

TO LET

**LOCK UP UNIT WITH YARD & PARKING FOR
WORKSHOP / OFFICE / CAFÉ OR STORAGE USE**

CELEBRATING **30** YEARS **OF PROPERTY
CONSULTANCY**

Woodville Road / Stirling Road
Hartshorne, Swadlincote
Derbyshire, DE11 7EY



Rent: £625.00 per month plus VAT

- Single storey building comprising approximately 32.87m² / (353 sq ft) gross internal within a site of approximately 0.04 hectares (0.12 acres).
- Prominently located at the junction of the A514 and the main access road to a recently developed housing estate.
- With (Class E) planning permission, it is suitable for a variety of uses. **Car sales use is not permitted.**
- There are new housing developments close by and the property may appeal for a retail or food use.
- There is potential to site a container/s for additional storage on site also, subject to planning.



184 Horninglow Street,
Anson Court,
Burton upon Trent, DE14 1NG

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Location

The site is prominently located at the junction of Woodville Road and Stirling Avenue within close proximity of the A511 and equidistant from Ashby-de-la-Zouch and Burton on Trent.

Description

A loose, stone surfaced site with a tarmac driveway, the latter serving the retained land as well as the subject premises together with a timber, rail fence and access gates. There is a single storey, detached, brick constructed building which has a concrete base, power points (5 double sockets) and wall mounted LED lighting. There are also steel personnel and service doors and a steel sheet roof. The larger door is approx. 1.87m wide x 2.31 m high.

There is a water and sewage connection available if a WC installation is required,

Services

Mains electricity (single phase) and water are connected to the building.

Rates

To be assessed.
(South Derbyshire District Council)

Planning

A copy of the Decision Notice is attached.

Rent

£7,500 per annum exclusive

This will be subject to upward only review at three yearly intervals and is to be payable quarterly in advance by standing order/direct debit.

Energy Performance Certificate

The building is exempt for the requirements to obtain an EPC.

Lease Terms

The premises are available on a flexible term lease which will exclude the provisions of the Landlord and Tenant Act relating to security of tenure.

Value Added Tax

The rent will be subject to value added tax.

Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.



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References

The Landlord will require four references from interested parties to include their bank, accountant and two trade or personal referees.

Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

Viewings

Viewings are strictly via prior appointment with the sole agents:-

Salloway:

Tel: 01283 500030
Email: burton@salloway.com

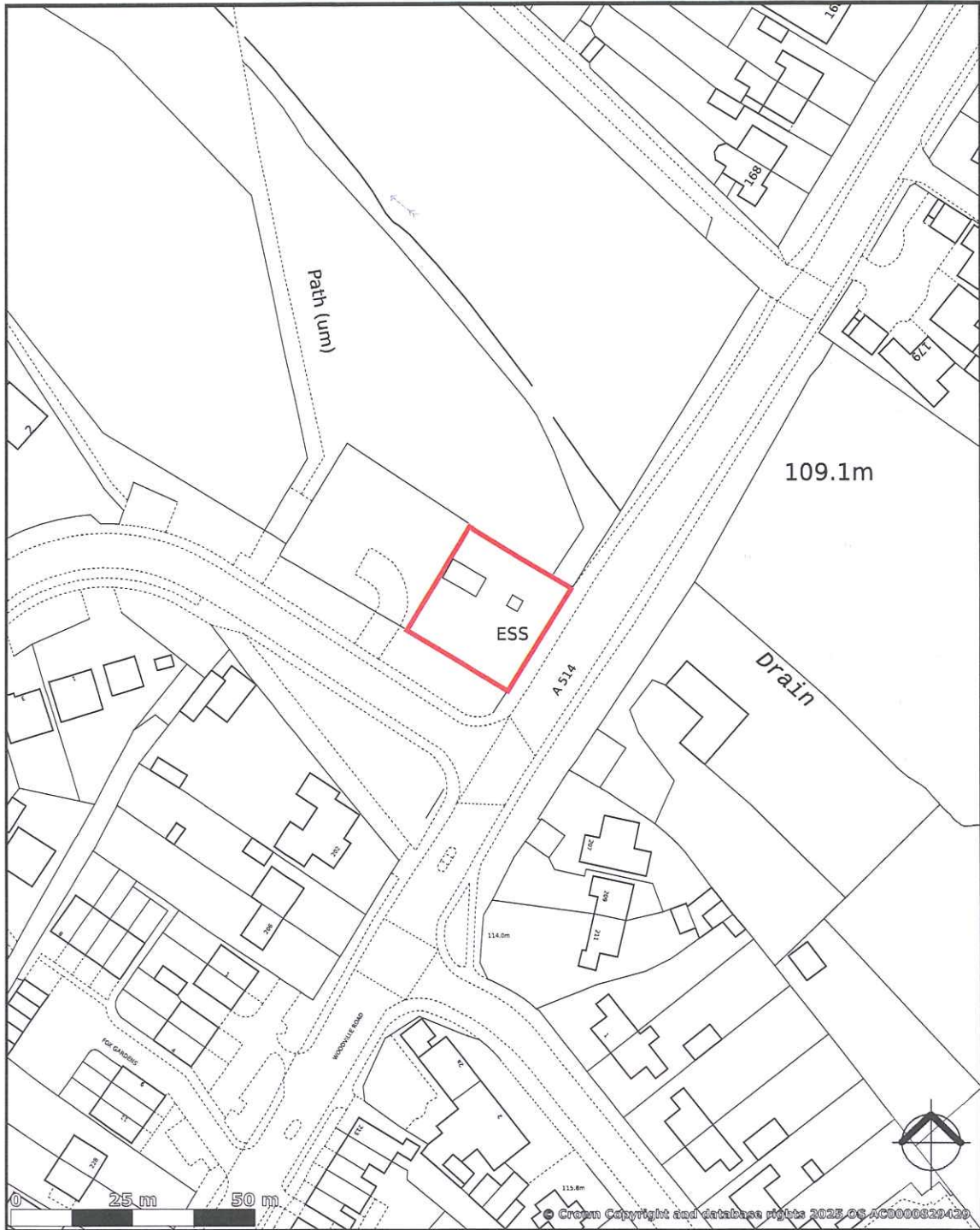
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Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



Applicant:
J Ilkin

Ref. No. DMPA/2023/1242
Made valid on: 17 January 2024

DECISION NOTICE

Description and location of proposal: Change of use of former substation to employment land (Use Class E) on Land at Stirling Road, Hartshorne, DE11 7FD

Decision made: In exercise of its powers as the Local Planning Authority under the Town and Country Planning Act 1990 and related subordinate legislation, South Derbyshire District Council hereby gives notice that permission/consent for the proposal as described above is hereby **Approved subject to the following Conditions:**

1. The development hereby approved shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with plans/drawings: Location Plan ref. 6327.99, Substation ref. 20200423-100, Existing Access Plan (ref. E706-PH01-SK07), and Vehicle Tracking ref. 24330-02-2 unless as otherwise required by condition attached to this permission or following approval of an application made pursuant to Section 96A of the Town and Country Planning Act 1990.

Reason: In accordance with policy BNE1 of the Local Plan and for the avoidance of doubt and in the interests of achieving sustainable development.

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and Article 3 and Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), this permission shall relate to the use of the premises for Class E(g) (ii) research and development and (iii) light industrial, which shall be carried out in without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit, and for no other purpose.

Reason: In order that the Local Planning Authority may retain control over the future use of the premises and in the interests of the amenity of the area.

4. The Development hereby approved shall not be brought into use until the parking and turning facilities have been provided as shown on Drawing No. 24330-02-2. The parking and turning facilities shall be thereafter retained for the lifetime of the development.

Jenny Blair

Authorised Officer of the Council

Date: 13 March 2024

Reason: In order to ensure the safety of the public highway and in accordance with Policy INF2 of the Local Plan.

5. Prior to first use of the development, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall indicate the location and specification of 1x external woodcrete / woodstone bird box.

Reason: In order to secure a biodiversity enhancement in accordance with Policy BNE3 of the Local Plan.

6. No stripping, demolition works or vegetation clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Reason: In order to avoid disturbance to biodiversity in accordance with Policy BNE3 of the Local Plan.

7. Prior to the installation of plant or equipment, full specifications of the plant or equipment shall be submitted to and approved in writing by the Local Planning Authority. The specification shall include details of noise levels as predicted at the boundary of the site with any sensitive receptors and include mitigation measures to reduce noise levels at those receptors to acceptable levels. The located plant or equipment, along with any mitigation measures required, shall be implemented prior to first use of said plant or equipment and thereafter maintained in accordance with the agreed levels.

Reason: In the interests of protecting the amenity of the area and adjoining occupiers and in accordance with Policy BNE1 of the Local Plan.

8. No activity at the premises is permitted other than between 8:00 hours and 18:00 hours Mondays to Fridays; between 8:00 hours and 17:00 hours on Saturdays; and 10:00 and 16:00 hours on Sundays and Public and Bank Holidays.

Reason: To safeguard the amenities of nearby occupiers and in accordance with Policy BNE1 of the Local Plan.

9. No deliveries shall be made to or dispatched from the premises other than between 8:00 hours and 18:00 hours Mondays to Fridays, and between 9:30 hours and 12:30 hours on Saturdays. There shall be no deliveries on Sundays, public holidays and bank holidays.

Reason: To safeguard the amenities of nearby occupiers in accordance with Policy BNE1 of the Local Plan.

10. The measures set out in the noise impact assessment by Nova Acoustics, reference NP-010496 should be adopted as a general best practice action plan to control noise in general.

Reason: To safeguard the amenities of nearby occupiers in accordance with Policy BNE1 of the Local Plan.

11. The open land within the curtilage of the site shall be for the purposes of parking only.

Reason: In the interests of protecting the amenity of the area and in accordance with Policy BNE1 of the Local Plan.

You are advised of the following matters:

- a. Public Rights of Way Footpath No. 13, as shown on the Derbyshire Definitive Map, must remain open, unobstructed and on its legal alignment at all times. There should be no disturbance to the surface of the route without prior authorisation from the Rights of Way Inspector for the area. Consideration should be given to members of the public using the route at all times. A temporary closure of the route may be granted to facilitate public safety subject to certain conditions. Further information may be obtained by contacting the Rights of Way Section – ETC.PROW@derbyshire.gov.uk.

In dealing with the application, and further to pre-application advice where that has been given, the Local Planning Authority has positively sought to determine the application in a timely fashion and so promote the delivery of sustainable development in the District. Where practicable, feasible and necessary, and irrespective of the above decision, officers have made proactive attempts to find solutions to identified issues or to improve the quality of the development through negotiation with applicants and/or their nominated representatives, in order to foster the delivery of sustainable development and objectives of the Development Plan.

Changes in intention: any deviation from the approved plans/drawings and/or details should be discussed with the Local Planning Authority in advance. This includes circumstances where the applicant/developer subsequently identifies inaccuracies with the approved documents or conflict with other regulatory requirements. A formal application to amend the proposals or secure a revised permission may be necessary. Failure to secure necessary approval may result in the commencement of enforcement proceedings.

Scope of this decision: this is a planning decision notice which, unless expressly applied for and stated in the description of development above, conveys no decision of associated planning consent (such as listed building or advertisement consent); nor does it convey a decision under, or override, supersede or negate, any other legislation or the need to comply with restrictive covenants under Civil Law. In particular the necessary approval under the Building Regulations and the Public Health Acts must be obtained before the carrying out of building works. Where the adopted highway, including verges and pavements, is to be altered, the Local Highway Authority (Derbyshire County Council) should be contacted to establish its requirements.

Right of appeal to the Secretary of State: if you are aggrieved by the decision of the Local Planning Authority to refuse permission or consent for your proposal or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990, subject to the following:

- if this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, any appeal must be made within 28 days of the date of this notice;
- if an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your planning application, any appeal must be made within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal, the latter as defined by Part 1 Article 2 of the Town and Country Planning (Development Management Procedure) Order 2015) of the date of this notice, whichever period expires earlier;
- if this is a decision on an application for consent to cut down, top, lop, uproot or otherwise destroy a tree or trees protected by a tree preservation order, or for a decision on a lawful development certificate for proposed works to a listed building, any appeal must be made within 28 days of the date of this notice;
- if this is a decision on an application for advertisement consent, any appeal must be made within 8 weeks of the date of this notice;
- if this is a decision on an application for householder or minor commercial development (the latter as defined by Part 1 Article 2 of the Town and Country Planning (Development Management Procedure) Order 2015), any appeal must be made within 12 weeks of the date of this notice;
- in all other cases, except for a decision on a lawful development certificate for an existing or proposed use or development, any appeal must be made within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made using a form which you can get online at www.gov.uk/planning-inspectorate or from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. The Secretary of State need not consider an appeal if it seems to them that the Local Planning Authority could not have granted planning permission or consent for the proposal or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found online at www.gov.uk/planning-inspectorate.

Street naming and numbering: the applicant and/or developer is reminded of the Council's responsibility to issue official addresses for all residential and business premises within South Derbyshire. All new addresses are allocated in line with our street naming and numbering guidance available at www.southderbyshire.gov.uk and you are advised to engage with the Council as soon as possible to enable the issuing of any street and property names/numbers to be created by this development. Any number and/or property name that is associated with identifying individual properties must be displayed in a clear, prominent position that can be read from the roadside. It is the developer's responsibility to erect the appropriate signage once the building(s) is/are ready for occupation. There are two types of the name plate the Council uses: Type A carries the Council's crest, whilst Type B does not. You are advised that the Types are usually expected in the following locations:

- Type A: on classified (A, B and C) roads, at junctions with classified roads, and at the commencement of local distributor roads (roads acting as through routes within developments);

- Type B: intermediate name plates along local distributor roads, on collector roads (roads which run within a development providing access and linking small access roads and access ways), on access roads (roads serving a small number of houses which may also have a surface shared by pedestrians and vehicles), and access ways which have a different name from their access road; all unless at a junction with a classified road (where Type A will be expected instead).

High speed communications: the applicant and/or developer is strongly encouraged, as part of the delivery of any premises on the site, to provide full fibre broadband connections (i.e. from streetside cabinet to the property). Further details of initiatives to support the provision of full fibre connections as part of broadband installation at the site can be obtained from Digital Derbyshire on broadband@derbyshire.gov.uk.

Fire safety in new buildings: the applicant/developer is encouraged to install a sprinkler system in any new premises created on the site in order to reduce the risk of danger from fire to future occupants and property.

Purchase Notices: if permission is refused or granted subject to an unacceptable condition, and the owner of the property claims that the property has consequently become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development/work which has been or would be permitted, the owner may serve on the Council a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Enquiries: Any correspondence or enquiries concerning this decision should be sent to planning@southderbyshire.gov.uk quoting the above reference number.