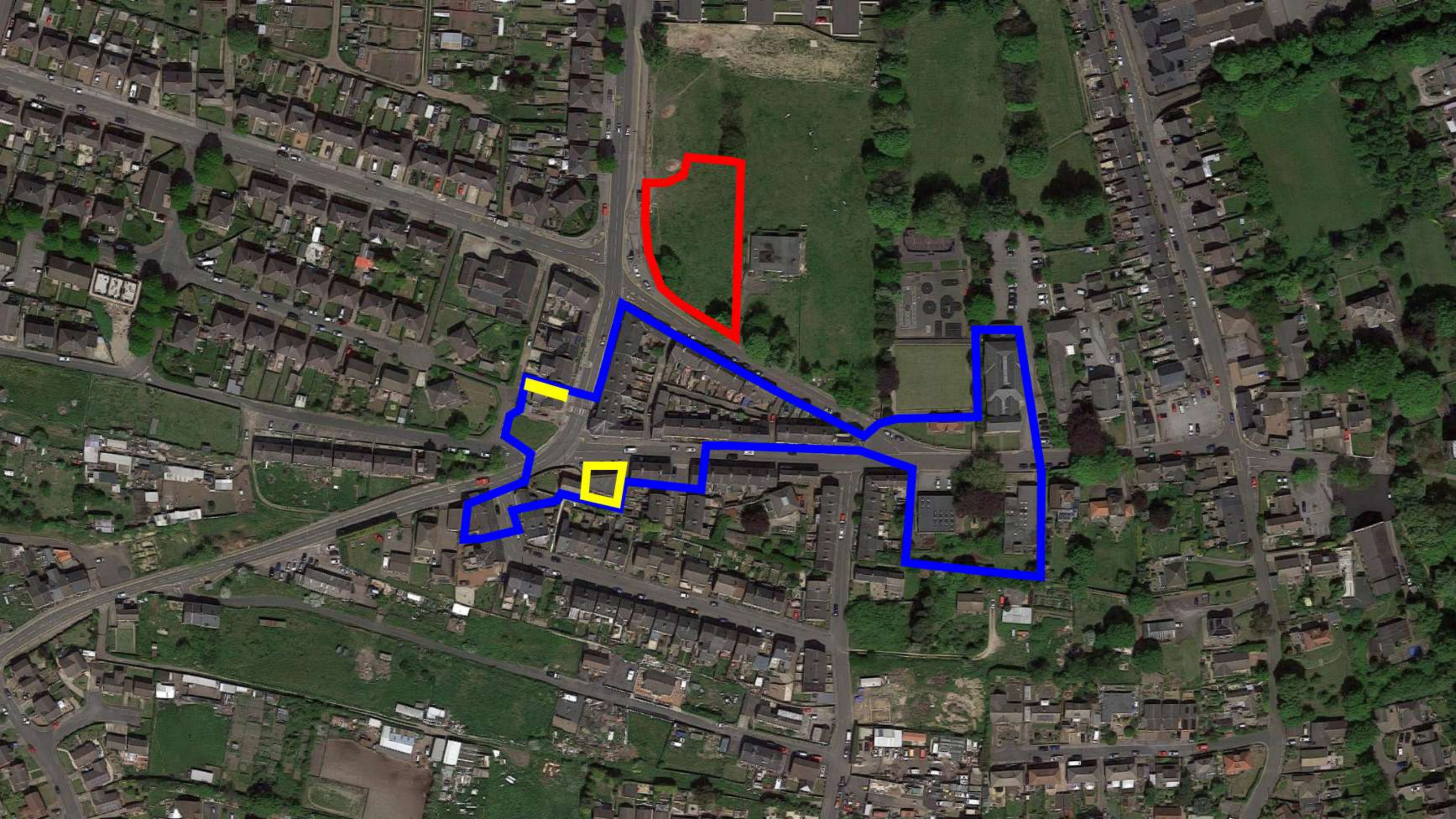
8.0 Conclusions

8.1 The sequential test has demonstrated that there are no other reasonably available, suitable and deliverable sites within the defined area that are sequentially preferable. As a result of this, the application site should therefore be viewed as appropriate for the proposed development.

8.2 Of the sites reviewed, none are sequentially preferable and comply with the criteria for the proposals. All were too small with the exception of the one found near Stairfoot which was not in a sequentially preferable location and too large.

8.3 Further to this, the supporting planning statement illustrates that the site is compliant with other relevant policy and should also be viewed as an acceptable proposal in this regard.

Appendix 1 – Properties within Darfield & Map



Lancasters Property Services, Barnsley
Locke House 42-44 Shambles Street Barnsley S70 2SH

01226 977141 local call rate

rightmove
www.rightmove.co.uk/property/63378259

2 bedroom commercial property for sale

Garden Street, Darfield, S73

Guide Price*
£95,000





















Property Description

Key features

- THE MODERN METHOD OF AUCTION
- SUBJECT TO AN UNDISCLOSED RESERVE PRICE
- MODERN FITTED KITCHEN & BATHROOM
- OVER SIZED DOUBLE GARAGE
- RESERVATION FEE APPLICABLE
- 2 DOUBLE BEDROOMS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- IDEAL INVESTMENT

Full description

Tenure: Freehold

***** FOR SALE BY THE MODERN METHOD OF AUCTION - T & C's APPLY - VIEW, BID, BUY ****** Starting Bid Price plus Reservation Fee and an undisclosed Reserve Price. A substantial bakery with first floor apartment having an oversized double garage with electrically operated door with staircase rising to the living accommodation internally. The property features a modern fitted kitchen and bathroom, two double bedrooms including attic conversion and a substantial front facing lounge. The property is modern throughout and benefits from full upvc double glazing and gas fired central heating system as well as being situated within close proximaty to Darfield amenities. The bakery and apartment are currently generating an annual income of £11,400.

SHOP 17' 4" x 14' 9" (5.28m x 4.5m)

BACK ROOM 21' 1" x 12' 2" (6.43m x 3.71m) Provides access to the cellar and the former staircase rises to the flat.

A upvc double glazed entrance door opens into an entrance hallway having a radiator. Access is provided to the oversized double garage and a staircase rises to the first floor. There are two upvc double glazed windows and on the landing area is a tiled effect laminate finish to the floor which provides access to the kitchen, bathroom, bedroom two, lounge, two useful storage cupboards and the staircase rising to attic bedroom one.

STORE ROOM A double glazed door leads to the rear elevation and W.C., having a low flush W.C. wash hand basin, wall heater and has electric and lighting within.

APARTMENT

KITCHEN 9'6 x 6'2 (2.90m x 1.88m) A compact kitchen having modern fitted units in an oak finish with contemporary fitments and a black roll top work surface incorporating a stainless steel sink unit with mixer tap over. There is an oven, four ring gas hob, stainless steel extractor fan and plumbing for an automatic washing machine. There is also part tiling to the walls, tiled effect finish to the floor, radiator and a double glazed window.

HOUSE BATHROOM Having a three piece modern white suite comprising of a low flush wc, pedestal wash hand basin and a step in shower cubicle with plumbed in shower. There is part tiling to the walls, tiled effect vinyl finish to the floor, radiator and frosted double glazed window.

LOUNGE 15'5 x 12'2 (4.70m x 3.71m) Presented to the front elevation of the property having a substantial upvc double glazed window providing natural light within. There is a radiator and central ceiling fan.

BEDROOM TWO 12' x 9'1 (3.66m x 2.77m) A rear facing double bedroom having a upvc double glazed window and radiator.

A staircase rises to the first floor landing area providing access to attic bedroom one.

ATTIC BEDROOM ONE 15'8 x 13'10 (4.78m x 4.22m) An extremely substantial room having a rear facing velux window, under eaves storage and radiator. There are also feature beams.

GARAGE 17'6 x 12'10 (5.33m x 3.91m) Having electrically operated roller door to the front providing access to the oversized double garage. There is electric and lighting and the newly fitted combination boiler is housed within as well as the gas, electric and water meters and the consumer unit. There is also a water tap and useful utility area under the stairs having plumbing for an automatic washing machine and space for dryer.

MEASUREMENTS These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.

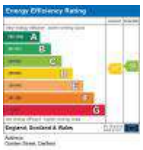
SERVICES Mains gas. Mains electricity. Mains water. Mains drainage.

ADDITIONAL NOTE Fixtures and fittings by separate negotiation.
These details were prepared from an inspection of the property and information provided by the vendor on 11th December, 2017.
Ref: BM/PN/SB

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Lancasters Property Services, Barnsley
Locke House 42-44 Shambles Street Barnsley S70 2SH
01226 977141 Local call rate

map view | street view

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Nearest stations

- Wombwell (2.0 mi)
- Goldthorpe (2.6 mi)
- Bolton-on-Dearne (2.8 mi)

Distances are straight line measurements from centre of postcode

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***Guide Price:** An indication of a seller's minimum expectation at auction and given as a "Guide Price" or a range of "Guide Prices". This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

Reserve Price: Each auction property will be subject to a "Reserve Price" below which the property cannot be sold at auction. Normally the "Reserve Price" will be set within the range of "Guide Prices" or no more than 10% above a single "Guide Price."

Auction Fees: The purchase of this property may include associated fees not listed here, as it is to be sold via auction. To find out more about the fees associated with this property please call Lancasters Property Services, Barnsley on 01226 243221.

Map data ©OpenStreetMap contributors.

Christie & Co , Leeds
12 Greek Street, Leeds, LS1 5RU

0113 451 0449 local call rate

rightmove
www.rightmove.co.uk/property/85886357

Shop for sale

Premier Express - Darfield Convenience Store, 27 Snape Hill Road, Darfield, Barnsley, S73 9JU

£145,000













Property Description

Commercial information

- Business for sale

Key features

- Weekly sales c. £16,000 ex services
- PayPoint and Lotto sales c. £10,000 per week
- Well established & supported community store
- 2 bed flat rented long term at £300 pcm

- Current passing rent of only £10,000 PA
- Superb opportunity for a range of buyers. Energy Rating C

Full description

Tenure: Leasehold

Description

The shop is in an excellent location in a good footfall area and is well fitted out. Prospective new owners will inherit a 'pick up and go' modern convenience retail business which would be a perfect addition to a multiple operator business, or an excellent first time buyer opportunity.

Location

Darfield lies approximately 4.5 miles to the east of Barnsley town centre just off the A635, the main road leading to Doncaster, which is around 12 miles to the east. Darfield is a large village and the Premier Express branded store occupies a central location close to nearby stores including a bakery, Post Office, hair salon, and café.

Internal Details

A well invested store with retail sale area in the region of 650 sq ft, there is a single gondola aisle and perimeter shelving offering a wide range of convenience, top up goods and alcohol. A dual till service area overlooks the store and has a flat screen TV linked to eight CCTV cameras. Notable items of inventory include; three tier Walls ice-cream freezer, 3.4m and 3m open chillers, three door upright freezer, two door upright chiller, internal self-fill ATM, and air conditioning unit.

Fixtures & Fittings

Our client informs us that fixtures and fittings are included, with the exception of any items that are personal to them.

Tenure Details

Our client occupies the site as leaseholder with a current passing rent of £10,000 per annum for the whole demise. A new owner may seek to assign our vendors protected position or may seek a new lease whilst acquiring the business.

Letting Accommodation

There is a self-contained two bedroom flat above the store. The flat is currently tenanted at £276.74 per calendar month, whilst our client enjoys the benefit of subsidised rent, the current lease is until 1st July 2020 so any prospective purchaser seeking to occupy would be unable to do so until this point.

External Details

The store is pavement fronted with parking bays and ample further free on street parking nearby. At the side of the property is a driveway which leads to a car port with space for two cars and a large external gated storage and bin area.

The Opportunity

An opportunity for both existing and first-time owners to acquire a well-run, community focused retail business with established turnover and above average margins. The Premier branding is ideal for the location and demographics and a new owner will be able to quickly benefit from the hard work and focus our client has put in over the last four years.

Staff

There are two full time and two part time members of staff covering. TUPE regulations apply to the transfer of staff.

Trading Information

Full audited accounts and EPoS data will be made available to interested parties after an initial inspection of the site. Our client informs us that current weekly sales are an average of £16,000 per week with c. £7,000 PayPoint sales and c. £3,000 lottery sales weekly. The current weekly wholesale news bill is around £1,000 per week and there is one profitable morning paper round delivered by car. There is an internal self-fill ATM which provides a small commission income and keeps banking charges to a minimum.

Trading Hours

Monday to Saturday 6.00 am to 10.00 pm
Sunday 8.00 am to 9.00 pm

Business Rates

The business benefits from small business rates relief, confirmation of this should be obtained from the Local Authority.

Regulatory

Premises licence.

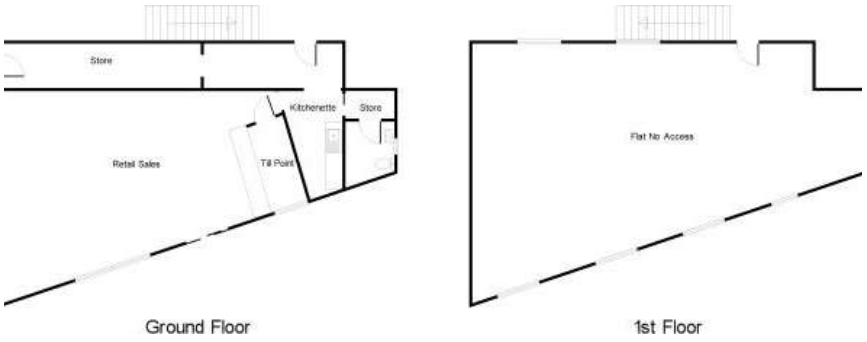
Energy Performance Certificate (EPC) graphs

- See full size version online



Floorplans

Master Floorplan Image



map view | street view

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Nearest stations

Wombwell (2.0 mi)

Goldthorpe (2.5 mi)

Bolton-on-Dearne (2.8 mi)

Distances are straight line measurements from centre of postcode

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Appendix 2 – Properties within Stairfoot & Map



Industrial



*For illustrative purposes only

DEVELOPMENT SITE FOR SALE

Stairfoot Business Park, Bleachcroft Way, Barnsley S70 3PA

- **Circa 25 acre site, allocated for employment**
- **East of Barnsley centre and circa 3.5 miles from junctions 36 and 37 of the M1**

savills.co.uk
0113 220 0100

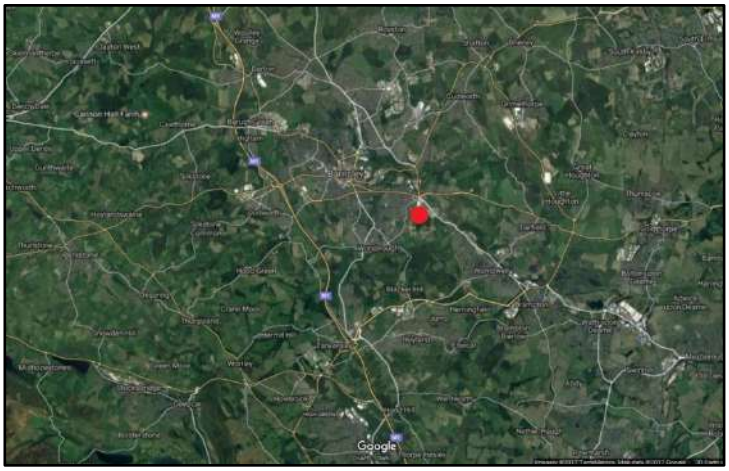
Savills
Ground Floor
City Point
29 King Street
Leeds
LS1 2HL

Stairfoot Business Park, Bleachcroft Way, Barnsley S70 3PA

LOCATION

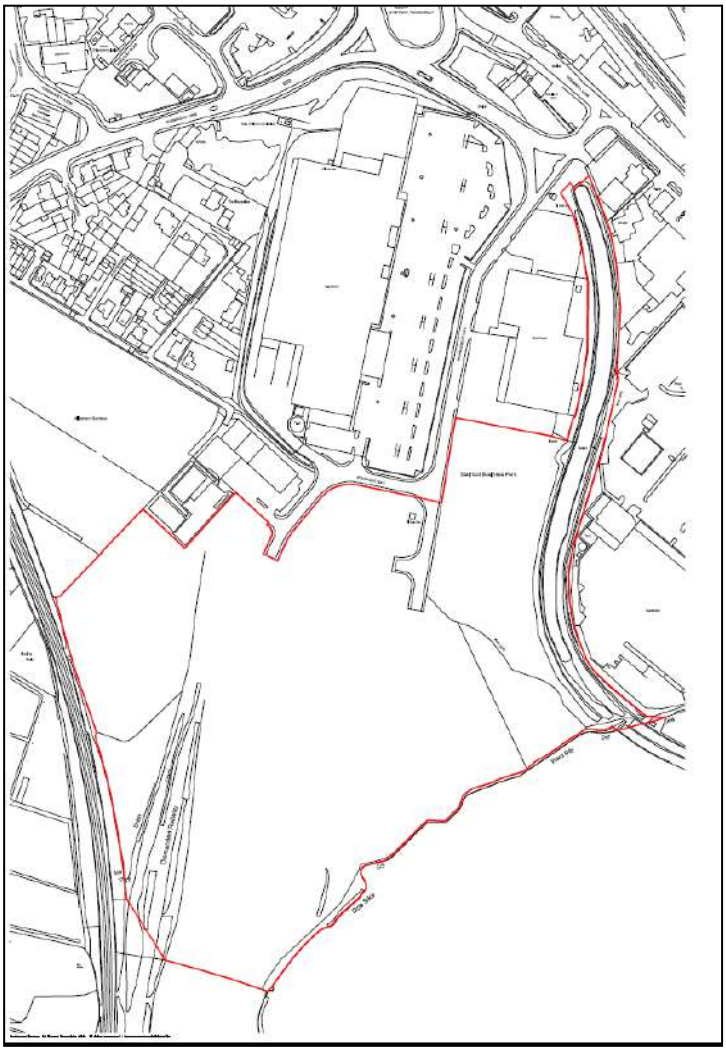
The opportunity is located at Stairfoot Business Park off Bleachcroft Way, Barnsley. The site is approximately 2 miles to the southeast of Barnsley centre and 3.5 miles to both junction 36 and 37 of the M1 motorway.

The site is located adjacent to the B&Q and the A F Blakemore Cash and Carry warehouse. Other notable occupiers nearby include, McDonalds and Tesco & Focus DIY.



DESCRIPTION

Phase 1 incorporates a 150,000 sq ft retail warehouse and our clients are seeking to dispose of Phase 2. We understand Phase 2 has the benefit of an employment allocation and no planning consent is currently in place.



SITE

The site extends to an approximate gross area of 25.2 acres gross.

TENURE

The site is available on a Freehold basis.

PRICE

On application.

ENQUIRIES

Please contact

Dave Robinson

☎ 0113 220 1218
darobinson@savills.com

Joint Agents

Andrew Corbett
Smiths Chartered Surveyors

01226 298456

All Maps and Plans are for Illustrative Purposes Only

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Compiled : 2016

Appendix 3 – Properties within Wombwell & Map



Smiths Chartered Surveyors, Barnsley
14 Regent St Barnsley S70 2HG

01226 977158 local call rate

rightmove
www.rightmove.co.uk/property/75323182

Commercial Property for sale

Hannaby Engineering Limited, Melville Street,
Wombwell, Barnsley, S73

Guide Price
£225,000



Property Description

Commercial information

- 310 sq ft (28 sq m)

Key features

- Close to Town Centre Facilities in Wombwell
- Vacant Ground Floor Workshop - Owner Occupation or letting
- 764.71 sqm (8,231 sqft)
- First Floor Gymnasium currently let and producing £9600 per annum

Full description

The property comprises of a mixed industrial and leisure building with accommodation extending to a total of 764.71 sqm (8,231 sqft) of gross internal floor area. The first floor area comprises of a self-contained gymnasium with the ground floor and lower ground floor comprising of workshop premises.

Wombwell is situated in South Yorkshire approximately 5.5 miles to the south east of Barnsley town centre.

The premises are situated on Melville Street off High Street in Wombwell town centre.

Ground Floor Workshop - 307.70 sqm (3,312 sqft)
Locker Room/Stairwell - 16.12 sqm (174 sqft)
Office/Mess Room/WC - 55.11 sqm (593 sqft)
Lower Ground Floor Storage - 75.35 sqm (811 sqft)
Ground Floor Total - 454.28 sqm (4,890 sqft)

First Floor Gymnasium - 310.43 sqm (3,341 sqft)

Mel Kendal Buildings, Melville Street - 53 (C)
Ground Floor Workshop, Mel Kendal Buildings, Melville Street - 63 (C)

Close to Town Centre Facilities in Wombwell

Vacant Ground Floor Workshop - Owner Occupation or letting

764.71 sqm (8,231 sqft)

More information from this agent

To view this media, please visit the on-line version of this page at www.rightmove.co.uk/commercial-property-for-sale/property-75323182.html

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map view | street view

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Nearest stations

- Wombwell (0.7 mi)
- Elsecar (2.0 mi)
- Goldthorpe (3.7 mi)

Distances are straight line measurements from centre of postcode

To view this property or request more details, contact:

Smiths Chartered Surveyors, Barnsley
14 Regent St Barnsley S70 2HG
01226 977158 Local call rate

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* Average speeds are based on the download speeds of at least 50% of customers at peak time (8pm to 10pm) from packages available on comparethemarket.com. Speed can be affected by a range of technical and environmental factors. The speed you receive where you live may be lower than that listed above. You can check the estimated speed to your property prior to purchasing. Fibre/cable services at your postcode are subject to availability. You can confirm availability on the provider's website. Providers may increase charges. You should have the right to exit your contract without penalty if this happens. The information is provided and maintained by **Decision Technologies Limited**.

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Residential & Commercial Property Professionals



Regulated by RICS

2 - 4 Station Road, Wombwell, Barnsley, South Yorkshire, S73 0AY

Investment FOR SALE



- Commercial & Residential Investment
- 4 commercial units & 4 flats
- 3 established businesses
- Rent £34,380 p.a. @ 07/02/20
- Rent £38,760p.a. wef 27/02/20
- Close to A633 Valley Way, High Street & public car park
- Private car park to the rear
- Price reduced from £445,000 February 2020

£430,000

neal@cravenwildsmith.co.uk

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Location

The property is well located just off the A633 Valley Way and close to High Street and adjacent to a public car park.

See the plans below.

Description & Accommodation

An investment opportunity comprising a traditional parade of FOUR COMMERCIAL UNITS and FOUR FLATS. with private car park to the rear, where the vendor has parked approximately 7 cars. Beyond the rear boundary is a public car park.

NOTE: No services or equipment has been tested.

Viewing

For viewings & further information contact: Craven Wildsmith: **01302 36 86 86**

Email: neal@cravenwildsmith.co.uk

Search online www.cravenwildsmith.co.uk

Terms

- 3 leisure units let individually at a total rent of £15,000 p.a.
- 1 Retail unit let to March 2022 at £6,600 p.a.
- Flat 2a let on AST at £350.00 pcm.
- Flat 2b vacant, agreed letting from 27/02/20 on AST at £365.00 pcm.
- Flat 4a let on AST at £365.00 pcm.
- Flat 4b let on AST at £350.00 pcm.

Current income £34,380 increasing to £38,760 on completion of the letting of flat 2b. Details correct as at 07/02/20

Energy Performance Certificate (EPC)

UNIT	BAND
2-4 Station Road (Commercial)	C
Flat 2a	B
Flat 2b	B
Flat 4a	B
Flat 4b	B

An EPC is required for virtually all properties that are to be let or sold, if you require an EPC please ask us for more information.

Money Laundering:

Money Laundering Regulations require us to identify parties to a transaction. All parties will be required to provide proof of identity.

Privacy Policy

See http://craven-wildsmith.co.uk/about/privacy-policy/

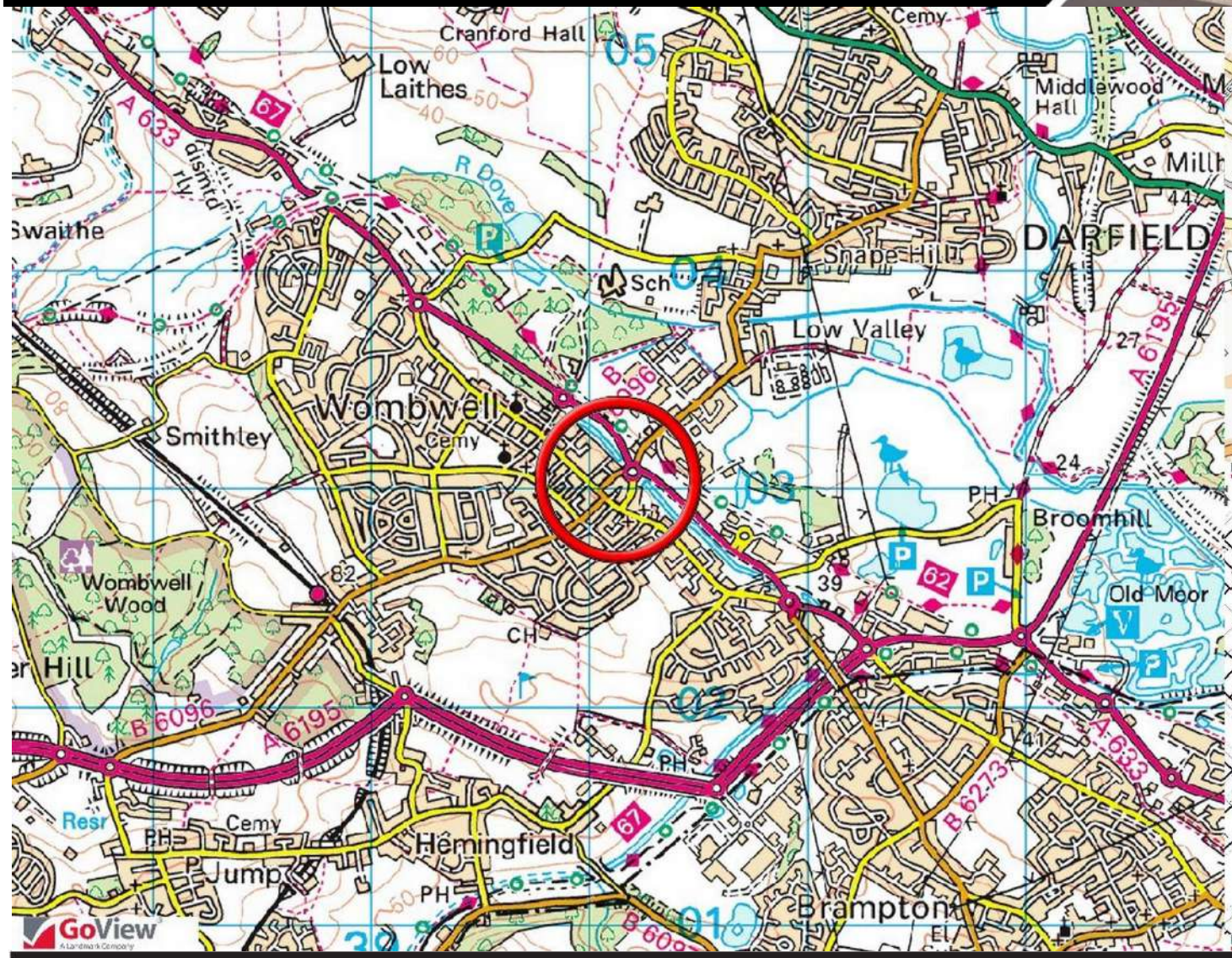
Offer Procedure:

To make an offer on this property supply us with the relevant details, which will be passed on to our client. To advise our clients we will need to establish your ability to proceed, which may include financial qualification by an Independent Referencing Company.

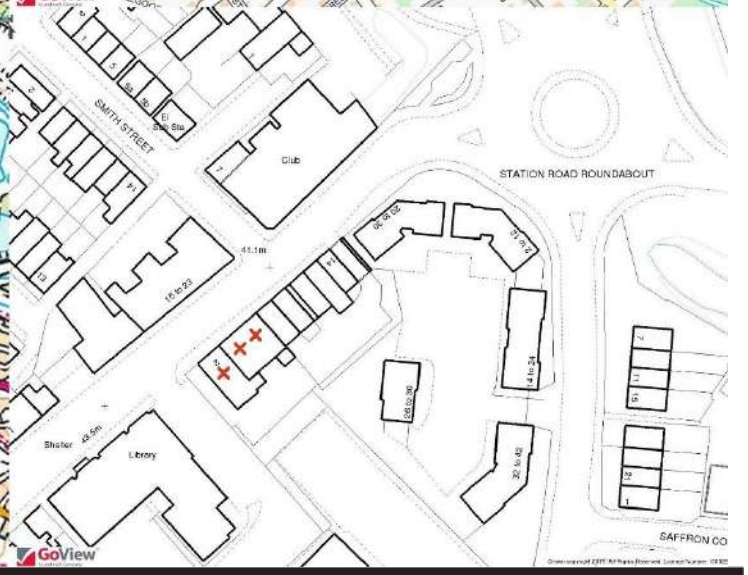
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HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition. Tenants need to take advice before signing a lease; it can save £100,000s' at the end of the lease.**

Do you have a property or portfolio to MANAGE? Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.

Disclaimer –Craven Wildsmith, any joint agents and their clients give notice that:

1. The information contained in these particulars is made without the responsibility and do not constitute the whole or any part of an offer or contract.
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6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

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