



TAYLOR WEAVER

**Chartered
Surveyors**

Analysis of the Industrial Property Market in the Ribble Valley with Particular Reference to Lodematic Premises, Primrose Road, Clitheroe

Prepared by Alex Taylor BSc, MRICS

Taylor Weaver Ltd.

March 2015

**ANALYSIS OF
THE INDUSTRIAL PROPERTY MARKET
IN THE RIBBLE VALLEY
WITH PARTICULAR REFERENCE TO
LODEMATIC PREMISES,
PRIMROSE ROAD,
CLITHEROE**

**PREPARED BY ALEX TAYLOR BSc, MRICS,
TAYLOR WEAVER LTD.**

March 2015

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1. INSTRUCTIONS

We were asked by Lodematic Ltd. to market the property to determine whether there was a ready demand for the premises for a continued commercial usage. Details of our marketing campaign is included. See below.

In addition, we have been asked to provide an analysis of the industrial property market in the Ribble Valley, with specific reference to their premises on Primrose Road, Clitheroe – as outlined in red on the attached plan. See Appendix I.

2. INTRODUCTION

Taylor Weaver Ltd. are a locally based firm of commercial property chartered surveyors, who specialise in agency and valuation of commercial properties throughout the East Lancashire area.

Alex Taylor is a chartered surveyor and a director of Taylor Weaver Ltd., with over 25 years experience in commercial property agency and valuations in the North East Lancashire area.

3. DEMOGRAPHICS OF THE RIBBLE VALLEY

Ribble Valley has a resident population of 58,000 (date 2013) and includes the principal town of Clitheroe, together with neighbouring towns and villages, including Whalley, Longridge and Ribchester. This population is estimated to increase by 5.9% for the years between 2012 and 2037.

Clitheroe has historically enjoyed one of the lowest rates of unemployment in the UK. This is due to the presence of several large industrial companies. The major private sector employers are Ultraframe, Castle/Hanson Cement, Tarmac, Johnson Massey Plc and BAE Systems.

Currently 85.8% of all employees are employed in the private sector.

The main industrial companies are located in modern industrial units on the outskirts of Clitheroe town centre, with easy access onto the A59. The most recent industrial developments have generally been located to the east of the town, namely Upbrooks Industrial Estate and, more recently, Link 59 development.

4. INDUSTRIAL DEMAND IN THE RIBBLE VALLEY

From information from our own database, we can summarise that the demand for industrial property in the Ribble Valley is as follows :

Approximately 50% of industrial enquiries in the last twelve months are for units measuring less than 5,000 sq.ft, which reflects the fact that Clitheroe has a very parochial industrial property market as it is not particularly well connected to the national motorway network. The nearest junction is

Junction 7 of the M65 motorway, which lies approximately 7 miles distance and therefore Clitheroe is not a location of interest for the larger manufacturers/ warehouse operators.

The low unemployment level also deters many manufacturers from relocating to the Ribble Valley, as there would be a shortage of available staff.

A report was carried out by BE Group Employment Land Study in 2013 where six key employment sites were identified, as follows :

Barrow Brook Business Park, Barrow

Samlesbury Aerodrome

The Sidings, Whalley

Salthill Industrial Estate, Clitheroe

Shay Lane Industrial Estate, Longridge

Time Technology Park, Simonstone

It was noticeable that the Lodematic premises' location was not included in this list.

Incoming enquiries looking for industrial space will tend to concentrate on these employment sites, as opposed to secondary locations, such as Lodematic premises, where restricted access and high remedial ground work costs would deter all commercial developers.

5. LODEMAC PREMISES

The building comprises part single storey, part multi storey stone and brick built industrial building with pitched slate roof above supported on timber roof trusses.

Constructed on a hillside, the building comprises, at ground floor level, three bays of industrial space (including mezzanine offices). There is also a single bay at lower ground floor level (which includes office accommodation).

A separate single storey industrial building is located at the upper level.

Only limited parking and loading is available at both upper and ground levels.

We have calculated the gross internal floor area to be as follows :

Upper Ground Floor

Bay 1	2,847 sq.ft
Bay 2	2,731 sq.ft
Bay 3	4,390 sq.ft
Offices	1,292 sq.ft

Lower Ground Floor	2,831 sq.ft
Separate Building	1,158 sq.ft
Total	15,220 sq.ft

The building has, for many years, been used as a heavy engineering premises.

6. MARKETING CAMPAIGN

Taylor Weaver were instructed to market the property on the 5th September 2014. Since that date our extensive marketing campaign has comprised the following :

Boards

Erected on site fronting Primrose Road.

Brochures

A4 full colour brochures prepared – see Appendix III

Mailing

An extensive mailing campaign has taken place, as follows :

E-mail – marketing particulars have been sent to parties on our mailing list looking for this type of accommodation. As at the date of this report, details have been sent to 26 companies, as listed in Appendix IV – including the Economic Development Officer for Ribble Valley Borough Council.

Marketing particulars of the property have also been mailed out to all North West commercial property agents. This list covers Lancashire and Greater Manchester and Merseyside and totals 157 companies. See list at Appendix IV.

Postal mailing – a business list was purchased, listing 68 industrial companies in the Ribble Valley area with 5 employees or more – list enclosed at Appendix IV.

Website – details of the property have been included in our website www.taylorweaver.co.uk

Advertising – we also carried out an extensive advertising campaign, which included the following :

Clitheroe Advertiser – two insertions

Lancashire Telegraph – two insertions

Manchester Evening Post – one insertion

The above campaign is typical for this type of property.

Interest Received

To date we have only received two expressions of interest:

Enquiry A - an adjoining property owner, whose interest was solely in the car park area.

Enquiry B – a North West builder who viewed the premises in October 2014, where the interest was for residential conversion.

The level of interest received is typical of what we would expect for this type of building for the reasons set out in the following conclusion.

7. CONCLUSION

Despite an extensive marketing campaign, no serious interest has been generated from prospective purchasers/occupiers of the building and the main reasons for this are as follows :

1. The building has been constructed on a hillside, with very limited parking and therefore loading and internal layout of the building would not be suitable for most operations, particularly distribution who are looking for modern single storey buildings.
2. The demand for larger industrial space in the Ribble Valley is low due to the difficulties on obtaining staff and its distance from the nearest motorway junction.
3. The layout of the building, on a hillside, does not lend itself to sub-division.
4. There are other properties available within the local area that provide a more efficient, modern, unconstrained work space that would be more attractive to users.

Having consideration to the building's age, construction and location, then we would feel that the building has now exceeded its economic life as an industrial building and there is no reasonable prospect of the building being re-used for a commercial use.

A handwritten signature in blue ink, appearing to read 'Alex Taylor', is written over a horizontal dotted line.

Alex Taylor

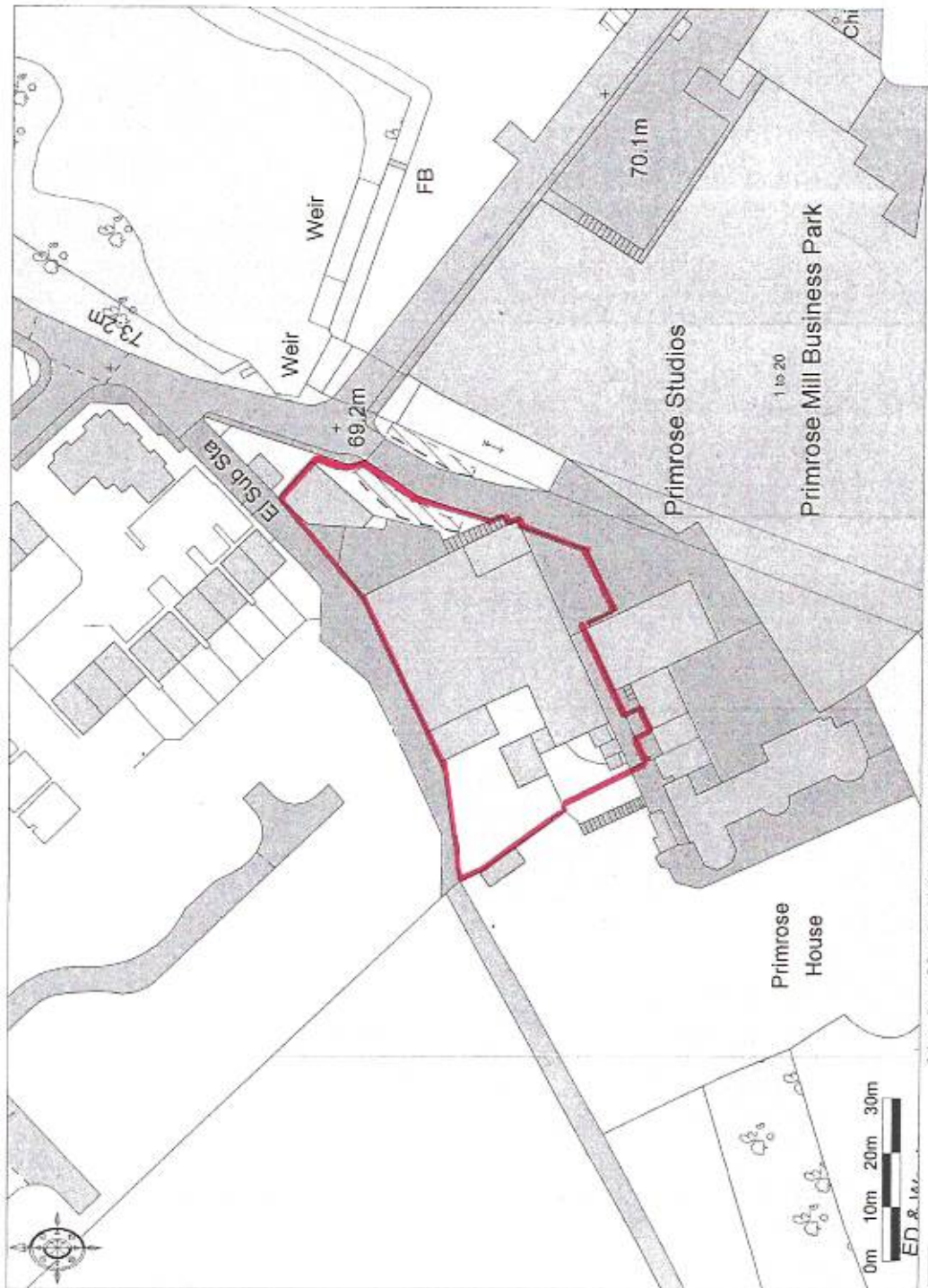
Taylor Weaver Ltd.

APPENDIX I

LOCATION PLAN

SITE PLAN

BUILDING LAYOUT PLAN



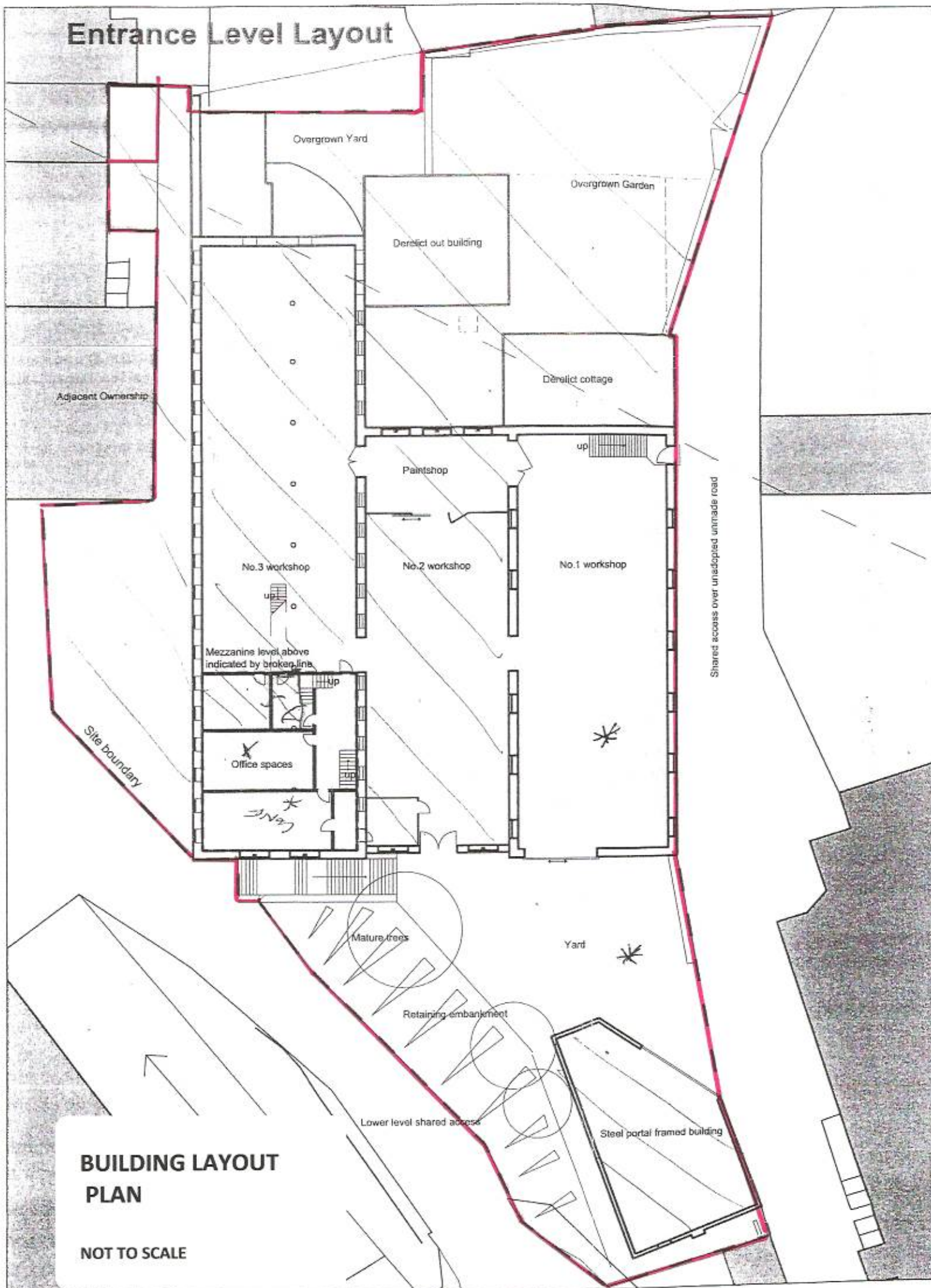
SITE PLAN

SCALE 1 : 1250



Ordinance Survey © Crown Copyright 2015 All rights reserved. Licence number 100021412. Printed Scale - 1:1250

Entrance Level Layout



**BUILDING LAYOUT
PLAN**

NOT TO SCALE

APPENDIX II

COPY OF MARKETING PARTICULARS



FOR SALE
INDUSTRIAL PREMISES

15,220 sq.ft.

Lodematic Premises, Primrose Road,
Clitheroe, Lancashire BB7 1BS



Location

The premises are located at the junction of Primrose Road and Woone Lane on the outskirts of Clitheroe, in a mixed industrial and residential area. The building offers easy access onto the A59 via Whalley Road.

Description

The premises comprise part single storey, part multi storey stone and brick built industrial building with pitched slate roof above supported on timber roof trusses.

Constructed on a hillside, the building comprises, at ground floor level, 3 bays of industrial space (including mezzanine offices). There is also a single bay at lower ground floor level (which also includes office accommodation).

A separate single storey industrial building is located at the upper level.

Limited parking is available and loading is available at both upper and lower ground levels.

Services

All main services are connected to the property. The property benefits from gas central heating throughout.

Rating

Rateable value £18,250.

The rates payable for the financial year 2014/15 is £8,796.

Price

On application.

Availability

Due to relocation the premises are scheduled to be vacated by 15 January 2015.

Legal Costs

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

Planning

The premises have planning consent for general industrial use under Class B2 of the Use Classes Order 1987.

Use of Property

The premises are being offered for sale for B2 General Industrial purposes only and appropriate covenants and overage provisions will be imposed on any buyer to restrict its use. Details on application.

EPC

Available on request.

Viewing

Strictly through sole agents

Taylor Weaver

(Alex Taylor)

alex@taylorweaver.co.uk

01254 699030



Accommodation

We have calculated the internal floor area to be as follows :

Upper Ground Floor

Bay 1	2,847 sq.ft.
Bay 2	2,731 sq.ft.
Bay 3	4,390 sq.ft.
Offices	1,262 sq.ft.

Lower Ground Floor

2,831 sq.ft.

Separate Building

1,158 sq.ft.

TOTAL

15,220 sq.ft.

APPENDIX III
PARTIES TO WHOM DETAILS
HAVE BEEN SENT

PARTIES ON OUR MAILING LIST LOOKING FOR SIMILAR ACCOMMODATION

John Kok	Looking for premises for car sales in Clitheroe. Leasehold or freehold considered.
Steve Booth	Looking for between 10,000 – 30,000 sq.ft in East Lancashire. Freehold or leasehold.
Azzak UK	Cushion manufacturer looking for between 8,000 – 20,000 sq.ft in the East Lancs area.
Pickup Systems	Looking for between 15,000 – 40,000 sq.ft to purchase or lease. For commercial van modification.
Fitted Furniture Solutions	Looking for 15,000 – 30,000 sq.ft ideally to purchase.
Ruth Tierney	10,000 – 20,000 sq.ft for car showroom. Leasehold only.
Cherry Tree Machine Company	15,000 – 30,000 sq.ft. Leasehold or freehold. Craneage preferred.
Spiroflow	10,000 – 30,000 sq.ft to purchase or lease. Existing Clitheroe company.
Brilliant Fires	5,000 – 15,000 sq.ft for purchase or lease for showroom and manufacturing facility.
Attock	10,000 – 20,000 sq.ft to purchase only. East Lancashire.

Oakdale	Residential and commercial developer looking to purchase premises in the Ribble Valley.
William Tarr Holdings Ltd.	Residential developer looking specifically in Ribble Valley.
Michael Collinson	Looking on behalf of Jehovah's Witness for new chapel/community centre to purchase.
Michael Grant Partnership	Industrial developer looking to purchase large industrial buildings throughout the UK
Backhouse Jones	General interest in property throughout the Ribble Valley.
Ribble Valley Borough Council Economic Development Team – Contact Melissa Watts	Details sent
Pendle Property Developments Ltd.	Investor/developer looking at opportunities throughout East Lancashire.
Hurstwood	Investor/developer looking at opportunities throughout East Lancashire.
Barnfield Construction	Investor/developer looking at opportunities throughout East Lancashire.
John Pallister	Local agents retained by clients looking for suitable opportunities.

McCarthy & Stone	Residential developer looking for opportunities close to town centres for housing developments for the over 55's
Forrest Sofa	Looking for a building between 10,000 – 35,000 sq.ft to purchase or lease throughout East Lancashire. .
Pendle Carpets	Looking generally for industrial buildings in the Ribble Valley area.
Hawk Engineering Ltd.	Preston based company looking for between 12,000 – 17,000 sq.ft. Need large electricity supply and good access.
Global Engineering UK Ltd.	Looking for 6,000 – 15,000 sq.ft to purchase in the East Lancs area.
Lord Browns	Looking for ideally 12,000 sq.ft to purchase or lease for furniture storage.
TOTAL 26 COMPANIES	

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Lodematic Premises
Primrose Road
Clitheroe
Lancashire
BB7 1BS

Applicant	Matching Requirements	How Sent	Activity & Requirement Comments
John Kok John Kok Clitheroe BB1 1BB johnkok@live.co.uk	Property Uses: Industrial, Retail, Miscellaneous Locations: Hyndburn, Ribble Valley Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: Not Specified Comments: Car sales clitheroe preferred	Emailed to johnkok@live.co.uk Friday 09 Jan 2015, 09:27	Car sales clitheroe preferred Update Requirement Comments
Steve Booth Steve Booth BB1 1BB stebooth@ntlworld.com	Property Uses: Industrial Locations: East Lancs Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: 10000 to 30000 Sq.ft. (929.0 to 2787.1 Sq.metres) Comments:	Emailed to stebooth@ntlworld.com Friday 09 Jan 2015, 09:27	 Update Requirement Comments
Azzak UK Mr Aslam zaf2012@hotmail.co.uk	Property Uses: Industrial Locations: East Lancs Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: £500.00 - £1,000.00 Purchase Budget: £200,000.00 - £400,000.00 Size: 8000 to 20000 Sq.ft. (743.2 to 1858.1 Sq.metres) Comments: cushion manufacturer looking east Lancs asap	Emailed to zaf2012@hotmail.co.uk Friday 09 Jan 2015, 09:27	cushion manufacturer looking east Lancs asap Update Requirement Comments
Pickup Systems John McGauley Bacup john@pickup-systems.com	Property Uses: Industrial Locations: East Lancs Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: 15000 to 40000 Sq.ft. (1393.5 to 3716.1 Sq.metres) Comments: was interested in Sydney street	Emailed to john@pickup-systems.com Friday 09 Jan 2015, 09:27	was interested in Sydney street Update Requirement Comments
FFS Dave Worden Unit BN4b 1st Floor 17 Bus Park Clayton Le Moors BB5 5JW 231355 dave.worden@ff-solutions.co.uk	Property Uses: Industrial Locations: East Lancs, Blackburn/Darwen Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: £500.00 - £1,000.00 Purchase Budget: £200,000.00 - £400,000.00 Size: 10000 to 35000 Sq.ft. (929.0 to 3251.6 Sq.metres) Comments: Ideally 18.000sqft. Budget £50000pa	Emailed to dave.worden@ff-solutions.co.uk Friday 09 Jan 2015, 09:27	Ideally 18.000sqft. Budget £50000pa Update Requirement Comments
Ruth Tierney Ruth Tierney 01706 212223 ruth@onecallleasing.co.uk	Property Uses: Industrial, Commercial Land, Miscellaneous, Leisure Locations: Ribble Valley Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: 5000 to 25000 Sq.ft. (464.5 to 2322.6 Sq.metres) Comments: for car showroom - interested in Carr Hall	Emailed to ruth@onecallleasing.co.uk Friday 09 Jan 2015, 09:27	for car showroom - interested in Carr Hall Update Requirement Comments
Cherry Tree Machine Company Bob Mills Blackburn 671155 bobm@cherrytreemachines.co.uk	Property Uses: Industrial Locations: East Lancs, Blackburn/Darwen, Hyndburn, Preston/Chorley Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: £500.00 - £1,000.00 Purchase Budget: £200,000.00 - £400,000.00 Size: 15000 to 30000 Sq.ft. (1393.5 to 2787.1 Sq.metres) Comments: Ideally with cranage	Emailed to bobm@cherrytreemachines.co.uk Friday 09 Jan 2015, 09:27	Ideally with cranage Update Requirement Comments
Spiroflow Matthew Jaques	Property Uses: Industrial Locations: East Lancs	Emailed to matthew.jaques@spiroflow.com	

Clitheroe BB7 1QG 01200 422525 matthew.jaques@spiroflow.com	Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: 10000 to 30000 Sq.ft. (929.0 to 2787.1 Sq.metres) Comments:	Friday 09 Jan 2015, 09:27	Update Requirement Comments
Brilliant Fires Jim Wright / Matt Wilkinson 07702 452819 Shadsworth Blackburn 01254 682384 jim@brilliantfires.co.uk	Property Uses: Industrial, Retail, Commercial Land, Miscellaneous, Leisure Locations: East Lancs, Blackburn/Darwen, Hyndburn, Ribble Valley Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: £500.00 - £1,000.00 Purchase Budget: £200,000.00 - £400,000.00 Size: 10000 to 20000 Sq.ft. (929.0 to 1858.1 Sq.metres) Comments: for showroom and manufacturing facility	Emailed to jim@brilliantfires.co.uk Friday 09 Jan 2015, 09:27	for showroom and manufacturing facility Update Requirement Comments
Attock Mr Shah Cooton Stret Accrington 231400 sales@attock.co.uk	Property Uses: Industrial Locations: East Lancs Tenures: Freehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: 10000 to 25000 Sq.ft. (929.0 to 2322.6 Sq.metres) Comments:	Emailed to sales@attock.co.uk Friday 09 Jan 2015, 09:27	Update Requirement Comments
Oakdale John Beatty Clitheroe john@oakdaleproperties.co.uk	Property Uses: Industrial, Office, Retail, Investment, Commercial Land, Residential Land, Miscellaneous, Leisure Locations: Ribble Valley Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: 1000 to 40000 Sq.ft. (92.9 to 3716.1 Sq.metres) Comments: residential and commercial developer interested in anything in Ribble valley	Emailed to john@oakdaleproperties.co.uk Thursday 18 Sep 2014, 10:00	residential and commercial developer interested in anything in Ribble valley Update Requirement Comments
Williams Tarr Holdings Ltd Ed Wilkinson Bridge Road Woolston Warrington Cheshire WA1 4AU 01925 828877 edwilkinson@williams-tarr.com	Property Uses: Industrial, Commercial Land, Residential Land Locations: Ribble Valley Tenures: Freehold (only) Rental Budget p/a: £500.00 - £1,000.00 Purchase Budget: £200,000.00 - £400,000.00 Size: 10000 to 999999 Sq.ft. (929.0 to 92902.9 Sq.metres) Comments: Met at Golf club - friend of Simon Raine looking at possible residential development in Ribble Valley	Emailed to edwilkinson@williams-tarr.com Monday 15 Sep 2014, 09:57	Met at Golf club - friend of Simon Raine looking at possible residential development in Ribble Valley Update Requirement Comments
Jehovas Witness Michael Collinson leylandlongton@gmail.com	Property Uses: Industrial, Office, Commercial Land, Residential Land, Miscellaneous, Leisure Locations: Ribble Valley Tenures: Freehold (only) Rental Budget p/a: £500.00 - £1,000.00 Purchase Budget: £200,000.00 - £400,000.00 Size: 5000 to 20000 Sq.ft. (464.5 to 1858.1 Sq.metres) Comments: land between 0.4 and 1 acres for construction of a community centre.	Emailed to leylandlongton@gmail.com Friday 12 Sep 2014, 10:56	land between 0.4 and 1 acres for construction of a community centre. Update Requirement Comments
Michael Grant Partnership Mike Grant 7 Cragside Thorn Grove Park Wilmslow SK9 1ES ml.grant@virgin.net	Property Uses: Industrial, Retail, Investment, Residential Land, Miscellaneous Locations: East Lancs Tenures: Freehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: 5000 to 1000000 Sq.ft. (464.5 to 92903.0 Sq.metres) Comments: Retail/Industrial Development. Meaty lot sizes	Emailed to ml.grant@virgin.net Monday 08 Sep 2014, 08:45	Retail/Industrial Development. Meaty lot sizes Update Requirement Comments
Backhouse Jones Jonathan Backhouse The Printworks Clitheroe BB7 9WD 01254 828300	Property Uses: Industrial, Office, Retail, Investment, Commercial Land, Residential Land, Miscellaneous Locations: Ribble Valley Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: Not	Emailed to jonathan@backhouses.co.uk Monday 08 Sep 2014, 08:45	

jonathan@backhouses.co.uk	Specified Purchase Budget: Not Specified Size: Not Specified Comments:		Update Requirement Comments
Ribble Valley Borough Council Melissa Watts Council Offices Church Walk Clitheroe BB7 2RA 01200 414424 melissa.watts@regeneratepl.co.uk	Property Uses: Industrial, Office, Retail, Investment, Commercial Land, Residential Land, Miscellaneous Locations: Ribble Valley Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: 1 to 999999 Sq.ft. (0.1 to 92902.9 Sq.metres) Comments: Everything in Ribble Valley	Emailed to melissa.watts@regeneratepl.co.uk Monday 08 Sep 2014, 08:45	Everything in Ribble Valley Update Requirement Comments
Backhouse Jones Wendy Newbury The Printworks Hey Road Barrowbrook business Village Barrow Clitheroe BB7 9WD 01254 828300 wendyn@backhouses.co.uk	Property Uses: Industrial, Office, Retail, Investment, Commercial Land, Residential Land, Miscellaneous, Leisure Locations: Ribble Valley Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: Not Specified Comments: Ribble valley solicitor	Emailed to wendyn@backhouses.co.uk Monday 08 Sep 2014, 08:45	Ribble valley solicitor Update Requirement Comments
Pendle Property Developments Ltd Mark Taylforth The Estate Office Higher Hague Farm Kelbrook BB18 6LW 01282 843091 pendlegroup@gmail.com	Property Uses: Industrial, Office, Retail, Investment, Commercial Land, Residential Land, Miscellaneous, Leisure Locations: East Lancs, Blackburn/Darwen, Preston/Chorley Tenures: Freehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: Not Specified Comments: Developer	Emailed to pendlegroup@gmail.com Monday 08 Sep 2014, 08:45	Developer Update Requirement Comments
Hurstwood Mark Carling / Katie Johnson Oceanic, Waters Meeting Road Bolton BL1 8SW 01204 374000 mark.carling@hurstwoodholdings.com	Property Uses: Industrial, Investment, Miscellaneous Locations: East Lancs Tenures: Freehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: 1000 to 1000000 Sq.ft. (92.9 to 92903.0 Sq.metres) Comments: Type: Multi - let Industrial, preferably management intensive Lot size: £1,000,000 - £3,000,000 NIY: 10% - 20% Location: North of England from Staffordshire to Carlisle to include Yorkshire and the North East	Emailed to mark.carling@hurstwoodholdings.com Monday 08 Sep 2014, 08:45	Type: Multi - let industrial, preferably management intensive Lot size: £1,000,000 - £3,000,000 NIY: 10% - 20% Location: North of England from Staffordshire to Carlisle to include Update Requirement Comments
Barnfield Construction Tracy Clavell Bate Kenyon Road Lomeshaye Ind Estate Nelson BB9 5SP 01282 442300 tracy.bate@barnfieldconstruction.co.uk	Property Uses: Industrial, Office, Retail, Investment, Commercial Land, Residential Land, Miscellaneous, Leisure Locations: East Lancs, Bolton / Bury, Preston/Chorley Tenures: Freehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: 5000 to 9999999 Sq.ft. (464.5 to 929030.3 Sq.metres) Comments: Anything	Emailed to tracy.bate@barnfieldconstruction.co.uk Monday 08 Sep 2014, 08:45	Anything Update Requirement Comments
John Pallister Richard Pallister Clitheroe BB7 1LP 01200 425697 rp@pallisters.co.uk	Property Uses: Industrial, Office, Retail, Investment, Commercial Land, Residential Land, Miscellaneous, Leisure Locations: Ribble Valley Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: Not Specified Comments:	Emailed to rp@pallisters.co.uk Monday 08 Sep 2014, 08:45	Update Requirement Comments
McCarthy & Stone Peter Styles Manchester BB1 3NU 0161 926 3342 peter.styles@mccarthyandstone.co.uk	Property Uses: Industrial, Commercial Land, Residential Land, Miscellaneous, Leisure Locations: Blackburn/Darwen, Pendle, Ribble Valley Tenures: Freehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: 0 to 1000000 Sq.ft. (0.0 to 92903.0 Sq.metres) Comments: 0.5 - 2 acres close to town centres and prominent	Emailed to peter.styles@mccarthyandstone.co.uk Monday 08 Sep 2014, 08:45	0.5 - 2 acres close to town centres and prominent good quality residential areas within 0.5 miles of shopping areas level walk Intro fees available. Will look at Blackburn-Preston Old Road/Livesey Update Requirement Comments

	good quality residential areas within 0.5 miles of shopping areas level walk Intro fees available. Will look at Blackburn-Preston Old Road/Livesey Branch/Wilshire Barrowford Clitheroe		
Forest Sofa Dave Foster 0161 737 6918 dave.foster@forestsofa.co.uk	Property Uses: Industrial Locations: Blackburn/Darwen, Hyndburn, Burnley, Rossendale Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: £500.00 - £1,000.00 Purchase Budget: £200,000.00 - £400,000.00 Size: 10000 to 35000 Sq.ft. (929.0 to 3251.6 Sq.metres) Comments:	Emailed to dave.foster@forestsofa.co.uk Monday 08 Sep 2014, 08:45	Update Requirement Comments
Pendle Carpets Stuart Blackburn Chatburn Trading Estate Clitheroe blackburnstuart9@gmail.com	Property Uses: Industrial, Office, Retail, Investment, Commercial Land, Residential Land, Miscellaneous, Leisure Locations: Ribble Valley Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: 1000 to 100000 Sq.ft. (92.9 to 9290.3 Sq.metres) Comments:	Emailed to blackburnstuart9@gmail.com Monday 08 Sep 2014, 08:45	Update Requirement Comments
Hawke Engineering Ltd Anthony Whitehead Walton Le dale Dean Lane Preston Lancs pr5 4js 07816970138 anthonywhitehead@hawkeengineering.co.uk	Property Uses: Industrial, Commercial Land Locations: East Lancs, Blackburn/Darwen, Hyndburn, Preston/Chorley Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: £500.00 - £1,000.00 Purchase Budget: £200,000.00 - £400,000.00 Size: 10000 to 30000 Sq.ft. (929.0 to 2787.1 Sq.metres) Comments: 12 -17 sq ft 200 kva needed	Emailed to anthonywhitehead@hawkeengineering.co.uk Monday 08 Sep 2014, 08:45	Update Requirement Comments
Global Engineering Uk Ltd Mark Denson mark@globalengineeringuk.com	Property Uses: Industrial Locations: East Lancs Tenures: Freehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: 6000 to 15000 Sq.ft. (557.4 to 1393.5 Sq.metres) Comments:	Emailed to mark@globalengineeringuk.com Monday 08 Sep 2014, 08:45	Update Requirement Comments
Lord Browns Daniel Lord daniel@lordbrowns.com	Property Uses: Industrial Locations: East Lancs, Blackburn/Darwen, Hyndburn, Burnley, Ribble Valley Tenures: Freehold (only), Leasehold (only) Rental Budget p/a: Not Specified Purchase Budget: Not Specified Size: 7500 to 20000 Sq.ft. (696.8 to 1858.1 Sq.metres) Comments: Ideally 12,000 sq.ft. For Furniture storage	Emailed to daniel@lordbrowns.com Monday 08 Sep 2014, 08:45	Update Requirement Comments

Summary	Full Details	Matching Requirements	Search Again	Print
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Jacqueline

Contact Group Name: Industrial North West April 2014

Members:

Alex Palfreyman
Alex Weatherilt
Andrew Aherne (andrew@ahernepc.co.uk)

Andrew Ashworth
Andrew Byrne
Andrew Crompton
Andrew Crossley
Andrew Farrer
Andrew Frazer
Andrew Littler
Andrew Lynn
Andrew Murdoch
Andrew Owen
Andrew Peel
Andrew Pexton
Andy Backhouse
Andy Buckingham
Ben Fallows
Ben Lenders
Ben Roberts
Bev McDougall
Brendan O'Herlihy
Brent Forbes
Brian Birtwistle
Caroline James
Charles Bell
Charles Fifield
Charles Murray
Chris Breakey
Chris Brown
Chris Harrison
Chris Morgan
Claire McAllister
Colin Cawley (colin.cawley@altus-eileenbilton.com)

Colin Chivers
Dan Burn
Dan Crawshaw
Daniel Lee
Danny Pinkus
Darren Hill
David Buckley
David Murray
David Newman
David Rowley
David Taylor
David Todd
Dean Young
Dominic Stanger
Gareth Middleton
Gary Chapman
Geoffrey Smith (gsmith@matthews-goodman.co.uk)

Graham Barlett

apalfreyman@savills.com
alex.weatherilt@dunlophewood.com

andrew@ahernepc.co.uk
andrew@nolanredshaw.co.uk
andrewbyrne@keppiemassie.com
ac@riddelltps.co.uk
andrew@crossley-estates.co.uk
afarrer@lsh.co.uk
andrew@scott-frazer.com
andrew@littlerandassociates.co.uk
Andrew.Lynn@eu.jll.com
andrew.murdoch@eddisons.com
andrew.owen@masonowen.com
andrew@peill.com
andrew.pexton@gva.co.uk
andy.backhouse@colliers.com
a.buckingham@buckingham.org.uk
benfallows@tfcproperty.com
ben.lenders@eu.jll.com
Ben.Roberts@eur.cushwake.com
bev.mcdougall@storeys-ssp.co.uk
brendan@prestonherlihy.com
commercial@petty.co.uk
Brian@birtwistlepc.co.uk
cjames@tdawson.co.uk
charles@morganmartin.co.uk
charles.fifield@fifieldglyn.com
charles@r-p-s.co.uk
chris@breakeynuttall.co.uk
chris.brown@eur.cushwake.com
c.harrison@ridleythaw.co.uk
chrismorgan@roger-hannah.co.uk
claire@littlerandassociates.co.uk

colin.cawley@altus-eileenbilton.com
colin.cppc@live.co.uk
Daniel.Burn@eu.jll.com
danielc@parkinsoncpc.com
daniel@r-p-s.co.uk
danny@pinkus.co.uk
darren.hill2@cbre.com
david@buckleycommercial.co.uk
david.murray@sandersonweatherall.com
dnewman@matthews-goodman.co.uk
davidrowley@tfcproperty.com
davidtaylor@irvinetaylor.co.uk
dtodd@dixonwebb.com
dean@youngandco.org.uk
dominic.stanger@wtgunson.co.uk
gareth@grmproperty.com
gchapman@whrproperty.co.uk
gsmith@matthews-goodman.co.uk
grahamb@parkinsoncpc.com

Howard	howard@b8re.com
Ian Hill	ihill@ryder-dutton.co.uk
Ian Murray	im@riddelltps.co.uk
Jane Marshall (jane.marshall@altus-eileenbilton.com)	jane.marshall@altus-eileenbilton.com
Janine Wood	Janine.wood@gva.co.uk
Jason Print Cushman	Jason.print@eur.cushwake.com
Jason Rawson	jrawson@tdawson.co.uk
Jeremy Rubin	jeremy@jeremyrubin.co.uk
John Atherton	jatherton@savills.com
John Barton	jbarton@whrproperty.co.uk
John Fletcher	john.j.fletcher@millermetcalf.co.uk
John Harrison	john@daviesharrison.com
John Marros	jmarrow@lyntonhouse.com
John Shaw, Eddisons	john.shaw@eddisons.com
John Sullivan	jsullivan@lsh.co.uk
John Swain	johnswain@masonpartners.com
Jonathan Clayton	mail@bentleyhiggs.com
Jonathan Lowe	jonathan.lowe@gva.co.uk
Jonathan Thorne	jon@b8re.com
Jonty Goodchild	jonty@boltonbirch.com
Jos Baxendell	josbaxendell@begroup.uk.com
Joseph Wilshaw	joseph.wilshaw@altus-edwinhill.com
Julien Kenny-Levick	julien.kenny-levick@colliers.com
Liam Aspden	liam.aspden@hwmurveyors.co.uk
Malcolm Brymer	malcolm.brymer@corprop.co.uk
Marc Wright	marc.wright@barton-kendal.co.uk
Mark Clarkson	mac@eckersleyproperty.co.uk
Mark Coulthurst	mark.coulthurst@masonowen.com
Mark Diaper	markdiaper@legatowen.co.uk
Mark Grayson	mark.grayson@wtgunson.co.uk
Mark Sillitoe	mark.sillitoe@eu.jll.com
Mark Warburton	mark@haughtonwarburton.co.uk
Martin Ainsworth, HDAK	martin.ainsworth@hdak-uk.com
Matthew Pochin	mpochin@lamonts.co.uk
Matthew Silas (matt@atlasone.co.uk)	matt@atlasone.co.uk
Max Danicic	max.danicic@eur.cushwake.com
Michael Blackshaw	michael@impey.co.uk
Michael Cavannagh	mcavannagh@tdawson.co.uk
Mike Honeybourne	honeybournekenny@aol.com
Mike Redshaw	mike@nolanredshaw.co.uk
Mike Rooney	mrooney@whrproperty.co.uk
Mike Walker	mike.walker@cbre.com
Neale Sayle (neale.sayle@wtgunson.co.uk)	neale.sayle@wtgunson.co.uk
Neil Higson	neil@nolanredshaw.co.uk
Neil Lamont	nlamont@lamonts.co.uk
Nick Harrop	nickharrop@hwandp.co.uk
Nick Kos	nick@bdhproperty.co.uk
Nick Pilkington	commercial@fisherwrathall.co.uk
Nick Swift	nswift@lambandsnift.com
Patrick Hughes	pathughes@legatowen.co.uk
Paul Cook	paul.j.cook@cbre.com
Paul Daye	paul@p3propertyconsultants.co.uk
Paul Kelly	paul.kelly@knightfrank.com
Paul Marshall	paulm@morrisdean.co.uk
Paul Mather	pm@rapleys.co.uk

Paul McGarrigle
Paul Nolan
Paul Parker
Paul Thorne
Paul Witts
Peter Gilkes
Peter Hitchcock
Peter Johnston
Peter Sutton
Philip Haddleton
Richard Byers
Richard Dunhill
Richard Johnson
Richard Kirk
Richard Morris
Richard Peters
Richard Smith
Rick Davies
Rob Taylor
Rob Tilley
Robert Bates
Robert Diggle
Robert Dunston
Roger Parker
Roy Backhouse
Rupert Lowe
Ruth Leighton
Sara-Jane Preston
Simon Foden
Simon Hampson
Simon Roddam
Stephen Barton
Stephen Gleave
Stephen Lamb
Stephen McCracken
Stephen Swainson
Steve Brittle
Steve Capper
Steve Johnson
Steve Wade
Steven James
Steven Manifold
Stuart Cooper
Stuart Murray
Tim Kenney
Tom
Tom Creer
Tom Reid
Tom Sharples
Tony O'Keefe, DTZ

paulmcgarrigle@roger-hannah.co.uk
paul@nolanredshaw.co.uk
paul.parker@edwardsymmons.com
paul.thorne@masonowen.co.uk
p.witts@ridleythaw.co.uk
peter@peteregilkes.co.uk
peterhitchcock@hwandp.co.uk
peterjohnston@legatowen.co.uk
peter@walkersutton.com
philip.haddleton@eur.cushwake.com
rbyers@ryder-dutton.co.uk
richard.dunhill@bnpparibas.com
richard.johnson@eu.jll.com
richard.kirk@edwardsymmons.com
richardmorris@impey.co.uk
rpeters@dixonwebb.com
richard.smith@fifieldglyn.com
rick@daviesharrison.com
rob.taylor@knightfrank.com
rob@p3propertyconsultants.co.uk
rbates@morganwilliams.com
robert.diggle@edwardsymmons.com
robert.dunston@gva.co.uk
rp@parkerandco.co.uk
roy@roybackhouse.co.uk
Rupert.Lowe@dunlopheywood.com
ruth.leighton@gva.co.uk
sj@prestonoherlihy.com
simon@daviesharrison.com
shampson@whrproperty.co.uk
simonroddam@begroup.uk.com
steve@barton-kendal.co.uk
sgleave@dixonwebb.com
slamb@lambandswift.com
stephen.mccracken@altusgroup.com
stephen@pugh-auctions.com
sbrittle@matthews-goodman.co.uk
stephen.capper@cbre.com
steve@b8re.com
scw@legatowen.co.uk
sjames@tdawson.co.uk
steven.manifold@knightfrank.com
stuartcooper@roger-hannah.co.uk
smurray@savills.com
tim@kenneymoore.co.uk
tom@b8re.com
tjc@bacommercial.com
tom@daviesharrison.com
t.sharples@ridleythaw.co.uk
Tony.okeefe@dtz.com

Mr David Parker
Director
J P Domestic Appliances Ltd.
1-3 King Lane
Clitheroe
BB7 1AA

The Managing Director
Lodematic (Components) Ltd
Primrose Road
Clitheroe
BB7 1BS

The Managing Director
Decron Fabrication Ltd
Unit 14 Primrose Business Park
Primrose Road
Clitheroe
BB7 1DR

Ms Christine Sheard
Manager
County Sales Ltd
Pendle Mill
Pendle Road
Clitheroe
BB7 1JQ

Ms Margaret Smith
Company Secretary
Waterloo Timber Co. Ltd
Waterloo Road
Clitheroe
BB7 1LR

The Managing Director
Alan Richards Cleaning Equipment
Waterloo Mill
Waterloo Road
Clitheroe
BB7 1LR

The Managing Director
Sen Magazine
Chapel House
5 Shawbridge Street
Clitheroe
BB7 1LY

Mr Darrell Cottom
Manager
J & M Timber Supplies Ltd
Upbrooks Sawmill
Taylor Street
Clitheroe
BB7 1NL

Mr Mark Woodward
Director
The Paper Cup Co Ltd
Unit 3 Mearley Brook Commercial Centre
Taylor Street
Clitheroe
BB7 1NL

Mr Patrick Kennedy
Director
Ultraframe Ltd
Enterprise Works
Salthill Road
Clitheroe
BB7 1PE

Mr David Challinor
Director
Ultraframe (U K) Ltd
Salthill Road
Clitheroe
BB7 1PE

D Moore
Proprietor
Ultraframe
Enterprise Works
Salthill Road
Clitheroe
BB7 1PE

Mr Mark Woodward
Director
The Central Warehouse Ltd
Unit 3 Mearley Brooke
Up Brooks Taylor Street
Clitheroe
BB7 1PL

Ms Anne Barrett
Manager
E.Jackson(Chatburn) Ltd
Unit 8 9 Salthill Industrial Estate
Lincoln Way
Clitheroe
BB7 1QD

Mr Lee Boyle
deputy managing director
James Alpe Ltd
Lincoln Way
Clitheroe
BB7 1QD

Ms Allison Metcalf
Manager
Farmhouse Fare
Lincoln Way
Clitheroe
BB7 1QD

Ms Vicki Townsend
Purchasing Manager
Yates & Co. Ltd
Unit 10 Salthill Industrial Estate
Lincoln Way
Clitheroe
BB7 1QD

Mr Michael Hoyle
Director
Michael Hoyle & Co Ltd
Clitheroe Auction Mart Co Ltd
Salthill Industrial Estate Linco
Clitheroe
BB7 1QD

Mr Timothy Reynolds
Director
Id Design Embroidery Ltd
3 Lincoln Park Industrial Site
Lincoln Way
Clitheroe
BB7 1QD

Mr N Waring
Partner
A W Cleaning
Unit 8 Salthill Industrial Estat
Clitheroe
BB7 1QD

Mr Alex Tompkins
Head of Site
Farmhouse Fare Ltd
Lincoln Way
Clitheroe
BB7 1QD

The Managing Director
Miles Fox (Haulage) Ltd
Unit 6 Lincoln Park Industrial Site
Lincoln Way
Clitheroe
BB7 1QD

The Managing Director
Finch Electronics Ltd
Salthill Industrial Estate
Clitheroe
BB7 1QD

The Managing Director
CEF
Salthill Industrial Estate
Lincoln Way Town Centre
Clitheroe
BB7 1QD

Mr Matthew Jaques
Spiroflow Powder Handling Ltd
Lincoln Way
Clitheroe
BB7 1QG

Mr Matthew Jaques
Manager
Spiroflow Uk Ltd
Lincoln Way
Clitheroe
BB7 1QG

The Managing Director
Spiroflow Horizon Systems Ltd
Upbrooks
Lincoln Way
Clitheroe
BB7 1QG

Ms Carolyn Hodson
Manager
European Manufacturing Solutions Ltd
Unit 16 Link 59 Business Park Deanfield
Drive
Clitheroe
BB7 1QJ

Mr David Fowler
Proprietor
Fowler U K
Unit 9 Deanfield Drive
Link 59 Business Park
Clitheroe
BB7 1QJ

Mr Stephen Pietrzak
Proprietor
R V S
Unit 2 Deanfield Court
Link 59 Business Park
Clitheroe
BB7 1QS

Mr Nicholas Buchanan
Director
N & J Aluminium Linings Ltd
Unit 9-11
Link 59 Business Park Deanfield Court
Clitheroe
BB7 1QS

The Managing Director
R V Fire Systems Ltd
Unit 17 Deanfield Court
Link 59 Business Park
Clitheroe
BB7 1QS

Mr Alan Gillespie
Mill Manager
Dugdale Nutrition Ltd
Bellman Mill
Salthill
Clitheroe
BB7 1QW

The Managing Director
T & J Haulage
Swan Meadow
Clitheroe
BB7 2BS

Mr Les Csonge
Digital Alternatives
44a York Street
Clitheroe
BB7 2DL

Mrs Sandra Smith
Partner
Exchange Coffee Co
24 Wellgate
Clitheroe
BB7 2DP

The Managing Director
Hoody Marvelous
7 Wellgate
Clitheroe
BB7 2DS

The Managing Director
J H Blakey
76-78 Bawdlands
Clitheroe
BB7 2LA

Ms Fiona Penhallurick
Director
Waddington Fell Quarries Ltd
Waddington Fell Quarry
Slaidburn Road Waddington
Clitheroe
BB7 3AA

Ms Julia Eventhall
Director
Rectella International Ltd
Queensway
Waddington
Clitheroe
BB7 3HL

Mr I Sutherland
Proprietor
Sutherland
Clitheroe Road
Bashall Eaves
Clitheroe
BB7 3LH

Mr Richard Baker
Manager
The Bowland Beer Co Ltd
The Barn Backridge Farm Business Centre
Twitter Lane Bashall
Clitheroe
BB7 3LQ

The Managing Director
G. Rowland Ltd
Latts Farm
Rabbit Lane Bashall Eaves
Clitheroe
BB7 3NB

Mr Andy Belt
Guy Machinery
Lyndale Works
Gisburn Road Gisburn
Clitheroe
BB7 4ES

The Managing Director
Assured Environmental Services
Unit 1 The Old Riding School
Park Road Gisburn
Clitheroe
BB7 4HT

The Managing Director
Ribble Enviro Ltd
Gisburn Business Park
Gisburn Road Gisburn
Clitheroe
BB7 4JP

Mr Garry Wilkinson
Proprietor
Richard Wilkinson & Sons Ltd
Pendle Trading Estate
Clitheroe Road
Clitheroe
BB7 4JY

Ms Emma Ireland
Finance Director
Empress Fencing
Empress Sawmills
Clitheroe Road
Clitheroe
BB7 4JY

Mr Simon Howarth
Director
Fred Lawson (Clitheroe) Ltd
Pendle Trading Estate
Clitheroe Road Chatburn
Clitheroe
BB7 4JY

Mr John Dean
Managing Director
Dugdale Merchants Ltd
Pendle Trading Estate
Clitheroe Road
Clitheroe
BB7 4JY

Mr Simon Howarth
Director
Howarth Foodservice Ltd
Pendle Trading Estate
Clitheroe Roadet Chatburn
Clitheroe
BB7 4JY

The Managing Director
Dash Auto Id Ltd
Horrocksford Offices
Clitheroe Road Chatburn
Clitheroe
BB7 4LA

Mr J McAvoy
General Manager
Dunbia (England)
Castill Laithe Abattoir
Gisburn Road Sawley
Clitheroe
BB7 4LH

Mr Christopher Bosonnet
Proprietor
King Henry VI Spring Water
Cow House Hill Farm
Gisburn Road Bolton By Bowland
Clitheroe
BB7 4LT

The Managing Director
D & D Drainage
142 Pimlico Road
Clitheroe
BB7 4PT

Mr Patrick O'Shea
Chief Executive Officer
Castle Cement (Ribblesdale) Ltd
Ribblesdale Works
West Bradford Road
Clitheroe
BB7 4QF

The Managing Director
M.A.P. Garden Furnishings Ltd
Whalley Road
Barrow
Clitheroe
BB7 9BA

Mr Neil Burns
Director
Solaris Gb Ltd
18 Wesley Street
Sabden
Clitheroe
BB7 9EH

Mr Darren Wilkinson
Partner
Richard Wilkinson & Sons
Old Manchester Offices
Whalley Road Billington
Clitheroe
BB7 9NW

Ms Kim Jensen
Company Secretary
Dinex Clamps Ltd
Foxfields Farm
Whalley Road Stonyhurst
Clitheroe
BB7 9PN

The Managing Director
Design 360 Uk Ltd
Fox Fields Farm
Whalley Road Stonyhurst
Clitheroe
BB7 9PN

The Managing Director
Total Foodservice Solutions
North Road Ribble Valley Enterprise Park
Clitheroe
BB7 9QZ

The Managing Director
Mantle Packaging Machinery Ltd
Units 1-2 The Sidings
Whalley
Clitheroe
BB7 9SE

Mr Alan Crook
Abbey Image Promotions
Jobey Works
Back King Street Whalley
Clitheroe
BB7 9SP

The Managing Director
Vega Holsters
49 King Street
Whalley
Clitheroe
BB7 9SP

Mr Paul Harrison
Director
Harrisons Engineering (Lancashire) Ltd
Judge Walmsley Mill
Longworth Road Billington
Clitheroe
BB7 9TP

Ms Jadranka Kokotovic
Route Executive, Balkan Department
Whittle Eastern Europe Logistics Ltd
The Printworks Ribble Valley Enterprise
Park
Clitheroe
BB7 9WA

Mr Andrew Ireland
Director
Empress Fencing Ltd
Suite 5 6 The Printworks
Clitheroe
BB7 9WB