



Unit 17 Trident Park
Trident Way
Blackburn BB1 3NU

Our Ref: AJT/SS

1st February 2017

Tel. 01254 699030

Fax. 01254 699020

email: sales@taylorweaver.co.uk

web-site: www.taylorweaver.co.uk

Mr B Jackson
Three Bays Barn
Whalley Old Road
Billington
CLITHEROE
BB7 9JE

Dear Brian

RE: PRIMROSE DAIRIES BUILDING, RAILWAY VIEW ROAD, CLITHEROE

Further to our recent meeting re the above, I write to confirm our advice in respect of the future use of these premises.

The building currently comprises a brick and rendered triangular shaped property with mono pitched single skin corrugated asbestos cement roof supported on timber roof trusses. Access to the building is via two pedestrian doors leading directly onto Railway View Road. Internally the premises have a solid concrete floor, internal minimum headroom of 8ft. and suspended fluorescent lighting throughout.

We have calculated the gross internal floor area to be 1027 sq.ft. There is no external areas included within the property.

The premises have been used as a storage facility for Primrose Dairies for which we have assumed will fall under either Light Industrial (Class B1) or Warehouse (Class B2) Use Classes Order 1987.

At the time of inspection the following defects were noted:

1. Roof – the single skin corrugated asbestos roof is showing serious signs of disrepair and is no longer water tight. We would recommend that the entire roof be removed (with the asbestos cement safely disposed of) and replaced with a new double skin insulated profile steel cladding including translucent roof panels.
2. The rear elevations shows signs of horizontal cracking and recommend this be investigated further. We suspect that it may be necessary to re-build the top two feet of the rear wall, removing and then replacing the roof timbers as necessary.

3. Windows – there is evidence of wet rot affecting all wooden window frame fronting Railway View Road.
4. Electrics – the current electric supply appear very dated and we would envisage complete re-wiring to be necessary.
5. Vehicle loading – at the time of the inspection it was noted that there is difficulty in loading / unloading to the property, particularly when buses were double parked on the bus stop on the opposite side of Railway View Road. This is dangerous for staff doing the loading as well as the general public who may be walking along the pavement.

In our opinion the building has reached the end of its economic life as the costs of carrying out the necessary repairs as listed above outweigh the value of the building once the works have been completed. It may therefore be necessary to consider higher value use for the building for which we would consider either residential or retail to be a possibility. Unfortunately Railway View Road is not a strong retail location and there are no other retailers located in the immediate vicinity.

We would envisage the future use of residential to be the most likely sustainable for the building.

Attached to this letter is an O/S plan of a property as well as recent photographs and our invoice which I trust you will pass for payment in due course.

If we can be of further assistance then please let me know.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alex J. Taylor', with a long horizontal line extending to the right.

Alex J. Taylor, BSc, MRICS
Director
Taylor Weaver Ltd.

