Dear Ms Waye,

SKDC SAP – ADDITIONAL MATTER – LATEST POSITION ON SOME STAMFORD LANDS.

Our Chamber has in its representations made on 18th November 2011 set out much detail, and this is added to by these submissions of Additional Matters.

For the avoidance of doubt, the Inspector may wish to be aware of some changes in the occupation of some lands referred to in the Munro with SCOT Review. The lands concerned are shown in Figure 15 of the Munro with SCOT Review, and are designated 1a, 1b, 1d and 1e.

The company F H Gilman & Co became insolvent in May 2011. This followed the immediately preceding insolvency of C & G Concrete Ltd ('C & G') also in May 2011.

F H Gilman & Co’s Stamford lands (about 50 acres) had employed many people since 1954. Breedon Quarries purchased the trade and assets of C & G on Friday 22 July 2011 and took on the employment of all the C & G people at Stamford and across Lincolnshire.

A large batch of virtually all the Breedon Stamford based office people have recently been re-located at the former C & G Concrete Ltd quarry near Norton Disney, between Newark and Lincoln.

Breedon have informed nearly all of their few remaining people at Stamford that they would be re-located elsewhere at some future date.

This followed the reduction in F H Gilman & Co staff at Stamford to 3 persons, with the expectation of their employment ending in due course.

Thus the whole FHG&Co site is now considered a development site, and 11.68 acres of the 50 acres are in the process of being marketed as such on behalf of the Administrative Receivers. The sale brochure is at Appendix S.

All the above information is in the Public Domain.

Stamford: The Finest Stone Town in England
Yours sincerely,

**Eg. Gilman**

F E GILMAN  
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UNIQUE DEVELOPMENT OPPORTUNITY
Uffington Road, Stamford, PE9 2HA / PE9 2EX

On the instructions of Ross David Connock and Robert Nicholas Lewis Administrative Receivers of FH Gilman & Co.

- Three separate sites totaling approximately 11.68 acres (4.77 ha)
- Part income producing and part vacant substantial commercial accommodation
- Part to be allocated for residential use
- FOR SALE ON AN UNCONDITIONAL BASIS
Background  heb are instructed to dispose of the freehold interest of three sites located to the north and south of Uffington Road, Stamford, Lincolnshire.

Consideration will be given to the sale of all three sites together or on a site by site basis.

Location  Stamford is an historic market town with a population of approximately 19,000 people and is situated 14 miles north of Peterborough and 27 miles east of Leicester. The town is adjacent to the A1 close to the junctions of the A43 and A16 trunk roads.

Site Location  The sites are located approximately 0.5 miles to the east of Stamford town centre on Uffington Road, which provides the main vehicular access from Stamford town centre to the east of town.

The sites are adjacent and opposite an existing Morrisons supermarket and the town’s two existing retail park developments are also located close by.

Other occupiers in the immediate vicinity include: Countrywide Group, Cooks Volkswagen and Hindmarch Peugeot car dealerships.

In addition, immediately adjacent to the subject sites, Morrisons Plc have recently submitted a planning application to develop approximately 55,000 sq ft (5,082 sq m ) of retail warehouse accommodation with a public house/fast food opportunity. It is anticipated that the application will be decided in late 2012.
Site Descriptions  The 3 sites are shown on the attached plan as follows:

Site 1 is located to the south of Uffington Road and comprises approximately 4.97 acres (2.01 hectares) of undeveloped land.

The site is accessed directly from Uffington Road and has excellent views over the River Welland and surrounding countryside.

Site 2 totals approximately 1.51 acres (0.62 hectares) and is accessed directly off Uffington Road and Hudds Mill Lane. The site comprises Virginia Cottage, which is an existing detached residential dwelling with further development land to the south.

Site 3 is located to the north of Uffington Road, directly opposite sites 1 and 2.

The site is accessed directly off Uffington Road and totals approximately 5.2 acres (2.14 hectares).

Numerous existing industrial and commercial buildings are situated on the site, some of which are occupied on a short term lease basis and are income producing.

A full schedule of accommodation, details of lease terms and a breakdown of the income are available from the sole selling agents.

However, in summary, the accommodation totals in the region of 71,500 sq ft (6,643 sq m) and currently produces £54,000pa on two short term leases, both of which expire in early 2014 and are contracted outside the security of tenure provisions afforded by the Landlord and Tenant Act 1954.
Planning  Site 1 & 2  Both sites are allocated for development in the South Kesteven District Council Site Allocations and Policies DPD, Submission October 2011. The plan proposes employment (around 2ha for B1 and B2 development) and housing (indicative 50 dwellings).

Site 3  Reflecting the site’s established use, the site is recognised as an Exiting Employment Site within the Site Allocations and Policies DPD, Submission October 2011 where policy supports development, re-use and/or redevelopment for employment generating uses.

We recommend that all enquiries with regards to allocations of planning uses be directed to South Kesteven District Council’s Planning Department who can be contacted on Tel 01476 406080.

Desktop Studies  A number of desktop studies and surveys have been undertaken in mid 2012 and are available from the sole selling agent. The list of desktop surveys includes:

- Statutory Authority Enquiries
- Structural/drainage engineering
- Highways report
- Cost consultancy
- Topographical survey
- Intrusive site investigations
- Desktop site investigation

Method of Sale  We are instructed to seek unconditional bids in relation to either all 3 sites as a whole or on a site by site basis.

Price  Upon application

VAT will be applicable in relation to any of the site sales.

Legal Costs  Each party is to bear their own legal costs incurred in any transaction.
ENERGY PERFORMANCE CERTIFICATE SUMMARY

Unit 2
Uffington Road
STAMFORD
PE9 2HA

Unit 3
Uffington Road
STAMFORD
PE9 2HA

Unit 4
Uffington Road
STAMFORD
PE9 2HA

Phase 5 Building
Uffington Road
STAMFORD
PE9 2HA

Virginia Cottage
Uffington Road
STAMFORD
PE9 2EX

Energy Efficiency Rating

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**Energy Performance Certificate Summary**

MSREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.