

**THE DONCASTER (CITY GATEWAY – RAILWAY SQUARE AND PHASE 1)**

**COMPULSORY PURCHASE ORDER 2023**

**THE TOWN AND COUNTRY PLANNING ACT**

**1990, AND THE ACQUISITION OF LAND ACT 1981**

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**PROOF OF EVIDENCE OF CHRIS DUNGWORTH**

**FOR AND ON BEHALF OF CITY OF DONCASTER COUNCIL**

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**PINS REF: APP/PCU/CPOP/F4410/3324357**

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**From:** Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>  
**Sent:** 07 March 2022 12:56  
**To:** Banks, Adrian  
**Subject:** FW: Wolseley Plumb & Parts Centre, Doncaster -Search for alternative premises

Hi Adey,

Further to our conversation please see the e-mail below from Richard Corby from LSH who is acting on behalf of Wolseley to find suitable/alternative business premises.

If you could liaise with Richard directly and let him know what you've found, that would be greatly appreciated.

Kind regards

Marcus

---

**From:** Rudkin, Marcus  
**Sent:** 15 February 2022 11:23  
**To:** Corby Richard <RCorby@lsh.co.uk>  
**Cc:** Guy, Ian <Ian.Guy@doncaster.gov.uk>  
**Subject:** RE: Wolseley Plumb & Parts Centre,

Doncaster Morning Richard,

Thank you for the update. I will ask my colleague Ian Guy to pass on information on potential, suitable alternative properties.

Kind regards

Marcus

---

**From:** Corby Richard <RCorby@lsh.co.uk>  
**Sent:** 14 February 2022 11:58  
**To:** Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>  
**Cc:** [tom.leech@wolseley.co.uk](mailto:tom.leech@wolseley.co.uk)  
**Subject:** RE: Wolseley Plumb & Parts Centre, Doncaster  
sophospmartbannerend

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Marcus,

Please let me have details of any potentially suitable alternative properties that WUK could consider for their relocation.

I shall be undertaking a search for the same shortly.

Many thanks



**Richard Corby BSc(Hons)**  
**FRICS** Director - Agency - Real  
Estate Advisory 9 Bond Court,  
Leeds, LS1 2JZ

[REDACTED]  
Email: [RCorby@lsh.co.uk](mailto:RCorby@lsh.co.uk)



Keep up-to-date with LSH news and updates

**#LSHKNOWS**

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**From:** [tom.leech@wolseley.co.uk](mailto:tom.leech@wolseley.co.uk) <[tom.leech@wolseley.co.uk](mailto:tom.leech@wolseley.co.uk)>

**Sent:** 14 February 2022 11:47

**To:** [Marcus.Rudkin@doncaster.gov.uk](mailto:Marcus.Rudkin@doncaster.gov.uk)

**Cc:** Corby Richard <[RCorby@lsh.co.uk](mailto:RCorby@lsh.co.uk)>

**Subject:** RE: Wolseley Plumb & Parts Centre,

Doncaster Hi Marcus,

I am sorry we got cut off when we spoke the other day.

It is ok for you to arrange a valuation – this can be done through myself and I will inform the local team.

In terms of a relocation there is a significant amount of business we need to protect so we will need c7k/8k sqft which will host a contract branch and showroom. Let me know if you need an further detail.

I am also cc'ing Richard Corby for awareness who is acting for us here.

**Thomas Leech**

**Property Portfolio Manager • Wolseley UK**

[REDACTED]  
Wolseley UK • Unit 2 Kingmaker Court • Warwick Technology Park • Gallows Hill • Warwick • CV34 6DY

---

**From:** Rudkin, Marcus <[Marcus.Rudkin@doncaster.gov.uk](mailto:Marcus.Rudkin@doncaster.gov.uk)>

**Sent:** 27 January 2022 09:28

**To:** Leech, Tom [Property] - [93456 - Support Centre (K2)] <[tom.leech@wolseley.co.uk](mailto:tom.leech@wolseley.co.uk)>

**Subject:** Wolseley Plumb & Parts Centre,

Doncaster Good Morning Tom,

I hope you are well.

Further to our telephone conversation of 22<sup>ND</sup> November regarding Doncaster Council's interest in potentially acquiring the Wolseley Plumb & Parts Centre, I just wanted to make contact with you regarding moving matters forward. As you are aware, the Council would like to progress to a position of being able to make an offer for the premises to facilitate an acquisition by agreement. As such, the Council is hoping to instruct an external agent to

carry out an independent valuation of the property imminently. This valuation work is also required for the CPO which, as you are also aware, is being worked up in the background for the wider site.

I wanted therefore to advise you that we are looking to have a valuation carried out – the agent may request a site visit, are you happy for this to be accommodated and is this to be arranged through yourself?

With regard to the potential relocation of the business to alternative suitable premises, please can you provide me with further information including the size of the required, layout, location, facilities, any structural requirements and parking/loading etc and any other key considerations that need to be taken into account. Once I have this information, I will then be in a position to liaise with Business Doncaster who will be able to assist me in this process.

I would be grateful if you could confirm the position on the two points above at your earliest convenience. If

you should have any queries, please do not hesitate to contact me.

Kind regards

Marcus

Marcus Rudkin MRICS  
**Senior Property surveyor**  
Strategic Asset Management  
Doncaster Council



**Address** Floor Four, Civic Office, Waterdale, Doncaster, DN1 3BU

**Email** [marcus.rudkin@doncaster.gov.uk](mailto:marcus.rudkin@doncaster.gov.uk)

**Website** [www.doncaster.gov.uk](http://www.doncaster.gov.uk)

\*\*\*\*\*

**POE/CD/3**

**From: Banks, Adrian <Adrian.Banks@doncaster.gov.uk>**

**Sent: 14 March 2022 13:50**

**To: Corby Richard <RCorby@lsh.co.uk>**

**Subject: RE: Wolseley Plumb & Parts Centre, Doncaster -Search for alternative premises**

*Hello Richard*

*Hoping to introduce myself, I'm looking into the property enquiry for Wolseley. I have several units available and have attached brochures for your attention.*

*I understand you have already spoken to Craig Goody about properties around White Rose Way? Near Screwfix? Hope that's of use?*

*I have spoken to Jason Barnsdale - 07836534040, First Point Business Park. This is a 10,000 sq ft new build & should be completed in September, not on the plans but Jason can update you.*

*Ben Flint – 07770822770, of Fisher German is dealing with Sidings Court, just of White Rose Way and I have attached Kelham Street (probable not what you are looking for)*

*Dan Howie - 07793 970 598, Howie Properties is Quest Park probably the best on offer. This can be let as one unit with the possibility of a 1,000 sq ft mezzanine but again is happy to discuss further.*

*They are all are hoping for the opportunity to discuss their potential properties attached (I think you already know Jason & Ben?).*

*Happy to talk through any of these and I will continue to look for properties and potential locations.*

*Thank you*

*Kind regards*

*Adey*

*Adrian Banks*

*Investment Officer (Retail)*

*Regeneration and Environment*



**POE/CD/4**

**RE: Wolseley Plumb & Parts Centre, Doncaster -Search for alternative premises**

*Hi Richard*

*Can I introduce Jason at Barnsdales who is looking after the scheme at Woodfield Way. There are new units going up that are not on/in the brochure attached. I believe, as per my last e-mail, there is a 10,000 Sq Ft new build completing in September.*

*Jason, I was hoping you could contact Richard to confirm or correct my information above? & offer any further information for this site, Thank you*

*Kind regards*

*Adey*

*Adrian Banks*

*Investment Officer (Retail)*

*Regeneration and Environment*

*Doncaster Council*

**POE/CD/5**

**RE: Wolseley Plumb & Parts Centre, Doncaster - Search for alternative premises**

*Adrian,*

*Many thanks for the information contained here and in your subsequent emails. I am pleased to say that all were included in my report to my client and I await their feedback.*

*Please let me know of any other opportunities that come up in the area.*

*Many thanks again*

*Director - Agency - Real Estate Advisory*

*9 Bond Court, Leeds, LS1 2JZ*

████████████████████

████████████████████

████████████████

*Email: RCorby@lsh.co.uk*

**POE/CD/6**

Subject: RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

*Hi Helen,*

*Likewise and thank you for your continued support.*

*My colleague from Business Doncaster is Adrian Banks, Investment Officer, tel: 01302 734966  
Email: [Adrian.Banks@doncaster.gov.uk](mailto:Adrian.Banks@doncaster.gov.uk) <mailto:Adrian.Banks@doncaster.gov.uk>*

*Adrian supported your agent from LSH in the original property search. I will speak with Adrian directly and ask that he makes contact with you to discuss requirements etc.*

*Kind regards*

*Marcus*

POE/CD/7

**From:** Banks, Adrian <Adrian.Banks@doncaster.gov.uk  
<mailto:Adrian.Banks@doncaster.gov.uk> >

**Sent:** 24 August 2022 16:44

**To:** Holmes, Helen [Property] - [93456 - Support Centre (K2)]  
<helen.holmes@wolseley.co.uk <mailto:helen.holmes@wolseley.co.uk> >

**Subject:** Re: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

*Caution: This email originated outside of Wolseley.*

*Hi Helen*

*I hope you are well?*

*As Marcus intimated I would be happy to have a quick chat about properties in the Doncaster area that could be suitable. Could we discuss your requirements & how I can help you with your search?*

*Please let me know your availability?*

*Kind regards*

*Adey*

*Adrian Banks*

*Investment Officer (Retail)*

POE/CD/8

**From:** helen.holmes@wolseley.co.uk <helen.holmes@wolseley.co.uk>

**Sent:** 31 October 2022 11:27

**To:** Banks, Adrian <Adrian.Banks@doncaster.gov.uk>

**Cc:** RCorby@lsh.co.uk

**Subject:** RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

*Hi Adrian*

*I hope you are well.*

*I just wanted to get in touch following our last conversation, to see if you knew of any potential units which would be suitable for our requirement.*

*As previously sent on 12/9, there are two options for us to pursue in order to widen the scope and hopefully come back with more choices. We are struggling to find anything suitable.*

*Thanks*

*Kind regards, Helen*

*Helen Holmes*

*Property Portfolio Manager • Wolseley UK*



*Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY*

**POE/CD/9**

**RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys**

**(with other two attachments on)**

*Hi Helen*

*Sorry for delay.*

*I have attached a few opportunities for the larger scale requirements & the 'Former Croda Site' which is in the planning stage may be of interest?.*

*No brochure but link to two*

*Industrial, Workshop, Warehouse/Store to let in Unit 500/1A, Shaw Lane Industrial Estate, Ogden Road, Doncaster, South Yorkshire, DN2 4SE, DN2 | Fisher German  
<<https://www.fishergerman.co.uk/commercial-property-lettings/industrial-workshop-warehousestore-to-rent-in-unit-5001a-shaw-lane-industrial-estate-ogden-road-doncaster-south-yorkshire-dn2-4se/39797>>*

*This one is only 16,000 Sq Ft. but you never know. - document.pdf (loopnet.com)  
<<https://images1.loopnet.com/d2/PucHdas3HnG4wJTLiKlrT3-rKz5L1ntrtL5OF4lbBn4/document.pdf>>*

*I have passed the requirement again around the local property agents to see if there are any off market options, I will chase these up.*

*Hope this is helpful?*

*Kind regards*

*Adey*

*Adrian Banks*

*Investment Officer (Retail)*

**POE/CD/10**

**Available property for relocation**

*Hi Helen, Richard*

*Hope your both well. Did you receive the previous e-mails? Were any of those any good?*

*I do believe the attached development is too large (think the smallest is 40,000) but they may spilt one????*

*<https://www.businessdoncaster.co.uk/developments/total-park/>*

*kind regards*

*Adey*

*Adrian Banks*

*Investment Officer (Retail)*

**From:** Banks, Adrian  
**Sent:** 10 January 2023 09:21  
**To:** helen.holmes@wolseley.co.uk  
**Cc:** RCorby@lsh.co.uk  
**Subject:** RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys  
**Attachments:** Former Croda Site, Churchill Road, Doncaster DN1 2TF.pdf

*Hi Helen*

*Thanks for the call yesterday, the attached should be ready to start build very soon & we can make introductions. The builders are "Fit Out UK".*

*I will also pass the requirement around the local property agents to see if there are any off market options.*

*Hope this is helpful?*

*Kind regards*

*Adey*

**Adrian Banks**

*Investment Officer (Retail)  
Regeneration and Environment  
Doncaster Council*



**Address:** Civic Office, Waterdale, Doncaster, South Yorkshire, DN1 3BU

**E- mail:** [Adrian.Banks@doncaster.gov.uk](mailto:Adrian.Banks@doncaster.gov.uk)

**Website:** [www.wearedoncaster.gov.uk](http://www.wearedoncaster.gov.uk)

*Your consent/renewed consent must be given in order to receive our ebulletins from 25 May 2018: [Join our new mailing list here](#)*



POE/CD/13

From: helen.holmes@wolseley.co.uk <helen.holmes@wolseley.co.uk>

Sent: 16 January 2023 13:56

To: Banks, Adrian <Adrian.Banks@doncaster.gov.uk>

Cc: RCorby@lsh.co.uk

Subject: RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

*Hi Adrian*

*Thank you for sending the Former Croda Site option over to me again.*

*Unfortunately my colleagues in Operations have confirmed this unit wouldn't be suitable.*

*You mentioned on the phone last week that you would be sending through some more options, I look forward to hearing from you.*

*Thanks for your help*

*Kind regards, Helen*

*Helen Holmes*

*Property Portfolio Manager • Wolseley UK*



*Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY*

**POE-CD-14**

**Corby Richard <[RCorby@lsh.co.uk](mailto:RCorby@lsh.co.uk)> to <[Adrian.Banks@doncaster.gov.uk](mailto:Adrian.Banks@doncaster.gov.uk)>;  
[helen.holmes@wolseley.co.uk](mailto:helen.holmes@wolseley.co.uk)**

Adey,

I can do a call on Wednesday afternoon, Thursday or Friday afternoon at present.

Regards

**From:** Banks, Adrian <[Adrian.Banks@doncaster.gov.uk](mailto:Adrian.Banks@doncaster.gov.uk)>

**Sent:** 20 January 2023 09:34

**To:** [helen.holmes@wolseley.co.uk](mailto:helen.holmes@wolseley.co.uk)

**Cc:** Corby Richard <[RCorby@lsh.co.uk](mailto:RCorby@lsh.co.uk)>

**Subject:** RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

Hello

Are you both free for a chat next week? Please send dates you are available, I am available  
Wednesday, Thursday & Friday

Thank you

Kind regards

Adey

**Adrian Banks**

Investment Officer (Retail)

Regeneration and Environment

Doncaster Council



[REDACTED]

**Address:** Civic Office, Waterdale, Doncaster, South Yorkshire, DN1 3BU

**E- mail:** [Adrian.Banks@doncaster.gov.uk](mailto:Adrian.Banks@doncaster.gov.uk)

**Website:** [www.wearedoncaster.gov.uk](http://www.wearedoncaster.gov.uk)

**From:** [helen.holmes@wolseley.co.uk](mailto:helen.holmes@wolseley.co.uk) <[helen.holmes@wolseley.co.uk](mailto:helen.holmes@wolseley.co.uk)>

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Helen Holmes

**Property Portfolio Manager • Wolseley UK**

[REDACTED]

Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY

Please note my working days are Monday, Tuesday and Wednesday.

**From:** Banks, Adrian <[Adrian.Banks@doncaster.gov.uk](mailto:Adrian.Banks@doncaster.gov.uk)>

**Sent:** 10 January 2023 09:21

**To:** Holmes, Helen [Property] - [93456 - Support Centre (K2)] <[helen.holmes@wolseley.co.uk](mailto:helen.holmes@wolseley.co.uk)>

**Cc:** [RCorby@lsh.co.uk](mailto:RCorby@lsh.co.uk)

**Subject:** RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

Hi Helen

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I will also pass the requirement around the local property agents to see if there are any off market options.

Hope this is helpful?

Kind regards

Adey

**Adrian Banks**

Investment Officer (Retail)

Regeneration and Environment

Doncaster Council



**Address:** Civic Office, Waterdale, Doncaster, South Yorkshire, DN1 3BU

**E- mail:** [Adrian.Banks@doncaster.gov.uk](mailto:Adrian.Banks@doncaster.gov.uk)

**Website:** [www.wearedoncaster.gov.uk](http://www.wearedoncaster.gov.uk)

**From:** [helen.holmes@wolseley.co.uk](mailto:helen.holmes@wolseley.co.uk) <[helen.holmes@wolseley.co.uk](mailto:helen.holmes@wolseley.co.uk)>

**Sent:** 31 October 2022 11:27

**To:** Banks, Adrian <[Adrian.Banks@doncaster.gov.uk](mailto:Adrian.Banks@doncaster.gov.uk)>

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Helen Holmes

**Property Portfolio Manager • Wolseley UK**



Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY

Please note my working days are Monday, Tuesday and Wednesday.

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**Sent:** 24 August 2022 16:44

**To:** Holmes, Helen [Property] - [93456 - Support Centre (K2)] <[helen.holmes@wolseley.co.uk](mailto:helen.holmes@wolseley.co.uk)>

**Subject:** Re: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

Hi Helen

I hope you are well?

As Marcus intimated I would be happy to have a quick chat about properties in the Doncaster area that could be suitable. Could we discuss your requirements & how I can help you with your search?

Please let me know your availability?

Kind regards

Adey

Adrian Banks

Investment Officer (Retail)

Business Doncaster

Doncaster Council

████████████████████

████████████████████

Sent from iPhone

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**From:** Rudkin, Marcus <[Marcus.Rudkin@doncaster.gov.uk](mailto:Marcus.Rudkin@doncaster.gov.uk)>

**Sent:** Thursday, August 18, 2022 10:48:39 AM

**To:** [helen.holmes@wolseley.co.uk](mailto:helen.holmes@wolseley.co.uk) <[helen.holmes@wolseley.co.uk](mailto:helen.holmes@wolseley.co.uk)>; Banks, Adrian <[Adrian.Banks@doncaster.gov.uk](mailto:Adrian.Banks@doncaster.gov.uk)>

**Subject:** RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

Hi Helen,

Likewise and thank you for your continued support.

My colleague from Business Doncaster is Adrian Banks, Investment Officer, tel: 01302 734966 Email: [Adrian.Banks@doncaster.gov.uk](mailto:Adrian.Banks@doncaster.gov.uk)

Adrian supported your agent from LSH in the original property search. I will speak with Adrian directly and ask that he makes contact with you to discuss requirements etc.

Kind regards

Marcus

**From:** [helen.holmes@wolseley.co.uk](mailto:helen.holmes@wolseley.co.uk) <[helen.holmes@wolseley.co.uk](mailto:helen.holmes@wolseley.co.uk)>

**Sent:** 15 August 2022 16:09

**To:** Rudkin, Marcus <[Marcus.Rudkin@doncaster.gov.uk](mailto:Marcus.Rudkin@doncaster.gov.uk)>

**Cc:** Rhodes, Simon <[Simon.Rhodes@doncaster.gov.uk](mailto:Simon.Rhodes@doncaster.gov.uk)>

**Subject:** RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

Hi Marcus

Thanks for calling earlier – nice to speak to you.

Happy to agree to the non – intrusive surveys detailed below, if you let me know the dates/times of them I'll then inform the Branch Manager to arrange access etc.

Regarding any plans/drawings etc. I'm chasing those up, I can't see anything in our property files but there may be some with the Facilities team.

If you could put me in touch with the contact at the council to potentially help our relocation that would be fantastic.

Thanks

Kind regards, Helen

Helen Holmes

**Property Portfolio Manager • Wolseley UK**



Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY

**From:** Rudkin, Marcus <[Marcus.Rudkin@doncaster.gov.uk](mailto:Marcus.Rudkin@doncaster.gov.uk)>

**Sent:** 05 August 2022 12:25

**To:** Holmes, Helen [Property] - [93456 - Support Centre (K2)] <[helen.holmes@wolseley.co.uk](mailto:helen.holmes@wolseley.co.uk)>

**Cc:** Rhodes, Simon <[Simon.Rhodes@doncaster.gov.uk](mailto:Simon.Rhodes@doncaster.gov.uk)>

**Subject:** Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

Hi Helen,

Further to my last e-mail in relation to the above.

As part of the proposed redevelopment of the site, the Council's developer partner Willmott Dixon would like to gain access to the property, in order to undertake non-intrusive surveys – as detailed in the e-mail below.

Please can you therefore confirm that you are in agreement for these surveys to be undertaken and for me to provide Willmott Dixon with your contact details, in order for them to arrange suitable times and dates for access to undertake the surveys.

Once I have your approval, I will then ask Willmott Dixon to contact you directly.

Please can you also continue CC my colleague Simon Rhodes into your e-mail response.

I look forward to hearing from you and thank you for your cooperation.

Kind regards

Marcus

**From:** [REDACTED] <[\[REDACTED\]@willmottdixon.co.uk](mailto:[REDACTED]@willmottdixon.co.uk)>

**Sent:** 05 August 2022 11:19

**To:** Rhodes, Simon <[Simon.Rhodes@doncaster.gov.uk](mailto:Simon.Rhodes@doncaster.gov.uk)>

**Cc:** [REDACTED] <[\[REDACTED\]@willmottdixon.co.uk](mailto:[REDACTED]@willmottdixon.co.uk)>; [REDACTED]

<[\[REDACTED\]@willmottdixon.co.uk](mailto:[REDACTED]@willmottdixon.co.uk)>

**Subject:** DGW1 - Surveys & Access

Good Morning Simon

Further to recent discussions I've been procuring new surveys on the site and in buildings as the attached survey schedule.

I also have proposals for the following surveys –

#### **Services Subscans and Drainage CCTV**

- Please see the attached RAMS including drawings of the proposals with traffic management that has been agreed with Doncaster Council by our SCP Murphy Geospatial
- This work is programmed to start on Monday 22<sup>nd</sup> August (subject to agreement on access, license etc)
- We are proposing that the work will take place overnight to reduce disruption etc
- The work will involve spray painting existing roads, footpaths, parking etc with coloured lines that help the survey process but these will fade in time.
- The survey team will need unrestricted access around the site but not into buildings
- Please note that the RAMS are yet to be signed off by ourselves

#### **Asbestos Management Surveys**

- Our SCP Lucion propose these to start on Monday 15<sup>th</sup> August for 6 working days
- Lucion will require unrestricted access inside all buildings and to all areas in each building
- All subject to current building owners/tenants permission
- The work is visual inspection only with no intrusive works



Clearly these works require permission from the current building owners/tenants and whilst they do not involve intrusive works they will to a certain extent be disruptive. Can you please advise how we should make contact to instigate arrangements. Please note that whilst I've indicated a start date that this is subject to agreement with all parties.

**Phase 2 SI**

- I'm also working on procuring this work on the site and will involve intrusive works including bore holes, trail pits, samples etc
- This is much more disruptive and I assume will require particular permission from the exiting building owners/tenants
- Once I have a full proposal for this I can share more detail
- In the meantime if we are able to make contact as with the above surveys we can then instigate discussions

I trust that this makes sense but I'm happy to discuss over a Teams Call if required.

Kind regards

██████████

Design Manager

**Willmott Dixon Construction Limited**

Unit 12, Cliffe Park, Bruntcliffe Road, Morley  
Leeds, LS27 0RY

████████████████████

████████████████████

POE/CD/15

From: Banks, Adrian <Adrian.Banks@doncaster.gov.uk> <Adrian.Banks@doncaster.gov.uk>

Sent: 25 January 2023 15:03

To: helen.holmes@wolseley.co.uk <mailto:helen.holmes@wolseley.co.uk> ; Corby Richard <RCorby@lsh.co.uk <mailto:RCorby@lsh.co.uk>>

Subject: RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

*Industrial Units:*

10,000 Sq Ft

423960\_fv623yk3c1z341zj.pdf (evolutive.co.uk) <https://eu-west-1.protection.sophos.com?d=evolutive.co.uk&u=aHR0cHM6Ly9kb25jYXN0ZXluZXZvbHV0aXZILmNvLnVrL3N0b3JIL2RvY3VtZW50cy9vdGhlci80MjM5NjBfZnY2MjN5azNjMXozNDF6ai5wZGY=&i=NWViZTk5ZjMwYjY1MTQxNzUyMDgzYzI0&t=RU5UV3JOYXozNFM1R1NtdEMzaHI5TnNTaGNIZ0k3alU1RUdFb2NUV2Q5QT0=&h=7a7fe6d2534647af831f12a292259b20&s=AVNPUEhUT0NFTkNSWVBUSVYgKTuY0vsbHAHU4WanY\_fKlwhn8ObPI\_CjPPVPIBxUMQ>

Would rent all three – 9,500 Sq Ft

482780\_j4ur53d3x738sam0.pdf (evolutive.co.uk) <https://eu-west-1.protection.sophos.com?d=evolutive.co.uk&u=aHR0cHM6Ly9kb25jYXN0ZXluZXZvbHV0aXZILmNvLnVrL3N0b3JIL2RvY3VtZW50cy9vdGhlci80ODI3ODBfajR1cjUzZDN4NzM4c2FtMC5wZGY=&i=NWViZTk5ZjMwYjY1MTQxNzUyMDgzYzI0&t=MzhLMGFHTk1wZUJWbkNXaXI6NzBCV2JnZEHacEJSchZURmFUdVJNT2Jjbz0=&h=7a7fe6d2534647af831f12a292259b20&s=AVNPUEhUT0NFTkNSWVBUSVYgKTuY0vsbHAHU4WanY\_fKlwhn8ObPI\_CjPPVPIBxUMQ>

Between 10 & 30,000 sqft

Industrial, Workshop, Warehouse/Store to let in Unit 500/1A, Shaw Lane Industrial Estate, Ogden Road, Doncaster, South Yorkshire, DN2 4SE, DN2 | Fisher German <https://eu-west-1.protection.sophos.com?d=fishergerman.co.uk&u=aHR0cHM6Ly93d3cuZmlzaGVyZ2VybwFuLmNvLnVrL2NvbW1lcmNpYWwtcHJvcGVydHktbGV0dGluZ3MvaW5kdXN0cmIhbcC13b3Jrc2hvcC13YXJlaG91c2VzdG9yZS10by1yZW50LWluLXVuaXQtNTAwMWEtc2hhdy1sYW5lLWluZHVzdHJpYWwtZXN0YXRILW9nZGVuLXJvYWQzZG9uY2FzdGVyLXNvdXR0LXlvcmtzaGlyZS1kbjltNHhILzI0M5Nzk3&i=NWViZTk5ZjMwYjY1MTQxNzUyMDgzYzI0&t=QVo0bEFUZ01BLcDJ2TWZSejJXOEJFOFU0V1NuOFBoeE9SNnQ3SXBuNEZFMd0=&h=7a7fe6d2534647af831f12a292259b20&s=AVNPUEhUT0NFTkNSWVBUSVYgKTuY0vsbHAHU4WanY\_fKlwhn8ObPI\_CjPPVPIBxUMQ>

This one is 50,000 Sqft wondered if they would split it? Wondered if Richard wanted to approach?

Industrial, Workshop, Warehouse/Store for sale or to let in Warehouse , Churchill Road Off Wheatley Hall Road , Doncaster, South Yorkshire, DN1 2TF, DN1 | Fisher German <[Office but may be able to convert? Is on an office development site](https://eu-west-1.protection.sophos.com?d=fishergerman.co.uk&u=aHR0cHM6Ly93d3cuZmlzaGVyZ2VybWVudmNvLnVrL2NvbW1lcmNpYWwtcHJvcGVydHk2FsZXMvaW5kdXN0cmIhbC13b3Jrc2hvcC13YXJlaG91c2VzdG9yZS1mb3ltc2FsZS1pbi13YXJlaG91c2Uy2h1cmNoaWxsLXJvYWQtb2ZmLXdoZWF0bGV5LWVhbGwtcm9hZC1kb25jYXN0ZXltc291dGgteW9ya3NoaXJILWRuMS0ydG9vNDEyMTI=&i=NWViZTk5ZjMwYjY1MTQxNzUyMDgzYzI0&t=am51YmtjekVXY0ZIR2dwSzM2FGeDhxM3Z0dFBiUXp0R2ova0FXNFdKbz0=&h=7a7fe6d2534647af831f12a292259b20&s=AVNPUEhUT0NFTkNSWVBUSVYgKTuY0vsbHAHU4WanY_fKlwhn8ObPI_CjPPVPIBxUMQ></a></p></div><div data-bbox=)

<https://www.barnsdales.co.uk/properties/6913> <[Retail Parks?](https://eu-west-1.protection.sophos.com?d=barnsdales.co.uk&u=aHR0cHM6Ly93d3cuYmFybnNkYWxlcj5jby51ay9wcm9wZXJ0aWVzLzY5MTM=&i=NWViZTk5ZjMwYjY1MTQxNzUyMDgzYzI0&t=TkFmREF6b3F3WTEwbmxXU0dQaW4rd1IWQ2hFYmpLSXJQNTIXamZZb3V2WT0=&h=7a7fe6d2534647af831f12a292259b20&s=AVNPUEhUT0NFTkNSWVBUSVYgKTuY0vsbHAHU4WanY_fKlwhn8ObPI_CjPPVPIBxUMQ></a></p></div><div data-bbox=)

Up to 22,000 sq ft

<975fe23bec6af4f1f7bbe40082583d41553f0eed.pdf> (zoocdn.com) <[Mason Owen | Property | Frontend Router <\[C:\NRP\Portb\LEGAL\MARKDA\43044401\\\_1.docx-3/12/20\]\(https://eu-west-1.protection.sophos.com?d=masonowen.com&u=aHR0cHM6Ly9tYXNvbm93ZW4uY29tL3Byb3BlcnR5L0NlbnR1cmVbi1SZXRhaWwtUGFyay1SZXRhaWwtV2FyZWVhdXNlLVVuaXQvMzM4MTI=&i=NWViZTk5ZjMwYjY1MTQxNzUyMDgzYzI0&t=VEhnVWc1bjFYM25uSzM2ZnRmNjJOMFRZSXIQOGILa284aVRiVitlcW8rbz0=&h=7a7fe6d2534647af831f12a292259b20&s=AVNPUEhUT0NFTkNSWVBUSVYgKTuY0vsbHAHU4WanY\_fKlwhn8ObPI\_CjPPVPIBxUMQ></a> -</p></div><div data-bbox=\)](https://eu-west-1.protection.sophos.com?d=zoocdn.com&u=aHR0cHM6Ly9sYy56b29jZG4uY29tLzk3NWZIMjNiZWMyYWY0ZjFmN2JiZTQwMDgyNTgzZDQxNTUzZjBIZWQucGRm&i=NWViZTk5ZjMwYjY1MTQxNzUyMDgzYzI0&t=QzVYWnhTN0RldCswelkUWtJZE9YYWxjS2Fac1NjcVdRSVJRWWWh3YWxjQT0=&h=7a7fe6d2534647af831f12a292259b20&s=AVNPUEhUT0NFTkNSWVBUSVYgKTuY0vsbHAHU4WanY_fKlwhn8ObPI_CjPPVPIBxUMQ></a></p></div><div data-bbox=)

5,723 sq ft - Sprotbrough Retail Park (could a mezzanine floor be added to increase floor space?)

doncaster\_-\_sprotbrough\_retail\_park\_-\_unit\_1a.pdf (crosthwaitecommercial.com) <[https://eu-west-1.protection.sophos.com?d=crosthwaitecommercial.com&u=aHR0cHM6Ly9jcm9zdGh3YWl0ZWVnbW1lcmNpYWwY29tL3Byb3BlcnR5LWZpbGVzL2RvbmNhc3Rlcl8tX3Nwcm90YnJvdWdoX3JldGFpbF9wYXJrXy1fdW5pdF8xYS5wZGY=&i=NWViZTk5ZjMwYjY1MTQxNzUyMDgzYzI0&t=OTBNTkJsSDd0WGpXOUduMDRSUnJqL1FxUWdPYzVaNDN2OXIFd3VaV3pSST0=&h=7a7fe6d2534647af831f12a292259b20&s=AVNPUEhUT0NFTkNSWVBUSVYgKTuY0vsbHAHU4WanY\\_fKlwhn8ObPI\\_CjPPVPIBxUMQ](https://eu-west-1.protection.sophos.com?d=crosthwaitecommercial.com&u=aHR0cHM6Ly9jcm9zdGh3YWl0ZWVnbW1lcmNpYWwY29tL3Byb3BlcnR5LWZpbGVzL2RvbmNhc3Rlcl8tX3Nwcm90YnJvdWdoX3JldGFpbF9wYXJrXy1fdW5pdF8xYS5wZGY=&i=NWViZTk5ZjMwYjY1MTQxNzUyMDgzYzI0&t=OTBNTkJsSDd0WGpXOUduMDRSUnJqL1FxUWdPYzVaNDN2OXIFd3VaV3pSST0=&h=7a7fe6d2534647af831f12a292259b20&s=AVNPUEhUT0NFTkNSWVBUSVYgKTuY0vsbHAHU4WanY_fKlwhn8ObPI_CjPPVPIBxUMQ)> –

Wheatley Hall Road –

City Centre

Waterdale – Attached)

Silver Street –

[https://doncaster.evolutive.co.uk/store/documents/other/484793\\_ndr025mm1klal5am.pdf](https://doncaster.evolutive.co.uk/store/documents/other/484793_ndr025mm1klal5am.pdf)  
<[https://eu-west-1.protection.sophos.com?d=evolutive.co.uk&u=aHR0cHM6Ly9kb25jYXN0ZXluZXZvbHV0aXZILmNvLnVrL3N0b3JlL2RvY3VtZW50cy9vdGhlci80ODQ3OTNfbmRyMDI1bW0xa2xhbDVhbS5wZGY=&i=NWViZTk5ZjMwYjY1MTQxNzUyMDgzYzI0&t=bIFkeUNLQ05GZVJSZWF6bHdoQVdZY3RJVzRyNW5vdkd4MXFDck1uQjJoMD0=&h=7a7fe6d2534647af831f12a292259b20&s=AVNPUEhUT0NFTkNSWVBUSVYgKTuY0vsbHAHU4WanY\\_fKlwhn8ObPI\\_CjPPVPIBxUMQ](https://eu-west-1.protection.sophos.com?d=evolutive.co.uk&u=aHR0cHM6Ly9kb25jYXN0ZXluZXZvbHV0aXZILmNvLnVrL3N0b3JlL2RvY3VtZW50cy9vdGhlci80ODQ3OTNfbmRyMDI1bW0xa2xhbDVhbS5wZGY=&i=NWViZTk5ZjMwYjY1MTQxNzUyMDgzYzI0&t=bIFkeUNLQ05GZVJSZWF6bHdoQVdZY3RJVzRyNW5vdkd4MXFDck1uQjJoMD0=&h=7a7fe6d2534647af831f12a292259b20&s=AVNPUEhUT0NFTkNSWVBUSVYgKTuY0vsbHAHU4WanY_fKlwhn8ObPI_CjPPVPIBxUMQ)>

Frenchgate, Old Argos Building?

Adrian Banks

Investment Officer (Retail)

POE/CD/16

From: Corby Richard <RCorby@lsh.co.uk>

Sent: 02 February 2023 17:45

To: Banks, Adrian <Adrian.Banks@doncaster.gov.uk>

Cc: helen.holmes@wolseley.co.uk

Subject: RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

Caution! This message was sent from outside your organization.

Adrian,

*Thank you the note below, the properties contained in which we discussed on our call and which WUK have considered further subsequently.*

*The properties at Silver Street, Waterdale, Sprotbrough, Middle Bank House and the DB Cargo call centre (even if it was reconfigured) are simply not suitable in any way for WUK to consider as an alternative to their existing space.*

*The unit of 10,000 sq ft at Connection Business Park is one that we had HoTs agreed on last year. However, I have confirmed with Max at CPP that the property is now let to a third party and no longer available.*

*The units at Century Close are confirmed as being three detached units of the following size and layout, which are not suitable for WUK because of the fragmented layout:*

*Kirk Sandall Industrial Estate - Unit 6*

*9,921 sq ft*

*£6.25 per sq ft (£62,000 pa)*

*Kirk Sandall Industrial Estate - Unit 7*

4,849 sq ft

£6.50 per sq ft (£31,518 pa)

*Kirk Sandall Industrial Estate - Unit 8*

5,008 sq ft

£6.50 per sq ft (32,552 pa)

*The unit at Churchill Road is 50,000 sq ft on a site of 2.44 acres and is substantially larger than WUK require and would need extensive refurbishment and subdivision to be made suitable for WUK.*

*The 20,000 sq ft retail warehouse unit at Centurion Retail Park has been considered but rejected by WUK as inappropriate.*

*The unit of up to 30,000 sq ft at Ogden Road has very limited circulation space and WUK do not view it as viable.*

*An issue that you need to be aware of is that WUK have another branch at Kirk Sandal DN3 1GZ, and that locating the town centre branch too close to this will starve that branch of business and reduce the viability of it. Ideally, as we have stated previously, they wish to relocate the town centre branch to the south of the town centre, along White Rose Way towards Junction 3 of the M18. Their requirements for the warehouse space are not particularly prescriptive and they have widened the possible target size of the unit.*

*I look forward to hearing from you further and assure you of WUK's best efforts to find a suitable solution.*

*Regards*

*Richard Corby BSc(Hons) FRICS*

*Director - Agency & Corporate Advisory Services - Head of Office*

9 Bond Court, Leeds, LS1 2JZ

[REDACTED]

[REDACTED]

[REDACTED]

Email: [RCorby@lsh.co.uk](mailto:RCorby@lsh.co.uk) <mailto:RCorby@lsh.co.uk>

**POE/CD/17**

**FW: Wolsey Plumbing relocation**

*Hi Helen & Rob*

*Hope your both well*

*I have just been given the attached (& below e-mail) from Ian Brooks at PPH. Hope this is of interest.*

*Kind regards*

*Adey*

*Adrian Banks*

*Investment Officer (Retail)*

**FORWARDING**

**From:** [REDACTED]  
**Sent:** 15 February 2023 12:35  
**To:** Banks, Adrian <Adrian.Banks@doncaster.gov.uk>  
**Subject:** RE: Wolsey Plumbing relocation  
**Caution!** This message was sent from outside your organization.

*Hi Adey,*

*Thanks for your email regarding the continuing Wolsey search for relocation premises in the Doncaster area.*

*We have just presented Unit 5, Holmeroyd Business Park, Carcroft Common, Doncaster to the market and attach a copy of the details. Do you think this may be of interest? The adjacent units are occupied by Howden Joinery.*

*The market continues to be short of the type of space Wolsey is looking for but hopefully something will appear in the near future.*

*Regards*

■



[REDACTED] BSc MRICS

*Divisional Director*

[REDACTED]

[REDACTED]

[REDACTED]

**POE/CD/18**

*Wolseley Plumb and Parts Centre, Doncaster*

*Hi Helen*

*I hope you are well.*

*The following property has just come onto the market, would this be of interest? Appreciate it's in Kirk Sandall.*

*510911\_k43b531suugf6r1s.pdf (evolutive.co.uk)*

*<[https://doncaster.evolutive.co.uk/store/documents/other/510911\\_k43b531suugf6r1s.pdf](https://doncaster.evolutive.co.uk/store/documents/other/510911_k43b531suugf6r1s.pdf)>*

*Thank you*

*Kind regards*

*Adey*

*Adrian Banks*

*Investment Officer (Retail)*

**POE/CD/19**

*From: helen.holmes@wolseley.co.uk <mailto:helen.holmes@wolseley.co.uk>*

*<helen.holmes@wolseley.co.uk <mailto:helen.holmes@wolseley.co.uk> >*

*Sent: Wednesday, August 16, 2023 8:58:25 PM*

*To: Chipp-Smith, Jo <Joanne.Chipp-Smith@doncaster.gov.uk <mailto:Joanne.Chipp-Smith@doncaster.gov.uk> >; Banks, Adrian <Adrian.Banks@doncaster.gov.uk <mailto:Adrian.Banks@doncaster.gov.uk> >*

*Subject: Unit 1A Sprotbrough Retail Park Sprotborough Road Doncaster DN5 8BN*

*Hi Adrian*

*As discussed with Joanne during a catch up call a couple of weeks back, we have potentially found a unit which may suit our requirement. Unfortunately the landlord is in legals with another party but is willing to consider us. Address above.*

*We need to find out ASAP if there are any noise restrictions in place on the retail park, I would assume not as Screwfix is on site, along with KFC which is open late along with a tiling company. Are you able to help me find out?*

*Also, we are planning to put a RSD in the front of the building to make it work for us – would this require a planning application? I have tried to make an application to find out but none of the options suit my query, its just to find out if a RSD requires planning permission however this is an industrial/retail park so again I assumed not.*

*Thanks for your help*

*Kind regards, Helen*

*Helen Holmes*

*Property Portfolio Manager • Wolseley UK*



*Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY*

**POE/CD/20**

*From: Banks, Adrian <Adrian.Banks@doncaster.gov.uk>*

*Sent: Wednesday, August 23, 2023 3:14 PM*

*To: Holmes, Helen [Property] - [93456 - Support Centre (K2)] <helen.holmes@wolseley.co.uk>;*

*Chipp-Smith, Jo <Joanne.Chipp-Smith@doncaster.gov.uk>*

*Cc: Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>*

*Subject: Re: Unit 1A Sprotbrough Retail Park Sprotbrough Road Doncaster DN5 8BN*

*Caution: This email originated outside of Wolseley.*

*Hello Helen*

*With regard to the above property, I have comments from highways with regard to change of use. The change in use is minimal and even though it is located within the same area as KFC they do not see too many problems with parking. There is an assumption that your busiest time for trade will be between 07.30 and 11.30hrs, KFC's busiest period doesn't start until 11.30 onwards. If you are able can offer additional information i.e. till receipts/ footfall or anything else to give back up to our assumptions above then there will definitely be no issues from a highways perspective as evidence is impossible to argue against.*

*Hope this is helpful*

*Kind regards*

*Adey*

*Morning Helen*

*Sorry for the delay, you would need a change of use from A1 to B8 (storage and distribution) with trade counter and ancillary retail. The planning team see no issue with this because Screwfix, next door, successfully changed their use as above. I am just waiting for some feedback from Highways which I will forward as soon as I get it this morning.*

*This is Screwfix's planning application (on public record) if you would like to view it.*

*20/00143/COU | Change of Use from A1 (Retail) to B8 (Storage/Distribution) | Unit 2*

*Sprotbrough Road Sprotbrough Doncaster DN5 8BN <[https://eu-west-](https://eu-west-1.protection.sophos.com?d=doncaster.gov.uk&u=aHR0cHM6Ly9wbGFubmluZy5kb25jYXN0ZXIuZ292LnVrL29ubGluZS1hcHBsaWNhdGlvb3RlbnMvY2FzZURldGFpbHMuZG8_Y2FzZVR5cGU9QXBwbGljYXRpb24ma2V5VmFsPVE0NzJSRkZYTEhKMDA=&i=NWViZTk5ZjMwYjY1MTQxNzUyMD)*

*1.protection.sophos.com?d=doncaster.gov.uk&u=aHR0cHM6Ly9wbGFubmluZy5kb25jYXN0ZXIuZ292LnVrL29ubGluZS1hcHBsaWNhdGlvb3RlbnMvY2FzZURldGFpbHMuZG8\_Y2FzZVR5cGU9QXBwbGljYXRpb24ma2V5VmFsPVE0NzJSRkZYTEhKMDA=&i=NWViZTk5ZjMwYjY1MTQxNzUyMD*

gzMjM4&t=YXFqcmg0Tnc4VW5lQklqYWRQRG1MM3QvS3puRUEwd2hIWTNFVmFHZUZMND0  
=&h=d6b6aa0e83df4182be868f59bab8fe22&s=AVNPUEhUT0NFTkNSWVBUSVbYvnqbL6SxIH  
12Feynm4WA8mMXmcwTI5XQtH6wsH3gvg>

*Any further information you require please let me know.*

*Kind regards*

*Adey*

*Adrian Banks*

*Investment Officer (Retail & Leisure)*

---

**POE/CD/21**

*RE: Unit 1A Sprotbrough Retail Park Sprotbrough Road Doncaster DN5 8BN*

*Hi Adrian*

*Thanks for your email.*

*I was wondering if you could help with something else.*

*Looking at the historic operating hours for the site, we are unable to make in night deliveries and cannot start deliveries until 8am (Monday-Friday). For this unit to work we will need deliveries from 7am (at a push – this is as late as we could possibly make it, knowing how busy we are at 7.30am when the doors open). We have our planning consultant working on this point but this will be a deal breaker on this unit if we cant get the time amended.*

*Would you be able to assist with finding out if this would be possible to amend? We currently do in night deliveries at our Doncaster branch.*

*\*Delivery hours*

*\*Monday to Friday - 0800 to 1800 hours;*

*\*Saturdays - 0830 to 1300 hours; and*

*\*Sundays/Bank holidays - no deliveries.*

*\*Opening hours*

*\*Monday to Saturday - 0700 to 2200 Hours;*

*\*Sundays - 0900 to 1800*

*Thanks*

*Kind regards, Helen*

*Helen Holmes*

*Property Portfolio Manager • Wolseley UK*



*Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY*

**From:** Banks, Adrian  
**Sent:** 08 September 2023 14:37  
**To:** helen.holmes@wolseley.co.uk  
**Subject:** Further properties  
**Attachments:** Unit A1, Wheatley Hall Retail Park, Wheatly Hall Road, Doncaster.pdf; 11 Merchant Way Wheatley Hall Road DN2 4BH.pdf; Unit 9 Wheatley Trade & Business Park, Doncaster, DN2 4BH.pdf; Unit 18 Durham Lane\_Armthorpe\_DN3 3FE.pdf; Peregrine Court\_Units 1 & 2Second Ave\_Auckley\_DN9 3RZ.pdf

Hi Helen

Did you get my e-mail about delivery vehicles to Sprotbrough Road Retail Park?

I appreciate you are in negotiations with Sprotbrough road but thought I would send these through as still advertised on the market.

11 Merchant Way - They may merge these properties.

Unit 9 Wheatley Trade & Business Park, Doncaster, DN2 4BH: The quoting rent for Unit 9 is c. £24,684 per annum exclusive – the unit is c. 2,244 sq. ft in size but Unit 8 and 9 could be combined to make c. 5,400 sq. ft.

Unit A1, Wheatley Hall Retail Park, Wheatly Hall Road, Doncaster: it is small

I Appreciate Kestrel Court was not suitable, but thought I would add Peregrine Court now it's complete -

Thank you

adey

**Adrian Banks**

Inward Investment Officer for Retail & Leisure

Business Doncaster  
Place Directorate  
Doncaster Council



**Address:** Civic Office, Waterdale, Doncaster, South Yorkshire, DN1 3BU

**E- mail:** [Adrian.Banks@doncaster.gov.uk](mailto:Adrian.Banks@doncaster.gov.uk)

**Website:** [www.wearedoncaster.gov.uk](http://www.wearedoncaster.gov.uk)

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**POE/CD/23**

*Phone call following request with Nick Manson Branch Manager at Kirk Sandall who has been asked to help with the search for new premises. Discussed a range of options both already put forward and new and signposted him to look at our online property search.*

**POE/CD/24**

*Follow on call with Nick Manson to discuss property search. No new properties have come forward and many of those available too near Kirk Sandall. Possibility of looking at former Cazoo Unit on WHR and consolidating properties into one unit but felt this was possibly too big*

**POE/CD/25**

*Call received from Helen at Wolseley regarding support for their relocation.*

*They've got a site visit planned for 1st Nov 23 to see Fusion House, Oswin Avenue, but they're keen to see any other properties that fit with their requirements (6,000 - 12,000 sq. ft.). Areas in scope include Wheatley Hall Road, Lakeside and Spotbrough. Will also look at land as a last resort.*

**POE/CD/26**

*From: helen.holmes@wolseley.co.uk <mailto:helen.holmes@wolseley.co.uk>  
<helen.holmes@wolseley.co.uk <mailto:helen.holmes@wolseley.co.uk> >*

*Sent: 01 November 2023 15:22*

*To: Dochery, Alexander <Alex.Dochery@doncaster.gov.uk  
<mailto:Alex.Dochery@doncaster.gov.uk> >*

*Subject: RE: Doncaster Property Search*

*Hi Alexander*

*I was just wondering if you are able to provide details on any other units that are available and meet our criteria?*

*Thanks*

*Kind regards, Helen*

*Helen Holmes*

*Property Portfolio Manager • Wolseley UK*



*Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY*

.

**POE/CD/27**

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From: [helen.holmes@wolseley.co.uk](mailto:helen.holmes@wolseley.co.uk) <[helen.holmes@wolseley.co.uk](mailto:helen.holmes@wolseley.co.uk)>

Sent: 21 November 2023 11:12

To: Dungworth, Chris <[Chris.Dungworth@doncaster.gov.uk](mailto:Chris.Dungworth@doncaster.gov.uk)>

Subject: RE: Doncaster PropertySearch

Hi Chris

Joanne mentioned that you have tried to get in touch with me, are you free this afternoon or tomorrow to discuss our requirement?

Thank you

Kind regards, Helen

**Helen Holmes**

**Property Portfolio Manager • Wolseley UK**

**[REDACTED]**

Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY

Please note my working days are Monday, Tuesday and Wednesday.

---

**POE/CD/28**

Notes of zoom meeting on 22 November 2023 – Ms Holmes with Chris –

*Catch up meeting between Helen Hughes and Chris Dungworth to discuss options for Wolseley and work going forward*

**From:** Dungworth, Chris  
**Sent:** 23 November 2023 08:07  
**To:** helen.holmes@wolseley.co.uk  
**Subject:** Wolseley Relocation  
**Attachments:** Wolseley Property Seach 21.11.2023.pdf

Morning Helen

Thank you for the email below and apologies again for the lack of keeping you updated previously

I will ensure there is a weekly communication between us going forward

Attached is a current list of properties available in Doncaster of between 5 and 15k sq ft. You are probably aware of all of them.

I will endeavour to continue the search and I am speaking to agents about lease breaks and potential buildings

I trust this is ok

Best Regards

Chris Dungworth  
Head of Service – Business Doncaster

Business Doncaster  
4<sup>th</sup> Floor  
Civic Office  
Waterdale  
Doncaster  
DN1 3BU

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**POE/CD/30**

*FW: Wolseley Relocation*

*Morning Helen, Richard*

*As per our conversation last week*

*I have today talked to Fit Out UK who are building a new head office and a number of speculative industrial units on land adjacent to lower Wheatley Hall Road*

*They are open to a discussion with you about your requirements and whether they can fit you into the scheme. They are remediating on site now and starting to build next year. Timescales may not align but it would be worth a conversation*

*Details of the scheme are below as per the planning portal*

*21/03595/FULM | Demolition of remaining structures and hard standings and the erection of four commercial units for light industrial (Use Class E(g)), general industrial (Use Class B2), and storage and distribution uses (Use Class B8), together with associated car parking, service yards and landscape planting. | Former Croda Site Churchill Road Wheatley Doncaster DN1 2TF  
<<https://planning.doncaster.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R45Z9EFLXX00>>*

*Richard*

*The contact is*

[REDACTED]

[REDACTED]

[REDACTED]

*<<https://doncaster.evolutive.co.uk/?mID=424&to=stevemcweeney%40fitoutuk.com&cKey=44+133462&ccKey=44+143682>>*

*If you are interested, can you please call him to discuss. Steve is happy to talk*

*Also did Clive Watson call you to discuss options for the Jewson building?*

*Many thanks*

*Best Regards*

*Chris Dungworth*

*Head of Service – Business Doncaster*

**POE/CD/31**

**From:** Corby Richard <RCorby@lsh.co.uk>  
**Sent:** 29 November 2023 11:14  
**To:** Dungworth, Chris; helen.holmes@wolseley.co.uk  
**Cc:** Cardwell, Scott; Chipp-Smith, Jo  
**Subject:** RE: Wolseley Relocation

Chris,

Many thanks for your note.

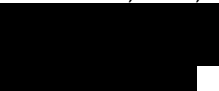
I got a message from Clive Watson at Portland last night and I've left a message for him this morning.

I'll review the list of potential properties that you attached with Helen at WUK, but I think that it is safe to say that they have either been considered by WUK and dismissed or that they are no longer available.

I'll discuss the Fit Out UK scheme with Helen too.

Regards



**Richard Corby BSc(Hons) FRICS**  
Senior Director, Agency and Corporate Advisory Services. Head of Office - Leeds  
9 Bond Court, Leeds, LS1 2JZ  
  
Email: RCorby@lsh.co.uk



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**POE/CD/32**

Meeting Notes from 4 December 2023 – Chris and Ms Holmes

*Catch up meeting with Wolseley staff and Jo Chipp Smith. No further options on the table but Wolseley still pursuing Jewsons option*

**POE/CD/33**

**From:** Dungworth, Chris  
**Sent:** 05 December 2023 16:32  
**To:** helen.holmes@wolseley.co.uk; CorbyRichard  
**Cc:** Chipp-Smith, Jo  
**Subject:** Relocation

Hi All

We have been made aware that the unit below has just gone on the market

[575895 t3uw97myfv9m5hod.pdf \(evolutive.co.uk\)](#)

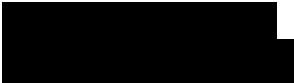
I am making you aware of it although I realise It may be a little small for your requirements.

I hope this is ok

Best Regards

Chris Dungworth  
Head of Service – Business Doncaster

Business Doncaster  
4<sup>th</sup> Floor  
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DN1 3BU



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**POE/CD/34**

*From: Dungworth, Chris*

*Sent: 06 December 2023 11:55*

*To: Chipp-Smith, Jo <Joanne.Chipp-Smith@doncaster.gov.uk>; Stimpson, David <David.Stimpson@doncaster.gov.uk>; Sykes, Roy <roy.sykes@doncaster.gov.uk>*

*Cc: Cardwell, Scott <Scott.Cardwell@doncaster.gov.uk>; Firth, Neil <Neil.Firth@doncaster.gov.uk>*

*Subject: Relocation of Wolseley*

*Hi All*

*I have spoken with Helen at Wolseley this morning*

*They are actively pursuing the Jewson building option on Wheatley Hall Road with a local developer to take a long lease*

*Prominent Car Dealership Premises (evolutive.co.uk)  
<[https://doncaster.evolutive.co.uk/store/documents/other/570792\\_91rt581y2l5e03yh.pdf](https://doncaster.evolutive.co.uk/store/documents/other/570792_91rt581y2l5e03yh.pdf)>*

*However they are concerned that this is a residential area and an imposed night time restriction or out of hours restriction on lorry movements and deliveries would scupper any deal or add significant costs to their operation. This is one of the reasons they could not take a unit on Sprotborough Road.*

*Roy*

*They will have to submit a planning application for change of use. Would it be possible for one of your team to investigate the current planning status of the building with regards to travel movements and advise if planning are likely to ask for restricted vehicle movements on any change of use planning application?*

*They are looking to make decisions on this building in the near future and want to start planning the building so a quick response would be appreciated*

*Many thanks*

*Best Regards*

*Chris Dungworth*



*Head of Service – Business Doncaster*

**From:** Dungworth, Chris  
**Sent:** 12 December 2023 15:26  
**To:** helen.holmes@wolseley.co.uk  
**Subject:** Wolseley Relocation

*Afternoon Helen*

*I hope you are well*

*Further to our discussion last week with regards to the planning permissions for the Jewson Building on Wheatley Hall Road I have spoken to our Head of Planning, and he confirms there are no conditions attached to the building in terms of noise*

*There is just one condition on the building that says 'best practicable means shall be used to limit noise, dust, fumes etc.' from the premises. There are no restrictions at all*

*Our Environmental Health team may have to investigate if there were to be any noise complaints but this does not seem to have been an issue*

*I have also talked to Ben Flint this week so I am up to speed with developments as far as the Ground Group (Nigel Griffiths) are concerned with regards to purchasing the site*

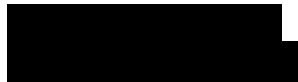
*I hope this is ok and allows you to investigate and plan further*

*Many thanks*

*Best Regards*

*Chris Dungworth  
Head of Service – Business Doncaster*

*Business Doncaster  
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**POE/CD/36**

*From: Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>*

*Sent: 19 December 2023 15:49*

*To: helen.holmes@wolsley.co.uk; Corby Richard <RCorby@lsh.co.uk>*

*Cc: Chipp-Smith, Jo <Joanne.Chipp-Smith@doncaster.gov.uk>*

*Subject: Potential Premises*

*Hi Helen, Richard*

*The following property has just gone back on the market*

*116605\_wheatlethallroad\_DOC\_00\_0000.pdf (rightmove.co.uk) <[\*It has been used for a number of different purposes over the last few years with the latest being a hot tub showroom\*](https://eu-west-1.protection.sophos.com?d=rightmove.co.uk&u=aHR0cHM6Ly9tZWVpYS5yaWdodG1vdmUuY28udWsvMTE3ay8xMTY2MDUvMTQyODgyMDEwLzExNjYwNV93aGVhdGxldGhhbGxyb2FkX0RlPQ18wMF8wMDAwLnBkZg==&i=NWViZTk5ZjMwYjY1MTQxNzUyMDgzMjM4&t=VTJiUi9nR00vUkh6UUE2N0R JenVZM2VUaHR1bXZ6WnlteTNWQmR4OTFITT0=&h=88a07b2b774b459992c14b55298d667e&s=AVNPUEhUT0NFTkNSWVBUSVYgKTuY0vsbHAHU4WanY_fKlwhn8ObPI_CjPPVPIBxUMQ></a></i></p></div><div data-bbox=)*

*It possibly is a little too near your Kirk Sandall premises but it may be worth considering for your relocation*

*Please let me know what you think?*

*Also*

*Have you heard anything more this week about the ex Jewson's building as I know the bidding process finished last week*

*Many thanks*

*Best Regards*

*Chris Dungworth*

*Head of Service – Business Doncaster*

**POE/CD/37**

*From: helen.holmes@wolseley.co.uk <helen.holmes@wolseley.co.uk>*

*Sent: 20 December 2023 11:35*

*To: Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>*

*Subject: Jewsons*

*Hi Chris*

*We spoke on the phone about in night deliveries – I know you mentioned there are similar set ups close by to Radiance Road but we wouldn't want to take on the unit then receive lots of complaints and then get restrictions imposed onto us.*

*Do you know what the current restrictions around there are?*

*Thanks*

*Kind regards, Helen*

*Helen Holmes*

*Property Portfolio Manager • Wolseley UK*



*Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY*

*From: Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>*

*Sent: Wednesday, December 20, 2023 1:51 PM*

*To: Holmes, Helen [Property] - [93456 - Support Centre (K2)] <helen.holmes@wolseley.co.uk>*

*Subject: RE: Jewsons*

*Caution: This email originated outside of Wolseley.*

*Hi Helen*

*Thanks for your email*

*As per my email earlier email attached there are no restrictions on the site at present and unlikely to be any imposed through the planning application*

*It would only become an issue if you get complaints then environmental health would have to investigate*

*The building is in an industrial area and there historically have been many early traffic movements around that site*

*I hope this is ok and allays some of your fears*

*Have a good Christmas*

*Best Regards*

*Chris Dungworth*

*Head of Service – Business Doncaster*

*20/12/2023 RE: Jewsons*

*Hi Chris*

*Jewsons have confirmed to me that they did not have in night deliveries. This is a concern with the unit backing onto residential units.*

*If we were to start, I'm sure there would be complaints.*

*Thanks for looking into this though.*

*Kind regards, Helen*

*Helen Holmes*

*Property Portfolio Manager • Wolseley UK*



*Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY*



Wolseley

Notes of site meeting 18/12/2024

Hi All

Just to update you on the site visit I undertook with Wolseley yesterday

I visited the now vacant Jewson site of Wheatley Hall Road with the estates team from Wolseley, Richard Corby from their property agent LSH and Ben Flint representing Portland Autos (Clive Watson) who is the preferred bidder for the site and in advanced legal discussions with the owner

The site is in a bad condition, needing a new roof, replacement of asbestos, new electrics and a new concrete floor with the existing floor cracked in places. Clive is going to take the unit back to its shell and completely renovate the building and the outside yard to Wolseley standards and requirements

During the morning Wolseley have also re-visited a unit on Shaw Lane industrial estate (below) which we put forward last year and they are now interested in

7160\_50b90600x90a62u7.pdf (evolutive.co.uk)

Both sites are in the frame for the investment. The Shaw Lane site has the advantage of being ready to go and estimated move in time once keys are handed over is about 4 months. The downside to this site is that it is not highway fronted

The Wheatley Hall Road site is the preferred option because of its location close to the city centre on a main thoroughfare. Indication of timescales for this site are one month for legals to be completed, 6 months for full refurb of the building and 4 months fit out from Wolseley meaning they would not be able to occupy until November / December 2024 at the earliest providing everything falls into place

Next steps are for Wolseley to take their fit-out team next week to meet with Clive and his architect (Shane Marsh) to look and design and layout of the building and for Wolseley to start negotiation on leases.

Wolseley and their agent have asked me to stop searching for new properties as they are happy to take one of these two forward. It does seem things have moved forward in a positive way



Address	Distance (miles)	Size sq.ft	Wolseley's requirements			LH / FH	Comments	Particulars
			Location (within 2 mile radius)	Size (originally 9,000 - 15,000 or preferred option 15,000 - 25,000. Now 6,000 - 10,000)	Yard & parking			
Unit 29, Wheatley Hall Road Business Park, Wheatley Hall Road, Doncaster, DN2 4LP	1.5	6,214	x	x	x	LH	Trade counter / industrial warehouse. It is believed Wolseley agreed a lease prior to Town Deal agreement, but withdrew.	<a href="#">36070_fi2449b2abdnvrv.pdf (evolutive.co.uk)</a>
Total Park, Balby Carr Banks, DN4 5JP	3.2	Various			x	LH	New Build industrial warehouses.. These are now under construction but timescales may have been too late for Wolseley	<a href="https://doncaster.evolutive.co.uk/store/documents/other/481310_79y1k0w121b4ymt8.pdf">https://doncaster.evolutive.co.uk/store/documents/other/481310_79y1k0w121b4ymt8.pdf</a>
Units 1 & 2 Holly House, Kelham Street Industrial Estate, Holly St, Doncaster, DN1 3TR	0.6	2,674 - 10,605	x	x	ü	FH/LH	2 industrial units with offices close to city centre but would need conversion	<a href="#">Brochure - Intastop, Kelham St Ind Estate (evolutive.co.uk)</a>
New Build Industrial Units, Woodfield Way, Doncaster, DN4 5JP	3.2	9,000 - 18,000		x	x	LH	New build industrial units in the area of stated interest. Wolseley were considering high interest in the sites meant they were too late with a bid.	<a href="#">423960_fv623yk3c1z341zj.pdf (evolutive.co.uk)</a>
Kestrel Court, Unit 2, First Avenue, Auckley, Doncaster, DN9 3RN	6.9	16,152		x	x	LH	Built 2020. New industrial units but not within stated required area	<a href="https://doncaster.evolutive.co.uk/store/documents/other/332785_rq70iem6p5pte5ug.pdf">https://doncaster.evolutive.co.uk/store/documents/other/332785_rq70iem6p5pte5ug.pdf</a>
Unity J5 - M18, Doncaster, DN8 5GS	10.6	25,000			x	LH/FH	New build industrial units - for sale or rent. Not completed and well away from desired area	<a href="https://doncaster.evolutive.co.uk/store/documents/other/422916_49cr1859s184plz9.pdf">https://doncaster.evolutive.co.uk/store/documents/other/422916_49cr1859s184plz9.pdf</a>
Unit 5, Holmeroyd Business Park, Carcroft Common, Doncaster	5.6	10,064		x	x	LH	In north of Doncaster and well away from desired area	<a href="https://doncaster.evolutive.co.uk/store/documents/other/496866_9k124k11cp88v18v.pdf">https://doncaster.evolutive.co.uk/store/documents/other/496866_9k124k11cp88v18v.pdf</a>
First Point Business Park, Woodfield Way, Doncaster, DN4 5JP	3.2	18,000		x	x	LH	In stated area but under construction. Much interest	<a href="https://doncaster.evolutive.co.uk/store/documents/other/256832_p7rm9h365k6441w6.pdf">https://doncaster.evolutive.co.uk/store/documents/other/256832_p7rm9h365k6441w6.pdf</a>
Quest Park, Wheatley Hall Road, Doncaster, DN2 4LT	1.9	3,000 - 6,000	x	x	x	LH	New build trade counter units. 3,000sq.ft. Considered too small.	<a href="https://doncaster.evolutive.co.uk/store/documents/other/327365_528nq03x94c884n9.pdf">https://doncaster.evolutive.co.uk/store/documents/other/327365_528nq03x94c884n9.pdf</a>
Woodside House, Sidings Court, White Rose Way, Doncaster, DN4 5NU	1.7	12,700	x	x	x	LH	Industrial / trade unit in required area. Has been let to another plumbers merchant. Wolseley considered and offer but were too slow making offer.	<a href="https://doncaster.evolutive.co.uk/store/documents/other/423962_4a87ab1p3lh2gfmz.pdf">https://doncaster.evolutive.co.uk/store/documents/other/423962_4a87ab1p3lh2gfmz.pdf</a>
New Build Industrial Units, Woodfield Way, Doncaster, DN4 5JP	3.2	9,000 - 18,000		x	x	LH	New build industrial units Lot of interest	<a href="#">423960_fv623yk3c1z341zj.pdf (evolutive.co.uk)</a>
Former Croda Site, Chrchill Road, DN1 2TF	1.6	5,350 - 17,179	x	x	x	LH	New units not yet built. Not considered as would not be built within required timeframe	Design statement <a href="https://iawpad.doncaster.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=1C81E0745E4211EC9B85A4C3E07CECCB">https://iawpad.doncaster.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=1C81E0745E4211EC9B85A4C3E07CECCB</a>
Unit 2 Connection Business Park, Woodfield Way Doncaster, DN4 5JP	3.2	10,000		x	x	LH	New build industrial unit. Wolseley agreed HOTS in 2022, but due to delays the agent had to re-let to other interested party	<a href="https://doncaster.evolutive.co.uk/store/documents/other/423960_fv623yk3c1z341zj.pdf">https://doncaster.evolutive.co.uk/store/documents/other/423960_fv623yk3c1z341zj.pdf</a>
Units 6 7 & 8, Century Close, Kirk Sandall, DN3 1QR	4.1	9,921		x	x	LH	Industrial, trade counter. Feedback from Wolseley was that it was too close to Kirk Sandall operation.	<a href="https://doncaster.evolutive.co.uk/store/documents/other/482780_j4ur53d3x738sam0.pdf">https://doncaster.evolutive.co.uk/store/documents/other/482780_j4ur53d3x738sam0.pdf</a>
Shaw Lane Industrial Estate, Ogden Road, Doncaster, DN2 4SE	4.5	10,000 - 30,000		x	x	LH	Feedback from Wolseley. Limited circulation space so not suitable.	<a href="https://doncaster.evolutive.co.uk/store/documents/other/7160_50b90600x9oa62u7.pdf">https://doncaster.evolutive.co.uk/store/documents/other/7160_50b90600x9oa62u7.pdf</a>
Warehouse at Churchill Road, Doncaster, DN1 2TF	1.6	50,300 split	x		x	LH	Feedback from Wolseley. Substantially larger than they require and would need extensive refurbishment and subdivision to be made suitable	<a href="https://doncaster.evolutive.co.uk/store/documents/other/449726_1b9wh4plcb3ddae9.pdf">https://doncaster.evolutive.co.uk/store/documents/other/449726_1b9wh4plcb3ddae9.pdf</a>
Middle Bank House, Middle Bank, Doncaster, DN4 5PF	1.3	4,555 - 15,729	x	x	x	LH	Currently detached office building. Feedback was that it was not suitable in any way.	<a href="https://doncaster.evolutive.co.uk/store/documents/other/70656_j7426sy5oi2nq4jk.pdf">https://doncaster.evolutive.co.uk/store/documents/other/70656_j7426sy5oi2nq4jk.pdf</a>

Centurion Retail Park, York Road, DN5 9TP	1.3	up to 22,000	x	x	x	LH	Feedback from Wolseley. Considered but rejected. On a retail park and possibly too large	<a href="https://doncaster.evolutive.co.uk/store/documents/other/4200_051p2uu493a0fjni.pdf">https://doncaster.evolutive.co.uk/store/documents/other/4200_051p2uu493a0fjni.pdf</a>
Unit 1A, Sprotbrough Retail Park, Sprotbrough Road, Doncaster, DN5 8BN	1.2	5,723	x		x	LH	Parking, but no yard. Feedback from Wolseley on 2nd viewing. Not suitable due to issues with vehicle movements and possible noise in a residential area. in any way.	<a href="https://doncaster.evolutive.co.uk/store/documents/other/24010_6y77w78dt9937ds2.pdf">https://doncaster.evolutive.co.uk/store/documents/other/24010_6y77w78dt9937ds2.pdf</a>
11/23 Kingsgate, Waterdale Shopping Centre, Doncaster, DN1 3EY	1	4,640 - 54,460	x	x		LH	Feedback from Wolseley. In retail area and not suitable	No particulars
Frenchgate Shopping Centre, DN1 1SQ	0.7	various	x			LH	Feedback from Wolseley. In retail area and not suitable	<a href="https://doncaster.evolutive.co.uk/store/documents/other/356939_0j5ru32se3h41620.pdf">https://doncaster.evolutive.co.uk/store/documents/other/356939_0j5ru32se3h41620.pdf</a>
40-44 Silver Street, Doncaster, DN1 1HQ	1	12,000	x	x		FH	Feedback from Wolseley. In retail area and not suitable	<a href="https://doncaster.evolutive.co.uk/store/documents/other/484793_ndr025mm1klal5am.pdf">https://doncaster.evolutive.co.uk/store/documents/other/484793_ndr025mm1klal5am.pdf</a>
Unit 5, Holmeroyd Business Park, Holmeroyd Road, Carcroft Common, Doncaster, DN6 7BH	5.6	10,064		x	x	LH	Put forward for second time but too far outside of required area	<a href="https://doncaster.evolutive.co.uk/store/documents/other/496866_9k124k11cp88v18v.pdf">https://doncaster.evolutive.co.uk/store/documents/other/496866_9k124k11cp88v18v.pdf</a>
Sandall Stones Road, Kirk Sandall, DN3 1QR	4.1	11,186		x	x	FH	Feedback from Wolseley. Too close to Kirk Sandall unit.	<a href="https://doncaster.evolutive.co.uk/store/documents/other/510911_k43b531suuqf6r1s.pdf">https://doncaster.evolutive.co.uk/store/documents/other/510911_k43b531suuqf6r1s.pdf</a>
Units 1 & 4, Abbey Business Park, Bentley, Doncaster, DN5 9TJ	1.8	11,867	x	x	x	LH	Unit 1 5,904sq.ft and unit 4 5,963sq.ft. Feedback from Wolseley. Too many access issues	<a href="https://doncaster.evolutive.co.uk/store/documents/other/504971_d39u2177v2ztu960.pdf">https://doncaster.evolutive.co.uk/store/documents/other/504971_d39u2177v2ztu960.pdf</a>
Unit 17, Shaw Wood Business Park, Shaw Wood Way, DN2 5TB	3.9	12,877		x	x	LH	Detached, modern warehouse / production. Feedback from Wolseley. Too close to Kirk Sandall.	<a href="https://doncaster.evolutive.co.uk/store/documents/other/515637_1f0mom3bw0x6mg74.pdf">https://doncaster.evolutive.co.uk/store/documents/other/515637_1f0mom3bw0x6mg74.pdf</a>
11 Merchant Way Wheatley Hall Road, Doncaster, DN2 4B	3.3	5,000-18,000		x	x	LH	Ex Motor trade / retail unit. Parking an issue and possibly too big. Large interest from Motor Trade	<a href="https://doncaster.evolutive.co.uk/store/documents/other/130476_e7d9t7w221066z9z.pdf">https://doncaster.evolutive.co.uk/store/documents/other/130476_e7d9t7w221066z9z.pdf</a>
Unit A1, Wheatley Hall Retail Park, Wheatley Hall Road, Doncaster, DN2 4PE	2.8	20,726		x	x	LH	Retail unit. Would need change of use.	<a href="https://doncaster.evolutive.co.uk/store/documents/other/474179_v036kdjk449m5893.pdf">https://doncaster.evolutive.co.uk/store/documents/other/474179_v036kdjk449m5893.pdf</a>
Unit 9 Wheatley Trade & Business Park, Doncaster, DN2 4BH	3.3	2,244			x	LH	Retail unit. Would need change of use.	<a href="https://doncaster.evolutive.co.uk/store/documents/other/175936_q3p1p1g958w81fl5.pdf">https://doncaster.evolutive.co.uk/store/documents/other/175936_q3p1p1g958w81fl5.pdf</a>
Peregrine Court Units 1 & 2 Second Ave, Auckley, DN9 3RZ	7	21,000, 17,000		x	x	FH	New build. Not complete at the time of viewing and too far from desired area	<a href="https://doncaster.evolutive.co.uk/store/documents/other/599775_1a0g216mxg15z67.pdf">https://doncaster.evolutive.co.uk/store/documents/other/599775_1a0g216mxg15z67.pdf</a>
Unit 18 Durham Lane Armthorpe, DN3 3FE	5.6	7,795		x	x	LH	Too far from desired area	<a href="https://doncaster.evolutive.co.uk/store/documents/other/540874_32k73xhc4562w9g8.pdf">https://doncaster.evolutive.co.uk/store/documents/other/540874_32k73xhc4562w9g8.pdf</a>
Former Data Centre/Call Centre, Carolina Way, Doncaster, DN4 5PN	2	20,973	x	x	x	LH	Former office premises. Not really suitable for conversion	<a href="https://doncaster.evolutive.co.uk/store/documents/other/61877_jinbv9ncgp4tr191.pdf">https://doncaster.evolutive.co.uk/store/documents/other/61877_jinbv9ncgp4tr191.pdf</a>
Unit 4d Martree Business Park, DN2 4BQ	2	4,156	x		x	LH	Unit possibly too small and restricted parking access	<a href="https://doncaster.evolutive.co.uk/store/documents/other/275550_2dmp2e6z33rtd57.pdf">https://doncaster.evolutive.co.uk/store/documents/other/275550_2dmp2e6z33rtd57.pdf</a>
Fmr Jewson's building, Wheatley Hall Road, DN1 2TE	1.5	9,404	x	x	x	FH	Wolseley viewed and are very interested. Needs substantial refurbishment	<a href="https://doncaster.evolutive.co.uk/store/documents/other/570792_91rt581y215e03yh.pdf">https://doncaster.evolutive.co.uk/store/documents/other/570792_91rt581y215e03yh.pdf</a>
Ex Car showroom Wheatley Hall Road	3	7,277		x	x	LH	Awaiting feedback from Wolseley. Details sent to agent	<a href="https://doncaster.evolutive.co.uk/store/documents/other/581766_t6w486f00dq96nd3.pdf">https://doncaster.evolutive.co.uk/store/documents/other/581766_t6w486f00dq96nd3.pdf</a>

**POE-CD-40**

**Banks, Adrian to [REDACTED]@hornbeamre.co.uk>**

Hello again

I am sending this out again to see if you have anything available or knew of any pending availability?  
They do p[refer the Lakeside areas but happy to send any forward you may have.

Thank you again for your help.

As Wolsey have confirmed they are now confirmed that we want to look at two options for the relocation of their City Centre unit. They would like to use a 15 mile radius of Doncaster centre.

Option 1

Essentially just relocate as it currently works, as a contract branch with showroom – no additions or ‘future proofing’ except the clearance centre as described below.

9,000 to 15,000 sq ft

High eaves ideally

Secure yard

Parking (in addition to yard)

A ‘clearance centre’ to be included within the unit which would be a trade counter and a separate room for stock (2,000 sq ft in total).

This can be closer to the centre of Doncaster

Option 2 (preferred option)

15,000 – 25,000 sq ft

Again, high eaves ideally, secure yard, parking (in addition to yard)

A ‘clearance centre’ to be included within the unit which would be a trade counter and a separate room for stock (2,000 sq ft in total).

Good transport links close to the motorway networks, (for both options really but in particular for this option) close to A1 and M18.

If you have anything please send to myself or direct to Richard [CorbyRCorby@lsh.co.uk](mailto:CorbyRCorby@lsh.co.uk)(But please Cc me in so we can track this enquiry)

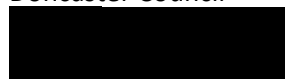
Thank you for your assistance in this matter.

Kind regards

Adey

**Adrian Banks**

Investment Officer Retail & Leisure  
Regeneration and Environment  
Doncaster Council



**Address:** Civic Office 4th Floor, Waterdale, Doncaster, South Yorkshire, DN1 3BU

**E- mail:** [Adrian.Banks@doncaster.gov.uk](mailto:Adrian.Banks@doncaster.gov.uk)

**Website:** [www.wearedoncaster.gov.uk](http://www.wearedoncaster.gov.uk)

Sent from my iPad

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**POE/CD/41**

*From: Banks, Adrian <Adrian.Banks@doncaster.gov.uk>*

*Sent: 14 March 2022 13:50*

*To: Corby Richard <RCorby@lsh.co.uk>*

*Subject: RE: Wolseley Plumb & Parts Centre, Doncaster -Search for alternative premises*

*Hello Richard*

*Hoping to introduce myself, I'm looking into the property enquiry for Wolseley. I have several units available and have attached brochures for your attention.*

*I understand you have already spoken to [REDACTED] about properties around White Rose Way? Near Screwfix? Hope that's of use?*

*I have spoken to [REDACTED] First Point Business Park. This is a 10,000 sq ft new build & should be completed in September, not on the plans but Jason can update you.*

*[REDACTED] of Fisher German is dealing with Sidings Court, just of White Rose Way and I have attached Kelham Street (probable not what you are looking for)*

*[REDACTED] Howie Properties is Quest Park probably the best on offer. This can be let as one unit with the possibility of a 1,000 sq ft mezzanine but again is happy to discuss further.*

*They are all are hoping for the opportunity to discuss their potential properties attached (I think you already know Jason & Ben?).*

*Happy to talk through any of these and I will continue to look for properties and potential locations.*

*Thank you*

*Kind regards*

*Adey*

*Adrian Banks*

*Investment Officer (Retail)*

*Regeneration and Environment*

**POE/CD/42**

*From: Dochery, Alexander <Alex.Dochery@doncaster.gov.uk>*

*Sent: Wednesday, October 25, 2023 10:27 AM*

*To: Holmes, Helen [Property] - [93456 - Support Centre (K2)] <helen.holmes@wolseley.co.uk>*

*Subject: Doncaster Property Search*

*Caution: This email originated outside of Wolseley.*

*Good morning Helen,*

*It was good to talk to you earlier on.*

*Just in terms of your Doncaster property search, there's two further units that might be of interest. I've attached the details for the two properties, although I appreciated that they're a bit further away in terms of Doncaster city centre.*

*It would be good to get your thoughts on these, and I'd be keen to know how you get on with your viewing for Fusion House too.*

*Kind regards,*

*Alex*

*Alex Dochery*

*Investment Team Manager*

**POE/CD/43 & POE/CD/44**

**From: Banks, Adrian [mailto:Adrian.Banks@doncaster.gov.uk]**

**Sent: 01 March 2023 1:09 PM**

**To: Andrew Skorupka <askorupka@tmrec.com>; Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>**

**Cc: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>**

**Subject: RE: Taskmaster at Trafford Court**

*Hi Andrew*

*I was hoping Chris (Cc'd in) & I could meet you to discuss your requirements in more detail to get a direct understanding of your needs.*

*I have attached a report with properties in the City Centre of around 1,000 Sq Ft I have also added properties below as web links that are slightly bigger but may be of interest.*

*73-79-st-sepulchre-gate-19688.pdf (pph-commercial.co.uk)*

*50-51-high-street-19434.pdf (pph-commercial.co.uk)*

*18-scot-lane-18564.pdf (pph-commercial.co.uk)+*

*Please send some dates over you are free to discuss further.*

*Thank you*

*Kind regards*

*Adey*

*Adrian Banks  
Investment Officer (Retail)  
Regeneration and Environment  
Doncaster Council*



*Address: Civic Office, Waterdale, Doncaster, South Yorkshire, DN1 3BU*

*E- mail: Adrian.Banks@doncaster.gov.uk*

*Website: www.wearedoncaster.gov.uk*

*Your consent/renewed consent must be given in order to receive our ebulletins from 25 May 2018: Join our new mailing list here*

POE/CD/45

**From:** Andrew Skorupka <askorupka@tmrec.com>  
**Sent:** 11 March 2023 01:12  
**To:** Banks, Adrian <Adrian.Banks@doncaster.gov.uk>  
**Cc:** Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>  
**Subject:** RE: Taskmaster at Trafford Court

Caution! This message was sent from outside your organization.

[Allow sender](#)

Hi Adrian,

Thank you for the property information – central Doncaster.  
My apologies for the delay in replying.

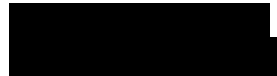
The three properties featured within your letter are far too large for our requirements and have a strong retail bias..  
However the attachment (brochure) contained some interesting options although I would point out that we are seeking office, not retail premises.  
20 – 22 Frenchgate would represent a reasonably close match.

Before looking more seriously at the prospect of moving from Trafford Court I really could do with a more clear indication of the relevant time scale (urgency) and an indication of whatever financial assistance you may look to provide.  
Our existing Trafford Court lease runs to September 2024. I need to justify a reason to bring forward all the upheaval and inconvenience (business interruption etc.) associated with an office re-location.

I look forward to hearing from you.

Regards

Andrew Skorupka  
Managing Director  
Taskmaster Resources Ltd



Visit: <http://www.tmrec.com>

Visit: <http://www.tmresourcing.com>



POE/CD/46

**From:** Banks, Adrian <Adrian.Banks@doncaster.gov.uk>

**Sent on:** Thursday, June 22, 2023 8:42:02 AM

**To:** Andrew Skorupka <askorupka@tmrec.com>

**Subject:** RE: Taskmaster at Trafford Court

**Attachments:** Alba House, South Parade, Doncaster.pdf (1.01 MB), 1a Fraser House, Nether Hall Road,.pdf (1.05 MB), Ground Floor And Basement, 113 Thorne Road,.pdf (640.28 KB), Kings Mews, East Laith Gate, Doncaster.pdf (720.33 KB), Cussins House, Wood Street.pdf (798.08 KB)

Hello Andrew

Hope you are well, please find attached some City centre office opportunities, happy to discuss or arrange viewings.

Please also view this possibility, it is co-working space but there may be a possibility of having private space if the location is desirable. Cavendish Court – modern and flexible office space in Doncaster

I appreciate you were not looking for retail units, but I can provide some High Street locations that could be easily converted to provide office space as well as a location within good footfall.

Again, Happy to meet & chat through to get a clearer understanding of your needs.

Thank you

Adey  
Adrian Banks  
Investment Officer (Retail)

POE/CD/47

**From:** Banks, Adrian <Adrian.Banks@doncaster.gov.uk>

**Sent on:** Wednesday, July 5, 2023 3:40:56 PM

**To:** Andrew Skorupka <askorupka@tmrec.com>

**Subject:** RE: Taskmaster at Trafford Court

**Attachments:** Alba House, South Parade, Doncaster.pdf (1.01 MB), 1a Fraser House, Nether Hall Road,.pdf (1.05 MB), Ground Floor And Basement, 113 Thorne Road,.pdf (640.28 KB), Kings Mews, East Laith Gate, Doncaster.pdf (720.33 KB), Cussins House, Wood Street.pdf (798.08 KB)

Hello Andrew

Hope you are well, please find attached some City centre office opportunities, happy to discuss or arrange viewings.

Please also view this possibility, it is co-working space but there may be a possibility of having private space if the location is desirable. Cavendish Court – modern and flexible office space in Doncaster

I appreciate you were not looking for retail units, but I can provide some High Street locations that could be easily converted to provide office space as well as a location within good footfall.

Again, Happy to meet & chat through to get a clearer understanding of your needs.

Thank you

Adey  
Adrian Banks

POE/CD/48

**From:** Darren Chandler <dchandler@tmrec.com>

**Sent:** 06 July 2023 14:48

**To:** Banks, Adrian <Adrian.Banks@doncaster.gov.uk>

**Cc:** Andrew Skorupka <askorupka@tmrec.com>; Neil Bertman <nbertman@tmrec.com>

**Subject:** Taskmaster @ 4 Trafford Court

*Caution! This message was sent from outside your organization.*

Hi Adrian,

*Following on from the email conversation between yourself and Andrew, would you be available at some stage in the near future to meet up with Neil and myself to look into the options of new suitable office premises for Taskmaster. At this stage it would make more sense dealing directly with me and Neil, as we are the managers of the Doncaster branch and will be the ones that are using the office space. We are also Doncaster born and bred, so have a pretty good idea as to which areas are suitable for our needs.*

*If you could let me know some dates when you would be available to meet up. I was thinking of meeting at our current offices, so you can visualise the working spaces required*

*Look forward to hearing from you.*

*Cheers*

*Regards*

*Darren Chandler*

*Industrial Branch Manager*

*Taskmaster Resources Ltd*

*[REDACTED]*

*Fax:*

*Visit: <http://www.tmrec.com>*

*Visit: <http://www.tmresourcing.com>*

**POE/CD/49**

**From: Banks, Adrian [mailto:Adrian.Banks@doncaster.gov.uk]**

**Sent: 25 July 2023 09:47**

**To: Darren Chandler <dchandler@tmrec.com>; Neil Bertman <nbertman@tmrec.com>**

**Subject: Property Viewing**

*Morning Darren*

*Sorry about this, trying to get agents to let us into these properties is proving more challenging than I thought. Would you be available Thursday afternoon after 2:00pm?*

*I can confirm viewings on Thursday of these potential properties all at the top end of town (South Parade):*

*<https://flintrealestate.co.uk/property/details/34/Danum-House-6A-South-Parade-Doncaster-South-Yorkshire-Office-> (No brochure)*

*Property details for Danum House, South Parade, Doncaster, South Yorkshire Office | Flint Real Estate (No brochure) These two are the same building but shows availability.*

*<https://flintrealestate.co.uk/property/details/10/Alba-House-12A-South-Parade-Doncaster-South-Yorkshire-Office->*

*<https://cavendishcourt.co.uk/> (Viewing F20, attached)*

*I am just getting confirmation of times to view both Kings Mews & former Post office for that day.*

*<https://craven-wildsmith.co.uk/kings-mews-east-laith-gate/> - available & your preferred location*

*<https://www.barnsdales.co.uk/properties/5803> former Post Office on Priory Place*

*this one has recently sold, just waiting for confirmation of its availability as an office (it may be going to residential)*

*<https://www.pph-commercial.co.uk/view-property/albion-place-south-parade-doncaster-dn1-19923/> South Parade but further away from the city centre.*

*Also, would this be of any interest? Lazarus House, East Laith Gate (Opposite Iceland)*

*<https://propertylinkassets.estatesgazette.com/images/20230723/1-115415031.pdf>*

*they have offered parking but not sure where it is, if of interest I can ask, just may not offer ground floor visibility.*

*Regards*

Adey

Adrian Banks

Inward Investment Officer for Retail & Leisure

Business Doncaster

Place Directorate

Doncaster Council

[REDACTED]

[REDACTED]

**From: Darren Chandler <dchandler@tmrec.com>**

**Sent: Tuesday, July 25, 2023 10:30:46 AM**

**To: Banks, Adrian <Adrian.Banks@doncaster.gov.uk>; Neil Bertman <nbertman@tmrec.com>**

**Subject: RE: Property Viewing**

Daz

Hi Adey,

Thanks for getting back to us. Yes Thursday at 2pm works for both of us. Do you want us to meet you at one of the sites and if so which one?

Cheers

Daz

Regards

Darren Chandler

Industrial Branch Manager

Taskmaster Resources Ltd

[REDACTED]

Fax:

Visit: <http://www.tmrec.com>

Visit: <http://www.tmresourcing.com>

**From: Banks, Adrian [mailto:Adrian.Banks@doncaster.gov.uk]**

**Sent: 25 July 2023 12:58**

**To: Darren Chandler <dchandler@tmrec.com>; Neil Bertman <nbertman@tmrec.com>**

**Subject: Re: Property Viewing**

*Excellent. Shall we meet outside the Salutation at 14:00? We can do Cavendish first then back to the south parade properties & hopefully down to east leith gate to finish.*

*Unfortunately, I can't get into the former post office as the agent is on annual leave.*

*See you Thursday.*

*Kind regards*

*Adey*

*Sent from Outlook for iOS*

**From: Darren Chandler <dchandler@tmrec.com>**

**Sent: 25 July 2023 13:02**

**To: Banks, Adrian <Adrian.Banks@doncaster.gov.uk>; Neil Bertman <nbertman@tmrec.com>**

**Subject: RE: Property Viewing**

*That sounds like a good plan. It's not an issue regarding the old post office, it was lower on our list, although we can revisit at a later date if need be. Thanks and see you on Thursday*

*Caution! This message was sent from outside your organization.*

*sophospSMARTBannerEnd*

*That sounds like a good plan. It's not an issue regarding the old post office, it was lower on our list, although we can revisit at a later date if need be.*

*Thanks and see you on Thursday*

*Cheers*

*Daz*

*Regards*

*Darren Chandler  
Industrial Branch Manager  
Taskmaster Resources Ltd*



*Fax:*

*Visit: <http://www.tmrec.com>*

*Visit: <http://www.tmresourcing.com>*

***From: Banks, Adrian [mailto:Adrian.Banks@doncaster.gov.uk]***

***Sent: 25 July 2023 1:09 PM***

***To: Chandler, Darren <dchandler@tmrec.com>; Bertman, Neil <nbertman@tmrec.com>***

***Subject: RE: Property Viewing***

*Hi Darren*

*Really sorry but could we meet outside Kings Mews <https://craven-wildsmith.co.uk/kings-mews-east-laith-gate/> - on East Leith Gate at 1:30pm?*

*Then 2:00pm Cavendish Court*

*Then 2:30 on South Parade.*

*Sorry for the change of times.*

*Regards*

*Adey*

*Adrian Banks  
Inward Investment Officer for Retail & Leisure*

*Business Doncaster*

*Place Directorate*

*Doncaster Council*

████████████████████

████████████████████

*Address: Civic Office, Waterdale, Doncaster, South Yorkshire, DN1 3BU*

*E- mail: [Adrian.Banks@doncaster.gov.uk](mailto:Adrian.Banks@doncaster.gov.uk)*

*Website: [www.wearedoncaster.gov.uk](http://www.wearedoncaster.gov.uk)*

*Your consent/renewed consent must be given in order to receive our ebulletins from 25 May 2018: [Join our new mailing list here](#)*



POE/CD/50

**On 31 Jul 2023, at 17:45, Banks, Adrian <Adrian.Banks@doncaster.gov.uk <mailto:Adrian.Banks@doncaster.gov.uk> > wrote:**

Hello

Please see below prices for properties you liked/thought would work we viewed last week:

Alba House, South Parade, Doncaster, South Yorkshire, DN1 2DY – response from Ben Flint - £17,500 pax

Lazarus House, Princes Street, Doncaster, DN1 3NJ, Floor 5 (top Floor) - £35,000 pax + £2000 service charge (these would need confirming). There would be no parking in the basement due to insurance issue but spaces will be made available in the carpark next door we saw.

Kings Mews, East Laith Gate, Doncaster, South Yorkshire, DN1 1JD – response from Craven Wildsmith – "£20,000 p.a for the 2 floors space. Parking is available at £1,200 per space per annum. North these are subject to VAT. From my file it looks as if the insurance rent and service charge is £1,750 per annum but I will need to check that with Amelia when she is back next week."

I am still waiting to hear when we can view 39 Printing Office Street, Doncaster, South Yorkshire, DN1 1TP (attached) I will get back to you.

I have copied Chris Dungworth, head of Business Doncaster & can help if you require any further information whilst I am away.

Hope this is helpful

Thank you

Regards  
Adey  
Adrian Banks  
Inward Investment Officer for Retail & Leisure

**From: Neil Bertman <nbertman@tmrec.com <mailto:nbertman@tmrec.com> >**

**Sent: Monday, July 31, 2023 6:06:00 PM**

**To: Banks, Adrian <Adrian.Banks@doncaster.gov.uk <mailto:Adrian.Banks@doncaster.gov.uk> >**

**Cc: Darren Chandler <dchandler@tmrec.com <mailto:dchandler@tmrec.com> >;  
Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk <mailto:Chris.Dungworth@doncaster.gov.uk> >**

**Subject: Re: New Office Properties in Doncaster**

Hi all

Lazarus house, does it come with free Parking ?

*In regards to the parking at Mews would they come down on the price as we are requesting 10 spaces ?*

*Kindest Regards Neil*

*Sent from iPhone  
Divisional Manager  
Taskmaster*



*Driving Division Email: [syd@tmrec.com](mailto:syd@tmrec.com) <mailto:syd@tmrec.com>  
Personal: [nbertman@tmrec.com](mailto:nbertman@tmrec.com) <mailto:nbertman@tmrec.com>*

**POE/CD/51**

*RE: New Office Properties in Doncaster*

*Caution! This message was sent from outside your organization.*

*Hi Adey*

*I hope you are having/ had a great time away.*

*I have a few questions if you could possibly find out for me ?*

*I think we have ditched Alba house as an option, it was nice but the other 2 are more suitable*

*Do you know what is provided within the services charges for both Kings Mews and Lazarus House. I'm thinking of such things as office cleaning, Pat testing, fire alarm servicing etc.*

*Would there be an option of building/setting up a separate office space on the bottom floor of Kings Mews*

*Do you know if Kings Mews would look at a deal regarding the parking costs, as we would be looking at all 10 of the spaces that were mentioned, and £1,200 per space is quite steep*

*Would there be an option of a few more car spaces at Lazarus house?*

*Thanks for your help on this matter*

*Hope you are well*

*Cheers*

*Daz*

*Regards*

*Darren Chandler*

*Industrial Branch Manager*

*Taskmaster Resources Ltd*

*[REDACTED]*

*Fax:*

**POE/CD/52**

***From: Banks, Adrian [mailto:Adrian.Banks@doncaster.gov.uk]***

***Sent: 30 August 2023 10:38***

***To: Darren Chandler <dchandler@tmrec.com>***

***Subject: Hello***

*Morning Darren*

*Have you heard anything from Craven Wildsmith about the premises?*

*Thank you*

*Kind regards*

*Adey*

*Adrian Banks*

*Inward Investment Officer for Retail & Leisure*

*Business Doncaster*

*Place Directorate*

*Doncaster Council*

████████████████████

████████████████████

**POE/CD/53**

**From: Darren Chandler <dchandler@tmrec.com>**

**Sent: 31 August 2023 14:42**

**To: Banks, Adrian <Adrian.Banks@doncaster.gov.uk>**

**Subject: RE: Hello**

*Hi mate,*

*Hope you had a great holiday. I have only come back off my today, but I haven't had any messages that they have been in contact.*

*have you had any updates ?*

*cheers*

*Daz*

*Regards*

*Darren Chandler  
Industrial Branch Manager  
Taskmaster Resources Ltd*



*Fax:*

*Visit: <http://www.tmrec.com>*

*Visit: <http://www.tmresourcing.com>*

**POE/CD/54**

**From:** [REDACTED]@cravenwildsmith.co.uk>  
**Sent:** 07 September 2023 15:17  
**To:** Banks, Adrian <Adrian.Banks@doncaster.gov.uk>  
**Cc:** Poppleton, Victoria <Victoria.Poppleton@doncaster.gov.uk>; [REDACTED]@cravenwildsmith.co.uk>  
**Subject:** RE: New Office Properties in Doncaster

Hello,

I've reverted back to Landlord on the below.

I am away next week but any updates Neal will let you know

Thanks

---

<p>[REDACTED] Commercial Surveyor</p>  <p>[REDACTED]</p> <p>www.cravenwildsmith.co.uk</p>	<p>33 North Gate Tickhill DN11 9HZ</p> 
--	--

Craven Wildsmith is the trading name of Craven Wildsmith Property Management LLP, Craven Wildsmith (Retford) Ltd and Craven Wildsmith (Commercial) Ltd which are regulated by the Royal Institute of Chartered Surveyors. The views or opinions presented are solely those of the author and do not necessarily represent those of Craven Wildsmith, or their clients. If you are not the intended recipient of this email disclosure opening any attachments, please check them for viruses and defects. This communication is subject to contract.

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Please be aware that there is a significant risk posed by cyber fraud, specifically affecting email accounts, passwords, bank account details and payment requests. Please be vigilant and if you have any doubt confirm any details with us in person before making any payment. We will not accept responsibility if you transfer into an account. If you receive any email asking you for any of these or purporting to change our details or an e-mail which seems unusual or out of character please DELETE and TELEPHONE the sender.

**From:** Banks, Adrian <Adrian.Banks@doncaster.gov.uk>  
**Sent:** Thursday, September 7, 2023 11:34 AM  
**To:** [REDACTED]@cravenwildsmith.co.uk>  
**Cc:** Poppleton, Victoria <Victoria.Poppleton@doncaster.gov.uk>; [REDACTED]@cravenwildsmith.co.uk>  
**Subject:** Fwd: New Office Properties in Doncaster

Morning [REDACTED]

Hope you are well & thank you again for organising the viewing last week at such short notice.

Taskmaster have a couple of questions about kings Mews, are you able to answer these for them?

Kind regards

Adey

Sent from [Outlook for iOS](#)

---

**From:** Darren Chandler <dchandler@tmrec.com>  
**Sent:** Wednesday, August 2, 2023 4:29 pm  
**To:** Banks, Adrian <Adrian.Banks@doncaster.gov.uk>; Neil Bertman <nbertman@tmrec.com>  
**Cc:** Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>  
**Subject:** RE: New Office Properties in Doncaster

Hi Adey

I hope you are having/ had a great time away.

I have a few questions if you could possibly find out for me ?

Do you know what is provided within the services charges for Kings Mews. I'm thinking of such things as office cleaning, Pat testing, fire alarm servicing etc.

Would there be an option of building/setting up a separate office space on the bottom floor of Kings Mews

Do you know if Kings Mews would look at a deal regarding the parking costs, as we would be looking at all 10 of the spaces that were mentioned, and £1,200 per space is quite steep

Thanks for your help on this matter

Hope you are well

Cheers

Daz

Regards

Darren Chandler  
Industrial Branch Manager  
Taskmaster Resources Ltd

[REDACTED]

Fax:

Visit: <http://www.tmrec.com>

Visit: <http://www.tmresourcing.com>



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[www.tmrec.com/terms/privacy-policy](http://www.tmrec.com/terms/privacy-policy)

Save a tree - Please consider the environment before printing this e-mail

---

**From:** Banks, Adrian [<mailto:Adrian.Banks@doncaster.gov.uk>]  
**Sent:** 01 August 2023 09:56  
**To:** Neil Bertman <[nbertman@tmrec.com](mailto:nbertman@tmrec.com)>  
**Cc:** Darren Chandler <[dchandler@tmrec.com](mailto:dchandler@tmrec.com)>; Dungworth, Chris <[Chris.Dungworth@doncaster.gov.uk](mailto:Chris.Dungworth@doncaster.gov.uk)>  
**Subject:** Re: New Office Properties in Doncaster

Hi Neil

Lazarus house comes with 8 free spaces.

Sorry but 39 Printing Office Street is under offer. If this changes, I'll let you know.

Regards

Sent from [Outlook for iOS](#)

---

**From:** Neil Bertman <[nbertman@tmrec.com](mailto:nbertman@tmrec.com)>  
**Sent:** Monday, July 31, 2023 6:06:00 PM



**To:** Banks, Adrian <[Adrian.Banks@doncaster.gov.uk](mailto:Adrian.Banks@doncaster.gov.uk)>

**Cc:** Darren Chandler <[dchandler@tmrec.com](mailto:dchandler@tmrec.com)>; Dungworth, Chris <[Chris.Dungworth@doncaster.gov.uk](mailto:Chris.Dungworth@doncaster.gov.uk)>

**Subject:** Re: New Office Properties in Doncaster

Hi all

Lazarus house, does it come with free Parking ?

In regards to the parking at Mews would they come down on the price as we are requesting 10 spaces ?

Kindest Regards Neil

Sent from iPhone  
Divisional Manager  
Taskmaster



Driving Division Email: [syd@tmrec.com](mailto:syd@tmrec.com)

Personal: [nbertman@tmrec.com](mailto:nbertman@tmrec.com)

On 31 Jul 2023, at 17:45, Banks, Adrian <[Adrian.Banks@doncaster.gov.uk](mailto:Adrian.Banks@doncaster.gov.uk)> wrote:

Hello

Please see below prices for properties you liked/thought would work we viewed last week:

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Lazarus House, Princes Street, Doncaster, DN1 3NJ, Floor 5 (top Floor) - £35,000 pax + £2000 service charge (these would need confirming). There would be no parking in the basement due to insurance issue but spaces will be made available in the carpark next door we saw.

Kings Mews, East Laith Gate, Doncaster, South Yorkshire, DN1 1JD – response from Craven Wildsmith – “£20,000 p.a for the 2 floors space. Parking is available at £1,200 per space per annum. North these are subject to VAT. From my file it looks as if the insurance rent and service charge is £1,750 per annum but I will need to check that with Amelia when she is back next week.”

I am still waiting to hear when we can view 39 Printing Office Street, Doncaster, South Yorkshire, DN1 1TP (attached) I will get back to you.

I have copied Chris Dungworth, head of Business Doncaster & can help if you require any further information whilst I am away.

Hope this is helpful

Thank you

Regards

Adey

**Adrian Banks**

Inward Investment Officer for Retail & Leisure

Business Doncaster  
Place Directorate  
Doncaster Council



**Address:** Civic Office, Waterdale, Doncaster, South Yorkshire, DN1 3BU

**E- mail:** [Adrian.Banks@doncaster.gov.uk](mailto:Adrian.Banks@doncaster.gov.uk)

**Website:** [www.wearedoncaster.gov.uk](http://www.wearedoncaster.gov.uk)

Your consent/renewed consent must be given in order to receive our ebulletins from 25 May 2018:

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<image001.gif>

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<image004.jpg>

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\*\*\*\*\*

<Lazarus House.pdf>  
<Kings Mews, East Laith Gate, Doncaster.pdf>  
<39 Printing Office Street, Doncaster, South Yorkshire, DN1 1TP.pdf>  
<Alba House, South Parade, Doncaster.pdf>

\*\*\*\*\*

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\*\*\*\*\*

**POE/CD/55**

**From:** Banks, Adrian <Adrian.Banks@doncaster.gov.uk>

**Sent on:** Friday, September 8, 2023 2:18:24 PM

**To:** Darren Chandler <dchandler@tmrec.com>

**Subject:** RE: Taskmaster 4 Trafford court

*Sorry Darren I have chased Craven Wildsmith & they are chasing the landlord for further details. I will chase again Monday*

*Thanks Darren*

*Have a good weekend.*

*Adey*

*Adrian Banks*

*Inward Investment Officer for Retail & Leisure*

POE/CD/57

**From:** Banks, Adrian [mailto:Adrian.Banks@doncaster.gov.uk]

**Sent:** 25 September 2023 11:58

**To:** Darren Chandler <dchandler@tmrec.com <mailto:dchandler@tmrec.com> >; Neil Bertman <nbertman@tmrec.com <mailto:nbertman@tmrec.com> >

**Subject:** FW: New Office Properties in Doncaster

Hi Darren & Neil,

Sorry for the late response. Please see information below, hope this is useful.

Kind regards

Adey  
Adrian Banks  
Inward Investment Officer for Retail & Leisure

**From:** [REDACTED]@cravenwildsmith.co.uk <mailto:[REDACTED]@cravenwildsmith.co.uk>  
>

**Sent:** 25 September 2023 11:10

**To:** Banks, Adrian <Adrian.Banks@doncaster.gov.uk <mailto:Adrian.Banks@doncaster.gov.uk> >

**Cc:** Poppleton, Victoria <Victoria.Poppleton@doncaster.gov.uk <mailto:Victoria.Poppleton@doncaster.gov.uk> >; [REDACTED]

<[REDACTED]@cravenwildsmith.co.uk <mailto:[REDACTED]@cravenwildsmith.co.uk> >

**Subject:** RE: New Office Properties in Doncaster

Hi Adrian,

Apologies for the delay.  
The service charge covers the maintenance of the general estate and communal services. Anything that is in areas specifically demised to the tenant will be the tenant's responsibility. So office cleaning and PAT testing will be down to the tenant. I believe the fire alarm is communal so that work will be undertaken by the landlord and the cost being recovered by the service charge.

The tenants would be allowed to partition and subdivide the accommodation, however, the Landlord would like to see plans and may require the alterations to be reinstated at the end of the lease.

There is limited flexibility on the cost of the parking, as these are easily monetized with the pay and display spots. However, the Landlord will look at the overall package. If you let us have your proposals we can take them forward.

Best

[REDACTED]  
Commercial Surveyor  
33 North Gate  
Tickhill  
DN11 9HZ

**POE/CD/58**

*24/11/2023 Trafford Court  
Afternoon Andrew, Gareth*

*I hope you are well*

*Can I introduce myself. I am Chris Dungworth, Head of Business Doncaster, the economic delivery team within Doncaster Council*

*I have been asked by Jo Chipp Smith in our Assets team to pick up with you in regards to your relocation out of Trafford Court. Adrian Banks who was previously helping you with a premises search is no longer working for Business Doncaster*

*With this in mind, would it be possible to advise some dates when you are available so I could come across and talk to you about your requirements, where you are at present and how we can help you successfully find suitable alternative accommodation*

*Many thanks. I look forward to your response and to working with you*

*Best Regards  
Chris Dungworth  
Head of Service – Business Doncaster*

POE/CD/59

**From:** *Dungworth, Chris [mailto:Chris.Dungworth@doncaster.gov.uk]*

**Sent:** *28 November 2023 16:36*

**To:** *Darren Chandler <dchandler@tmrec.com>*

**Subject:** *Re-location*

*Hi Darren*

*Thank you for the meeting today.*

*It was good to meet you and get up to speed with the project. I will chase updates on Lazarus House and Kings Mews*

*One of the options currently available that I did not send you is on Printing Office Street attached*

*511216\_8n3wwdf902k3650d.pdf (evolutive.co.uk)*

*This was recently used as an office which is within your size requirements and budget. It also has reception and meeting space on the ground floor which may prove attractive*

*Although there is no parking there is a car park directly opposite and we may be able to do a deal on some permit space in the Civic Office car park*

*Can you please take a look and advise if this is a potential viable option?*

*Thanks*

*Best Regards*

*Chris Dungworth*

*Head of Service – Business Doncaster*

POE/CD/60

**From:** Darren Chandler <dchandler@tmrec.com>

**Sent:** 29 November 2023 09:16

**To:** Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>

**Subject:** RE: Re-location

**Caution! This message was sent from outside your organization.**

Morning Chris,

Thanks for seeing us today, it was good to meet you too. I have updated my director as to what the plan is moving forward to keep him in the loop

with regards to the place on printing office street, Adrian did mention this one to us, and it certainly one we would like to look at. Also could you see when we could see the office at the colonnades as well

Hope you are well and looking forward to working with you

Cheers  
Daz

Regards?  
Darren Chandler  
Industrial Branch Manager  
Call: [REDACTED]

---

**From:** Dungworth, Chris [mailto:Chris.Dungworth@doncaster.gov.uk]

**Sent:** 29 November 2023 09:27

**To:** Darren Chandler <dchandler@tmrec.com>

**Subject:** RE: Re-location

Morning Darren

Thank you for your email

I will set up the viewing for Printing Office Street today and let you know a date and time

With regards to the Colonnades Offices the particulars are below

At 7k sq. ft it is a lot larger than your current premises and the annual lease is well above (more than double) what you are paying now. I am aware we talked taking additional



expansion space, but would this be too much. I don't want to waste your time with a viewing if it is a no go?

3780\_qfa08incu2mkd110.pdf (evolutive.co.uk)

I hope this is ok

Best Regards  
Chris Dungworth  
Head of Service – Business Doncaster

---

**From: Darren Chandler <dchandler@tmrec.com>**

**Sent: 29 November 2023 10:07**

**To: Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>**

**Subject: RE: Re-location**

**Caution! This message was sent from outside your organization.**

Hi Chris,

yes having looked at the details for Colonnades house, I agree that it wouldn't be suitable, mainly due to the price.

Both Neil and myself are free either Thursday PM and most of Friday ( I have a Teams meeting at 2pm which should last 30 mins max)  
at the moment we are both pretty flexible for next week for viewings

cheers

Daz

Regards  
Darren Chandler  
Industrial Branch Manager

---

**From: Dungworth, Chris [mailto:Chris.Dungworth@doncaster.gov.uk]**

**Sent: 29 November 2023 12:37**

**To: Darren Chandler <dchandler@tmrec.com>**

**Subject: RE: Re-location**

Hi Daz

*I have spoken to the agent re 39 Printing Office Street this morning*

*Unfortunately, at this point in time it is under offer to a retailer but legal's are taking a while so it may come back on the market. I have registered your interest if so*

*It is the same Agent who is acting for Kings Mew's so I requested an update. Latest particulars are attached, they have units 2a and 2b available over 2 floors if still of interest*

*In terms of your previous questions about this building I am not sure if Adrian got back to you with the response*

*The service charge for the building covers the maintenance of the general estate and communal services. Anything that is in areas specifically demised to the tenant will be the tenant's responsibility. So office cleaning and PAT testing will be down to the tenant. The fire alarm is communal so that any work will be undertaken by the landlord with the cost being recovered by the service charge.*

*The tenants are allowed to partition and subdivide the accommodation; however, the Landlord would like to see plans and may require the alterations to be reinstated at the end of the lease.*

*There is limited flexibility on the cost of the parking, as these are easily monetized with the pay and display spots. However, the Landlord will look at your overall package required if acceptable proposals are presented.*

*I am meeting with our assets team tomorrow about St Leger Court and will arrange a viewing for you as soon as possible. It may not be suitable but worth a viewing as it would be a good option and has parking close by. I will get back to you tomorrow on this one*

*I hope this is ok*

*Best Regards  
Chris Dungworth  
Head of Service – Business Doncaster*

---

**From: Darren Chandler <dchandler@tmrec.com>**

**Sent: 29 November 2023 13:14**

**To: Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>**

**Subject: RE: Re-location**

*Caution! This message was sent from outside your organization.*

*Hi Chris,*

*Thanks for the update, muchly appreciated.*

*With regards to Kings Mews, I'm pretty sure the one that we looked at last time was number 2D (both floors) which was previously owned by GI group. From the info you have sent the*

property available is units 2A and 2B, which I don't believe we have seen as yet. If they are different offices, would it be possible to arrange to view those 2 at some stage?  
Look forward to hearing back from you regarding this and the one at St Leger court

Cheers

Daz

Regards????

Darren Chandler

Industrial Branch Manager

Call: [REDACTED]

---

**From:** Dungworth, Chris [mailto:[Chris.Dungworth@doncaster.gov.uk](mailto:Chris.Dungworth@doncaster.gov.uk)]

**Sent:** 29 November 2023 13:17

**To:** Darren Chandler <[dchandler@tmrec.com](mailto:dchandler@tmrec.com)>

**Subject:** RE: Re-location

Hi Daz

Thanks for your quick reply

Yes I will have the meeting about St Leger Court in the morning and arrange both viewings at the same time

I will get back to you

Best Regards

Chris Dungworth

Head of Service – Business Doncaster

---

**From:** Darren Chandler <[dchandler@tmrec.com](mailto:dchandler@tmrec.com)>

**Sent:** 29 November 2023 15:49

**To:** Dungworth, Chris <[Chris.Dungworth@doncaster.gov.uk](mailto:Chris.Dungworth@doncaster.gov.uk)>

**Subject:** Re: Re-location

Caution! This message was sent from outside your organization.

Hi Chris.

I'm out of the office at the moment but I'm sure both Neil and myself are free at that time tomorrow. If there are any issues I will let you know as soon as

Cheers

Daz

Sent from my iPhone

Regards

Darren Chandler  
Industrial Branch Manager  
Call: [REDACTED]

---

**On 29 Nov 2023, at 15:12, Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk> wrote:**

*Hi Daz*

*Are you available to view Kings Mews again with the owners at 3pm tomorrow afternoon?*

*Unfortunately I already have a meeting booked and cant join you*

*Thanks*

*Best Regards  
Chris Dungworth  
Head of Service – Business Doncaster*

POE/CD/61

**From:** *Dungworth, Chris* [mailto:[Chris.Dungworth@doncaster.gov.uk](mailto:Chris.Dungworth@doncaster.gov.uk)]

**Sent:** 04 December 2023 11:37

**To:** *Darren Chandler* <[dchandler@tmrec.com](mailto:dchandler@tmrec.com)>

**Subject:** *RE: Re-location*

*Hi Daz*

*I hope you are well and had a good weekend*

*How did your viewing of Kings Mews go last week?*

*Thanks*

*Best Regards*

*Chris Dungworth*

*Head of Service – Business Doncaster*

---

**From:** *Darren Chandler* <[dchandler@tmrec.com](mailto:dchandler@tmrec.com)>

**Sent:** 06 December 2023 10:44

**To:** *Dungworth, Chris* <[Chris.Dungworth@doncaster.gov.uk](mailto:Chris.Dungworth@doncaster.gov.uk)>

**Subject:** *RE: Re-location*

**Caution! This message was sent from outside your organization.**

*Hi Chris,*

*sorry for the delay, busy week. Im good thanks, hope you are too*

*The viewing went well, lots of positives there to be honest.*

*There are concerns over the parking issue, as they are looking at charging a huge amount per space ( £1200 per space, per year) however I can understand their thinking about this.*

*We would also be looking at putting in some extra rooms, perhaps 2 offices and a kitchen area.*

*Are there any other properties available to view at present? Kings mews has is definitely a consideration but I wouldn't want to just jump to the first one available if there might be something more suitable*

*Cheers*

*Daz*

Darren Chandler  
Industrial Branch Manager  
Call: [REDACTED]

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**From:** Dungworth, Chris [mailto:Chris.Dungworth@doncaster.gov.uk]

**Sent:** 06 December 2023 11:07

**To:** Darren Chandler <dchandler@tmrec.com>

**Subject:** RE: Re-location

Morning Darren

Thank you for your response

*It is pleasing to hear you are considering Kings Mews again. With regards to the parking we may be able to do something as a council by offering permits or a deal on council car parks. The Chappell drive car park is not too far away and although this is outlined for re-development this is not imminent. I will enquire*

*I am chasing a viewing of St Leger Court for you and will get back to you with a date in the near future. There is other interest in this building from other businesses currently located in Trafford Court*

*I am talking to the Frenchgate Centre about plans for Frenchgate House below to see if any opportunities exist in there as car parking is freely available*

155474\_tt7zhr603s8gkhhm.pdf (evolutive.co.uk)

<[https://doncaster.evolutive.co.uk/store/documents/other/155474\\_tt7zhr603s8gkhhm.pdf](https://doncaster.evolutive.co.uk/store/documents/other/155474_tt7zhr603s8gkhhm.pdf)>

*I will also keep send new properties your way as they become available.*

*Best Regards*

*Chris Dungworth*

*Head of Service – Business Doncaster*

**POE/CD/62**

13/12/2023 RE: Re-location  
Hi Darren

*I hope you are well*

*I am trying to set up some viewings for St Leger Court next week and said I would set one up for you*

*Can you advise some dates when you are available to view please if you are still interested?*

Thanks

Best Regards  
Chris Dungworth  
Head of Service – Business Doncaster

---

13/12/2023 Re: Re-location  
Caution! This message was sent from outside your organization.  
Hi Chris.

*I'm not free on Monday afternoon or Thursday morning next week. Should be ok for most of the rest of the week but hopefully going to be leaving early on Friday*

*Hope you are well*  
Cheers  
Daz  
Sent from my iPhone

---

From: Dungworth, Chris [mailto:Chris.Dungworth@doncaster.gov.uk]  
Sent: 18 December 2023 10:12  
To: Darren Chandler <dchandler@tmrec.com>  
Subject: RE: Re-location

Morning Darren

*I hope you are well and had a good weekend*

*As below are you available to view St Leger Court at 3pm on Wednesday please?*

Many thanks

Best Regards  
Chris Dungworth  
Head of Service – Business Doncaster

---

18/12/2023 RE: Re-location  
Caution! This message was sent from outside your organization.

Morning Chris,

*I did thank you, hope you did too*

*Yes that is ok with both me and neil*

*See you Wednesday*

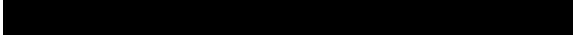
*Cheers*

*Daz*

*Regards????*

*Darren Chandler*

*Industrial Branch Manager*





**POE/CD/63**

Note of viewing of St Leger Court – 20 December 2023

*Viewing of St Leger Court with Darren and Dave. They are interested in the potential of the building and taking one of the floors. Need information on rental and utilities*

**POE-CD-64**

**From:** Neil Bertman <[nbertman@tmrec.com](mailto:nbertman@tmrec.com)>

**To:** Chipp-Smith, Jo [Joanne.Chipp-Smith@doncaster.gov.uk](mailto:Joanne.Chipp-Smith@doncaster.gov.uk)

**CC:** Dungworth, Chris <[Chris.Dungworth@doncaster.gov.uk](mailto:Chris.Dungworth@doncaster.gov.uk)>

Good morning both

Just to let you know that Darren is leaving the business as of Friday this week unfortunately

So with that in mind I will be looking after the move

In regards to the DBIC I don't think this would be suitable for business for a number of reasons also the Ledger Homes Building it would be too big . With regards to the parking please let me know asap as I think the King Mews is a better option as the location is good, office space is that right size. There will number of things that needs your attention to i.e. signage, décor, IT, couple of stud walls etc.

In regards to the parking we would only be looking for 8 spaces which consist of 6 staff and two for spare for people to come and go. Please keep in mind the security of the cars.

I apologise but with this in mind and the deadline fast approaching can you confirm Cost of the Ground floor and the first floor and the cost of parking so I can get up to speed.

Hope to hear from you soon, should you need to speak to me please give me a bell on 01302 304907

Regards

# Neil Bertman

Divisional Manager



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