



**RESIDENTIAL DEVELOPMENT SITE  
THE OLD EXCHANGE  
WELLINGTON COURT  
OFF BRIDGE STREET  
BELPER**

**EXCITING & INNOVATIVE DEVELOPMENT PROJECT  
FOR EIGHT TWO BEDROOMED APARTMENTS  
FOR SALE WITH THE BENEFIT OF PLANNING  
PERMISSION  
OFFERS OVER £395,000  
(ALSO AVAILABLE TO LET ON RELOCATION AT  
£25,000 PAX)**



- Located in centre of pleasant historic market town
  - Close to shops and other amenities
    - Quiet cul-de-sac location
- Planning permission for eight two bedroom apartments
  - Ideal for smaller developer

For further details contact Hugh Broadbent of Chartex  
Tel: 01773 880 012 Fax: 01773 880828  
Email: [hugh@chartex.co.uk](mailto:hugh@chartex.co.uk)

## **INTRODUCTION**

The property is located off Bridge Street in a quiet cul-de-sac location close to the town centre. The site is accessible to shops, supermarkets, leisure and other amenities. It is also close to Belper's railway station and bus station and within easy walking distance of amenities.

Belper is an attractive market town lying within the Derwent Valley, which now has World Heritage Status. Derbyshire's renowned Peak National Park lies nearby as does a wide range of other leisure facilities.

## **DESCRIPTION**

The Old Exchange is an attractive brick building. The scheme allows for part retention and part demolition of the building and will create an attractive two-storey block of eight apartments. Drawings for the scheme are available upon request.

The apartment floor areas are approximately:

### Ground Floor

Flat 1 – 66.86 sq m (719.41 sq ft)

Flat 2 – 65.29 sq m (702.5 sq ft)

Flat 3 – 65.29 sq m (702.5 sq ft)

Flat 4 – 69.49 sq m (747.7 sq ft)

### First Floor

Flat 5 – 58.45 sq m (628.92 sq ft)

Flat 6 – 58.54 sq m (629.9 sq ft)

Flat 7 – 58.54 sq m (629.9 sq ft)

Flat 8 – 61.09 sq m (657.33 sq ft)

Property Misdescriptions Act 1991

Whilst we make all reasonable efforts to ensure that these particulars are reliable, the accuracy of any statement contained herein is not guaranteed, nor do such statements form any contract or constitute any warranty. Unless specified to the contrary interested parties should note that:

1. All dimensions, distances, floor areas are approximate and for guidance purposes only. Plans supplied or referred to are for identification purposes only
2. We have not tested nor do we test any heating systems, appliances, apparatus, equipment, fixtures or fittings or services and no warranty is given as to their serviceability, condition or availability.
3. Any information supplied on planning matters, rating assessments, tenure or tenancies has been obtained by verbal enquiry only and has not been checked. Any interested parties are advised to consult their own solicitor and/or the local authority for verification before entering into any commitment.

These particulars are issued on the distinct understanding that all negotiations are to take place through Jones & Company. The property is offered subject to formal contract and if still being available at the time of enquiry and no responsibility can be accepted for any loss or expense incurred in viewing.

Jones & Company (for themselves and for the vendor/assignor/lessor of this property whose agents they are) give notice that:

- These particulars do not constitute nor form any part of an offer or contract
- All statements contained herein as to this property are made without responsibility on the part of Messrs Jones & Company or the vendor/assignor/lessor
- None of the statements contained herein as to this property are to be relied upon as statements or representations of fact
- Any intending party is to satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained herein

The vendor/assignor/lessor does not make nor give neither Messrs Jones & Company or persons in their employment any authority to make or give representation or warrant whatsoever in relation to this property.

## **PLANNING**

Planning consent has been granted and a copy is appended to these details and is reference number: AVA/2006/1396. For further enquiries on planning matters, please contact Amber Valley Borough Council on 01773 570 222 - Claire Stone / James Clements.

## **SERVICES**

All mains services are available to the property, subject to arrangement with the utility companies.

## **TENURE**

Tenure is freehold with offers over £395,000 for the freehold interest with vacant possession on completion, subject to the benefit of the existing planning consent.

## **LEGAL COSTS**

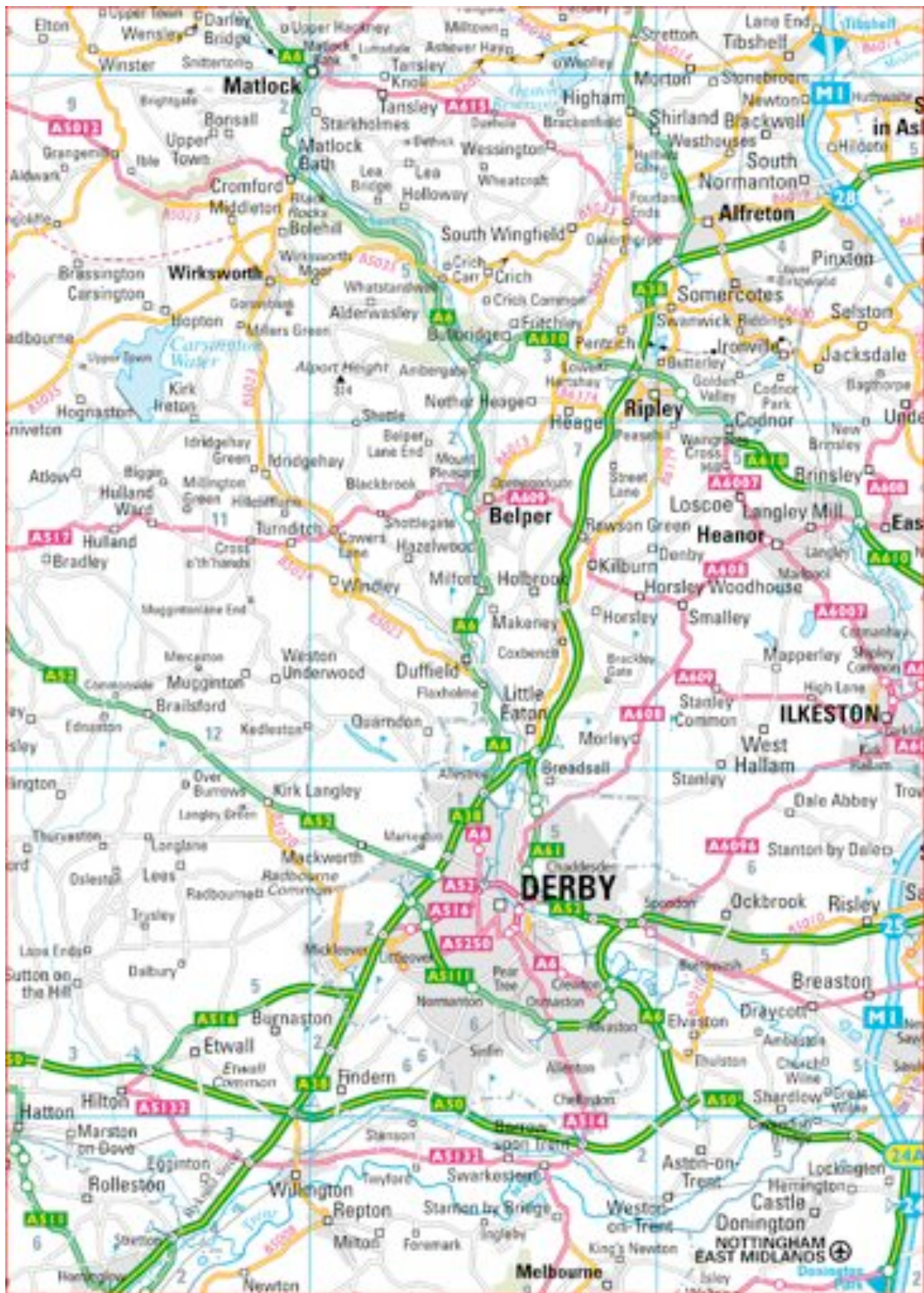
The incoming tenant will be responsible for the landlord's reasonably incurred legal costs in the preparation of the lease.

## **VIEWING**

Strictly by appointment with Chartex - (01773) 599990

**SHJ/hy/03.08.09**

**Subject to Contract**





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**C A WHYSALL**  
Director of Borough Development

**BOROUGH DEVELOPMENT DEPARTMENT**  
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Frank Shaw Associates Limited  
Penmore House  
Hasland  
Chesterfield  
S41 0SJ

Business Unit: **DEVELOPMENT CONTROL**  
Our Ref: CS-AVA/2009/1396  
Your Ref:  
Date: 21 December 2009  
Ask For: Clare Stone  
Direct Dial: 01773 841551  
Email: clare.stone@ambervalley.gov.uk

Dear Sir/Madam

**Proposal** Conversion of photographic studio to eight residential apartments.  
**Location** The Old Telephone Exchange Wellington Court Belper  
**Applicant** Adrian Heapy

I refer to the above application and write to enclose the decision notice.

Please be aware that the notice concerns permission for the development under Town and Country Planning law only and that you will need to ensure that you have all other relevant permissions necessary to carry out the development.

Please read the decision notice carefully and in particular, the need to comply with any condition(s) requiring for further details to be submitted to and agreed with the Council before any work starts. You must also ensure that the development is carried out only in accordance with the approved plans and after that used in a way that meets conditions about, for instance, maintenance of landscaping or hours of operation.

A copy of the conditions in the planning permission has been sent to the Town/Parish Council for the area and any local people who were involved in the decision.

If while you are carrying out the work you need to amend or change the plans, please contact the Council to agree whether a minor working amendment can be accepted, or a new planning application is required.

Yours sincerely

Carl Whysall  
Director of Borough Development

Handwritten initials: VDP, BE, 2.4.09

ACTION
FILE



*Caring and Working for Amber Valley*  
CSH43110000-AP000A



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AMBER VALLEY  
BOROUGH COUNCIL

C A WHYSALL  
Director of Borough Development

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Web: www.ambervalley.gov.uk

Adrian Heapy  
The Image Depot  
The Old Exchange  
Wellington Court  
Belper  
DE56 1UP

Frank Shaw Associates Limited  
Penmore House  
Hasland  
Chesterfield  
S41 0SJ

### TOWN AND COUNTRY PLANNING ACT 1990

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and with reference to your application (Office Code : AVA/2006/1396) which was valid on the 15 November 2006 for permission for Conversion of photographic studio to eight residential apartments. at The Old Telephone Exchange Wellington Court Belper

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) NOTICE IS HEREBY GIVEN that permission for the proposed development is GRANTED subject to the following conditions:

#### Conditions/Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission

**Reason** To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No construction or demolition works, movement of construction traffic, or deliveries to and from the premises, shall occur other than between 0730 and 1800 hours weekdays, and 0730 and 1300 hours on Saturdays, and at no time on Sundays or Public Holidays.

**Reason** : To safeguard the privacy and amenities of the occupiers of adjoining properties in accordance with policy EN16 of the Adopted Amber Valley Borough Local Plan 2006.

Date : 21 December 2006

Signed

C A Whysall (Director of Borough Development)  
Authorised Officer of the Council



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CS54311/DOCID-PE120Z



2006/06/15/00491

3. During dry and/or windy weather, dust suppression methods, such as water bowsers or hosepipes, shall be used to prevent dust being blown off site.

**Reason :** To safeguard the privacy and amenities of the occupiers of adjoining properties in accordance with policy EN16 of the Adopted Amber Valley Borough Local Plan 2006.

4. There shall be no bonfires on site.

**Reason :** To safeguard the privacy and amenities of the occupiers of adjoining properties in accordance with policy EN16 of the Adopted Amber Valley Borough Local Plan 2006.

5. A sample of the roofing material to be used in the works shall be submitted to and agreed in writing by the Local Planning Authority before works commence. The works shall be carried out using only the agreed roofing material.

**Reason :** To ensure the works are carried out in a way which respects the special appearance and character of the Conservation Area in accordance with policy EN27 of the Adopted Amber Valley Borough Local Plan 2006.

6. Precise details of all new windows and doors, including the colour, to be used shall be agreed in writing with the Local Planning Authority before installation.

**Reason :** To ensure the works are carried out in a way which respects the special appearance and character of the Conservation Area in accordance with policy EN27 of the Adopted Amber Valley Borough Local Plan 2006.

7. Precise details of the new coping to the retained wall shall be agreed in writing with the Local Planning Authority before installation.

**Reason :** To ensure the works are carried out in a way which respects the special appearance and character of the Conservation Area in accordance with policy EN27 of the Adopted Amber Valley Borough Local Plan 2006.

8. Precise details of the type of mesh to be used in the retained openings to be agreed in writing with the Local Planning Authority before installation. This shall be recessed from the face of the wall the same extent as the existing windows.

Date : 21 December 2006

Signed

C. A. Whysall (Director of Borough Development)  
Authorised Officer of the Council.



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CS/H4311/DOCIO-PE1202



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**Reason :** To ensure the works are carried out in a way which respects the special appearance and character of the Conservation Area in accordance with policy EN27 of the Adopted Amber Valley Borough Local Plan 2006.

#### Notes

Attention is drawn to the attached notes :

- 1 Amber Valley Access Group asks that flat 1 be accessible for the disabled i.e. level access and walk in shower.

#### Reasons for Granting Permission

In granting permission for this development the Borough Council has taken into account all material planning considerations arising from the views of statutory and other consultees and public representations about the application, Government guidance as detailed in the Planning Policy Guidance Notes and Statements, the policies of the Derby and Derbyshire Structure Plan, the following policies of the Adopted Amber Valley Borough Local Plan 2006:

EN27 - Conservation Areas  
EN29 - Derwent Valley Mills World Heritage Site  
H12 - Design and amenity considerations  
H3 - Housing development within settlements  
TC1 - Development in Town Centres  
TP1 - Impact on the Transport Network

#### In detail :

The development complies with the provisions of the development plan for the locality and raises no unresolved issues in relation to the location of the site, privacy, amenity, sunlight/daylight, character and design, landscape or heritage features and highway safety.

Date : 21 December 2006

Signed

C A Wtysall (Director of Borough Development)  
Authorised Officer of the Council



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