

**FOR SALE BY INFORMAL TENDER**  
**SUBJECT TO PLANNING PERMISSION**

**DEVELOPMENT OPPORTUNITY:**  
**NEW BEETWELL STREET, CHESTERFIELD, S40 1QR**  
**(FORMER CHESTERFIELD REGISTER OFFICE & ADJACENT DWELLING HOUSE)**

**Comprising approximately 0.22 hectares (0.55 acres)**



**Closing date for offers: 11am on Wednesday 4<sup>th</sup> March 2020**

Ref: CP2943

**Without Prejudice, Subject to Contract & Council Approval**

**NEW BEETWELL STREET, CHESTERFIELD, S40 1QJ**

**Location**

The site is situated on the southern edge of Chesterfield Town Centre between New Beetwell Street to the north and Markham Road (A619) to the south. Markham Road is the main arterial route through Chesterfield which connects with the A617 to the east and ultimately to Junction 29 of the M1. Sheffield is approximately 12 miles to the north and Derby approximately 24 miles to the south. The historic market town of Chesterfield, famed for its crooked spire and large outdoor market, is situated at the gateway to the Peak District National Park.

The surrounding area comprises a mixture of commercial uses. The Pavements Shopping Centre, which provides a range of shops including major high street brands such as Tesco Metro, WH Smith and Boots is located opposite on the north side of New Beetwell Street. The adjacent multi storey car park on New Beetwell Street provides over 450 spaces and Chesterfield Bus and Coach Station is within close proximity. Ravenside Retail Park, which is located on south side of Markham Road (A619), is within walking distance and comprises a mix of retailers including Debenhams, Next, Pets at Home, Asda Living and Pizza Hut.

**Description**

The site extends to approximately 0.22 ha (0.55 acres) and comprises the prominent former Chesterfield Register Office, which closed in December 2018 together with the adjacent dwelling house 'Crossways', 1 New Beetwell Street.



The former Chesterfield Register Office, constructed circa 1940's, fronts directly on to New Beetwell Street and the accommodation extends to three storeys of office space, including reception and meeting rooms, kitchen, WCs, storage and plant rooms. The building is of traditional brick construction beneath a hipped clay tile roof with sash timber framed windows some of which have been replaced with UPVC.

The adjacent dwelling house 'Crossways' is of traditional brick construction beneath a hipped clay tiled roof. Windows are UPVC doubled glazed, with metal gutters & timber soffits. The house comprises kitchen, dining room and lounge on the ground floor and three bedrooms, bathroom and separate toilet on the first floor. Pedestrian access is via New Beetwell Street and vehicular access is off Park Road to the rear of the site.



### **Area**

The site extends to 0.22 hectares (0.55 acres) or thereabouts and for the purposes of identification is shown edged in red on the Ordnance Survey site plan provided in Appendix 1. A location plan is also attached at Appendix 1.

The gross internal area of the former Chesterfield Register Office extends to approximately 612.24 sq m (6,590 sq ft), as identified in the floorplans provided in Appendix 1.

The gross internal area of the dwelling house 'Crossways' extends to approximately 109.50 sq m (1,174 sq ft) as identified in the floor plans at Appendix 1.

### **Tenure**

The County Council owns the freehold of the site and is registered under Title Number DY431700. A copy of the title plan is available at Appendix 1. The County Council is to convey its freehold interest in the property with

vacant possession. The site will be sold subject to all and any existing covenants, easements, restrictions, wayleaves, rights of way, etc. affecting the land. The purchaser must satisfy themselves in relation to any covenants or other matters affecting the property.

There is a right of way (with or without vehicles) over part of the site to the rear (off Park Road) for the benefit of the adjacent owner of 44 & 46 Park Road. This right of way is shown hatched black on the attached site plan (Appendix 1).

There is a right of way on foot for the owner of 44 Park Road over the land shown coloured blue on the attached site plan (Appendix 1).

There are two Wayleaves consents which may or may not affect the title-

Wayleave Consent (1) dated 5/12/1967 between Telefusion Ltd and North Derbyshire Water Board consents 'A light cable attached to building leased to Westminster Bank Ltd., also cable attached to houses 28A & 30A'.

Wayleave Consent (2) undated between The East Midlands Electricity Board and Derbyshire County Council consents 'placing laying erecting and also to the using maintaining repairing altering and replacing' of an underground cable. Plan shows location of the cable.

### **Energy Efficiency and Environmental Impact**

Copies of the energy performance certificates and recommendation reports for both properties are available on request. A copy of the front page of each EPC is provided in Appendix 2.

## **Planning**

Chesterfield Borough Council's Planning Service has prepared (without prejudice) a planning brief specifically for this site. A copy of this planning brief is provided in Appendix 3.

The site is strategically positioned between the established town centre retail and commercial employment zone and the Ravenside Retail Park quarter. Providing a thoroughfare linkage between these two key town centre hubs.



In principle and subject to planning permission, the site is suitable for a range of uses including residential, commercial office, community uses, healthcare or other institutional uses. The site is not in the primary retail area or an otherwise established retail frontage, but could be suitable for retail or food and drink use of an appropriately limited scale.

We are advised that Chesterfield Borough Council's preference would be for conversion and re-use of the existing buildings. However, the onus will be placed on the successful developer to engage in early discussions with

the Borough Council to fully explore the development parameters of what is clearly a site of strategic importance to the ongoing regeneration of the town.

Prospective purchasers are therefore strongly recommended to seek pre-application advice from Chesterfield Borough Council's Planning Department - Strategic Planning and Key Sites Team.

Chesterfield Borough Council  
Town Hall  
Rose Hill  
Chesterfield  
S40 1LP

Tel: 01246 345 345

Email: [enquiries@chesterfield.gov.uk](mailto:enquiries@chesterfield.gov.uk)

[www.chesterfield.gov.uk](http://www.chesterfield.gov.uk)

## **Community Infrastructure Levy (CIL)**

Chesterfield Borough Council operates a Community Infrastructure Levy (CIL) for retail and residential uses. Please refer to the advice provided on a without prejudice basis by Rick Long (Infrastructure Planning Officer) at Chesterfield Borough Council in Appendix 3.

## **Highways**

Proposals concerning access design and layout considerations will need to be approved by the County Council's Director of Environmental Services (Highways Development Control) as part of any Planning Application process to be entered into by the successful purchaser.

Further guidance on road layouts can be found on the County Council Website under the Development Control pages:-

[www.derbyshire.gov.uk/transport-roads/roads-traffic/development-control/highways-development-control.aspx](http://www.derbyshire.gov.uk/transport-roads/roads-traffic/development-control/highways-development-control.aspx)

## Services & Site Investigations

Interested parties are recommended to contact statutory undertakers to satisfy themselves that services are available, suitable and of sufficient capacity for their proposed use.

Prospective purchasers are expected to undertake and rely upon their own site inspections and surveys, to ascertain that the site is suitable for their proposed development.

## Rates

The Valuation Office Agency website lists the current rateable value of Chesterfield Register Office as £34,750 (effective date 1 April 2017) and is described as offices and premises.

The Council Tax band for Crossways, 1 New Beetwell Street, is C (as of 1 April 1991).

For any further clarification, please contact Chesterfield Borough Council Business Rates/Council Tax team:

Chesterfield Borough Council  
Town Hall  
Rose Hill  
Chesterfield  
S40 1LP

Tel: 01246 345 345

Email: [enquiries@chesterfield.gov.uk](mailto:enquiries@chesterfield.gov.uk)

[www.chesterfield.gov.uk](http://www.chesterfield.gov.uk)

## Offer Procedure

The property is offered for sale by informal tender.

COMPLETED OFFER FORMS MUST BE RETURNED VIA THE COUNCIL'S E-TENDERING SYSTEM (PROACTIS) NO LATER THAN **11AM ON WEDNESDAY 4<sup>TH</sup> MARCH 2020**. Please click on the following link for access to the Proactis website:-

[www.eastmidstenders.org](http://www.eastmidstenders.org)

See Appendix 4 (Proactis Portal Global Registration) for advice and guidance on submitting your bid on the 'Proactis' E-tendering system.

The electronic tendering system requires interested parties to register and receive documents electronically for the tender process and submit responses. Tenderers must ensure that all Tender Documents requiring a response are completed and submitted through the 'response wizard' feature of the Council's electronic tendering system.

Tenderers must NOT submit any part of their Tender Response via the 'messaging' feature of the Council's electronic tendering system, unless specifically instructed to do so by the Procurement Officer identified, as this may lead to the Tender Response being disallowed.

All communication will normally be issued to Tenderers through the 'messaging' feature within the Council's electronic tendering system. If further advice or assistance concerning the Tender Documents is required, please use the 'messaging' feature. In case of emergency, contact the Procurement Officer assigned to this tender.

The Procurement Officer for this tender is Caroline May who can be contacted by:

Email: [caroline.may@derbyshire.gov.uk](mailto:caroline.may@derbyshire.gov.uk) or call 01629 536805.

If any difficulties are being experienced with using the Council's electronic tendering system, please contact the Proactis Technical Support Team immediately with details of the difficulty including screen shots and any error messages received or displayed. This can be done through the website. In the event of any difficulties the Technical Support Team can be contacted by:

Email: [helpdesk@proactis.com](mailto:helpdesk@proactis.com) or call (+44) 01670 597136.

Please answer **all** the questions on the Offer Form as indicated. Completed Offer Forms will be accepted from individual organisations or organisations that have formed, or intend to form a consortium for this project.

Unfortunately offers that are NOT received via the 'Proactis' tendering portal by the relevant deadline cannot be considered.

Following the closing date, offers will be scheduled for consideration by the Council at the next available Cabinet Member meeting. The successful applicant will be notified of the Council's decision as soon as possible after that time.

The property is offered for sale Subject to Contract and Derbyshire County Council reserves the right not to accept the highest or any offer made and reserves the right to disregard any offer that is indefinite in amount or calculable only by reference to other offers.

The Council reserves the right to withdraw the acceptance of an offer if contracts have not been exchanged within 3 months of the issue of draft contract and transfer documentation.

### **Fitness for Use**

Fitness for any purpose or use proposed in relation to the subject site is not in any way guaranteed by the Council.

### **Fees**

The Purchaser shall be responsible for the payment of the County Council's reasonably incurred professional fees, together with their own fees and all other associated costs and fees necessarily arising out of the sale of the site. The fees to be incurred by the purchaser in this respect shall comprise the Council's Legal and Surveyors fees, which together total approximately 3% of the purchase price.

### **Viewing & Enquires**

For all enquiries and to make arrangements to view the property please contact:-

Rebecca Phillips

Tel: 01629 536332

Email: [rebecca.phillips@derbyshire.gov.uk](mailto:rebecca.phillips@derbyshire.gov.uk)

Property – Estates Department

Commissioning, Communities and Policy

Derbyshire County Council

County Hall

Matlock

DE4 3AG

Website: [www.derbyshire.gov.uk](http://www.derbyshire.gov.uk) – Business and Economy pages

Deeds and documents can be examined by prior appointment at the offices of the Director of Legal Services, Derbyshire County Council, County Hall, Matlock, Derbyshire, DE4 3AG.

The Council cannot accept responsibility for any losses, claims, demands, actions, proceedings, damages, costs, expenses or for any other liability, whatsoever, arising out of, occasioned through or in connection with the viewing and inspection of the sites.

## **DISCLAIMER**

- **All statements contained within these particulars have been provided in good faith and are understood to be correct. However, they are provided as a general outline only for the guidance of intended purchasers or tenants. Accuracy in respect of all statements cannot be guaranteed and the particulars do not form part of any offer, contract or warranty.**
- **No person in the employment of Derbyshire County Council has authority to make or give representations or warranties whatsoever in relation to the property.**
- **Whilst every effort is made to ensure all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are accurate intending purchasers or tenants should not rely upon them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.**
- **Whilst every effort has been made to ensure accuracy in the presentation of these particulars, intending purchasers or tenants should satisfy themselves that these particulars are still valid.**

## **PLANS**

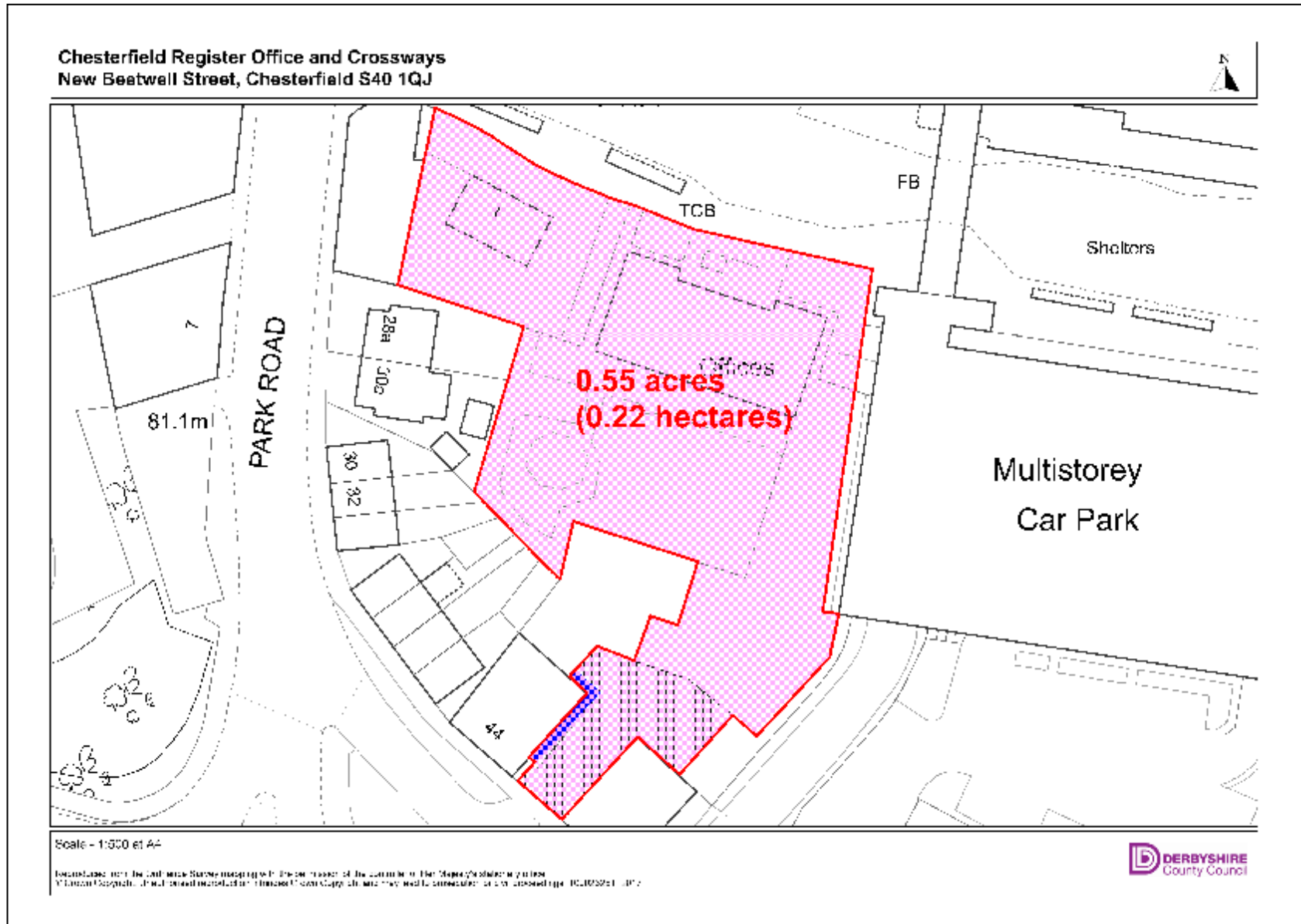
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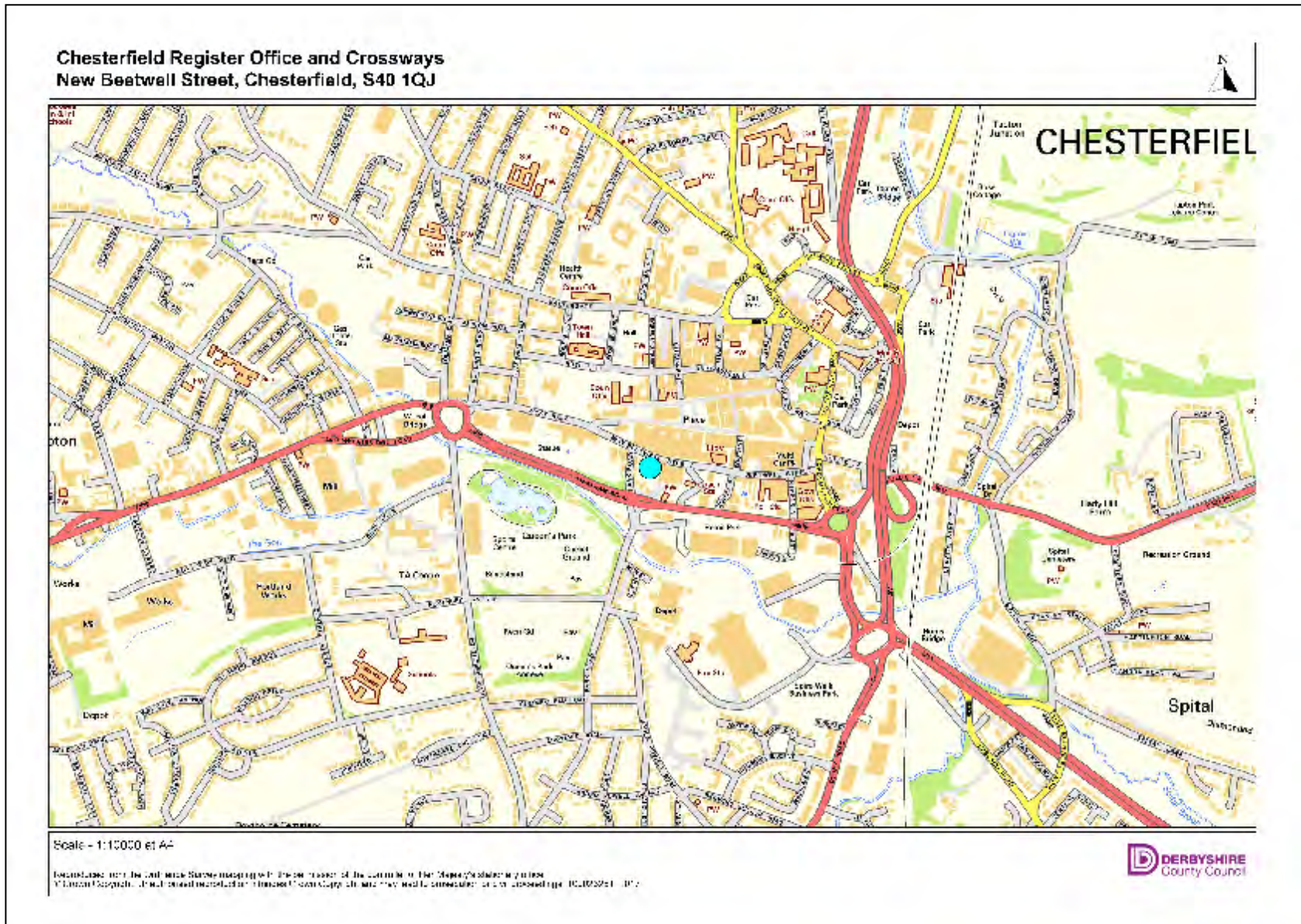


**Appendix 1**

**Site Plan**



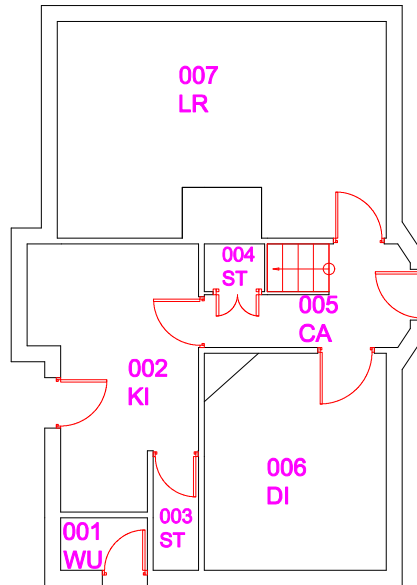
# Location Plan




# Floorplans Crossways

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**BUILDING DECOMMISSIONED NOV 2016**



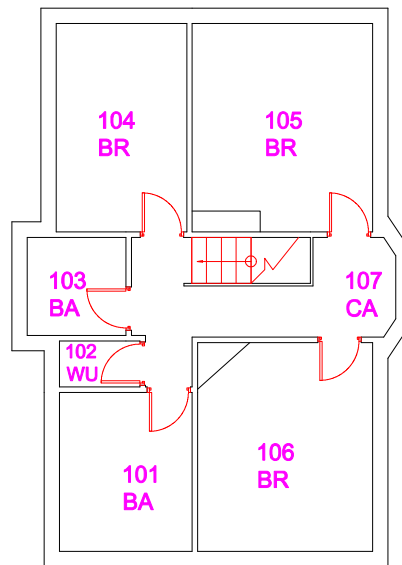
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Classification <b>CONTROLLED</b>			
<b>Do not scale</b> Use only written dimensions. All dimensions must be verified prior to the works being put into hand and any discrepancies reported to the originator			
<b>Health &amp; Safety Information</b> (Refer to Pre-Tender CDM Documentation)			
Rev.	Details of Revision	Date	Initial
 <b>Derbyshire County Council</b> Corporate Property Chatsworth Hall, Matlock, DE4 3FW Tel. (01629) 580000 Fax. (01629) 536288			
Partner Details			
<b>Project</b> <b>CROSSWAYS</b> <b>NEW BEETWELL STREET</b> <b>CHESTERFIELD</b>			
UPRN Number 4213-01			
Drawing Number		Revision	
<b>Title</b> <b>SITE 01</b> <b>BLOCK 01</b> <b>GROUND FLOOR</b>			
Scale 1:100	Drawn LS	Checked	
Original Size A4	Date DEC 15	Date	
Status A			


# Floorplans Crossways

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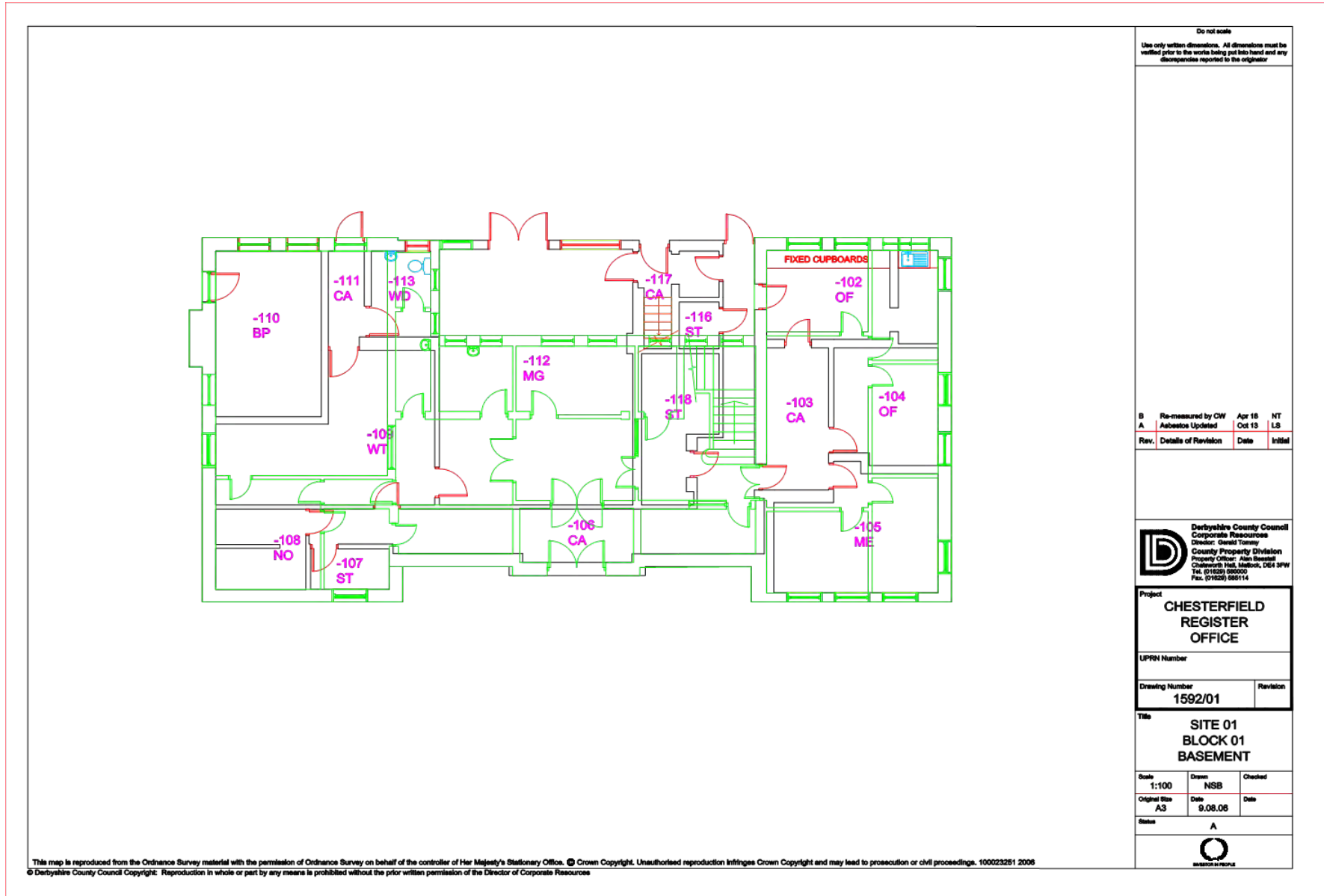
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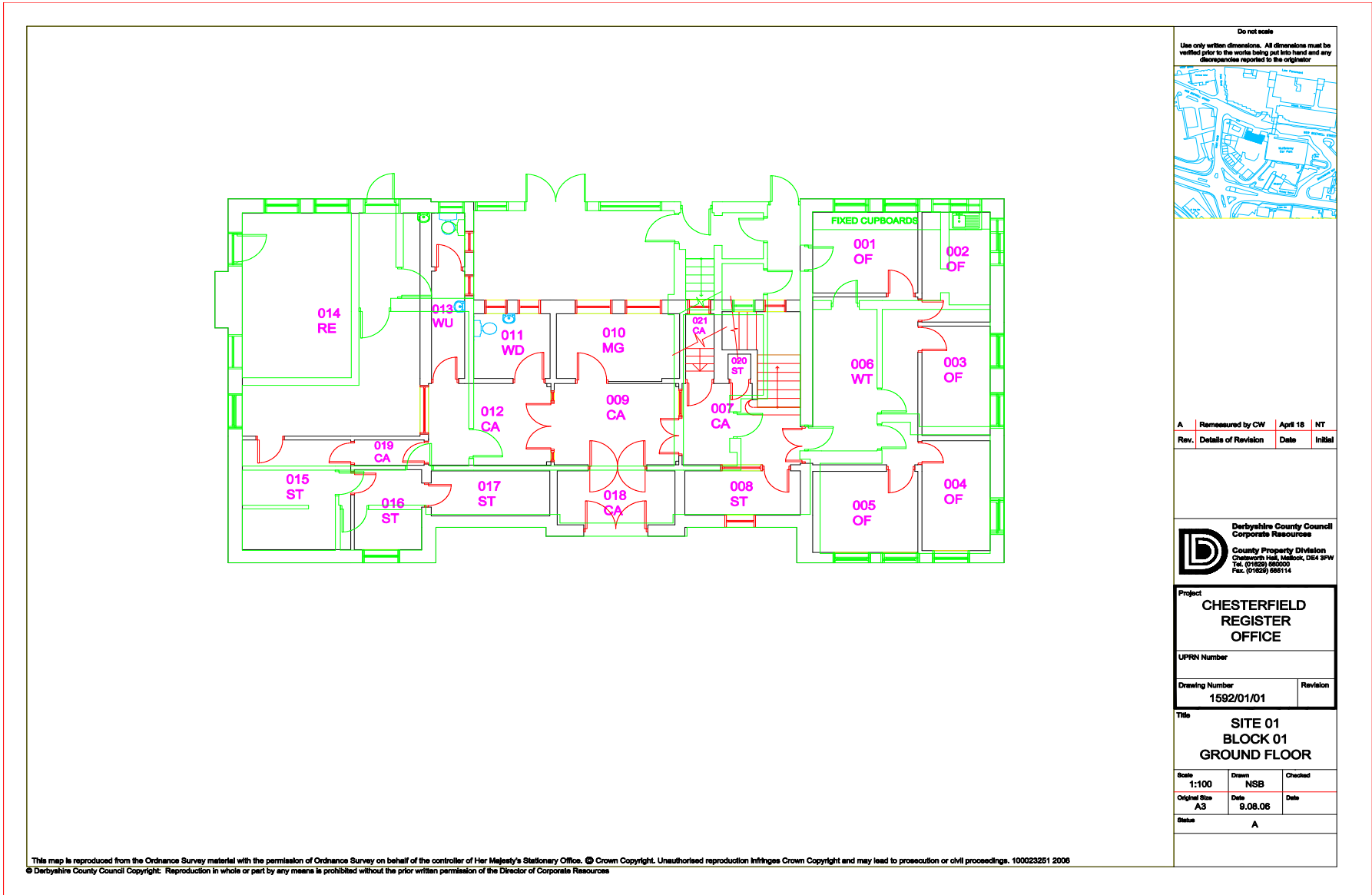
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Rev.	Details of Revision	Date	Initial
 <b>Derbyshire County Council Corporate Property</b> Chatsworth Hall, Matlock, DE4 3FW Tel. (01629) 590000 Fax. (01629) 536266			
Partner Details			
Project			
<b>CROSSWAYS NEW BEETWELL STREET CHESTERFIELD</b>			
UPRN Number			
4213-01			
Drawing Number		Revision	
Title			
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1:100	LS		
Original Size	Date	Date	
A4	DEC 15		
Status			
A			

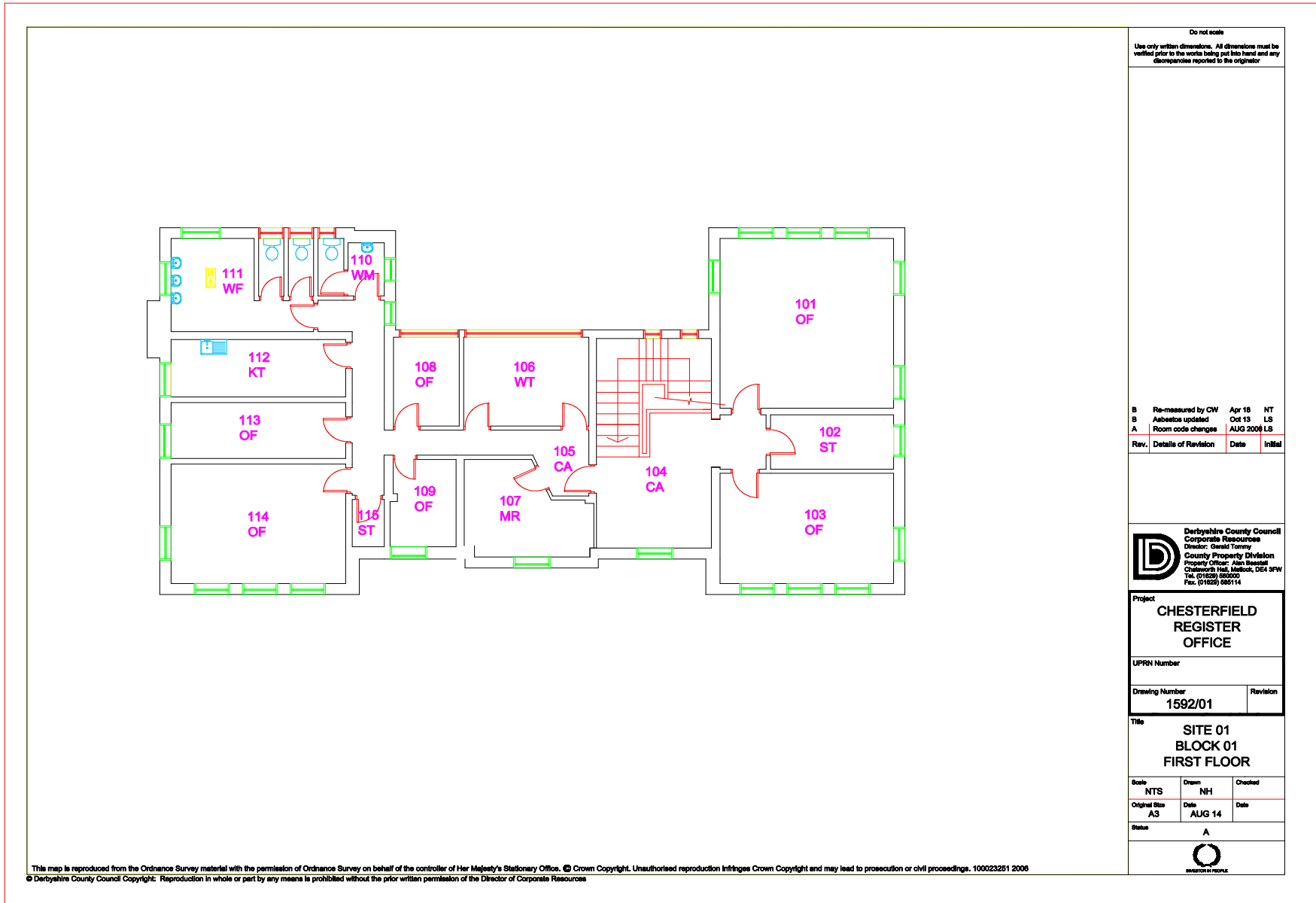
# Floorplans



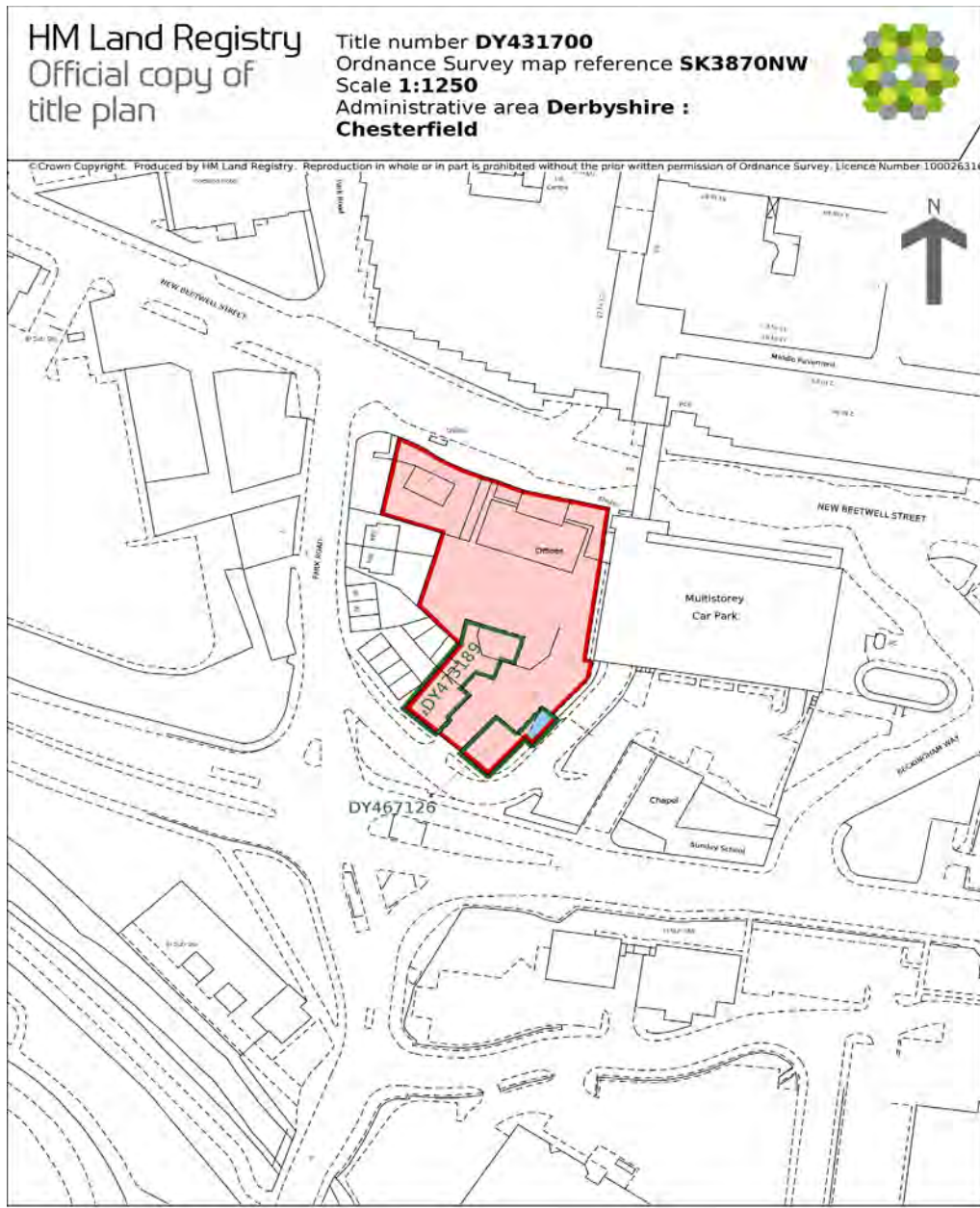
# Floorplans



# Floorplans

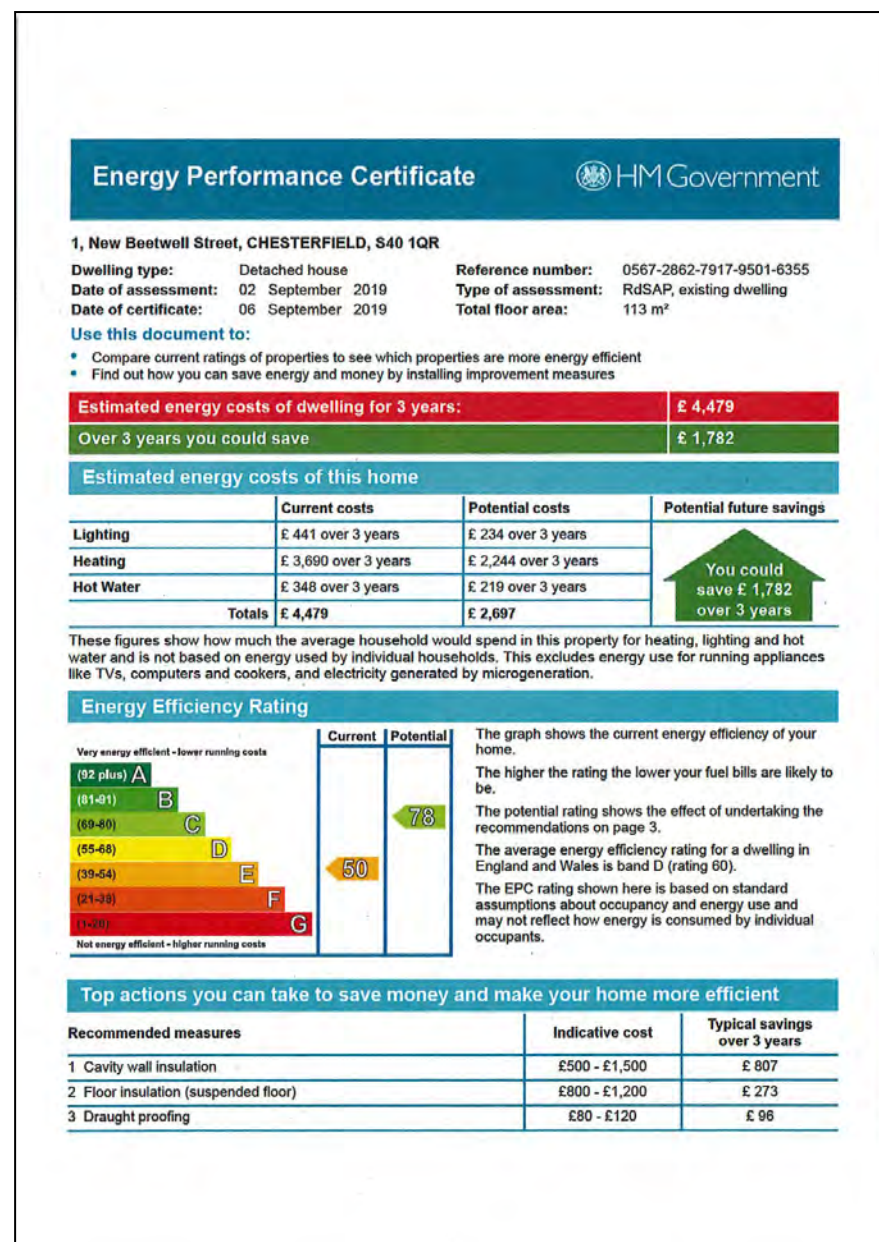
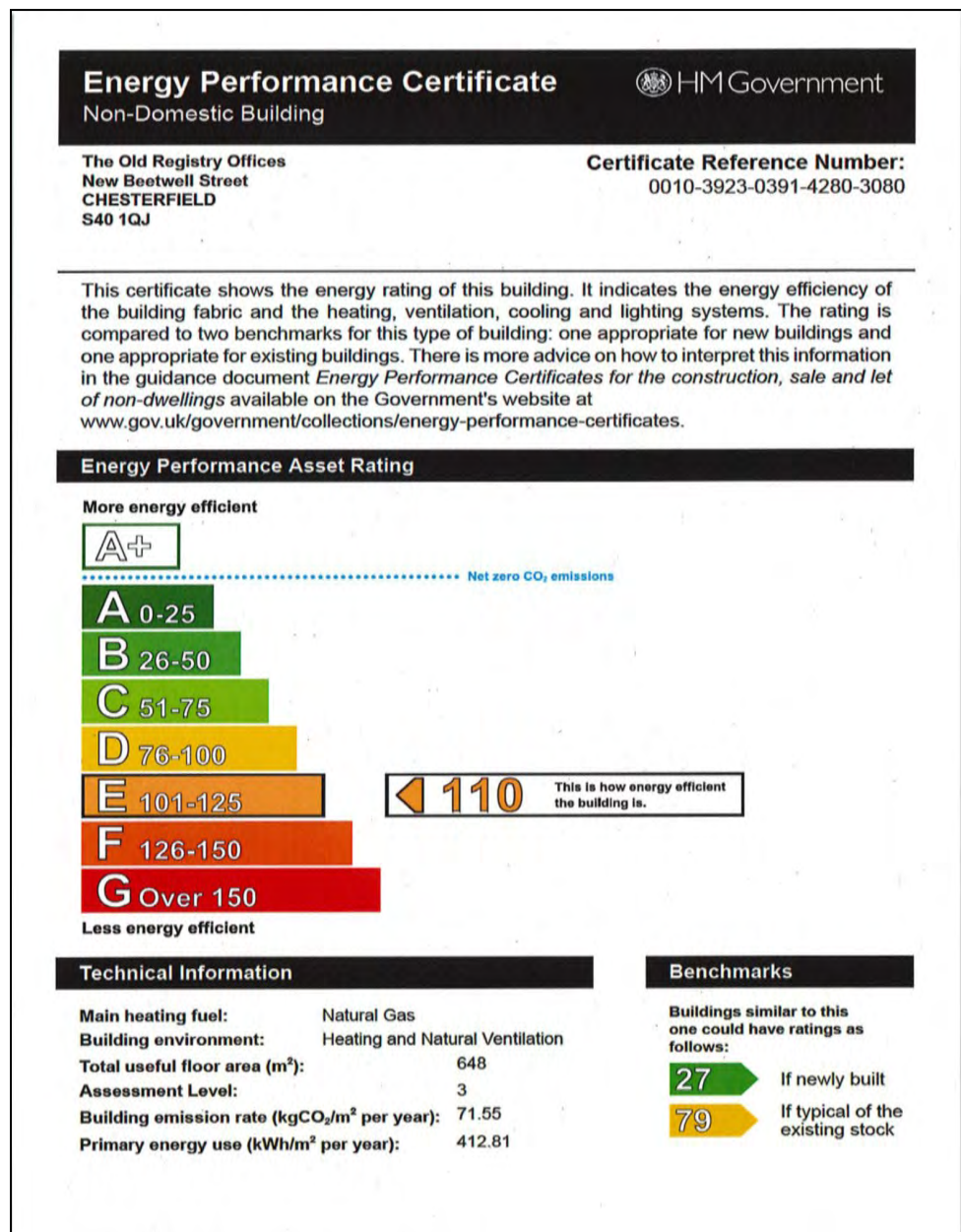


Title Plan – DY431700





## Appendix 2 Energy Performance Certifications



### **Appendix 3** **Planning Brief**

**CHESTERFIELD REGISTER OFFICE,**

**BEETWELL STREET**

#### **PLANNING CONTEXT**

The adopted plan for Chesterfield Borough consists of the Chesterfield Local Plan Core Strategy (adopted 2013) and saved policies from the Replacement Chesterfield Borough Local Plan (RCBLP) 2006.

<https://www.chesterfield.gov.uk/planning-and-building-control/planning-policy-and-the-local-plan/current-local-plan.aspx>

On 28<sup>th</sup> June 2019 the council submitted a replacement Local Plan for examination. Hearings are anticipated to be held in autumn 2019 and the new plan adopted by in the spring of 2020.

<https://www.chesterfield.gov.uk/planning-and-building-control/planning-policy-and-the-local-plan/new-local-plan.aspx>

The site is also covered by the non-statutory Chesterfield Town Centre Masterplan.

<https://www.chesterfield.gov.uk/business-and-economic-growth/regeneration-and-economic-growth/chesterfield-town-centre-masterplan.aspx>

The former registry office is identified on the council's emerging Local List of heritage assets, which is out for consultation until 16<sup>th</sup> September.

<https://www.chesterfield.gov.uk/planning-and-building-control/conservation-and-heritage/local-list-of-heritage-assets.aspx>

#### **PLANNING POLICY**

The site falls within the defined Chesterfield Town Centre on the adopted Local Plan policies map but not within the town centre retail core.

The most relevant local planning policies are PS1 – Chesterfield Town Centre and CS15:

##### **PS1 Chesterfield Town Centre**

**Subject to policy CS15, planning permission will only be granted for development that contributes towards:**

- a) **Protecting and enhancing the centre’s sub-regional and local role in providing employment, services, leisure and retail**
- b) **Supporting the objectives of Chesterfield town centre masterplan**
- c) **Economic development and community safety by providing a diverse range of uses including retail, office, community facilities, leisure and food and drink uses**
- d) **Protecting and enhancing the historic character of the centre and the role of the Historic Market and Market Hall**
- e) **Improving accessibility between the centre and surrounding areas, including Chesterfield Railway Station, Waterside, Queen’s Park, Chesterfield College and Ravenside Retail park**
- f) **Enhancing walking, cycling and public transport provision**
- g) **Maintaining the overall level of provision of public car parking; new off street car parking will usually only be permitted when justified through a transport assessment or travel plan**
- h) **Reducing through traffic**
- i) **Enhancing the range and quality of residential uses within Chesterfield town centre**

## **CS15 – Vitality and Viability of Centres**

### **Role of centres**

**The council will support the role of the town, district, local service Centres and local centres in providing shops and local services in safe, accessible and sustainable locations. New development should make a positive contribution to the centres viability and vitality and be of an appropriate scale. Centres will continue to remain important for retail serving the borough and will continue to provide shopping and other town centre uses including cultural facilities for localised catchments, reflecting the role and function of the settlement in the spatial development strategy and the hierarchy of centres.**

### **Centre boundaries**

**The boundaries and primary frontages of the town, district, local service centres, local centres and other retail areas will be defined within the Local Plan: Sites and Boundaries. The secondary frontages will also be defined for town and district centres.**

Proposals for comprehensive redevelopment of a center or part of a centre will be considered where the proposals can demonstrate the community benefits of redevelopment and justify any loss of retail facilities. The provision of new local centres may be considered where a need arises.

To ensure the vibrancy, inclusiveness and economic activity of the borough's centres, a range of other uses including health, leisure, entertainment, community facilities, sports, offices, art, food and drink, cultural and tourism facilities will be encouraged. New housing will be permitted above ground floors uses or in locations outside the primary retail frontages.

To achieve this, the mix of uses will be controlled in order that town centre uses other than A1 retail will:

- a) not overwhelm the retail function of the centre, street or frontage where it is located by having a detrimental impact on vitality and viability;
- b) contribute to an active, well-used and safe environment in the evening with acceptable impacts on residential amenities;
- c) cater for a wide public through diversity of leisure and cultural attractions and events, and by increasing the resident population; and
- d) contribute to an appropriate mix of licensed premises
- e) contribute to efforts tackling vacant, under-used and derelict buildings within centres, particularly in historic buildings.

#### **Other Planning Policy Requirements**

The council seeks to enter into a Local Labour and Supply Chain agreement on all Major development, typically secured by planning condition on any permission (policy CS13).

Any parking provision shall include Electric Vehicle Charging points (policy CS20).

Residential proposals will be expected to have regard to the council's Supplementary Planning Document (SPD) on Residential Design, 'Successful Places'.

<https://www.chesterfield.gov.uk/planning-and-building-control/planning-policy-and-the-local-plan/current-local-plan/supplementary-planning-documents/residential-design.aspx>

#### **USES**

The site would be suitable for a range of uses including residential, commercial office, community uses, healthcare or other institutional uses. The site is not in the primary retail area or an otherwise established retail frontage, but could be suitable for retail or food and drink use of an appropriately limited scale.

The borough council's preference would be for conversion and re-use of the existing buildings. Proposals for redevelopment should seek pre-application advice from the council's Development Management and Urban Design officers.

#### **PLANNING OBLIGATIONS/S106 AND CIL**

The council operates a Community Infrastructure Levy (CIL) for retail and residential uses.

<https://www.chesterfield.gov.uk/planning-and-building-control/planning-permission-and-development-management/community-infrastructure-levy.aspx>

**Commercial Rate (A1 to A5 use classes) - £80 per sq m**

**Residential Rate (C3) - £50 per sqm**

CIL rates are index linked and exemptions may apply for specific uses. [VACANT FLOORSPACE]

The council also operates a 'Percent for Art' scheme for developments costing over £1m, usually secured through a S106 planning obligation.

Residential schemes of 15 or more dwellings will be expected to include provision for up to 30% of units to be affordable (as defined in the National Planning Policy Framework).

## Community Infrastructure Levy (CIL)

**From:** Rick Long <Rick.Long@Chesterfield.gov.uk>

**Sent:** 12 August 2019 11:57

**To:** Rebecca Phillips (Commissioning Communities and Policy) <Rebecca.Phillips@derbyshire.gov.uk>

**Cc:** Alan Morey <Alan.Morey@Chesterfield.gov.uk>

**Subject:** FW: 2019 08 08 - Chesterfield Register Office & No. 1, New Beetwell Street, Chesterfield, S40 1QJ (1592/01)

Hi Rebecca,

Further to Alan's advice on the planning position, I can offer the following advice on the potential Community Infrastructure Levy (CIL) liability.

Under the CIL Regulations it is possible to deduct existing "in use" floorspace from the total chargeable amount of any CIL liability on a new development provided certain conditions are met. According to the CIL Regulations it must be demonstrated that existing floorspace to be lost must have been occupied in their lawful use for a "continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development". Evidence would normally be required to demonstrate that the building floorspace has been actively in lawful use.

Therefore, on the basis that the Registrars vacated the offices at the end of December 2018, in principle, the existing floorspace would be deductible from any CIL liability if planning permission for an alternative CIL-liable use (residential or retail use) was granted by mid- 2021.

However, on the basis that 1 New Beetwell Street (Crossways) has been empty since 24 November 2013, this floorspace would not be deductible from CIL. The CIL liability on any new residential or retail development in this building would be based on a CIL charge of £50/square metre (index linked).

Further details are set out on the Council's CIL webpage:

<https://www.chesterfield.gov.uk/media/217374/cil-charging-schedule-april-2016.pdf>

<https://www.chesterfield.gov.uk/planning-and-building-control/planning-permission-and-development-management/community-infrastructure-levy.aspx>

I hope this is helpful as a guide on the potential CIL position, but please do not hesitate to contact me if you require any further clarification.

Kind regards

**Rick Long**

**Infrastructure Planning Officer**

Spatial Planning and Key Sites Team

Chesterfield Borough Council

Town Hall

Rose Hill

S40 1LP

t: 01246 345792

e: [rick.long@chesterfield.gov.uk](mailto:rick.long@chesterfield.gov.uk)

## Appendix 4 Proactis Portal Global Registration

### eTendering Portal (EastMids Tenders - Proactis) Global Registration

To become a registered supplier and view forthcoming tender opportunities for EastMids Tenders and all member authorities you must register on our web-site, an explanation of how to do this is shown below:

1. Go to our web site located at [www.eastmidstenders.org](http://www.eastmidstenders.org)
2. Click on Register Free within the Links on the left-hand side of the screen.
3. This will take you to the supplier registration introduction screen, click on the 'next!' button and make your way through the registration wizard ensuring you select as many categories as are relevant to your company's products or services. After you have submitted your registration your username and password will be emailed to you.

*Please note! For system security purposes, from January 2016 you will no longer be able to use old versions of internet browsers. You will need to make updates if you have: Internet Explorer (page v9) / Chrome (page v32) / Firefox (page v30) / Safari (page v6.26) / Opera (page v22). If you're not sure what browser you're using, then visit [www.whatbrowser.com](http://www.whatbrowser.com). For more information about updating your browser, visit [www.org.uk/help/browsers](http://www.org.uk/help/browsers)*

### **PLEASE KEEP YOUR USER NAME AND PASSWORD CONFIDENTIAL. WE RECOMMEND THAT YOU DO NOT TICK THE SAVE PASSWORD OPTION IN THE DIALOGUE BOX**

This registration has now added you to a global list of suppliers for EastMids Tenders and all Member Authorities, it does not mean you will automatically be approved to be invited to tender.

You now have the facility to login to the system and view any forthcoming contracts and register your interest against them. An explanation of how to do this is given below:

1. Go to our web site located at [www.eastmidstender.org](http://www.eastmidstender.org)
2. Click on Supplier Login within the Links on the left-hand side of the screen and enter your username and password. To register interest against a contract, click on the "Search Latest Opportunities" link.
3. Search for contract opportunities using the available search criteria (e.g. you can enter a contract reference number or a contract name within the 'contains' field).
4. Once you have located a contract you are interested in click on the contract title and click on the "Register Interest" button. *Please Note: The "Register Interest" button will only be visible during the specified Expression of Interest start/end dates and once you have registered your interest the button will be greyed out (you can hover over this to check the date and time the expression of interest was made).*
5. Your contract registration will be confirmed by email and on screen.
6. Once you have registered, you will either receive an email immediately inviting you to take part in an RFQ/PQQ/ITT exercise (with a link directly to the opportunity) or this will be issued once your interest has been approved. You can also access your RFQs/PQQs/ITTs by logging in as above, clicking on "My Opportunities", selecting the relevant authority from the dropdown box. This will show all available opportunities you've been invited to take part in.

If you need any assistance, please ring the Technical Support Team on (+44) 01670 597136  
or email [helpdesk@proactis.com](mailto:helpdesk@proactis.com)