Chartered Surveyors
Valuers
Estate Agents
Auctioneers

Whittaker & Biggs Est. 1931

RJT/CD/L07/1070

21ST August, 2008.

Mrs. L. Tunstall
17, Westwood Grove
Leek
Staffordshire

Dear Mrs. Tunstall,

Re: Workshop and Premises at North Street, Leek.

These premises have been available 'To Let' since 10th July 2007 and have been marketed through our offices at Leek, Biddulph, Congleton and Macclesfield with advertisements being placed in the Leek Post & Times and Cheadle Post & Times, which in our opinion give more than adequate coverage for premises in North Street, Leek.

We enclose a copy of our internet rental brochure which is available for download 24 hours a day, seven days a week and a full rental brochure is displayed in the office and on a rotational basis these details are displayed in the front window of our office. The property has been placed as fully available on our Lettings List since July 2007 and we have received only a small number of enquiries with no one wishing to take the matter further as the size of the premises were inadequate for their business. We have had no enquiries during the last two months for these premises.

These premises have been available since 10th July, 2007 and have been extensively marketed with no suitable person interested in acquiring same for the alternative uses as listed on our details.

Yours Sincerely,

Rachel J. Torr
Whittaker & Biggs

08/01817 SMDC

☐ 16 High Street
Congleton
Cheshire
CW12 1BD
Tel 01260 273241
Fax 01260 271629

☐ 47 Derby Street
Leek
Staffordshire
ST13 6HU
Tel 01538 372006
Fax 01538 381457

☐ 34 High Street
Biddulph
Stoke-on-Trent
Staffordshire ST8 6AP
Tel 01782 522117
Fax 01782 522170

☐ 6 Church Street
Macclesfield
Cheshire
SK11 6LB
Tel 01625 430044
Fax 01625 501384

☐ Auction Rooms
Brown Street
Congleton
Cheshire CW12 1QY
Tel 01260 279858
Fax 01260 291053

www.whittakerandbiggs.co.uk

Partners: D J Torr FRICS FAAV J W Robinson FRICS FAAV J A Wilson FRICS FAAV
Associate Partners: A S Pickering N E Clare BSc R J Torr BSc (Hons) Consultant: J R H Knott MBE SBStJ FRSA

RICS
THE CENTRAL ASSOCIATION OF AGRICULTURAL VALUERS
INVESTOR IN PEOPLE

Whittaker & Biggs
Head Office
16 High Street
Congleton
Cheshire
CW12 1BD

To arrange a viewing on this property contact our Leek office on 01538 372006

INVESTOR IN PEOPLE

Chartered Surveyors
Valuers
Estate Agents
Auctioneers

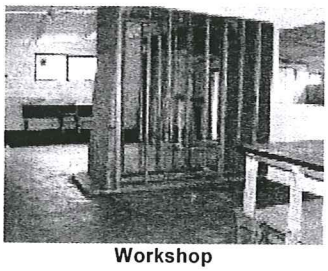
Whittaker & Biggs (Est.1931)

TO RENT - £5,200 per annum

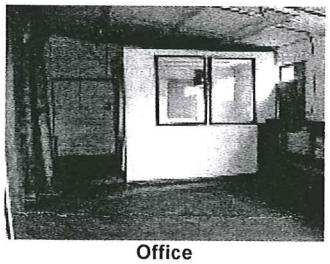
Click photo to enlarge



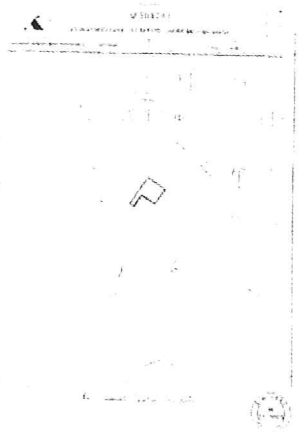
North Street



Workshop



Office



Plan

Workshop and Premises at North Street
Leek
Staffordshire
ST13 8DQ

Opportunity to rent a sizeable Workshop with adjoining Yard area formerly used for a variety of uses situated on the outskirts of the town with good access and sizeable parking area.

DIRECTIONS

View Map: Click Here to view location map

PROPERTY DETAILS

The Workshop premises at North Street, Leek, comprise a concrete block and box corrugated workshops presently split into two smaller areas and incorporating a small Office. The property has the benefit of a separate Toilet with low level W.C., and Tarmacadem yard area to the front aspect with hardcore gravelled area to the side and gated access to North Street for security purposes.

In further detail the accommodation comprises:

WORKSHOP
8.81 m (28'10) x 4.33 m (14'2), having windows to two aspects, ceiling lights, power points, water laid on.
Measurement incorporates the OFFICE having window to front aspect, telephone point, power points.

Open plan to WORKSHOP
10.74 m (35'2) x 4.27 m (14'), having door to side aspect, pedestrian door to front aspect, window to side aspect, concrete floor, fitted counter, ceiling lights, power points.

OUTSIDE
The property to the front aspect boasts a Tarmacadem yard area providing off road parking for numerous vehicles, adjoining the Tarmacadem driveway. Located to the side aspect is a hard cored yard area suitable for off road parking or storage purposes. Vehicular gated access leading to North Street.

SERVICES
Mains water, electricity and drainage are connected, telephone available.

VIEWING
Strictly by appointment with Whittaker & Biggs.

RATEABLE VALUE
Rateable value £720.00.

RENTAL
The property is to be let on a 5 year period with a 3 year Break Clause at a rental of £5,200 per annum, with a rent review at the Break Clause.
Note: the Tenant will be responsible for the expenditure incurred for the Lease to be provided.

CONDITION

08/01847/OUT 19 OCT 2008 SMDC

Should you wish to make an application to take this property, please call into our Leek Branch where you will be given an application form to complete. Upon completing the form, an administration fee of £30.00 will be required in order for your application to be processed. You are also required to provide a current employers reference.

These particulars are believed to be correct but they are not guaranteed by the Landlord or the Landlords Agents, Whittaker & Biggs and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.

View Map: Click Here to view map of area

RICS THE CENTRAL ASSOCIATION OF AGRICULTURAL VALUERS THE NATIONAL ASSOCIATION NAEA ESTATE AGENTS

0 8/01817 SMDC

APPLICATION SITE

APPLICANT OWNS & CONTROLS SITE EDGED BLUE



Scale : 1:500

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Staffordshire Moorlands District Council.
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Organisation	SMDC
Department	PLANNING
Comments	
Date	18 October 2004
SLA Number	100018384

Produced using ESRI (UK)'s MapExplorer 2.0 - http://www.esriuk.com

— APPLICATION SITE. EDGED RED — OWNS & CONTROLS SITE EDGED BLUE

TITLE NUMBER

SF499848

N

STAFFORDSHIRE : STAFFORDSHIRE MOORLANDS

ORDNANCE SURVEY MAP REFERENCE: SJ9756NE

SCALE 1:1250

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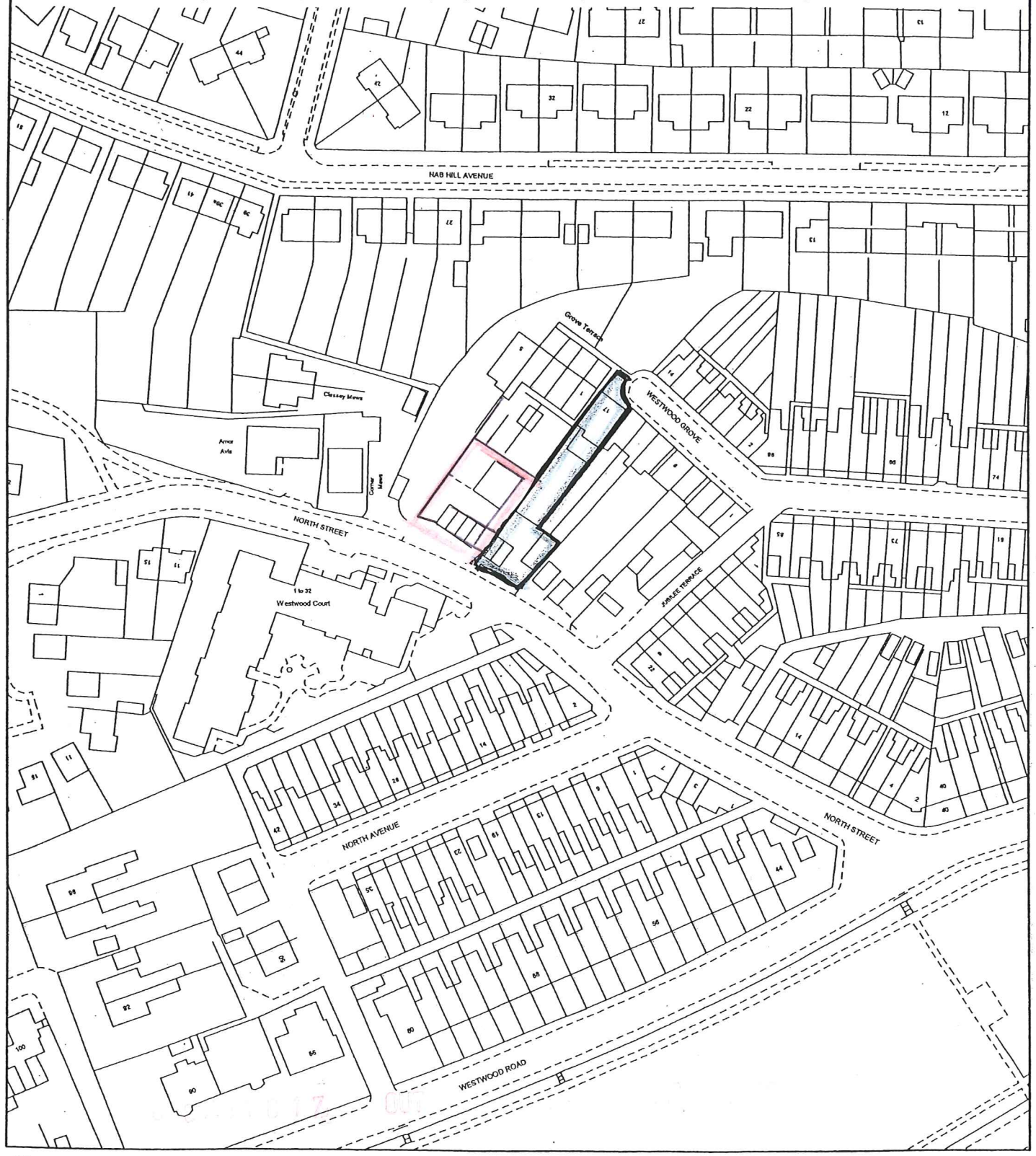


This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - *Title Plans*.

This official copy shows the state of the title plan on **8 July 2005** at **13:35:39**. It may be subject to distortions in scale.

Under s.67 of the Land Registration Act 2002, this copy is admissable in evidence to the same extent as the original.

Issued on 8 July 2005.

This title is dealt with by the **Birkenhead (Old Market) District Land Registry.**

H.M. LAND REGISTRY CM 07/2005

D. N. LACEY

20 Livingstone Street
Leek
Staffs
ST13 5JU
Tel: 01538385668

The Planning Department
Staffordshire Moorlands D. C.
Moorlands House
Leek

23rd September 2008

REF: LAND ON THE NORTH EAST SIDE OF NORTH STREET, LEEK

DESIGN & ACCESS STATEMENT

THE DESIGN OF THE NEW PROPERTIES WILL BE SIMILAR TO THAT OF THE SURROUNDING NORTH ST. ESTATE. THEY WILL BE 2 STOREY & BRICK & TILE, THESE BEING IDENTICAL TO THOSE USED ON NORTH ST.

THE ACCESS WILL BE FROM NORTH ST USING THE EXISTING DROPPED KERB USED TO ACCESS THE EXISTING GARAGE & WORKSHOP.

D. N. LACEY

20 Livingstone Street
Leek
Staffs
ST13 5JU
Tel: 01538385668

The Planning Department
Staffordshire Moorlands D. C.
Moorlands House
Leek

23rd September 2008

REF: LAND ON THE NORTH EAST SIDE OF NORTH STREET, LEEK

Dear Sir,

The owner of the land edged red on the enclosed plan is Mrs Linda Tunstall of No. 17 Westwood Grove, Leek, ST13 8DS, who resides adjacent to the application site. This property and land is edged blue on the plan. Mrs Tunstall has lived in Leek all her life, and at her present address for the last 20 years.

The history of the site is that the ground was owned by her former husband's family, namely the Turners, owners of a well known local building company. The ground is occupied by a workshop and a number of garages, but has now been empty since July 2007.

The application is for Mrs Tunstall to retain the garages she requires for her on vehicles, then along with the ground that the workshop and remaining garages occupy, she wishes to apply for Outline Residential Planning Permission, on this ground which is edged red on the enclosed plan.

As part of our second Application we are enclosing a letter from Whittaker & Biggs showing the vigorous nature with which the applicant has tried to let the premises, all to no avail, there now being any number of small industrial units vacant within the town, and no real demand for the workshop.

The site is surrounded by residential properties on North Street. It is directly opposite Westwood Court Residential Home for the elderly, and in close proximity to Westwood First School, St. Edwards Middle School and Westwood High School. This is an area of Leek that is in demand, and desired by families with children. Local occupancy conditions will of course be expected along with any other conditions you may wish to impose.

Mrs Tunstall is widowed. Her son and daughter both have their own homes and families, and live nearby. She now feels that the general maintenance of both the workshop and the garages are becoming too much for her to manage on her own. She is happy to live in her

existing home, but wishes to dispense with the responsibility of the rest of her property, which with this application she will achieve.

Yours faithfully,

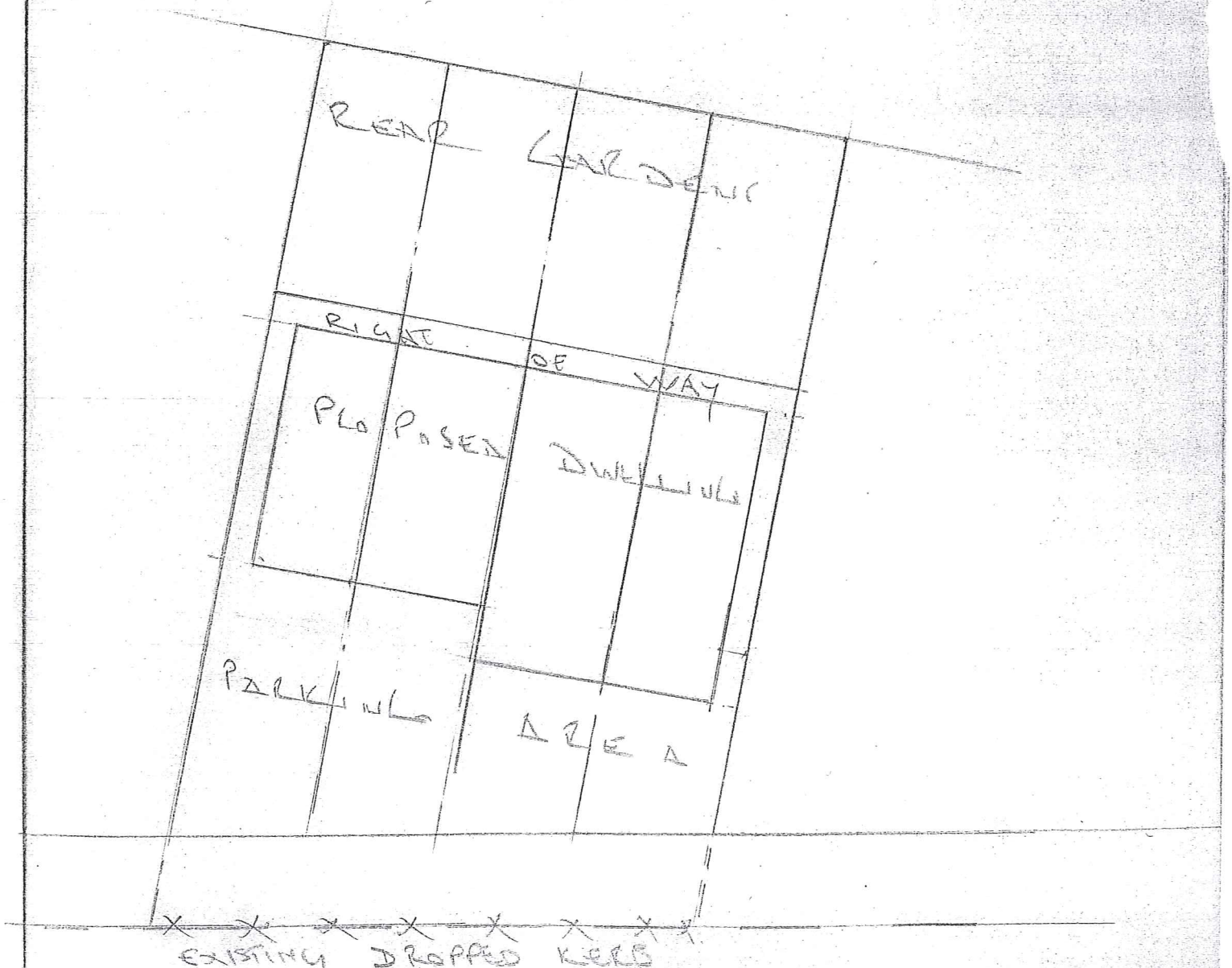
D.N. Lacey

Indicative Site Plan of

Proposed Dwelling - Ground To North-East of North St

Scale 1:200

08/01817 OUT 15 OCT 2008 SMDC



Indicative Site Plan of

Proposed Dwelling - Ground To North-East of North St

Scale 1:200

08/01817 OUT

